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Fastpartner  
Annual Report  
2020

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Cover photo: Herrjärva 3



**Message from  
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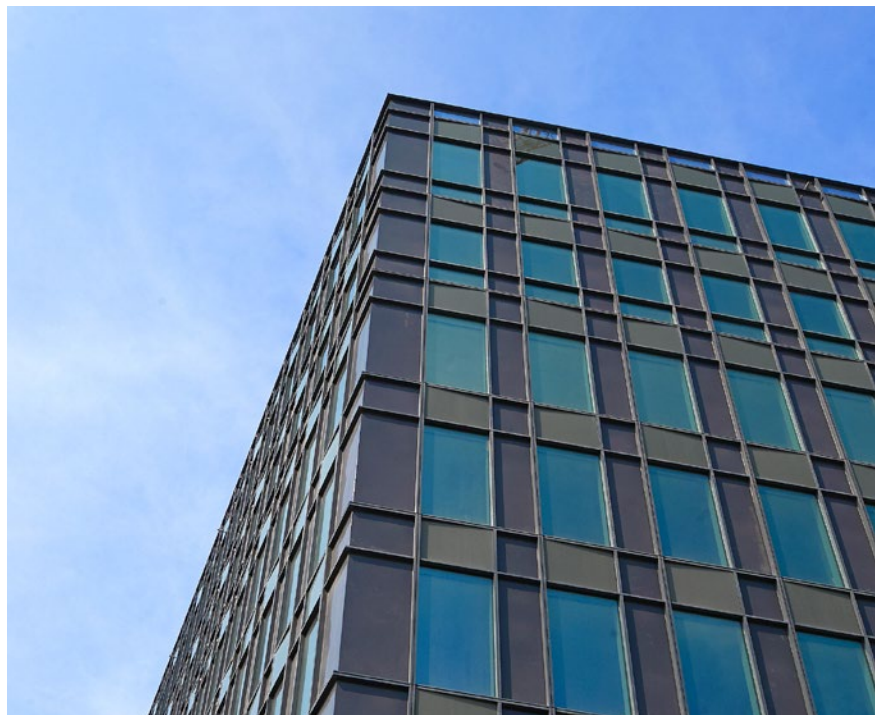
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# FASTPARTNER IN BRIEF

**Fastpartner is a listed Swedish property company that owns, manages and develops property in Sweden's largest population centres. Our property holdings are located in Stockholm, Gothenburg, Malmö, Uppsala and Mälardalen, Norrköping and Gävle.**

Our properties are home to some of Sweden's leading and biggest technology, service and industrial companies, including young entrepreneurs with startups, along with various kinds of social services such as care homes, schools, government and local administrations and healthcare providers. We work closely with our tenants to develop our properties, enabling us to create efficient premises and contribute to long-term, positive and sustainable development of urban environments.

## CORE VALUES

### Clear

- A clear and straightforward approach to our relationships with tenants and suppliers.
- We know what our responsibilities are and what we are authorised to do, which means we are proactive in our contact with others.
- We take time over big decisions, but aim to make other decisions swiftly.

### Committed

- We take the initiative and responsibility, and always endeavour to exceed expectations.
- We have a professional approach and we focus on solutions.
- We show respect and consideration towards one another, our tenants and our community.

### Connected

- We are accessible and accommodating.
- We build relationships with our tenants, employees and suppliers.
- We are positive and quick to respond.



Our property holdings are located in Stockholm, Gothenburg, Malmö, Uppsala and Mälardalen, Norrköping and Gävle.

**GÄVLE**  
Property value, SEKm  
1,721.0

**UPPSALA**  
Property value, SEKm<sup>1)</sup>  
1,883.5

**STOCKHOLM**  
Property value, SEKm  
24,725.4

**NORRKÖPING**  
Property value, SEKm  
972.3

**GOTHENBURG**  
Property value, SEKm  
1,337.8

**MALMÖ**  
Property value, SEKm  
453.6

1) Relates to Uppsala and Mälardalen

**80%**

Around 80 per cent of the rental value is in Stockholm and its surrounding areas in Mälardalen.

**SEK 1,802M**

Rental income was SEK 1,801.6m for the year.

## Vision

We create sustainable environments that promote development for people and companies.

## Business concept

Our business concept is to own, manage and develop property in a sustainable manner, generating healthy value growth and positive cash flows in expansive locations. At the same time we will establish effective and long-term relationships with our tenants.

## Mission

Fastpartner will provide functional and effective premises for businesses and public-sector organisations, to enable them to conduct their operations in the optimum way.



# THE YEAR AT A GLANCE



Herrjärva 3

## Financing

- Fastpartner achieved an Investment Grade rating from Scope. Fastpartner has a credit rating of Ba1 with Moody's, and aims to achieve an Investment Grade rating within the near future.
- Fastpartner's equity amounted to SEK 14,057.4m (12,631.7) at the end of 2020.
- Interest-bearing liabilities totalled SEK 14,607.6m (13,395.1), corresponding to a net loan-to-value ratio of 44.5 per cent (45.2). The interest coverage ratio for the year was 4.1x (4.0).

## FINANCIAL TARGETS

We aim to achieve the Group's targets by means of our business concept and our strategies. Owing to our systematic and focused efforts we succeeded in achieving our primary financial target the previous year of a rolling profit from property management of SEK 950m by the end of 2020. In September, the Board of Directors resolved on new financial targets, one of which is for Fastpartner to achieve an annual rolling profit from property management of SEK 1,500m by the end of 2025.

## Dividend

The Board of Directors is proposing a dividend of SEK 2.0 (1.90) per Class A ordinary share.

## Shareholders' equity

Equity per Class A ordinary share amounted to SEK 76.9 (69.8) at year-end.

## Long-term net asset value

Long-term net asset value per Class A ordinary share amounted to SEK 91.1 (82.6) at year-end.

## Equity/assets ratio

The equity/assets ratio at year-end was 42.4 per cent (42.1).

## Equity/assets ratio EPRA NAV

When adjusted according to EPRA NAV, the equity/assets ratio at year-end was 50.3 per cent (49.8).

## Interest coverage ratio

The interest coverage ratio was 4.1x (4.0). Fastpartner believes that interest rates will remain low going forward and the company will continue to work mainly with short fixed-interest periods.

## Return on equity

The return on equity for 2020 was 12.2 per cent (28.9).

## Return on total capital

The return on total capital for the year amounted to 7.4 per cent (15.4).

## Lettings

Net lettings for the year were 7,989 m<sup>2</sup> (13,289) and the net number of leases totalled 186 (35). During the year we were delighted to sign leases with several new tenants. To follow is a summary of some of the most significant newly-signed leases in 2020:

- We welcomed Infranord AB, Larmia Control AB and Trimtec AB to our office cluster Kista Bright. Together they rent a combined space of roughly 2,100 m<sup>2</sup> offices and warehouses. We have also signed a lease with ONE Nordic relating to an area of around 1,200 m<sup>2</sup>.
- Fastpartner has signed several new tenancy agreements at our modern office and activity cluster Hemsta Works in Gävle. The largest are with Hjälpmedel SAM, which rents 4,235 m<sup>2</sup>, Heat Restauranger regarding premises of approximately 1,000 m<sup>2</sup> and Gavlefastigheter 615 m<sup>2</sup>.
- At Arlandastad, leases have been signed with Arlandastad Bil AB, which involves the construction of a new car showroom of around 2,800 m<sup>2</sup>. Cramo AB rents roughly 7,500 m<sup>2</sup> of warehouses, offices and training areas, as well as around 15,000 m<sup>2</sup> of storage space. PDL Group has signed a lease for a newly-built padel hall of 2,760 m<sup>2</sup>.
- Fastpartner has signed leases with a number of new tenants at J12 Upplands Väsby, including MAXFPS AB, Delibruket Flatbread and JAMEC Artists AB. The newly-signed rental area totals around 3,300 m<sup>2</sup>.
- In Vallentuna, the lease with Sports Club Vallentuna has been extended regarding a space of 8,240 m<sup>2</sup>.
- Several new leases have been signed in Norrköping and our Amerika 3 property. Tupac is expanding its rental space to 5,423 m<sup>2</sup>; Envirozone is renting 2,898 m<sup>2</sup> and Krimnalvården 1,204 m<sup>2</sup>.
- A lease concerning 3,405 m<sup>2</sup> has been signed in Bredäng to expand a Hemköp store.
- At our new property Herrjärva 3 in Solna, two new leases have been signed with 3M and Phillips relating to space of around 2,500 m<sup>2</sup>.



## Events during the year

Covid-19 has dominated the year, with its extensive impact on the world around us and the global economy. Despite this, events related to the virus outbreak have had a relatively limited effect on Fastpartner's business operations. Last year we were already achieving our ambitious **financial targets** for 2020. By gradually improving the efficiency of management and fine-tuning our property portfolio, but also in part due to low economic activity during the pandemic, we also managed to achieve a surplus ratio of 71.3 per cent during the year. This surplus ratio exceeds the target of 70 per cent by a wide margin and we have been able to deliver a solid profit from **property management** of SEK 952.1m, despite the current circumstances. In our targets for 2025 we have raised our sights and are aiming to achieve a surplus ratio of 75 per cent or above.

In March we took over the **Herjärva 3** property in Solna, with an area of 19,800 m<sup>2</sup> and anticipated rental income of approximately SEK 76m. The

property was originally built by NCC, which also rents the premises under a ten-year lease.

In the autumn, Fastpartner also took the next step in the development of Hemsta Works in Gävle via the launch of the **Fastoffice** concept. These new office solutions are in response to customers' increasing demand for more flexible office premises. The concept is aimed at companies undergoing a period of strong growth, but that feel they are too big for the classic co-working hub setup. At our business park in Gävle we are creating premises of various sizes in a space corresponding to roughly 2,300 m<sup>2</sup>.

The year ended with several positive signs, including Fastpartner gaining certification in late autumn according to **Great Place to Work®**, an exacting international standard. Great Place to Work is the world's largest and most recognised certification for workplaces. This achievement is an acknowledgement of our concerted efforts to develop an attractive workplace.

## The year in brief

- Rental income for 2020 grew by 6.8 per cent, amounting to SEK 1,801.6m (1,686.5).
- Net operating income increased by 9.5 per cent, totalling SEK 1,285.0m (1,173.0).
- The surplus ratio rose to 71.3 per cent (69.6).
- Profit from property management increased by 12.1 per cent to SEK 952.1m (849.6).
- Rolling annual profit from property management totals approximately SEK 970m (950).
- After-tax profit amounted to SEK 1,632.2m (3,147.0).
- Earnings per Class A ordinary share totalled SEK 8.55 (17.19).
- The market value of the properties amounted to SEK 31,344.4m (28,172.4).

# 952

Profit from property  
management totalled  
SEK 952.1m.

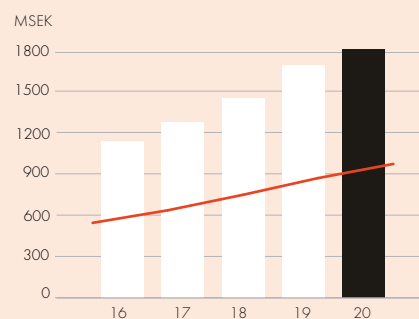


### Key performance indicators

	2020	2019	2018
Earnings, SEK/Class A ordinary share	8.55	17.9	9.77
Dividend, SEK/Class A ordinary share	2.0 <sup>1)</sup>	1.9	1.60
Equity, SEK/Class A ordinary share	76.9	69.8	50.4
Equity/assets ratio, %	42.4	42.1	38.7
Equity/assets ratio EPRA NAV, %	50.3	49.8	45.9
Interest coverage ratio, multiple	4.1	4.0	4.2
Net operating income, %	4.3	4.6	4.7
Return on equity, %	12.2	28.9	21.6
Return on total capital, %	7.4	15.4	10.6

<sup>1)</sup>Dividend proposed by the Board of Directors according to appropriation of profits for 2020

### Rental income and profit from property management





# THE OFFICE – BACK TO THE FUTURE

**During a period that has been completely dominated by the ongoing global pandemic, Fastpartner has against all odds succeeded in delivering the best profit from property management in the company's history, and furthermore we exceeded our long-term target, achieving a profit of SEK 952m.**

The composition of our property portfolio, along with an agile and flexible property management organisation, are two factors that have enabled us to successfully deflect most of the challenges caused by the pandemic.

The year began on a very positive note for the property sector, with low interest rates, high liquidity on the capital market and a thriving transaction market. However, this was replaced in March by a situation no-one had experienced before or could have anticipated.

The entire world shut down within the space of a few weeks in a desperate attempt to curb the spread of an unknown, but extremely dangerous and infectious virus: Covid-19.

Market sentiment changed in an instant as everything came to a standstill, the capital market ceased to function, liquidity dried up and all decisions were put on hold.

After the initial shock, the Swedish business sector and entrepreneurial spirit demonstrated what I consider to be unique to our country: the capacity to quickly, flexibly and efficiently adjust and adapt to the new situation.

Meanwhile, the crisis itself has given rise to new, innovative commercial solutions, with the emergence of a large number of young, fast-growing companies.

The quality and innovative strength of the Swedish business sector limited the GDP decline to -2.8 per cent, which stands out in an international comparison. Furthermore, this was achieved with relatively little government support.

Besides labour market measures, direct support paid out to companies amounted to between SEK 20 and 30 billion, corresponding to roughly 0.5 per cent of GDP. The equivalent figure for the US is around 22 per cent of GDP for 2020. On top of this there was monetary policy support from the Fed of roughly USD 4,000 billion.

In the EU as well, finance and monetary policy measures have been implemented to around the same extent as in the US, so in a global comparison the Swedish support package appears very modest.

So hats off to Swedish enterprise, which is clearly a major reason why Fastpartner has been able to cope with the challenges in 2020 in a satisfactory way.

## **The office market**

We have witnessed a gradual change in the use of office space over a long period of time. The main trend has been a reduction in square metres per employee as a result of the shift from individual rooms to open plan and activity-based offices, and in particular co-working hubs, which have become a highly popular form of office rental setup. One excellent example of this is the huge demand we are seeing within our own co-working company Fastoffice, which we established in our suburban areas. Then along came the pandemic and fuelled existing trends, while decisive action was taken to stem the spread of infection and everyone who was able to had to work from home.

These shifts in behaviour and recent events have combined to create a degree of uncertainty among investors, finance providers and even ratings institutions. My understanding and experience is that this unease is exaggerated by a number of factors that I will now attempt to analyse.

As a property owner, we encounter constant changes in the market that we have to adapt to promptly, where it is vital that we keep a close eye on trends and identify changes in our tenants' requirements at an early stage. Managing this requires a flexible and innovative organisation with short decision paths. One other way of minimising risk for the company is to continually improve the product and always be the best alternative in each market area.

If we take a look at future office needs in more general terms, the pandemic has precipitated and pinpointed what does and doesn't work. The requirements of the office of the future have also been clarified.

Most companies' experiences of working from home are that it has been effective (in maintaining a status quo), but no more than that. And we should bear in mind that general economic activity has been low, which has meant that working from home has served its purpose relatively well.

Digital meetings are all well and good, but it's hard to replace a face-to-face meeting when it comes to a number of business-critical matters such as creating dynamic processes, taking the company

to the next level, retaining and improving competitiveness, boosting corporate culture, finding and developing talent, etc.

All these processes require offices as meeting places and creative and stimulating environments. We mustn't forget that we are social beings who need to meet and draw inspiration from one another in order to effectively develop both as individuals and the organisation in which we operate.

I don't think it's too soon to start trying to identify trends regarding how we will use offices post-pandemic. If we look at what's happening right now in New York, which is always six months ahead of the rest of the western world, there is a clear trend.

Essentially all representatives of the financial industry, which is the single largest office user in New York, want their employees to return to the office. Goldman Sachs CEO David Solomon, who recently spoke at a virtual industry conference, felt that with its distinctive mentor-based and innovative culture, remote working just doesn't suit a company like Goldman Sachs, and that working from home should be regarded as an exception rather than the new normal.

A month or so ago, JP Morgan CEO Jamie Dimon noted that working from home had had a negative effect on productivity. Barclays CEO Jes Staley was of a similar opinion.

Companies that have a more positive attitude to working from home include those whose products and services have made gains from video conferencing, greater digitalisation and higher consumption of streaming services because many are spending more time at home.

So how should the office of the future be designed to remain relevant after the pandemic?

One factor that is thankfully gaining significance is sustainability in a broad sense. An ever-growing number of our tenants are now demanding that our properties have sustainability certification before they are prepared to sign a lease. It is also increasingly common for tenants to be prepared to sign green leases that involve certain sustainability commitments on their part.

In order for the office to be the perfect meeting place for company employees, as a property owner we must be able to offer a setting that transcends the home environment. This means a complete service offering in the form of a number of different kinds of restaurants/café, gyms, bicycle servicing and plenty of different spaces for spontaneous meetings and flexibility in its broadest sense. All this will help build an environment that fosters the creativity and development sought by all companies.

So to conclude, offices are needed more than ever before to reboot creativity and the corporate culture

post-pandemic. It is Fastpartner's job to deliver the optimum conditions and the market's best alternative for each individual tenant.

We pledge to do everything in our power to work with our tenants and employees to create the best conditions for a successful 2021.

I would also like to extend my thanks to our Board, our shareholders and finance providers.

Stockholm, 26 March 2021

Sven-Olof Johansson, CEO





# TRENDS IN OUR OPERATING ENVIRONMENT

In a world that is undergoing rapid change, flexibility and the ability to adapt are highly prized. Our interaction with tenants will become increasingly important, as will keeping pace with accelerating technological developments. Meanwhile climate change, global uncertainty and growing social inequalities are highlighting the many sustainability issues. Fastpartner is working actively to respond to global developments and future trends. Continual analysis, along with a proactive and responsive approach, will keep us at the forefront and enable us to identify new business opportunities.

## Digitalisation

Digitalisation is happening at a rapid rate in our operating environment, and in all likelihood we are just at the start of a technological development that will change huge areas of society and our way of living. For the property sector, digitalisation means new tools for building, managing, renovating, selling and renting properties will compete with prevailing industry practice. Greater algorithm-controlled precision will increase tenants' agility and need for flexibility. This can create challenges for many existing operators with less flexible processes, but can also generate major opportunities for property owners who are able to keep up with developments.

### BUSINESS OPPORTUNITIES:

The fusion of multiple new technologies will encourage the development of tools and services over the next few years that we would never have dreamt possible before. This will give us opportunities to make even more efficient use of resources through smart energy solutions, digital communication channels, sensor-based prediction analysis for preventive maintenance, and much more. Meanwhile, technological developments present another opportunity. With growing efficiency requirements comes greater demand for full-service offices; places where you can complete most of your errands smoothly and simply. At the same time, these places will enrich the lives of employees with the social dimensions that digital communication channels lack.

## Urbanisation

Our urban areas are expanding, and new towns within cities are forming in the vicinity of key public transport hubs. Over the past few years, Stockholm has enjoyed a stable economy, a high degree of innovation and an increasingly favourable business climate. Population growth fuelled by the arrival of refugees, labour migration and a pace of urbanisation that outstrips that of most countries in Europe inevitably creates new demands, not only on the social system but on infrastructure and properties as well.

### BUSINESS OPPORTUNITIES:

A sufficiently high level of relocation creates areas where housing is not the main need – such areas also need social services to be expanded, offices, shops and industries. Analysing Stockholm and other growing Swedish metropolitan areas enables us by simple means to extrapolate future population flows. Fastpartner maintains a constant strategic presence in suburban areas, where growth can take off at a moment's notice. Besides allowing us to respond quickly to an exciting market, it is also a unique way to enable us to offer services to groups in society that tend to get sidelined.

## Sustainability

The property sector is playing an important role in the green transition that is well underway in society. Tenants, employees and investors are displaying a growing interest in sustainability and climate issues. Much of the debate has naturally focused on climate change, fossil fuels and greenhouse gas emissions, but with increasing polarisation in society many other issues have also come into the spotlight. One such issue is the importance of sustainable psychosocial development, a sense of security, inclusion and diversity.

### BUSINESS OPPORTUNITIES:

As requirements and knowledge relating to climate issues increase, as a property owner we have an opportunity to establish a constructive dialogue with our tenants and business partners. This enables us to further hone our offering, and it's a positive development that we welcome. And there is no doubt that sustainability and profitability are no longer in conflict with each other, quite the opposite in fact. Renewable energy such as from solar panels is falling in price, enabling property owners to produce their own electricity. So the green transition is also now consistent with strategic business logic.





# Strategy

**Long-term ownership, sustainability and continual improvement are the hallmarks of Fastpartner's strategy work. But an agile and efficient organisation also enables us to be open to new business opportunities as they emerge on the market.**

## **Business model and strategy**

Fastpartner owns, manages and develops property in Sweden's largest population centres. We have broad risk diversification in these metropolitan areas, with properties in different types of segments.

We endeavour to work swiftly and efficiently to harness business opportunities emerging in the growing metropolitan regions. Our business model is reviewed annually, while sustainability work is a natural element of our long-term operations.

# Our stakeholders

**No successful business can be conducted in isolation.  
Just like all other companies, we exist to serve our stakeholders.  
It is their well-being and development that creates long-term  
value for everyone involved.**

## Customers

Our tenants are of paramount importance to us. They ensure that our properties thrive and develop, and our primary task is to respond to their needs in the best possible way, whether they are a self-employed tenant in the suburbs or a multinational company based at Stureplan in the centre of Stockholm. Everyone should have the opportunity to feel at home in their property and that their landlord listens to them. This customer focus will always be central to Fastpartner's business.

## Employees

Fastpartner aims to be a safe, welcoming and fun place to work. This is the only way we can continue to attract the top talent on the market and ensure our people perform to the best of their ability in every situation. Our employees and their families are our building blocks for the future, and their well-being is evidence that we are doing things right.

## Shareholders

Our investors and shareholders believe in us as a company. Every day, with pride and respect, we work hard to fulfil their ambitious requirements for ethical business conduct, long-term sustainability and a reliable return. Fastpartner will be a secure and profitable investment.

## Society

Properties are a vital element of society. We operate in expansive metropolitan areas, which means our portfolio plays a significant role in promoting local districts, profitable retail and effective social services. We also have a responsibility to contribute to positive societal development beyond the reaches of our properties. Through various types of local collaborative projects and national sustainability initiatives, we are trying to build a shared future for everyone involved.

## Network building

Establishing and maintaining our networks is an important component in improving our existing property portfolio in the long term. Fastpartner adopts an active role at various levels in discussions and decision making in order to strengthen the areas in which the company operates. There are excellent opportunities to utilise land and development rights to satisfy the region's need for commercial property in the future, but rental apartments and tenant-owner apartments are also included in plans. We continued to strengthen this network-building process in 2020. We have established good contacts in Tensta Centrum and Rinkeby Centrum, and constructive cooperation is now in place primarily with the municipality, local associations and the police. By putting the community front and centre, Fastpartner strives to create a natural and safe forum for residents, tenants and visitors. There is a particular focus on reinforcing the position of women and children and their safety in these areas.



Herrjärva 3





## Investment

Investment in new and existing properties, and the transformation of development rights into lettable space.

## Property management

Active and long-term property management for increased revenue.

## Financing

Weighted combination of equity and borrowed capital.

# Strategy description

## Investment strategy

A key aspect of Fastpartner's operations is to develop and invest in its existing property portfolio and to transform development rights into lettable space. Fastpartner's strategy of investing in property in prime locations and with opportunities to increase appeal over time creates conditions for value-adding project investments. The purpose of these investments is to generate a healthy return. Development projects requiring new local development plans can involve work on lengthy investigations prior to the start of construction.

Fastpartner's acquisition strategy is based on a long-term perspective, which means that when considering an acquisition the company chooses properties in locations that will gain appeal over time. This approach paves the way for rising rental

income and lower valuation yields, which together create a healthy appreciation in value for the company's property portfolio. This appreciation in value in turn promotes continued growth in the property portfolio. Fastpartner acquires property in the Stockholm region and in other metropolitan regions to enable the company to benefit from the positive correlation between the size of these cities and their economic development.

Fastpartner invests in all types of commercial premises, including offices, public-services properties, warehouses and logistics buildings, industrial and production properties and shops. When deciding on an acquisition, the company prioritises properties with robust existing cash flows and that complement the existing property portfolio geographically. In its organisation, Fastpartner has access to considerable expertise relating to prop-

erty acquisitions, which speeds up the acquisition process, allowing Fastpartner to take advantage of business opportunities at short notice. Fastpartner closely monitors the market in the areas where the company operates in order to identify micro-locations with good growth over time when making acquisitions.

Fastpartner's prioritising of healthy cash flows allows the company to grow and acquire new properties. This approach also makes the company far better able to withstand less favourable economic conditions, as there is capital available to cover ongoing costs. When making acquisitions the company also identifies any potential to increase the development rate in the investment object, allowing the company to extend the property's lettable area. Fastpartner also evaluates opportunities for alternative areas of use for the premises in the properties.

## Property management strategy

Fastpartner's property management strategy is built on working with a long-term approach alongside tenants to develop the company's properties and premises. Property managers and technicians help to build good relationships with our tenants as an important aspect of Fastpartner's management, creating added value for the company. As part of this work, Fastpartner is also able to create value for tenants by providing assistance when there are sudden changes to their operations. The majority of all new leases are agreed in a consultation process between Fastpartner and its existing tenants.

Fastpartner has a skilled and efficient property management organisation that works effectively and with high quality, resulting in low overheads and methodical operation of the properties in our portfolio. The company's property management enables the company to raise rents in attractively situated parts of the portfolio during renegotiations. Fastpartner aims for the company's leases to be long term and entirely or partially linked to the consumer price index. Many of the company's leases satisfy these criteria, which means these leases are entirely or partially adjusted in line with inflation. In light of the Riksbank's inflation target, this means that most of Fastpartner's rental income, which is far greater than its operating

costs, is automatically adjusted upwards by around 2 per cent every year. This generates increased net operating income and healthy value growth.

The key to achieving success in our property management strategy is through our employees and their performance and well-being. We are proactive about creating a workplace that encourages personal development and mobility.

Fastpartner works continually to develop and improve its property management via its IT systems. These systems allow the company to reduce costs and raise quality in its property management. This work is constantly ongoing, and its significance increases with time.

## Financing strategy

Owning and managing property is a capital-intensive business. Fastpartner strives to achieve a balanced combination of equity and borrowed capital. Borrowed capital comprises bank loans

from the major Swedish banks, bond loans and commercial paper. Fastpartner works to maintain a clear focus on current cash flows. Stable cash flows provide a firm basis for both expansion and a satisfactory return on shareholders' capital.

»Owning and managing property is a capital-intensive business«



# TARGETS & OUTCOMES

The Board of Directors and CEO review the company's strategies on a regular basis. Targets are based on initial analyses of the market and insights relating to Fastpartner's competitive situation, optimal financing solutions and persistently strong cash flows. In September 2020, the Board resolved on new targets for 2025.

## Financial targets

Targets	Target description	Outcome in 2020	Historical target fulfilment
	<p>The target was to achieve profit from property management of SEK 950m by 2020. The new target is for the rolling annual profit from property management to amount to SEK 1,500m by the end of 2025.</p> <p><b>SEK 1,500 m</b></p>	<p>The rolling profit from property management totalled SEK 952.1m. The change, SEK 102.5m compared with the previous year, is mainly attributable to increased net operating income resulting from properties acquired in 2019 and 2020, but also newly-signed leases and completed projects.</p>	<p>MSEK Target</p>
	<p>Profit from property management per Class A ordinary share will increase by &gt;10 per cent per year.</p> <p><b>&gt;10%</b> per year</p>	<p>Profit from property management per Class A ordinary share rose by 10.9 per cent in 2020. Over the past five years, profit from property management per Class A ordinary share has risen by 10.0 per cent per year.</p>	<p>% Target</p>
	<p>Return on equity will total &gt;12 per cent per year.</p> <p><b>&gt;12%</b> per year</p>	<p>Return on equity amounted to 12.2 per cent. The return for the past five years has averaged 22.6 per cent per year.</p>	<p>% Target</p>
	<p>Net loan-to-value ratio will be &lt;48 per cent.</p> <p><b>&lt;48%</b></p>	<p>The loan-to-value ratio was 44.5 per cent.</p>	<p>% Target</p>
	<p>The target was for the interest coverage ratio to be &gt;2x. The new interest coverage ratio target is &gt;3x.</p> <p><b>&gt;3x</b></p>	<p>The interest coverage ratio was 4.1x. The interest coverage ratio increased during the year owing to higher net operating income.</p>	<p>ratio Target</p>
	<p>Secured loan-to-value ratio will be &lt;30%.</p> <p><b>&lt;30%</b></p>	<p>The secured loan-to-value ratio was 28.4 per cent.</p>	<p>% Target</p>

Targets	Target description	Outcome in 2020	Historical target fulfilment												
Financial targets continued	<p>Green financing will account for 70 per cent of the company's total loan portfolio by the end of 2025.</p> <p><b>70%</b></p>	<p>Green financing accounted for 28.0 per cent of the loan portfolio.</p>	<table><tr><th>Year</th><th>Green financing (%)</th></tr><tr><td>2016</td><td>~0</td></tr><tr><td>2017</td><td>~0</td></tr><tr><td>2018</td><td>~0</td></tr><tr><td>2019</td><td>~0</td></tr><tr><td>2020</td><td>28.0</td></tr></table>	Year	Green financing (%)	2016	~0	2017	~0	2018	~0	2019	~0	2020	28.0
	Year	Green financing (%)													
2016	~0														
2017	~0														
2018	~0														
2019	~0														
2020	28.0														
Operational targets	<p>Fastpartner's long-term ratings target is to achieve a credit rating of Baa1. The short-term ratings target is to achieve a credit rating of Baa3.</p> <p><b>Baa1</b></p>	<p>In 2020, Fastpartner received an Investment Grade rating from Scope Ratings. The BBB-credit rating with stable prospects also covers Fastpartner's senior unsecured bonds and commercial paper.</p>	<table><tr><th>Year</th><th>Rating</th></tr><tr><td>2016</td><td>C</td></tr><tr><td>2017</td><td>C</td></tr><tr><td>2018</td><td>C</td></tr><tr><td>2019</td><td>C</td></tr><tr><td>2020</td><td>BBB-</td></tr></table>	Year	Rating	2016	C	2017	C	2018	C	2019	C	2020	BBB-
	Year	Rating													
	2016	C													
2017	C														
2018	C														
2019	C														
2020	BBB-														
<p>Customer satisfaction index (CSI) will exceed 75.</p> <p><b>75</b></p>	<p>We did not carry out a customer satisfaction survey in 2020 due to the current situation with Covid-19, but we are planning to carry out a survey in 2021.</p>	<table><tr><th>Year</th><th>CSI</th></tr><tr><td>2016</td><td>~80</td></tr><tr><td>2017</td><td>~80</td></tr><tr><td>2018</td><td>~80</td></tr><tr><td>2019</td><td>~80</td></tr><tr><td>2020</td><td>N/A</td></tr></table>	Year	CSI	2016	~80	2017	~80	2018	~80	2019	~80	2020	N/A	
Year	CSI														
2016	~80														
2017	~80														
2018	~80														
2019	~80														
2020	N/A														
<p>The target was for the surplus ratio to be at least 70 per cent. The new target is for the surplus ratio to be at least 75 per cent by the end of 2025.</p> <p><b>75%</b></p>	<p>The surplus ratio in property management amounted to 71.3 per cent.</p>	<table><tr><th>Year</th><th>Surplus ratio (%)</th></tr><tr><td>2016</td><td>~70</td></tr><tr><td>2017</td><td>~70</td></tr><tr><td>2018</td><td>~70</td></tr><tr><td>2019</td><td>~70</td></tr><tr><td>2020</td><td>71.3</td></tr></table>	Year	Surplus ratio (%)	2016	~70	2017	~70	2018	~70	2019	~70	2020	71.3	
Year	Surplus ratio (%)														
2016	~70														
2017	~70														
2018	~70														
2019	~70														
2020	71.3														
Environmental targets	<p>The volume of environmentally-certified properties will increase by &gt;10 per cent per year and comprise &gt;80 per cent by the end of 2025.</p> <p><b>&gt;80%</b></p>	<p>The certified properties have a market value of SEK 9,936m. This is an increase of 21 per cent, or SEK 1,723m, since 2019, and accounts for 31.7 per cent of our properties' overall market value. The decision to increase the volume of certified properties by &gt;10 per cent per year to account for &gt;80 per cent of market value by the end of 2025 was taken in 2020.</p>	<table><tr><th>Year</th><th>Certified properties (%)</th></tr><tr><td>2016</td><td>~10</td></tr><tr><td>2017</td><td>~10</td></tr><tr><td>2018</td><td>~10</td></tr><tr><td>2019</td><td>~10</td></tr><tr><td>2020</td><td>31.7</td></tr></table>	Year	Certified properties (%)	2016	~10	2017	~10	2018	~10	2019	~10	2020	31.7
	Year	Certified properties (%)													
	2016	~10													
2017	~10														
2018	~10														
2019	~10														
2020	31.7														
<p>CO<sub>2</sub>e emissions will decrease by &gt;15 per cent per year.</p> <p><b>&gt;15% per year</b></p>	<p>There was a strong 45-per cent reduction in carbon dioxide emissions in 2020 compared with 2019. This is largely due to a transition to more eco-friendly district heating, reduced energy consumption and the fact that all fossil fuels such as oil and gas in our properties were finally phased out in May 2020. The target of cutting emissions by half compared with 2019, which was established in 2020, will be achieved in 2021, and new, tougher sustainability targets will be agreed. The reduction relates to Scope 1 and 2 in Fastpartner's operations.</p>	<table><tr><th>Year</th><th>kg CO<sub>2</sub>e/m², year</th></tr><tr><td>2016</td><td>~5.5</td></tr><tr><td>2017</td><td>~5.5</td></tr><tr><td>2018</td><td>~5.5</td></tr><tr><td>2019</td><td>~5.5</td></tr><tr><td>2020</td><td>~3.0</td></tr></table>	Year	kg CO <sub>2</sub> e/m², year	2016	~5.5	2017	~5.5	2018	~5.5	2019	~5.5	2020	~3.0	
Year	kg CO <sub>2</sub> e/m², year														
2016	~5.5														
2017	~5.5														
2018	~5.5														
2019	~5.5														
2020	~3.0														
<p>Energy consumption will decrease by &gt;1% per year in the existing portfolio.</p> <p><b>&gt;1% per year</b></p>	<p>Fastpartner's total energy consumption in 2020 declined by 3.3 kWh/m², Atemp, compared with the previous year, or 3.2 per cent/m², Atemp. Consumption has fallen by 4.2 kWh/m², Atemp per year since 2016.</p>	<table><tr><th>Year</th><th>kWh/m², year</th></tr><tr><td>2016</td><td>~150</td></tr><tr><td>2017</td><td>~150</td></tr><tr><td>2018</td><td>~150</td></tr><tr><td>2019</td><td>~150</td></tr><tr><td>2020</td><td>~146.7</td></tr></table>	Year	kWh/m², year	2016	~150	2017	~150	2018	~150	2019	~150	2020	~146.7	
Year	kWh/m², year														
2016	~150														
2017	~150														
2018	~150														
2019	~150														
2020	~146.7														
Dividend	<p>The company will generate a stable growing annual dividend per Class A ordinary share and comprise at least 1/3 of profit from property management per year.</p>	<p>The proposed dividend of SEK 2.0/Class A ordinary share amounts to 38.4 per cent of earnings before tax and changes in value.</p>	<table><tr><th>Year</th><th>Dividend (%)</th></tr><tr><td>2016</td><td>~38</td></tr><tr><td>2017</td><td>~38</td></tr><tr><td>2018</td><td>~38</td></tr><tr><td>2019</td><td>~38</td></tr><tr><td>2020</td><td>38.4</td></tr></table>	Year	Dividend (%)	2016	~38	2017	~38	2018	~38	2019	~38	2020	38.4
Year	Dividend (%)														
2016	~38														
2017	~38														
2018	~38														
2019	~38														
2020	38.4														

Fastpartner's vision is to be 100% carbon neutral by 2030



# SUSTAINABILITY FRONT AND CENTRE

**Fastpartner aims to achieve long-term success. Our work is therefore seamlessly integrated into our other operational targets. We do not just own, develop and manage properties. We are also urban planners with the constant desire to contribute to a better environment.**

## Long-term growth

Fastpartner's operations do not only affect our operating environment through our tenants' businesses and the properties we own. It is also about our involvement in the areas in which we operate and our conduct as an employer. For us, sustainability is about contributing to national and global emissions targets and protecting natural resources, but it is also about social and financial responsibility. Our aim is to keep all these aspects in mind, enabling us to create conditions for long-term sustainable growth and profitability over time.

## Ecological sustainability

The opportunity to measure the carbon footprint of our business is an important aspect of Fastpartner's future value creation. It allows us to actively monitor

our impact and to work efficiently to bring about improvements. Adopting a responsible approach to using resources and cutting our carbon footprint will also give us a key competitive advantage. Besides enabling us to build environmentally sustainable and certified properties where people want to spend time, we can also improve our opportunities to attract green financing. Furthermore, we can build the foundations for attractive areas and move closer towards achieving our emissions targets.

## Social sustainability

Social sustainability is of fundamental significance to Fastpartner, as well as from a socioeconomic perspective. It is about taking a long-term approach to developing society by championing equal value, well-being, rights and needs for all

people. Fastpartner aims to play an active role in the areas and cities in which we have a presence. Getting actively involved in many suburban areas means we can be a positive force for change, developing inclusive and safe urban environments. We are involved in associations for young people, and we work alongside municipalities and other relevant operators to promote sustainable societal development in various ways. Part of our job also involves protecting our employees, tenants and others who come into contact with Fastpartner. See page 28.

## Financial sustainability

Financial sustainability is about contributing to sustainable economic growth while safeguarding ecological and social growth. Fastpartner aims to achieve financial sustainability via responsible business conduct in all parts of the business.

## The 2030 Agenda for Sustainable Development

Agenda 2030 helps us contribute to the transition towards a sustainable society.

We have used the Sustainable Development Goals to analyse Fastpartner's business to see which areas offer the best opportunities to make a positive difference. We then identified 10 targets that are prioritised in our sustainability work. By working actively with these targets and continuing to integrate more SDGs into our operations, we aim to constantly improve our opportunities to promote sustainable development.



## Sustainability and governance

Here at Fastpartner we do not regard sustainability as a separate issue. Our sustainability targets are continually integrated with our other business targets. We refer to internal policy decisions, certification guidelines and local regulations to systematically strengthen and develop our sustainability work. We use the UN Sustainable Development Goals (SDGs) as our guide, and we support the UN Global Compact's principles on human rights, labour law, the environment and anti-corruption. Sustainability work is pursued according to the legal requirement on sustainability reporting, and our sustainability report has been prepared in accordance with Global Reporting Initiative Standards (GRI), level Core.

### Fastpartner supports the UN Global Compact

In addition to following legislation, we have also undertaken to comply with and promote international conventions and standards relating to the protection of human rights, work environment and labour law, the environment and anti-corruption. Since 2019, Fastpartner has been a member of Global Compact Network Sweden, which was established in April 2018.



#### 3:5 – Prevent and treat substance abuse

Fastpartner works with key organisations in society such as the police and Stockholm Public Transport (SL) to prevent and curb the drugs trade in and around our properties. This close cooperation is highly significant in guaranteeing safe residential environments in vulnerable areas.



#### 7:2 – Increase the proportion of renewable energy in the world

All of our properties' electricity is derived from renewable sources. Fastpartner also endeavours to reduce its carbon footprint by installing geothermal energy solutions and solar panels. With falling prices and greater efficiency, we will be able to implement more solutions for energy that we generate ourselves, and thus contribute to an increasingly circular energy system.



#### 8:5 – Full employment and decent work with equal pay

Prior to annual salary reviews, Fastpartner analyses the company's salaries to ensure equal pay for equal work. Individual pay scales are applied, and all employees are offered collective agreements from day one. Fastpartner's pay scale is based on annual salary reviews, in which a constructive dialogue is conducted with employees to provide inspiration and facilitate development. For new appointments, salaries are set according to the recruitment profile created for the role in question.



#### 8:6 – Promote youth employment, education and training

Fastpartner enjoys a long-standing partnership with the young people's organisation Fryshuset, which we support in order to give young people a stronger voice in society. We also offer a number of young people summer jobs every year to help them gain experience before entering the job market.



#### 10:2 – Promote universal social, economic and political inclusion

Fastpartner tries in every way possible to contribute to an open society in which everyone is included in social, economic and political life. One example is our projects and partnerships to create a sense of purpose for young people. We also strive to ensure urban environments are inclusive, creating conditions for social interaction and new job opportunities, including in suburban areas that are often sidelined.



#### 10:3 – Ensure equal rights for all and eliminate discrimination

At Fastpartner, no-one should be discriminated against on the basis of ethnic background, religion, disability, age, sex, sexual orientation or transgender identity or expression. An equal workplace is the foundation of an inclusive organisation where employees have a sense of pride and team spirit. Fastpartner examines attitudes to these parameters in its employee survey and in the annual follow-up of the company's systematic health and safety work. The health and safety handbook contains details of procedures and

action that should be taken in the event of suspicions of various breaches.



#### 11:6 – Reduce the environmental impact of cities

Properties account for a large proportion of the emissions that contribute to climate change. We offer our tenants green leases and environmentally-certified buildings as part of our efforts to reduce the company's carbon footprint from operations. These tools create a firm foundation for further work to reduce climate impact among property owners and tenants.



#### 12:5 – Substantially reduce waste generation

Fastpartner aims to always consider the use of transportation, choice of materials during construction and refurbishments, and resource management for operations in its premises. We also try to increase opportunities to reuse and recycle in all parts of the business.



#### 13.1 – Strengthen resilience and adaptive capacity to climate-related natural disasters

Green leases, sustainable infrastructure, choice of materials and energy efficiency improvements all help us reduce our carbon footprint. Flooding is counteracted through sustainable construction and detention basins.



#### 16:5 – Substantially reduce corruption and bribery

Fastpartner follows the Global Compact's guidelines and adopts a zero-tolerance approach to corruption and bribery. Our employees undergo regular training in this area.



# A WORLD WHERE EVERYONE'S A WINNER

**Sustainability is largely about taking responsibility. Business ethics and transparency are at the core of Fastpartner's long-term perspective, both now and in the future.**

## **Responsible business conduct**

Fastpartner has been listed on the stock exchange since 1994 and has a robust balance sheet. We have a long-term strategy when it comes to our property portfolio, and we adopt an ethical and responsible approach in our business relationships. This enables us to operate successfully on the market and build strong relationships with our stakeholders. In all forms of business we regard confidence as a valuable asset, and there should never be any reason to call the company's moral compass into question. We endeavour to conduct operations in an open and transparent manner, which benefits shareholders and suppliers, employees and others who are in contact with the company. Besides providing financial efficiency, it also gives us the opportunity to continue to live up to our ambitious targets within environmental and safety work.

## **A reliable partner in every situation**

Fastpartner's service aims to be personal and to inspire confidence. We must also treat our business contacts with respect at all times. With that aim we can operate as a reliable partner for our tenants, offering them appropriate solutions when they are expanding and in times of low economic activity. Our approach to our tenants and others is detailed in our sustainability policy and in our internal code of conduct. Our values are also set out in our external code of conduct for suppliers. This allows us to emphasise the importance of our business partners sharing our values and undertaking to maintain open and honest business processes.

## **Zero tolerance of bribery and corruption**

At Fastpartner, each employee must act responsibly and ethically in their business relationships. No cases of corruption were noted in 2020, which is also consistent with our expectations. Unethical behaviour within the company would have a negative impact on the business, which is why we have a zero tolerance approach to all forms of bribery and corruption. Our clear goal is associated with the fact that cases of corruption can have a negative impact on financial earnings for our shareholders. Another consequence could be that we fail to meet our own ambitious requirements regarding the environment and workplace safety. To maintain vigilance regarding ethical and moral issues, we hold regular discussions on the subject, which we regard as important in upholding sound values within the company. To support our work we also have guidelines that detail the best way to act responsibly in our business contacts, for example by ensuring as far as possible that tenders are held on a competitive basis, always making sure at least two people authorise invoices, and so on. We

» At Fastpartner, each employee must always act responsibly and ethically in their business relationships«





Herrjärva 3

also regularly review and update both our internal code of conduct and our code of conduct for suppliers, while management ensures compliance.

By working responsibly in our business relationships, we avoid any negative impact in relation to financial management, security and the environment. There are significant risks associated with our purchasing processes and in sales. We continually monitor these risks and proactively combat questionable shortcuts, for example by reviewing procedures for construction work and organising training on responsible conduct. Our aim in this is always to maximise mutual business benefits.

Many of the routine day-to-day tasks for a listed property company naturally involve work to combat corruption. For example, tasks associated with property acquisitions and disposals, where all payment flows must be linked to written agreements.

Thorough credit checks and other disclosures must be collated in connection with new tenants moving in. Existing tenants who are unable to pay their rent are also subject to investigation regarding creditworthiness.

Fastpartner owns property in suburban areas such as Rinkeby and Tensta. The work we do with police, municipalities and affected shop owners to achieve a drug-free commercial centre is also a way of combating corruption, particularly since the drug trade can often be one aspect of a bigger operation. Open drug trafficking on streets and in squares is a social responsibility, but as a property owner it is something we try to help resolve for the long term.

#### **Whistleblower function**

Fastpartner has a function for whistleblowing both internally and externally, which enables people to report suspected policy breaches, cases of corruption or other crimes. Employees and external parties can use this service via email or anonymously via ordinary mail.

The function is managed internally and externally as required. No reports were received via the whistleblower service in 2020.



# COMMITTED EMPLOYEES

Good ideas start out as new and challenging notions. The things that seem obvious to us today were not always so. We know that it is our committed employees that are the key to Fastpartner's success. By combining an innovative approach with experience, we can create sustainable value for ourselves and for our customers.

## Employer pledge

We are an employer that puts people first and values a safe and stimulating work environment.

The workplace is characterised by an entrepreneurial spirit, where taking the initiative and showing commitment is highly prized. We work towards goals and embrace new technology and learning that promotes individual development.

## Property management

Sustainable property management at the forefront under the banners *Most attractive building on the street* and *Better than home*.

## Service

Sustainable service at the forefront, focusing on security, new technology and sustainability.

## Clear

A clear approach to our relationships with tenants and suppliers. We know what our responsibilities are and what we are authorised to do, which means we are proactive in our interaction with others. We take time over big decisions, but aim to make other decisions swiftly.

## Committed

We take the initiative and responsibility, and always endeavour to exceed expectations. We have a professional approach and we focus on solutions. We show respect and consideration towards one another, our tenants and our community.

## Connected

We are accessible and accommodating.

We build relationships with our tenants, employees and suppliers.

We are positive and quick to respond.

We regard our talented employees as the company's most important resource. This also means that we consider their well-being at Fastpartner to be one of the most important areas to actively manage. We want to offer all employees a pleasant and safe work environment. Furthermore, we aim to continually build on opportunities to attract and retain talented people at our company. One key factor in our development as a company is a good corporate culture. We also know that trust, high productivity and dedication at a workplace are all closely linked. That's why we carefully follow up our initiatives to contribute to a positive spirit and strong performances within the organisation. This is done by measuring key performance indicators relating to employees' pride in the company, their job satisfaction and trust in leadership. Together we have come up with three watchwords: clear, committed and connected. These values permeate everything we do, and are shared by all our employees. We want our employees to feel that their time with Fastpartner is the best time of their professional career.

## Governance and monitoring

Work on personnel issues is handled by the management team, and ultimate responsibility lies with the Board of Directors. The Board also has primary responsibility for ensuring that established guidelines and policies are complied with and improved. The CEO has secondary responsibility for this work.

## Keeping our employees happy

Employees' health, development and job satisfaction are important aspects



of Fastpartner's appeal. Our employees' dedication, development and expertise enable us to create a culture in which both we and our customers can thrive. Fastpartner aims to offer all its employees a good work environment. This means safe, secure and healthy working conditions, but also giving employees opportunities to develop professionally and gain a sense of satisfaction from their job. To ensure a positive working atmosphere, we have a systematic approach to health and safety. Our work is broken down into several different activities that promote development, health and a work-life balance. Preventive health checks, fitness activities and performance reviews are just a few examples. Through such initiatives, we aim to retain our employees in the long term and give them the opportunity to perform well in their jobs. We also want to make it easier for our employees to achieve a good work-life balance.

#### Values for long-term growth

Fastpartner's value creation is built on sustainable development. Our employees are trained, informed and encouraged to continually engage in this area. Our working atmosphere is characterised by respect, understanding and knowledge of other people and cultures. We work on the basis that all people have equal value, with fair conditions between individuals and groups. All employees should have the same opportunities, rights and obligations. No-one should be discriminated against on the basis of ethnic background, religion, disability, age, sex, sexual orientation or transgender identity or expression.



Fastpartner also endeavours to support renewal and diversity in its business, and as a company and an employer we prize respect for the individual. Having a wealth of different perspectives enables us to create added value and an effective dynamic in the organisation. This has become particularly noticeable during the recent years' substantial expansion. Since 2012 we have taken on a vast number of new employees, and we are continuing to grow each year. This development means that experience can be combined with the ideas of new employees, which is a considerable asset for the company.

#### Pride and team spirit

Committed employees who have a voice, are keen to learn and to take on challenges are key success factors. It is also important for each employee to feel pride in their work, and be aware of their own personal contribution to Fastpartner as a whole. Job satisfaction cannot be taken for granted. It is something that every employee needs to safeguard every day. Job satisfaction within the organisation is tracked via our employee survey. Fastpartner is certified according to Great Place to Work®, which with more than 30 years' experience conducts the world's most extensive workplace study. Every year, Great Place to Work®

presents its mark of quality in more than 50 countries to those workplaces that the study finds have the very best workplace cultures. Fastpartner participated in the survey during the year for the second time. The results revealed that an impressive 91 per cent of our employees feel that overall, Fastpartner is an excellent workplace, and we are delighted with this great rating. At 86 per cent, Fastpartner also had a relatively high response rate for a medium-sized company. The results also demonstrate that there is a strong sense of pride in the company, for which we are very grateful. We are proud of what we have achieved together, and of our approach. The fact that our employees appear to be happy at Fastpartner is also reflected in our extremely low staff turnover.

Fastpartner strives to build an effective foundation to promote team spirit. Besides salaries, further training and other individual benefits, transparency and codetermination are also important elements in creating a strong, cohesive atmosphere. Team spirit is also an excellent way to encourage the business to work collaboratively and create an attractive workplace. This is important for Fastpartner, partly because we have a streamlined organisation in which each individual employee plays a key role for



## » Committed employees who have a voice, are keen to learn and to take on challenges are key success factors«

the business as a whole. Every appointment is therefore made very carefully to ensure all new employees share our values and can contribute towards further raising the level of human capital. In order to protect our team spirit, we also make sure we have time for each other as part of a flat organisation. We prize effective communication within the company, supported by an integrated intranet and constructive meetings.

### Skills development

Technological developments and digitalisation are moving at a fast pace in our operating environment. Fastpartner is continuing to invest heavily in this area, which means significant cost savings can be achieved in a number of areas at the same time; find out more on page 41. By employees continually being able to share knowledge with each other, we create conditions to effectively raise our combined level of expertise. This means

we regard our training in digital solutions as an important investment for the company, as are our other initiatives to boost skills development among our employees. We are keen to see all our employees undergoing further training within their specific areas. During the year, our employees completed on average five hours of training per person. Our employees have taken part in courses on workplace development, health and safety and negotiating techniques. New employees have also had the opportunity to participate in various induction programmes. Furthermore, in 2020 we ran two significant company-wide courses in CPR. We look at what the needs are in the organisation when planning training initiatives. These are identified via performance reviews and through close dialogue between employees and their managers. We are also keen for both managers and employees to be proactive about developing their skills. The aim is for all employees to complete

at least eight hours of training a year in their professional area.

### Development and purpose

Our employee survey reveals that some 90 per cent of our employees feel their work has purpose and that it is more than just a job. To help maintain job satisfaction, we want all our employees to have the opportunity to develop professionally within the company. Performance reviews are a top priority, and they help us make progress within the organisation. During the year we conducted performance reviews with all our employees. It is also our objective for all employees to have performance reviews with their line manager and to follow up the reviews during the course of the year. HR ensures these performance reviews are carried out and that they are followed up at management team level. The reviews give employees the opportunity to evaluate the past year and set new goals for the next period.

To contribute to employee development, we also try to promote internal mobility. We support internal recruitment within the organisation, and during the year we appointed existing employees to three managerial positions. Another good example of constructive career progression within the company is via our co-working hub concept Fastoffice; find out more on page 37. The concept allows us to create an attractive gateway for young talent and new employees who are keen to grow within Fastpartner. For example, it could be a trainee who starts out with Fastoffice and then gets a summer job and eventually permanent employment as a junior property manager. It's a natural way of forging a career within the company, and taking on greater challenges and more areas of responsibility over time.





## Meet Mari Lindau, Area Manager at Fastpartner

**Mari Lindau began working for Fastpartner as Technical Manager in 2006, and is now one of the company's six area managers. Area managers are responsible for property management, lettings and development within a specific area. Mari has followed a career path at Fastpartner and now has overall financial responsibility for all the properties in her area.**

### **Tell us about your professional development at Fastpartner.**

I started out in 2006 as Technical Manager at Fastpartner's regional office in Lunda/Spånga. There were just four of us in the team back then, and now there are over 20 employees in the region. The region grew rapidly via the acquisition of several commercial centres and city properties. I was given a new role as manager of a number of the city properties. In 2019 I was asked to be area manager for the city properties, and it felt like a really exciting challenge, so I accepted. Today I'm one of a team of seven employees working in the City/Solna area. There's myself, four operations engineers and two property managers.

### **What have been the distinctive features of Fastpartner?**

It's great that when you have a good idea, you get to take the lead and implement it. It means you get

to be on board from the outset and exert your influence, which makes you feel fully involved. Good ideas get a positive response and are taken seriously. As far as I'm concerned, I've had the chance to be involved in the procurement process for major solar panel and geothermal energy projects.

It's been really interesting and satisfying, and stimulating from a personal point of view. Everyone in the organisation takes the initiative, gets involved and gives feedback. If I or one of my colleagues makes a mistake, we're given help to put it right. Everyone lends a hand and we have a down-to-earth, open approach. We're bold about trying new things, and if it doesn't work, we fix it.

### **What are the challenges at Fastpartner?**

Keeping pace and leading the way in technology, sustainability and environmental issues. We're really on top of things in this area, but so much is

happening and we need to devote a lot of energy and resources to these issues. It's important for the company, but also for our customers and essentially for everyone.

### **How do you lead your team?**

It's been an unusual year, and we haven't seen as much of each other as we normally would. But we're in regular contact and we see each other via digital meetings. I have a very good, self-motivated team, and there's a huge amount of trust in the group. Trust in the team means we have a direct and open dialogue when challenges come up, which is important in ensuring all our energy is directed at delivering a top-quality result for the customer. We listen to each other and give each other responsibility, and consequently the opportunity to develop.

### **How do you relate to Fastpartner's watchwords Clear, Committed and Connected?**

We have a flat organisation and it's easy to take decisions and share new ideas. It's fun and stimulating. I'm hugely committed, mainly in the areas of energy and sustainability. We're quick to respond and physically close to our customers because we often share the same building.



# Work environment and balance

**We own, manage and develop properties. Our health and safety work is therefore a natural element of our day-to-day operations. Fastpartner is proactive in this area, and always aims to be at the forefront.**

Our systematic health and safety work (SAM) happens continually via a structured process according to Swedish health and safety legislation. The work is detailed in the company's health and safety handbook and policy. The process can be briefly described as follows:

1. We investigate our work environment.
2. We conduct a risk assessment of the results of this investigation.
3. We rectify any issues that have emerged in the risk assessment.
4. Finally, we check and follow up the outcome of these measures.

Ongoing health and safety work means we can quickly identify and address any near misses. The progress checkpoints for our systematic efforts are management's annual checks and follow-up.

The process is described in more detail in Fastpartner's health and safety handbook, which also contains comprehensive policies, procedures and guidelines. A health and safety team with safety representatives and representatives from company management leads and develops health and safety work, and HR provides information and convenes meetings. The company's management, employees and

staff representatives actively participate in health and safety work relating to physical, social and psychosocial work environment. Local health and safety matters are also identified during workplace meetings, which take place at our offices four times a year.

The health and safety policy is included in the health and safety handbook, which is updated annually and approved by management. We can summarise the health and safety policy as follows:

"We will work to ensure a healthy workplace where all employees thrive and no injuries occur. We have zero tolerance with regard to all types of injuries."





### Prevention of near misses

Fastpartner actively monitors sickness figures and accident risks. In 2020, three accidents and one incident with a third party were reported. The accidents involved a fall and a collision with a company car. The incident with a third party relates to a slip on a grassy slope. Fastpartner conducts regular risk analyses and safety inspections to prevent near misses. The safety inspections are carried out on our office premises, on vehicles and in properties' communal areas. We also make sure managers, HR and safety representatives make them-



selves available to boost safety efforts. Fastpartner also has a whistleblower function that enables people to report any near misses or other irregularities anonymously. During the year, new managers and safety representatives have undergone further health and safety training. All employees have also had previous training in this area to ensure there is the right level of knowledge within the company.

reasons, we made individual adjustments to ensure a safe work environment at the office. To help employees avoid using public transport, we also offered parking at the workplace.

### Benefits

Fastpartner believes it is important to support balance and purpose in life and in our professional lives. We do this by providing good working conditions and a generous package of benefits. Fastpartner offers extra leave in addition to what is stated in the collective agreement, a company car for office-based staff and a fitness allowance. We also encourage employees to take exercise and take advantage of our preventive health care. For example, employees have access to padel and gym sessions. Each office also has attractive premises with spaces for employees to rest and recover, and access to changing rooms with showers. We can see from our employee survey that our employees are happy at work, feel job satisfaction and can be themselves in the workplace. The survey also shows that our employees often feel able to take leave when they want to.

### Working conditions, diversity and equality

Equality is at the core of Fastpartner's business. No employee, job applicant, tenant or customer should be subjected to discriminatory treatment. We will offer our employees an inclusive workplace in which we treat each other with respect, thereby enabling us to promote health, job satisfaction and professional development. Fastpartner has a zero

## SAM

Our systematic health and safety work (SAM) is a continual, structured process, and it is compiled in the company's health and safety handbook and health and safety policy. The process can be briefly described as follows:

1. We investigate our work environment.
2. We conduct a risk assessment of the results of this investigation.
3. We rectify any issues that have emerged in the risk assessment.
4. Finally, we check and follow up the outcome of these measures.

### Work during the pandemic

Over the course of the year the pandemic has meant Fastpartner's health and safety work has been more intensive compared with previous years. It has required more planning and risk analyses, and more regular health and safety meetings than usual. During this period, Fastpartner has placed considerable emphasis on maintaining effective communication with employees, customers and other stakeholders of the company. Management have also been meticulous about keeping up-to-date on the latest developments, and met on a weekly basis at the start of the pandemic. Fastpartner prioritises safety, which is why we were also quick to take action back in February to quarantine employees who had travelled abroad. And we offered antibody tests to all our employees as soon as the tests were available on the market. We have also encouraged all employees at Fastpartner to work from home if at all possible. The company purchased laptops and other equipment as needed to facilitate working from home. In cases where employees were unable to work from home, or if they needed to be at the office for other

» Fastpartner's work with diversity and gender equality aims to promote increased internal dynamics based on the company's circumstances.«



tolerance approach to exclusion, bullying, harassment, victimisation or any other kind of discriminatory treatment. This applies to Fastpartner's workplaces and in connection with meetings with employees, tenants, job or training applicants and/or third parties.

Fastpartner's work with diversity and gender equality aims to improve internal dynamics based on the company's circumstances. We endeavour to offer all employees good working conditions and we work actively together with our employees on issues relating to equal rights. Equal application applies to salaries and other employment terms and conditions. We apply non-regulated working hours and allow our employees considerable flexibility within their areas. Fastpartner carries out salary reviews and salary analyses, and this work is supported by our salary policy. We have collective agreements and comply with the labour law principles enshrined in the International Labour Organization's core conventions on labour rights. We also comply with internationally recognised human rights as set out in the UN's Universal Declaration of Human Rights. This applies to our day-to-day work and in the development and planning of new projects.

#### **Human rights, follow-up and safety**

The international effort to uphold human rights for all people is an important issue for us. Fastpartner is a member of, and supports the UN Global Compact. This means we have undertaken to comply with and promote international conventions and standards relating to the protection of human rights, work environment and labour law, the environment, the precautionary principle and anti-corruption.

# 91% of employees feel that overall, Fastpartner is an excellent place to work

We also take active measures to prevent discrimination at work and to ensure a good work environment. Our anti-discrimination policy and approach to promoting equality within the company are detailed in our health and safety handbook. The handbook also provides information about our procedures for managing situations involving threats or violence within the organisation.

To promote secure working conditions, we also have a salary policy and internal code of conduct. Our health and safety work covers many areas and is compiled into a report every year. It is regularly followed up by the health and safety group, which is made up of safety officers and company representatives. Our work is also supported by a whistleblower function.

### Diversity on the Board of Directors

The Board of Directors has adopted a diversity policy to draw on different experiences and independent views, and encourage scrutiny in relation to work on the Board. The policy is a governing document for the Nomination Committee and AGM, and should always be applied when appointing Board members. This applies irrespective of whether the nomination is a re-election or new appointment. The diversity policy states that when making appointments to the Board, a range of attributes and knowledge should be considered to promote diversity on the Board as a whole.

The following aspects are factored in to achieve sufficient diversity on the Board:

- A range of ages
- An even gender balance
- Geographical diversity of members
- Range of educational and professional backgrounds

### Employer branding

Fastpartner devotes energy to boosting the company's appeal as an employer. This enables us to attract and retain talent within the company. Our general employer pledge is that we will be a secure employer with a can-do spirit. We will also continually offer all our employees opportunities to develop professionally. We embrace an open corporate climate with an entrepreneurial spirit. We facilitate a goal-oriented, flexible approach with responsibility, delivered via talented and enthusiastic leaders. HR work adheres to an annual cycle and is combined with health and safety efforts. We focus on well-being and social togetherness to suit everyone at the company. These activities aim to build, develop and raise employee's experience of working for the organisation.

In 2020, due to the pandemic, we mainly met outdoors and in small groups. Some examples of activities arranged during the year include fitness bingo and 'everyone-on-your-feet' half hour sessions. Small groups have also gone sailing, played miniature golf and exercised together, and arranged a popular company padel tournament at our tenant Padelverket Spånga's premises.

Fastpartner's work with employer branding is long term and aimed at both existing and potential employees. One important aspect of this work is to develop our ability to identify the key skills needed to achieve our objectives. This is why we are proactive about understanding our target group. One way we do this is by following and collaborating with organisations for young people and educational institutions. We also try as much as possible to take on trainees. Our aim is to identify at an early stage and listen to people who may make up

our future talent pool. To introduce Fastpartner and the company's value creation to potential employees, we also regularly participate in selected trade fairs. We also encourage our employees to represent us in various ways in their social interaction. We have chosen to be active on the social media sites LinkedIn and Instagram, which we use to communicate with various stakeholders.

### EMPLOYEES

	2020	2019	2018
No. of employees at 31 December	79	71	69
No. of women	20	18	17
No. of men	59	53	52
Average age	44	45	47
Average age, women	48	49	51
Average age, men	43	45	45

### SICKNESS ABSENCE, %

	2020	2019	2018
Total sickness absence	4.10	3.28	3.47
Of which short-term sickness absence	1.69	2.94	2.04
Of which long-term sickness absence	2.41	0.34	1.43
Of which sickness absence, women	0.59	0.82	1.24
Of which sickness absence, men	3.51	2.46	2.23

Sickness figures are compiled annually and as required. Fastpartner's health and safety group and management team analyse the previous year's sickness figures in the annual report on systematic health and safety work. Measures are taken if sickness levels are high, or any other distinctive pattern can be identified. A sickness level of approx. 3 per cent is acceptable.



# OUR SOCIAL RESPONSIBILITY

**We work together to build a safer and more stable society. By supporting a number of great organisations, we are taking responsibility and working together to improve our communities.**

## Our customers

Fastpartner pursues active social sustainability work, and one key element of this is our involvement in local, small-scale enterprise. This helps create thriving local communities and promotes positive social development.

Roughly 50 per cent of our 2,000 tenants are small or medium-sized businesses according to the definition of max. EUR 10m in turnover, or 50 employees. Fastpartner also works alongside municipalities and district councils in the areas in which we operate. We develop locations by planning for street lighting and attractive solutions that promote vibrant urban environments.

We want to act as an enabler for these companies by offering them conditions in which to pursue their operations with a customer-oriented and tailored approach. We offer premises that allow companies to develop and grow. This is important, as companies play a significant role in boosting the appeal of areas outside the city centre from both a business perspective and at a community level. Companies help create vibrant ur-

ban environments and new job opportunities. As areas are transformed, they also become safer, more diverse and integrated. So for Fastpartner it is therefore vital to actively improve our opportunities to contribute to progress. This important issue is handled within property management, supported by the Head of Projects and Sustainability, and HR.

## Our social engagement

During the year the pandemic has caused a sharp increase in unemployment in society. It also prompted us to take on twice as many summer employees in 2020 compared with previous years. We offer local summer jobs in the areas where we operate. We also offer trainee positions as much as we can, in order to help young people gain practical experience.

Fastpartner has tried to support communities in various ways during the pandemic. We have donated meals to healthcare personnel, and launched a number of local initiatives. Our night football project in Gävle is one such example. The project is being implement-

ed in partnership with Gefle IF Fotboll, and gives young people free opportunities to play organised football alongside dedicated leaders. The football that is played in the evenings and at night has evolved into a significant social activity that makes a positive contribution to the whole of Gävle.

We know how important it is for young people to have a sense of purpose and belief in the future. It is even more important in difficult times to have somewhere safe and welcoming to go. So we are really proud of our long-standing partnership with young people's organisation Fryshuset. Our support of SEK 1.5m is highly significant for the organisation and enables it to remain open, even during the pandemic.

Most of our contribution has gone towards supporting the Lovely Days project, which offers young people cooked meals and meaningful activities during the school holidays. The young people get the chance to meet dedicated leaders who help them take part in new activities and boost their self-esteem. It is a rewarding partnership for Fastpartner in a number of ways, one of which is that we gain an understanding of what is important to the young people who live in our areas and city centres. We also get the opportunity to inspire young people to consider a possible career in the property sector.

In addition to Fryshuset, Fastpartner supports several fantastic organisations that work for a better society. Some examples include Giving People, anti-bullying organisation *Noll tolerans mot mobbing*, *Säkra varje unge*, Tensta Art Gallery and *Kriminellas revansch i samhället*.

Fastpartner also supports the UN Global Compact and since 2019 has been a member of Global Compact Network Sweden, which was established in 2018. We consequently comply with the Global Compact's 10 basic principles based on internationally accepted conventions on human rights, labour rights, the environment and anti-corruption.

**Fryshuset**

**1,500,000**

**Other\***

**approx. 500,000**

\*) Fastpartner also supports Tensta Art Gallery, Giving People, *Kriminellas Revansch i Samhället* (organisation to support ex-offenders), young people's organisation *Säkra varje unge*, and other organisations. We also carry out local initiatives in the areas in which we operate. In 2020, Märsta hosted the Children's Vasalopp cross-country skiing race, at which children get to borrow skiing equipment and enjoy blueberry soup, and diplomas and medals are awarded. We have also sponsored local handball and hockey teams.



Fastpartner also supports Tensta Art Gallery, which like Fryshuset organises school holiday activities for children.





# OUR PROPERTIES

**Fastpartner's property portfolio is located in Sweden's biggest population centres, where the economic trends are strong. We offer attractive premises designed for a number of different businesses, and our buildings house everything from fashion design, to care homes and innovative, leading-edge technology.**

Metropolitan populations are continuing to grow. Proximity to services, jobs and good public transport links attracts a lot of people to Sweden's population hubs. This also provides a foundation for continued property price increases, low vacancies and rising rents.

There is a constant demand for premises that are tailored to the evolving needs of businesses and a changing operating environment. By making improvements to buildings and land in response to needs, we can create added value for Fastpartner, our tenants and others who spend time in our areas.

Fastpartner puts tenants and the environment front and centre of its long-term strategy. We use our own property

management personnel based at our local offices, which are located next to our property clusters. Our dedicated property managers and technicians have a good knowledge of the local market and our properties. This allows them to build up trust with our tenants, and guarantees quality and efficiency in property management.

We apply our watchwords of connected, clear and committed in property management. Our physical proximity to tenants facilitates dialogue, which allows us to be proactive. In our contact with tenants we are keen to exceed their expectations at all times and deliver solutions and take action as quickly as possible. We adopt a smart yet straight-

forward approach to ensure that key issues are allocated the time they require. We try to avoid unnecessary bureaucracy and focus on professional solutions that provide a win-win for all parties.

The bulk of new tenancy agreements are signed with or through our existing tenants. This also emphasises the importance of continually looking after our tenants. In the 2019 Swedish Property Barometer, Fastpartner made the largest improvement on customer satisfaction of all property companies included in the survey. We are delighted and extremely proud of this.

We did not carry out a customer satisfaction survey in 2020 due to the current situation with Covid-19, but we are planning to carry out a survey in 2021.



Artist's rendition of Ekenäs 1



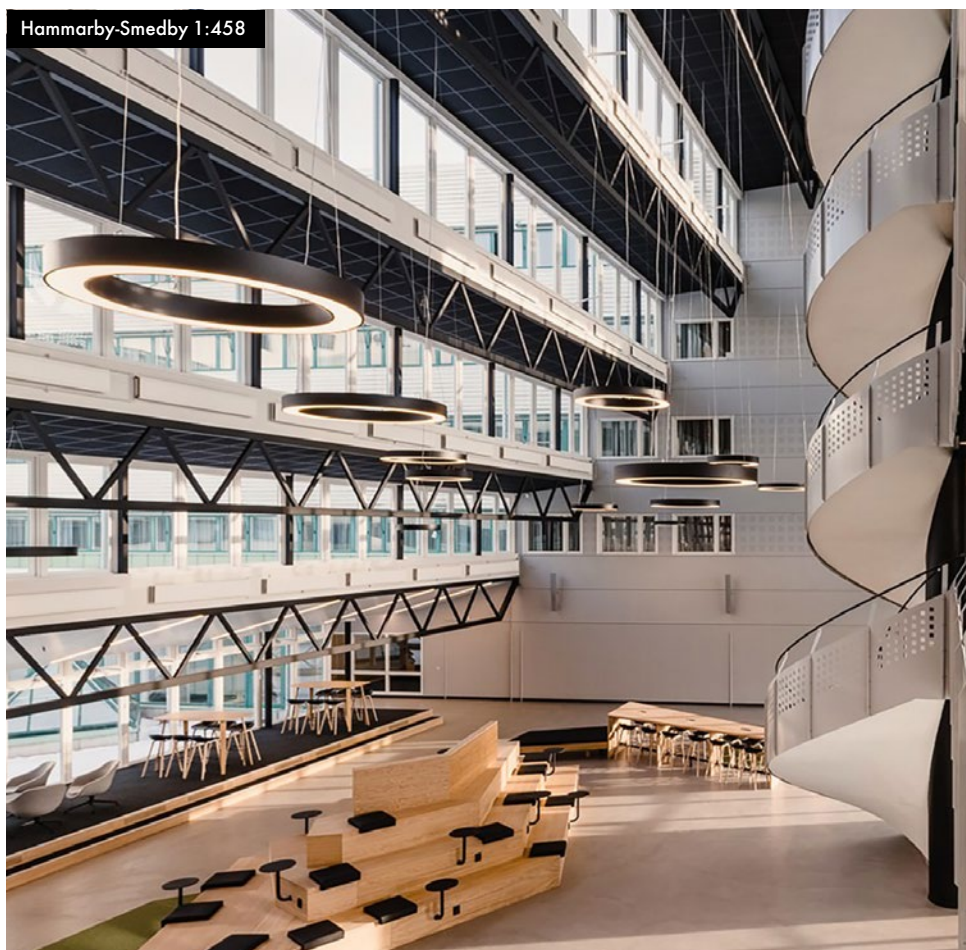
### Lease structure

We have a generally high financial occupancy rate of 90.6 per cent and long rental agreements at an average of 4.7 years, meaning that exposure to changes on the rental market is relatively low within the foreseeable future. Adjusted for our project properties, the occupancy rate rises to 91.2 per cent.

Office space currently accounts for almost 50 per cent of our rental value, followed by warehousing and logistics, retail and public-sector activities. In recent years the percentage of office space has grown considerably, while the percentage of industrial properties has decreased from around 35 per cent to approximately 7 per cent.

Central government and municipal operations lease 135,385 m<sup>2</sup> and account for approximately SEK 210m in rental income, which is around 10 per cent.

At year-end, our lease portfolio consisted of 3,332 leases divided between 1,968 unique tenants. Of these leases, 2,173 related to premises lease agreements, 732 to car park and parking space contracts, 327 to residential rental agreements, and 100 to other leases for antennas, land leases, advertising space and similar.



# SEK 31,344<sub>M</sub>

The market value of the properties  
at 31/12/2020

# 90.6%

Financial occupancy rate

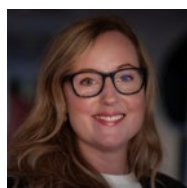
# 135,385<sub>M</sub><sup>2</sup>

Central government and municipal operations lease 135,385 m<sup>2</sup> and account for approximately SEK 200m in rental income, which is around 10 per cent.

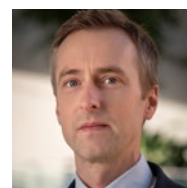
Regional  
managers



Håkan Bolinder



Jenny Tallskog

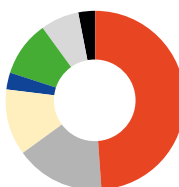


Patrik Arnqvist



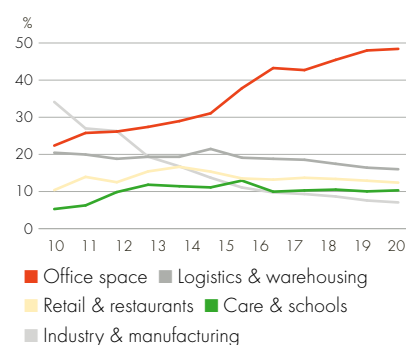
Fredrik Thorgren

Distribution of rental value – by type  
of premises



- Office space 49%
- Logistics & warehousing 16%
- Retail & restaurants 12%
- Residential & hotels 3%
- Care & schools 10%
- Industry & manufacturing 7%
- Other 3%

Historical trend in composition of property  
portfolio





»Stockholm remains a market characterised by high pressure on all business premises across all segments«

**2,044**

Total rental value, SEKm

## Stockholm

Stockholm remains a market characterised by high pressure on all business premises across all segments. The gross regional product (GRP) for Stockholm county in 2019 was 4.2 per cent (3.1) and annual disposable income per inhabitant was the highest in Sweden at SEK 262,000 (252,000).

Stockholm is Fastpartner's largest single market. Average office rents in Stockholm levelled off in 2020 and are not rising as previously.

### Syllen 4

During the year, Syllen 4 in Liljeholmen was upgraded to create a contemporary office offering. Assa is renting a large proportion of the space in the property. Rent levels have seen a sharp rise as the area around Liljeholmen has been developed and buildings refurbished. The property is right next to the light railway, and the area offers plenty of opportunities for relaxation by the water.

### Ekenäs 1

Ekenäs 1 is one of the properties in the Kista Bright office cluster in northern Kista. Fastpartner and the City of Stockholm have big plans for the development of the location. The plans involve creating an appealing mixed-use area that is bustling and dynamic 24/7 by complementing the existing office building with a hotel, service companies, retail, educational establishments, health care and residential units. Several buildings will be added over the next few years, and the increase in Fastpartner's total lettable area is expected to be around 30,000 m<sup>2</sup>.

### J12

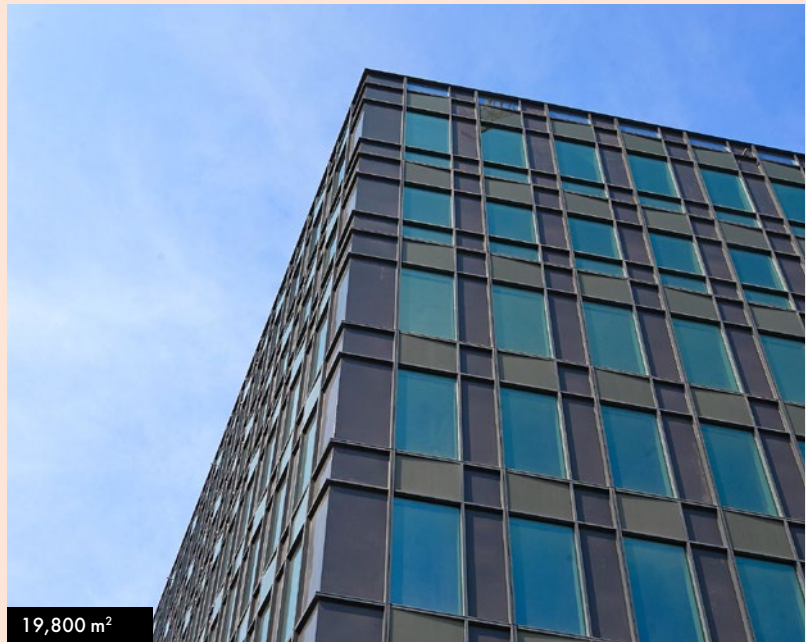
The J12 property in Upplands Väsby, deed name Hammarby Smedby 1:458, used to serve as Siemens' headquarters, and is located right next to the E4 highway, which connects Arlanda Airport with Stockholm city. The property offers a high service level and includes Fastpartner's new co-working hub concept Fastoffice, restaurants, a hotel and gym. During the year, Fastpartner signed a number of new leases relating to premises with a total area of around 3,300 m<sup>2</sup> in the property.





## Herrjärva 3

Fastpartner took over the Herrjärva 3 property during the year. The property has a lettable area of 19,800 m<sup>2</sup> and is located in the picturesque, fast-growing area of Ulriksdal in Solna, close to the city centre. The property has been newly built by NCC to be their headquarters, and the company also rents large sections of the premises under a ten-year lease. The other parts of the building house 3M and Phillips Sweden's offices. The building is of a high quality and is certified according to BREEAM (Excellent).



## Hilton 2

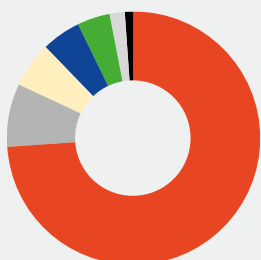
Hilton 2, with an area of approx. 24,000 m<sup>2</sup>, enjoys an attractive location in central Frösunda, with good public transport links and proximity to Stockholm inner city. Fastpartner is creating a state-of-the-art office concept here, with first-class service, gym and conference space. On the exterior, this environmentally certified property will gain a completely new facade inspired by Gustav III's Pavilion in Hagaparken.







### Distribution of rental value by region



- Stockholm 74%
- Gävle 8%
- Uppsala & Mälardalen 6%
- Gothenburg 5%
- Norrköping 4%
- Malmö 2%
- Other locations 1%

## Gävle

In the county town of Gävle, Fastpartner owns 15 properties with a combined area of 154,000 m². Like Norrköping, Gävle has gone from being an industrial city to a university city with a knowledge-intensive business sector. The city has all the necessary infrastructure to support a growing business sector, including access to the E4 and E16 highways, a main rail line and a deepwater port. Arlanda can be reached in 60 minutes, further supporting the city's infrastructure. The county's GRP in 2019 was -3.7 per cent (1.6), and annual disposable income per inhabitant was SEK 213,000 (205,000).

### Hemsta 11:11/15:7

At Hemsta Works we have created an offering of modern offices, restaurants, a gym and co-working hub. The combination of services next to the workplace that we are now offering at Hemsta Works is exactly what employees of the Swedish companies of tomorrow are looking for.

## Gothenburg

Gothenburg is currently undergoing a transformation, with the former central port areas being reconstructed with new offices and housing. Gothenburg is a hub for large parts of Sweden's export industry, and Västra Götaland County is a leading region in terms of economic development. The county's GRP for 2019 was 0.8 per cent (2.5) and annual disposable income per inhabitant was SEK 231,000 (221,000).

### Pottegården 3

During the year, Fastpartner completed a newly-built builders' merchants unit of 3,700 m² at this property, on behalf of XL Bygg. The store opened in spring 2020.

Sporren 4, 19,100 m<sup>2</sup>Dragarbrunn 10:3, 14,700 m<sup>2</sup>

## Malmö

Malmö, together with Helsingborg, comprises one of the most important logistics hubs in Sweden. The combination of a young population and an attractive location close to the continent and Copenhagen contributes to an appealing and dynamic business sector. In 2019, Skåne county had a GRP of 1.4 per cent (1.8) and annual disposable income per inhabitant of SEK 224,000 (216,000). Malmö has a considerable number of old industrial properties interspersed in the streetscape. This brings the prospect of numerous interesting development projects in the city over the coming years.

### Sporren 4

At 19,100 m<sup>2</sup>, Sporren 4 in the Kirseberg district is the single largest property in our Skåne portfolio. The property includes retail units, a healthcare centre, offices and educational facilities. It is a fantastic location alongside Beijers park and close to Malmö's ring roads and the E6 highway. The property has an interesting history and was built to be the head offices of Allhems publishing firm and shipping company Clipperline.

## Uppsala & Mälardalen

Uppsala is a region that saw significant growth in the 2010s, with a major addition of new housing in the city. The trend has now weakened in the wake of declining demand for exclusive tenant-owned apartments, and in 2019, GRP was 0 per cent (1.6) and annual disposable income per inhabitant totalled SEK 226,000 (217,000). Fastpartner owns a large number of properties in Uppsala and Mälardalen.

### Dragarbrunn 10:3

Dragarbrunn 10:3 in Uppsala was acquired at the end of 2019, which increased Fastpartner's lettable area in the city by just over 50 per cent. The property is located in the centre of Uppsala and comprises an entire block between the Fyris river and the popular shopping area along Svartbäcksgatan. During the year we let most of the property and the standard of the premises and rent levels have been raised.





## Norrköping

Norrköping has one of Sweden's best logistics locations, with immediate proximity to European motorways, flights, ports and rail connections via the southern main line. Fastpartner's property holdings in Norrköping encompass 15 properties with a lettable area of approximately 105,000 m<sup>2</sup>. Kunskapsskolan rents premises in the centre of the city for an upper secondary school. Norrköping underwent a transformation in the 2010s, from a traditional industrial city to a more knowledge-based business sector.

As a result of this development, office rents in the city have started rising, from below SEK 1,500/m<sup>2</sup>/year to over SEK 2,000/m<sup>2</sup>/year. The trend for the county has been healthy for many years, and has now levelled off with a GRP of -0.6 per cent (2.4) in 2019 and disposable annual income of SEK 221,000 (212,000).

### Amerika 3

Amerika 3 houses premises for offices, production and warehousing. The property has a lettable area of around 49,100 m<sup>2</sup> and offers an excellent location, with proximity to both the central station and airport. These features appealed to the Swedish Prison and Probation Service when they chose to establish themselves at the property.

### Gropen 9

Gropen 9 is in central Norrköping and has a lettable area of roughly 4,500 m<sup>2</sup>. The property offers light, contemporary premises close to the River Motala, perfect for a school. And from here it is just walking distance to town and all its entertainment opportunities and huge range of services, public transport options and restaurants.

105,000 m<sup>2</sup>

Fastpartner's property holdings in Norrköping encompass 15 properties with a lettable area of approximately 105,000 m<sup>2</sup>.



# Huge investment in Fastoffice

During the year we continued to develop our Fastoffice concept for smaller, more flexible office premises. Fastoffice is now in around 20 locations, and we can see that the concept is creating considerable added value in these places, such as greater satisfaction and an improved range of services for all tenants in the local area.

Fastoffice also allows our existing tenants to take advantage of the new opportunities that a co-working space has to offer, and this is something we intend to build on going forward. We have seen continued high demand for this type of premises in 2020 as well.



Hammarby-Smedby 1:458



# CARBON NEUTRAL BY 2030

**Fastpartner aims to achieve carbon neutral property management by 2030. We are also convinced that sustainability is an essential factor for long-term profitability. It is for that reason that we focus our attention on sustainability issues, which partly involves developing environmentally certified and energy-efficient properties, but also responsible business conduct in all parts of the business.**

## Management of sustainability work

Our sustainability work is managed on several different levels. The Board establishes overall targets and guidelines. The management team takes decisions on environmental and energy management systems, and also regularly monitors sustainability work. The company's Energy and Environment Group has representatives from all units in the company, and develops methods and systems for implementing sustainability measures in our properties. A major investment is currently underway in solar panels and geothermal energy. Fastpartner has also appointed a Head of Projects and Sustainability, who will mainly focus on these areas. Measures and projects are being implemented in our regions, with the support of various specialists within the company.

## Certifications

In 2020, Fastpartner stepped up efforts to certify its properties. At year-end 2020, Fastpartner owned environmentally-certified properties with a combined value

of SEK 9,936m, which is an increase of 21 per cent during the year. The rate of increase would have been higher had the coronavirus pandemic not to some extent curbed the trend. This means that we still have much to do in terms of certifications for 2021. Fastpartner's objective is for more than 80 per cent of its properties to be certified by the year 2025, measured in terms of property value.

Fastpartner is a member of the Sweden Green Building Council (SGBC). SGBC is a trade association that develops and monitors environmental certification of properties. Of the certification systems available, Fastpartner has chosen to certify its existing buildings to BREEAM In-Use, Very Good, or Miljöbyggnad iDrift, Silver standard. For new construction, Fastpartner has opted to certify according to BREEAM (or the Swedish version BREEAM-SE), Very Good, or Miljöbyggnad, Silver. These certification systems assess a number of different aspects of buildings, including their internal and external environment, maintenance and media and energy consumption.

## Environmental targets

The volume of environmentally-certified properties will increase by >10% per year and comprise >80% by the end of 2025

CO<sub>2</sub>e emissions will decrease by >15% per year

Energy consumption will decrease by >1% per year in existing portfolio

## Vision 2030:

To be 100% carbon neutral

Fastpartner has also chosen to certify a number of properties to GreenBuilding standard, which focuses on the buildings' energy consumption. One of the requirements is that energy consumption must be 25 per cent lower than the new-build standard in building regulations, or for existing properties, 25 per cent low-



BREEAM® SE





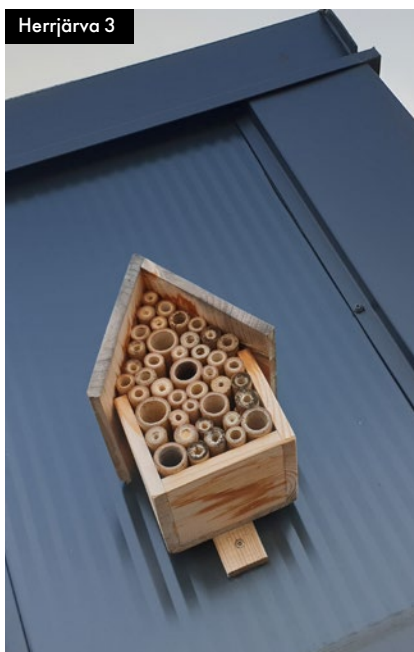
Slingan 1

» Fastpartner is implementing a major investment in eco-friendly energy sources. We are installing solar panels on our properties, along with geothermal energy for heating and cooling«





Herrjärva 3



Hilton 2



er consumption than the comparable average. Besides the certification process itself, properties must also be regularly followed up and reports submitted to the certification body. Of our properties, 21 are certified to BREEAM, Miljöbyggnad or GreenBuilding standard.

### Energy, solar panels and geothermal energy

Fastpartner is currently implementing a major investment in eco-friendly energy sources. We are installing solar panels on our properties, along with geothermal energy for heating and cooling. Fastpartner currently has six properties with solar arrays on their roofs or walls. We are developing methods together with consultants and suppliers to enable us to run these projects as efficiently as possible. Fastpartner has also been installing geothermal energy at our properties for many years now. When geothermal energy was first installed, it was sometimes only the heat from the rock that we used via borehole heat exchangers. These days we try to install both heating and cooling when investing in geothermal energy. We now have geothermal energy at nine of our properties.

One of the most important measures is to reduce energy consumption, irrespec-

tive of the energy source used for heating, cooling or electricity in our properties.

Our aim is to cut energy consumption by more than 1 per cent per year in our existing portfolio. Since 2013, heat consumption has declined by 14.6 per cent, which is an average annual reduction of 2.1 per cent. Between 2019 and 2020, total energy consumption in our properties fell by 3.2 per cent/m<sup>2</sup>, Atemp. We are constantly looking for ways to further reduce our energy usage. When our letting activities are successful, it means there is less of a decline in energy consumption.

### Energy systems and reduced emissions from our properties

Fastpartner has managed to cut its carbon dioxide emissions by more than half since 2013. We established a new goal of cutting carbon dioxide emissions by half again by 2025. This is compared with emissions for 2019. The aim is to reduce emissions of CO<sub>2</sub>e by more than 15 per cent every year.

Fastpartner now purchases electricity generated entirely from hydropower, with zero CO<sub>2</sub>e emissions, Bra Miljöval labelled (Good environmental choice), 100 per cent water. We are also increasing the percentage of electricity produced by ourselves via our solar arrays.

We now have six solar arrays. This active choice strengthens our partnership with the Swedish Society for Nature Conservation and our energy supplier EFS, Energiförsäljning Sverige AB. Together we are working to improve our sustainability work and reduce our carbon footprint.

We have taken a number of significant steps towards cutting our carbon footprint. In 2018, we decided to phase out all use of fossil fuels at our properties, which means both gas and oil. This work has now been completed, and new installations in the form of geothermal energy, heat pumps or district heating are now fully operational. Some of our properties also generate electricity from solar arrays.

### Substantial reduction in carbon dioxide emissions

Fastpartner measures carbon emissions based on our energy usage. In 2020, total emissions of 3,599 (6,588), corresponding to 2.44 kg CO<sub>2</sub>e per m<sup>2</sup> (4.44), were reported. That's a reduction of 45.12 per cent/m<sup>2</sup> (21.37) on the previous year. Fastpartner's goal of cutting emissions by half by the year 2025 compared with 2019 will be achieved in 2021 via long-term and dedicated sustainability work. In 2020, the final fossil fuel source was phased

out at our properties, which means our heating is now entirely fossil free.

Of our remaining energy sources, district heating is currently the largest source with regard to greenhouse gas emissions. We are working closely with district heating suppliers to encourage them to supply more eco-friendly district heating. In addition, we are installing geothermal energy for both cooling and heating, which further reduces our climate impact. Fastpartner reports carbon dioxide emissions from direct operations according to Scope 1 and Scope 2, measured in Atemp (heated floor area).

### Refurbishment and extension projects with green goals

Fastpartner is continually making improvements to its properties by switching to more environmentally sustainable and energy-efficient heating and cooling methods, smarter control and monitoring of our heating and plumbing systems, energy-efficient windows, additional insulation and the fitting of energy-saving lighting. When managing and refurbishing our properties and for new builds, we are careful in our choice of materials and aim to achieve overall environmental sustainability for the long term. We are members of BvB, a trade association that focuses on ensuring environmentally

sustainable building materials are used in new-build and refurbishment projects.

### Green partnership with tenants

Green leases are an effective way, together with our tenants, to help reduce our overall environmental and carbon footprint. A number of tenants have tenancy agreements with particularly stringent requirements in terms of good environment and sustainability. This involves us cutting the consumption of energy and resources, recycling more and reducing the volume of waste. This is reflected in how both we and our tenants view sustainability as an integral part of successful business.

### Fastpartner's supply chain

Fastpartner uses a large number of suppliers within servicing and maintenance. For construction projects, contracts are procured with building, ventilation and lift contractors. Suppliers operate within our property portfolio, which is located across Sweden. However, the focus is on the Stockholm region, which is where the bulk of our portfolio is situated. Suppliers mainly come from the local area, and primarily Sweden. Fastpartner has a code of conduct for suppliers, which is reviewed in connection with contract signing. Compliance with the code is followed up via visits to the supplier, or visits to the site of the project in question.

Suppliers with higher-risk jobs are the ones that are subjected to checks or follow-up regarding the code and provisions of the contract. We carry out safety inspections, risk assessments and draw up action plans together with our suppliers. We work alongside our suppliers to ensure laws and regulations are complied with in the optimum way.

### Digitalisation of our properties

We are taking measures to digitalise the operation of our properties. Key to this is the installation of connected management systems to enable properties to be monitored and managed remotely. Another example involves digitalising noticeboards in properties' stairwells so that information can be efficiently updated for tenants. Such measures provide numerous benefits, such as a sig-

nificant reduction in the need for transport, as well as closer communication and providing tenants with a higher level of service. We are constantly increasing the proportion of properties with smart management systems; we have 90 (88) properties with smart management systems, two-thirds of which are web based.

### Digital management of leases, invoices and notifications

We use e-signatures for many of our rental agreements. It offers huge advantages for smaller agreements such as for our co-working hub, storage and parking. It is also popular with our tenants. We currently use electronic notification for a significant portion of our approx. 3,300 (3,100) leases. Notifications happen electronically with EDI 381 (324) and PDF 896 (284). The percentage of supplier invoices in digital format is also rising, and in 2020 it was as high as 92 per cent (70). We are reducing transportation and paper consumption via digital management. It saves time at every stage, and cuts our carbon footprint.

### Energy consumption (MWh)

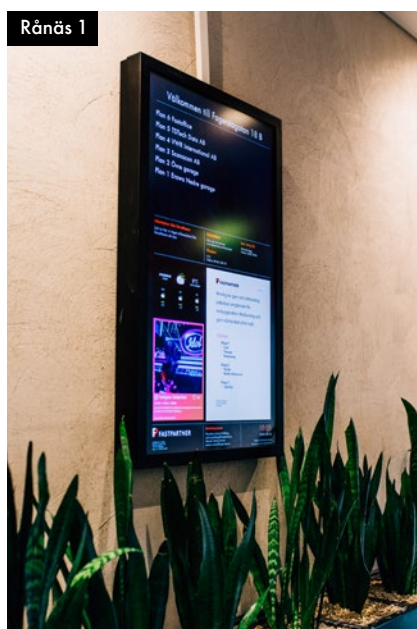
	2020	2019	2018
Electricity	37,248	38,505	33,131
Heating	103,668	106,934	103,560
Cooling	9,240	10,318	9,388
<b>Total</b>	<b>150,156</b>	<b>155,757</b>	<b>146,079</b>
Intensity ratio (KWh/m <sup>2</sup> )	102	105	106

### Emissions (tonnes CO<sub>2</sub>e)

	2020	2019	2018
Scope 1	126	169	545
Scope 2	3,473	6,419	7,271
<b>Total</b>	<b>3,599</b>	<b>6,588</b>	<b>7,816</b>
Intensity ratio Scopes 1+2 (kg CO <sub>2</sub> e/m <sup>2</sup> Atemp)	2.44	4.44	5.64

### Certification

	SEKM	Percentage
BREEAM In-Use	4,382	14%
Miljöbyggnad	2,502	8%
GreenBuilding	3,052	10%



# PROJECT AND PROPERTY DEVELOPMENT

**Fastpartner has been actively developing its property portfolio over the course of many years. The properties that Fastpartner owns form the basis of our project and property development work. We carry out projects, boost values and improve cash flows, while reducing our environmental impact.**



Property development often takes place via conversion of existing buildings and also through densification of existing areas. Projects are driven by interest, a feel for the market and future demand. This relates to all types of space, including offices, industrial, public-services property or residential units. Refurbishment, extensions and new construction generate a healthy return for Fastpartner over time.

Fastpartner maintained a firm focus on project and property development in 2020. A total of SEK 540.1m (811.9) was invested. At 31/12/2020, current project investments totalled SEK 1,122.2m (865.6). The remaining investment volume for these current project investments amounted to SEK 390m (428).

Fastpartner has a large number of potential projects and generated development rights in the company's development portfolio. At year-end, our future development rights portfolio totalled 433,000 m<sup>2</sup>, including 137,000 m<sup>2</sup> for residential units and 296,000 m<sup>2</sup> for commercial space. The development rights are at various stages, from planning ideas to completed local development plan ready to begin construction. This gives us an opportunity to boost return over several years going forward. Most of the projects and development rights are in growth areas with good opportunities for implementation and generating a healthy return.

The value of our development rights at 31/12/2020 was SEK 714m, including SEK 252m relating to residential



## FASTPARTNER'S MAIN ONGOING PROJECTS AT 31 DECEMBER 2020

Property	Area	Type of project	Project area (m <sup>2</sup> )	Estimated investment (SEKm)	Estimated remaining investment (SEKm)	Estimated completion, year
Timpenningen 5	Västberga	Adaptation of premises, office space, cultural activities, etc.	3,016	17	4	Q2 2021
Ekenäs 4	Kista	Adaptation of premises, office space, several tenants	3,700	13	2	Q2 2021
Syllen 4	Liljeholmen	Adaptation of premises for Assa, carbon reduction measures, energy, etc.	6,200	72	12	Q3 2021
Rånäs 1	Lunda	Adaptation of premises, office space, several tenants, solar panels	7,000	18	13	Q3 2021
Bränninge 4	Tensta	Adaptation of premises, Matkanonen, energy	1,200	18	6	Q3 2021
Hilton 2	Frösunda	Adaptation of premises, office space, operations	5,120	28	4	Q3 2021
Märsta 11:8	Airport City Stockholm (Arlandastad)	New build and refurbishment, office space, warehousing, etc.	1,240	25	5	Q3 2021
Trekanten 9	Ätvidaberg	Refurbishment Bank	895	10	9	Q3 2021
Märsta 1:257-260	Märsta	Residential, Märsta Centrum	12,000	430	30	Q4 2021
Hemsta 11:11, 15:7	Gävle	Refurbishment Restaurant, office space, several tenants	3,300	54	50	Q4 2021
Romberga 25:4	Enköping	Refurbishment, education	3,300	20	19	Q4 2021
Märsta 24:4	Airport City Stockholm (Arlandastad)	New build, showroom, etc. several tenants	12,760	113	89	Q1 2022

## SIGNIFICANT POTENTIAL PROJECTS AND DEVELOPMENT RIGHTS

Region	Area	Property	Form of tenure	Prop. category	Status	Possible start of construction <sup>1)</sup>	Additional area (m <sup>2</sup> , BTA) <sup>2)</sup>			Addit. no. <sup>2)</sup>
							Residential	Commercial	Total	
Stockholm	Sundbyberg	Päronet 2	Ownership	Residential	Pre local development plan	2023	10,000	-	10,000	154
Stockholm	Västberga	Arbetsbasen 3	Leasehold	Commercial	Prior to construction start	2021		4,500	4,500	0
Stockholm	Årsta	Allgunnen 7	Land alloc./Lh/Ownership	Residential, Preschool	Local development plan in progress	2023	8,600	900	9,500	108
Stockholm	Västberga	Lönelistan 1.2 Timp. 2	Leasehold	Commercial	Prior to construction start	2021	-	33,500	33,500	0
Stockholm	Bredäng	Bredäng Centrum	Leasehold	Commercial/Residential	Local development plan in progress	2024	9,200	7,800	17,000	115
Stockholm	Liljeholmen	Syllen 4	Leasehold	Commercial/Residential	Pre local development plan	2024	4,200	5,400	9,600	140
Stockholm	Lidingö	Diviort 1	Ownership	Residential	Pre local development plan	2025	3,100	-	3,100	78
Stockholm	Bromma	Riksby 1:13	Land alloc./Lh/Ownership	Residential/commercial	Local development plan in progress	2024	42,000	33,000	75,000	420
Stockholm	Märsta	Märsta Centrum	Ownership	Commercial	Prior to construction start	2021	0	16,800	16,800	0
Stockholm	Vallentuna	Vallentuna Centrum	Ownership	Residential/commercial	Local development plan in progress	2023	25,000	2,000	27,000	294
Stockholm	Vallentuna	Vallentuna-Rickeby 1:472	Ownership	Residential/retail	Prior to construction start	2021	2,750	600	3,350	48
Stockholm	Täby	Stansen 1	Ownership	Preschool	Prior to construction start	2022		2,000	2,000	0
Ulricehamn	Ulricehamn	Slingan 1	Ownership	Warehousing/logistics	Prior to construction start	2021		23,500	23,500	
Gävle	Näringen	Näringen 10:4	Ownership	Commercial	Prior to construction start	2022		10,000	10,000	
Gävle	Hemsta	Hemsta 11:11 15:7	Ownership	Commercial	Prior to construction start	2022		20,000	20,000	
Gävle	Gävlehov	Sätra 64:5 108:23	Ownership	Residential/commercial	Local development plan in progress	2022	11,500	23,500	35,000	164
<b>Total</b>							<b>116,350</b>	<b>183,500</b>	<b>299,850</b>	<b>1,521</b>

<sup>1)</sup> Possible construction start refers to when the project is estimated to be able to start, provided that planning work progresses as expected and, where applicable, that lettings have reached a requisite level.

<sup>2)</sup> These figures are based on estimates and judgements by Fastpartner and are therefore preliminary. The figures may be revised over the course of the project.

development rights and SEK 462m for commercial development rights. The unutilised development rights apply to properties held by Fastpartner with both ownership and leasehold rights.

Our property investments will be based on a long-term approach and be well designed to boost values, increase cash flows and add sustainability improvements from a holistic perspective. During project and property development, Fastpartner always carries out evaluations and analyses to assess future

opportunities. Several of our projects are created in cooperation with existing or new tenants. Sustainability is always a key objective in our projects, which aim to reduce our carbon footprint.

2020 saw progress in a number of Fastpartner's projects. Work is continuing on the construction of 200 apartments at Märsta Centrum, due for completion in summer 2021. The local development plan for Lönelistan 1 and other properties was adopted in December 2020. Demolition work, clearance and

construction will begin at the start of 2021. The site of 33,500 m<sup>2</sup> will include warehousing, offices and parking. Furthermore, we will be preserving an office section to bear witness to the area's industrial character. Assa has gained new premises in Kv Syllen 4 in Liljeholmen. These are just a few of our successful projects.

# SELECTION OF PROJECTS

## Ongoing projects

### Märsta 1:257-1:259 and 1:261

Construction of new-build housing

**Status:** Completion summer 2021

**Number of residential units:** 200

**Commercial:** Parking for shopping centre and residential units

Fastpartner is in the process of completing 200 apartments in Märsta Centrum. The construction includes three buildings with residential units and parking. With up to 16 storeys, the buildings will be among the tallest in Märsta Centrum and will make it a landmark in Sigtuna. New builds further boost Märsta Centrum's appeal, with more residents bringing vibrancy to the life of the town. A library and cultural school were built during earlier stages. In addition, the retail areas have been expanded, with premises for ICA, H&M and several restaurants and cafés. The buildings will be subject to Miljöbyggnad certification.

### Märsta 24:4

New construction, commercial premises, padel court, car dealership and construction machinery rental

**Status:** Ongoing construction with occupancy from June 2021 to spring 2022

**Commercial:** 12,900 m<sup>2</sup>

Fastpartner is constructing new builds and refurbishing existing premises at Märsta 24:4 i Arlandastad. Three major tenants will be moving in: Cramo (construction machinery, etc.), PDL Center (padel) and Arlanda Stad Bil. Arlanda Stad Bil will be the first to take up occupancy at its new, modern car showroom in June 2021. December will see the opening of PDL Center in Märsta for padel on nine courts. And in March 2022, Cramo will set up operations at the site. Fastpartner has transformed the property into a modern site for a variety of uses, in the heart of Arlandastad. The property is certified to Miljöbyggnad Silver standard.

### Märsta 11:8

New construction, warehousing and offices

**Status:** Ongoing construction with occupancy March 2021

Fastpartner is building offices and a warehouse with a total area of 1,230 m<sup>2</sup> for its tenant Origum. Origum's business involves optimising their customers' business operations, with both software and hardware. The company will take up occupancy in March 2021. The building is a new build and has both solar panes and geothermal energy. We worked closely with the tenant on the design of the premises and sustainability work. It will be certified to Miljöbyggnad Silver standard.

Märsta 1:257



Märsta 1:259



Fastpartner works continually to enhance its property portfolio. This section describes a selection of Fastpartner's completed and ongoing projects at the local development phase. The project portfolio contains a mix of projects for both residential and commercial space. The projects often combine both types of properties.

## Forthcoming projects

### Arbetsbasen 3, Västberga

**Status:** Pre construction start and demolition with completed local development plan

**Commercial:** 4,500 m<sup>2</sup>, showroom, warehousing and offices

Fastpartner will be pulling down existing buildings at the site and constructing completely new buildings for warehousing, a showroom and offices. The location in Västberga, with direct connections to Stockholm city, is perfect for servicing or distribution to central areas of Stockholm. There is a high level of interest in this type of premises, and demolition will begin in the first half of 2021. Construction will then start on the new buildings. Completion is scheduled for the end of 2022. The property will be environmentally certified to Miljöbyggnad or BREEAM standard.

### Riksby Bromma

Commercial premises, residential units and a preschool

**Status:** Ongoing local development plan with potential construction start 2024

**Residential:** 500 residential units

**Preschool:** One, with six classes

**Commercial:** 33,000 m<sup>2</sup>

Fastpartner is playing an active role in the emerging, contemporary suburb of Riksby. The area is close to both Bromma and Stockholm inner city, and offers significant opportunities as an active cultural hub with considerable visitor appeal. Fastpartner will be developing a total of 42,000 m<sup>2</sup> of residential units, approx. 500 apartments, a preschool and 33,000 m<sup>2</sup> of commercial space in the area. Fastpartner will also preserve and refurbish the familiar *Lintaverken* building. All the buildings will be environmentally certified to Miljöbyggnad or BREEAM standard.

### Gavlehov, Gävle

Commercial premises, retail, school, residential units, offices and hotel

**Status:** Ongoing local development plan adopted spring 2021, with potential construction start 2022

**Residential:** 164 residential units

**Commercial:** 23,500 m<sup>2</sup>

Fastpartner has been active in Gävle's Arenastad for several years. We have existing buildings and completed a school for Prolympia in 2018, 6,300 m<sup>2</sup>. Further development is now taking place in the area around Gävle's sports stadiums. A flexible local development plan with permission for both 164 residential units, 11,500 m<sup>2</sup>, and multi-faceted commercial use. This provides the possibility to build 23,500 m<sup>2</sup>. The various uses include a school, shopping centre, offices and hotel. Work with lettings and development for tenants is ongoing. All the buildings will be certified to Miljöbyggnad or BREEAM standard.

Riksby Bromma kv 1.5 Lintaverken, Architect: DinellJohansson





# ACQUISITIONS AND DISPOSALS

**Regular acquisitions and sales enable us to continually refine and grow our property portfolio. We endeavour to achieve low risk and a healthy dividend yield. Based on this objective, with robust property management, a long-term approach and continued development we can significantly increase the value of our properties.**

2020 was a transitional year when it comes to acquisitions, because the focus was entirely on Covid-19.

The year began with a strong economic trend from 2019 and the recent acquisition of Herrjärva 3. The property was taken over in March and was newly built by NCC, which also leases most of the premises as the company's headquarters. The building, with a lettable area of 19,836 m<sup>2</sup>, is also home to other familiar tenants including 3M and Philips. The property is certified to BREEAM (Excellent) standard, and is located in the Ulriksdal district.

Fastpartner is very confident about development opportunities in the area, which offers proximity to green spaces and city life. Ulriksdal is part of the municipality of Solna, which was named Sweden's best municipality for businesses by the Confederation of Swedish Enterprise in 2020. A substantial amount of housing is also being built in Ulriksdal at the moment, which gives the area a good foundation for further development into a dynamic location that will attract businesses, residents and visitors alike.

The capital markets were unsettled in the spring and at the beginning of

the summer due to Covid-19, but made a strong recovery during autumn. The year ended with new peaks on the stock market in relation to the first quarter. 2020 was also a year in which the total transaction volume on the property market was one of the highest ever, largely owing to the fact that a number of major structural transactions took place. For some property owners it was these very structural transactions, rather than property acquisitions, that along with Covid-19 were a distinguishing feature of the year. Following 20 years of rising property prices, there were a lot of parties looking to buy property, but relatively little on the selling side.

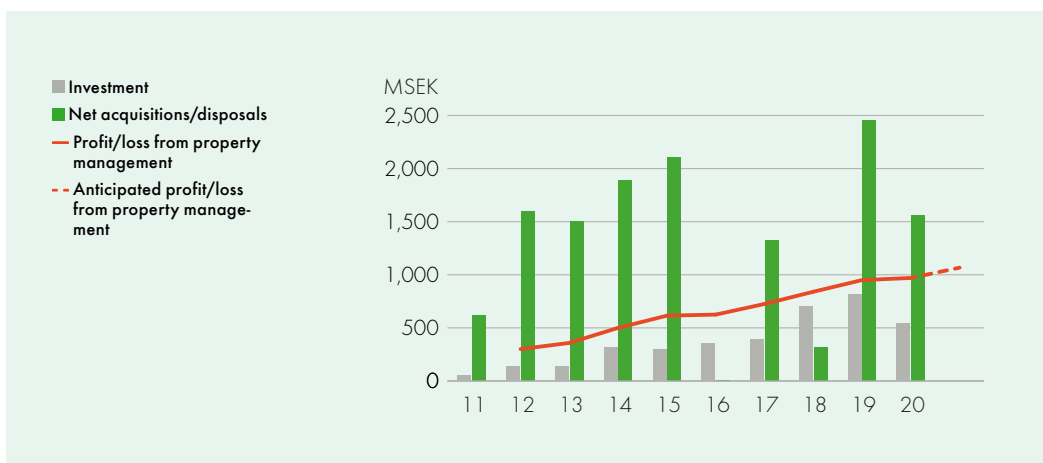
For Fastpartner, the year largely focused on continuing improvements to the property portfolio. Alongside our property transactions, we work actively on new construction, refurbishment and extensions; find out more about our projects on page 42. Improved cash flows, higher property values and lower environmental impact are the reward. During the year we continued with our work on the development of Märsta, for example.

Herrjärva 3



## Acquisitions 2020

Property: Herrjärva 3  
Municipality: Solna  
Lettable area: 19,836 m<sup>2</sup>  
Purchase completion date: 5 March



# FINANCING

Fastpartner's equity amounted to SEK 14,057.4m at the end of 2020. Interest-bearing liabilities totalled SEK 14,607.6m, corresponding to a loan-to-value ratio of 46.6 per cent. The interest coverage ratio was 4.1x. Fastpartner has been assigned an Investment Grade rating with the credit rating BBB- by Scope Ratings, and a rating of Ba 1 by Moody's Investors Service.

Owning and managing property is a capital-intensive business. Access to capital is a fundamental requirement for developing a successful property management business. Fastpartner's assets totalled SEK 33.1bn (30.0) at 31 December 2020. The business is financed with a combination of equity, interest-bearing liabilities and other liabilities. The two most important sources of capital are equity and interest-bearing liabilities. They accounted for 42.4 per cent (42.1) and 44.1 per cent (44.7) of Fastpartner's financing, respectively, at year-end.

## Interest-rate risk and interest coverage ratio

Interest expenses represent one of the largest expenses in the business and affect growth in profit from property management. Interest expense is primarily affected by changes in the market rate, but also by changed conditions in the credit market, which in turn affect the margin lenders require in compensation for lending money. Fastpartner has not set a fixed maturity within which the average fixed-rate period must fall. The multi-year credit agreements entail interest terms where the bank's margins are set in the agreements and where Fastpartner has the option to choose the fixed-rate period. Fastpartner's financial structure is designed with a clear focus on operating cash flow and the interest coverage ratio.

The interest coverage ratio is the financial measure that describes a company's risk level and resilience to changes in net interest. Fastpartner's interest coverage ratio target is a minimum of 3.0x. In 2020, the interest coverage ratio was 4.1x (4.0). A change in variable market interest rates of one percentage point would affect interest expenses by about SEK 110m an-

nually with the current capital structure.

Because of developments in the credit market during the year, Fastpartner chose to continue to use short fixed rate periods for the majority of the company's financing. This approach to financing was successful once again in 2020 and resulted in lower interest expenses for Fastpartner than would have been the case with fixed interest rates. The average interest rate on property loans was 1.7 per cent (1.9) at 31 December 2020.

Fastpartner believes that the predictability of the profit from property management allows a relatively high proportion of borrowed capital. This strategy allows Fastpartner to use its equity efficiently, which creates higher returns than would otherwise be possible, without the risk level becoming too high.

## Shareholders' equity

Fastpartner's shareholders' equity totalled SEK 14,057.4m (12,631.7) at 31 December 2020, corresponding to 42.4 per cent (42.1) of the company's total financing. If equity is adjusted according to EPRA NAV, the equity/assets ratio amounts to 50.3 per

cent (49.8). Since Fastpartner normally sells properties in the form of a company, which is a tax-exempt transaction, it is likely that Fastpartner will not pay the deferred tax liability, for which reason the company considers it to be appropriate to adjust the equity/assets ratio for this. Fastpartner strives to achieve a balance between a high return on equity and an acceptable level of risk. The company's goal is for the equity/assets ratio to exceed 25 per cent in the long term. Fastpartner has determined that an equity/assets ratio greater than 25 per cent is appropriate in light of the company's long leases, fixed-term maturity and its financial position in general.

Fastpartner's target for return on equity over a business cycle is 12 per cent. The return on equity for 2020 was 12.2 per cent (28.9). The average return on equity was 20.9 per cent for the past three years and 22.6 per cent for the past five years.

## Interest-bearing liabilities

Properties are long-term assets and demand long-term funding, where the allocation between equity and interest-bearing debt is set to obtain necessary

### LOAN STRUCTURE AT 31/12/2020 (SEKM)

Loan agreements	Amount utilised	Loan agreement term
3,377.4	3,377.4 <sup>1)</sup>	2021
2,728.9	2,675.9 <sup>2)</sup>	2022
3,789.7	3,789.7 <sup>3)</sup>	2023
2,795.3	2,795.3 <sup>4)</sup>	2024
74.6	74.6	2025
637.4	637.3	2028
216.0	216.0	2029
1,041.3	1,041.3	2034
<b>Total</b>	<b>14,660.6</b>	<b>14,607.6</b>

<sup>1)</sup>Of which SEK 600.0m relates to bond loans and SEK 1,415.0m relates to commercial paper.

<sup>2)</sup>Of which SEK 1,300.0m relates to bond loans.

<sup>3)</sup>Of which SEK 1,300.0m relates to bond loans.

<sup>4)</sup>Of which SEK 1,100.0m relates to bond loans.



funding. Interest-bearing liabilities, which are Fastpartner's main source of financing, accounted for 44.1 per cent (44.7) of the company's financing at year-end. Interest-bearing liabilities consist partly of bank loans of SEK 8,892.6m (8,135.1) raised using the Group's properties as collateral, partly of four listed unsecured bond loans totalling SEK 4,300.0m (3,800), and one unsecured commercial paper programme of SEK 1,415.0m (1,460.0). At year-end, interest-bearing liabilities therefore totalled SEK 14,607.6m (13,395.1), corresponding to 46.6 per cent (47.5) of the market value of the properties. Interest-bearing net liabilities totalled SEK 13,936.3m (12 729.2), corresponding to 44.5 per cent (45.2) of the market value of the properties.

Of the interest-bearing liabilities, SEK 3,450.9m (2,833.0) were classified at year-end as current because they fall due or will be paid off in part in 2021. Fastpartner has already made good progress in its refinancing discussions with the relevant banks regarding margins and maturities for the short part of the loan portfolio, and the company intends to convert these loans into long-term financing with a short fixed-rate period in 2021. Fastpartner's fixed-term maturity at 31 December 2020 was 3.1 (3.6) years. Adjusted for the portion of the loan portfolio that matures in 2021, fixed-term maturity is 3.9 (4.4) years. All of Fastpartner's loans are denominated in SEK.

During the year Fastpartner signed new long-term credit agreements for SEK 2,252.1m and renegotiated and extended existing long-term credit agreements for SEK 539.7m.

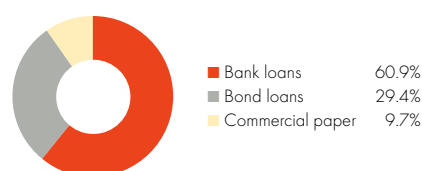
#### CHANGE IN INTEREST-BEARING LIABILITIES, SEK M

Interest-bearing liabilities, beginning of year	13,395.1
New loans	2,252.1
Refinancing existing loans	±539.7
Amortisation and redemption of loans	-1,039.6
Interest-bearing liabilities, year-end	14,607.6

#### Bond loans

Fastpartner has issued five unsecured bond loans on the Swedish market for SEK 4,300.0m (3,800.0), corresponding to 13.7 per cent (13.5) of the market value of our properties at year-end. In 2020, Fastpartner issued unsecured bonds on three occasions

#### Breakdown of financing



amounting to a total of SEK 1,100m within existing frameworks, and settled an existing bond loan amounting to SEK 500m on maturity. Below is a summary of the four outstanding listed bond loans.

Amount (SEKm)	Interest (%)	Maturity of the bond loan
600	Stibor 3m + 2.45 <sup>1)</sup>	Sept. 21
1,300	Stibor 3m + 2.85 <sup>1)</sup>	May 22
1,300	Stibor 3m + 2.45 <sup>1)</sup>	May 23
1,100	Stibor 3m + 3.10 <sup>1)</sup>	March 24
<b>4,300</b>		

<sup>1)</sup>The figure refers to percentage points.

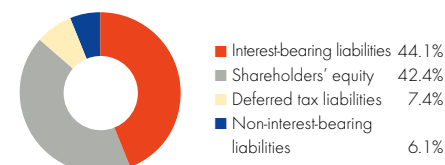
#### Green bond loans

Of Fastpartner's outstanding bond loans of SEK 4,300m (3,800), SEK 1,300m (1,300) relates to green bond loans. The proceeds from the issue have been used in accordance with Fastpartner's green framework for financing and refinancing of green properties, as well as investments in renewable energy sources and energy efficiency. Green properties include new properties certified at a minimum to the Miljöbyggnad Silver standard, as well as renovations that result in a minimum energy consumption reduction of 25 per cent.

#### Commercial paper programme

In 2017 Fastpartner established a commercial paper programme that is traded through Handelsbanken and Swedbank. The programme has a framework amount of SEK 2,000m and the maturity for the commercial paper is no more than one year. At 31/12/2020, outstanding commercial paper totalled SEK 1,415.0m (1,460.0), corresponding to 4.5 per cent (5.2) of the market value of the properties. Fixed Partner has a commitment to keep unused credit facilities available at all times to cover all outstanding commercial paper.

#### Capital structure



#### Finance function and finance policy

The purpose of the finance function is to support the company's core business by minimising the cost of capital in the long term. Its task is to manage existing debt, to arrange new borrowing for investments and acquisitions and to limit financial risks. Fastpartner's finance policy, which is adopted by the Board of Directors, states how the various risks in the financing operations should be limited and specifies what risks Fastpartner may assume. The objective of Fastpartner's finance function is to:

- Ensure the supply of capital in the short and long-term,
- Adjust the financial strategy and financial risk management based on the development of operations to ensure that a long-term stable capital structure is attained and maintained,
- Attain optimal net financial items within the set risk management framework.

Financial matters of strategic importance are dealt with by Fastpartner's Board of Directors.

#### Collateral for interest-bearing liabilities

Long-term credit agreements with banks are mainly secured with collateral in the company's properties. As collateral for the secured interest-bearing liabilities, mortgage deeds of a total of SEK 12,541.5m (11,566.1) MSEK were pledged. In addition to these mortgage deeds for the company's properties, Fastpartner regularly issues pledges in the form of share certificates in the property-owning Group companies. The credit agreements with the banks also include set limits for defined key performance indicators, known as "covenants". Fastpartner's own financial targets are well in line with the requirements set by the banks. In addition, there are general commitments that Fastpartner must provide its lenders

with financial information, such as annual reports and interim reports, and in certain cases the right to renegotiate in the event of delisting, or if Fastpartner's principal owner should no longer control more than 51 per cent of shares in the company. In addition, Fastpartner engages in ongoing dialogue with the banks.

### Fixed-rate period

The reference rate for Fastpartner's loan agreements is mainly 3-month Stibor. The short fixed-rate period in the loan agreements allows the company to change its capital structure without incurring costs for interest differential compensation. In order to limit interest rate risk, defined as the risk of an impact of changes in the market interest rate on profit and cash flow, to a certain extent, and to increase the predictability of profit from property management, Fastpartner has chosen to enter into interest rate swaps totalling SEK 1,875.0m (1,875.0). Along with fixed-interest loans of SEK 192.3m (45.9), Fastpartner has hedged 14 per cent (14) of its loan portfolio with interest rate swaps.

Fastpartner's fixed-rate period was 1.1 years (1.2) at 31 December 2020. Adjusted for the variable interest rate portion of the loan portfolio, the fixed-rate period was 5.7 years (7.0).

### Valuation of derivatives

According to the accounting rules (IFRS 9), interest rate derivatives are measured at market value and the change in value is recognised in profit or loss. During the year, unrealised changes in the value of interest rate swaps that Fastpartner en-

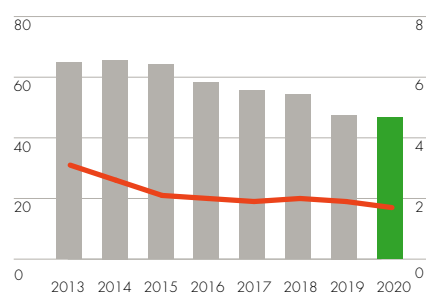
tered into had an impact on profit of SEK -17.0m (-32.5).

The value of the swap is affected by the general interest rate level and the remaining duration of the swap. Should the general interest rate situation change in relation to the interest rate situation at the time the swap was entered into, the value of the swap changes. For example, the market value of a nominal interest rate swap is measured by calculating the present value of the difference between the swap's fixed interest rate and the prevailing market interest rate with a corresponding duration. The calculation period corresponds to the remaining duration of the swap. If the prevailing market interest rate exceeds the fixed rate of the swap, a surplus is obtained, and the opposite also applies. The prevailing swap rate with a corresponding maturity is used as the calculation rate for the discount period. Thus, the market value of an interest rate swap changes over the term of the swap, but the value is always zero at the due date. The quarterly market valuations of swap agreements affect Fastpartner's reported earnings and shareholders' equity, but do not affect the company's cash flow.

### Other liabilities

Fastpartner's other liabilities at year-end totalled SEK 4,483.3m (3,959.7), corresponding to 13.5 per cent (13.2) of the company's total financing. Other liabilities mainly comprise deferred tax liabilities and lease liabilities relating to ground rents, as well as deferred income and accrued expenses. Deferred tax liability largely refers to the tax effect of the

### Loan-to-value ratio and average interest rate, %



difference between the market value and the tax residual value of the company's properties.

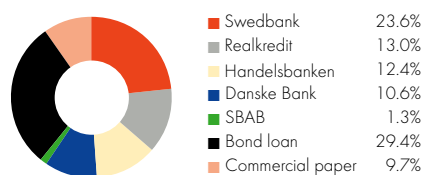
Deferred income arises because Fastpartner receives rent payments on a quarterly basis in advance. This liability is resolved by Fastpartner providing premises during the period for which the rent was paid. Accrued expenses primarily comprise accrued interest expenses and accrued expenses for media for the immediately preceding quarter.

In summary, with this payment structure Fastpartner does not need to finance working capital with interest-bearing liabilities or equity.

### Financial position

The equity/assets ratio at year-end was 42.4 per cent (42.1). Cash and cash equivalents at year-end totalled SEK 147.1m (264.3). Available liquidity, including unutilised overdraft facilities, of SEK 235.0m (235.0), amounted to SEK 382.1m (499.3).

### Breakdown of lenders

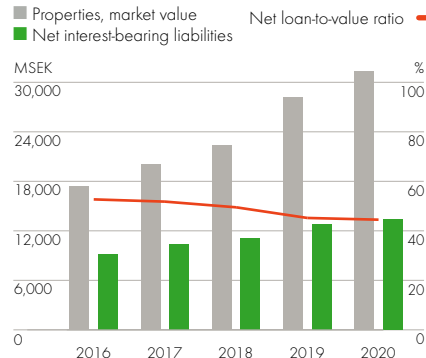


### FASTPARTNER'S INTEREST RATE SWAPS AT 31 DECEMBER 2020

Amount (SEKm)	Interest <sup>1)</sup> (%)	Swap duration
300	1.86	March 23
125	1.94	May 24
500	1.44	Nov. 24
250	1.23	Dec. 24
300	0.93	March 25
200	1.23	Feb. 26
200	1.98	Dec. 44
<b>1,875</b>		

<sup>1)</sup> Excluding the loan margin

### Net loan-to-value ratio



### Financial items

Financial items for the year totalled SEK –333.6m (–342.3). Financial items mainly consist of interest expenses for the Group's loans and interest income relating to promissory note receivables. The Group's interest expenses totalled SEK –292.6m (–270.2). Financial items also included the market value of the Group's interest rate derivatives of SEK –17.0m (–32.5).

In accordance with the accounting rules of IFRS 9, interest rate derivatives must be measured at market value, which

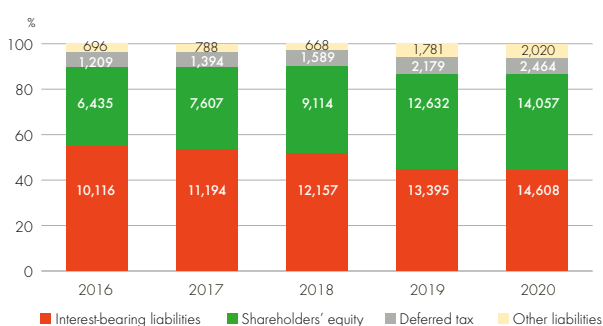
means that a theoretical surplus or deficit will arise if the agreed interest rate deviates from the current market interest rate, where the change in value in Fastpartner's case must be recognised in profit or loss.

### Cash flow

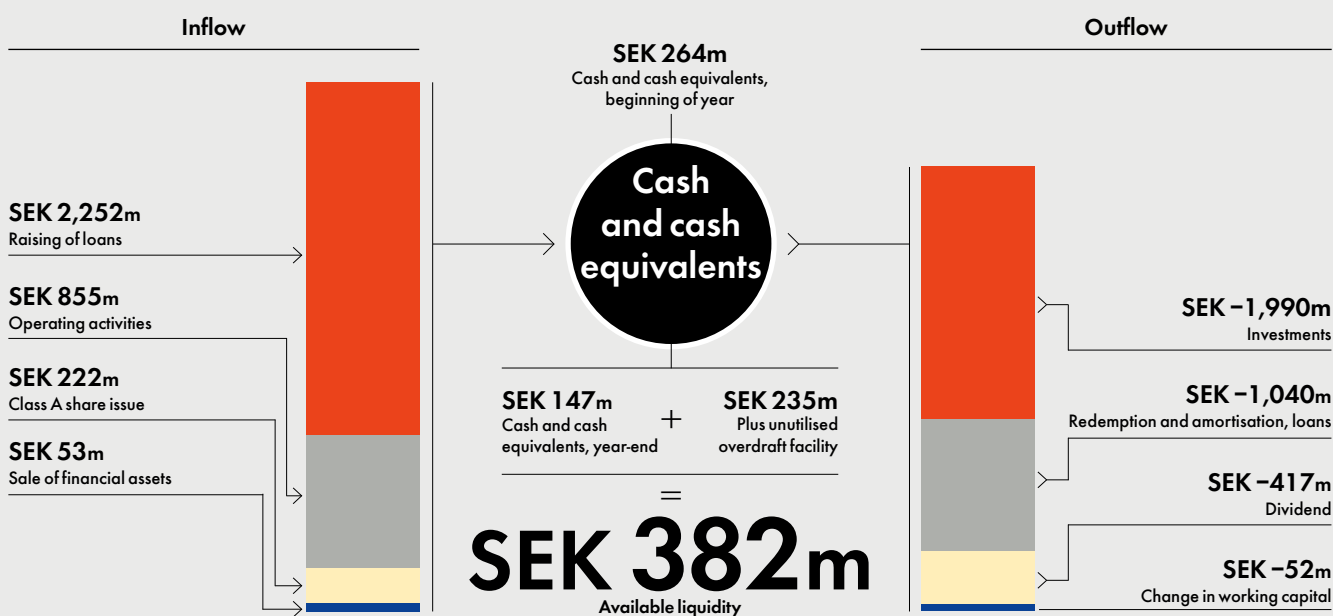
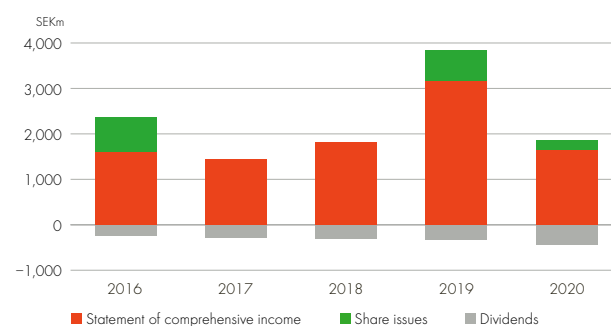
Cash flow for the year from current management before changes in working capital totalled SEK 854.6m (774.7). Cash flow after changes in working capital totalled SEK 802.9m (744.8). The change in cash and cash equivalents for the year totalled SEK –117.2m (428.1). The change is

mainly attributable to an increase in net operating income as a result of newly signed leases, as well as newly acquired properties. Other factors responsible for the change include investments in existing properties, acquisition of new properties and new loans. During the year, Fastpartner also issued Class A shares for SEK 224m. During the year, cash flow from investing activities totalled SEK –1,937.1m (–2,784.6), including SEK –1,910.9m (–3,255.1) for real estate investments. Cash flow from financing activities totalled SEK 1,017.0m (1,611.7)

CAPITAL STRUCTURE DEVELOPMENT, SEK M



STATEMENT OF CHANGES IN EQUITY





and includes raising and redemption of loans, as well as issuance of Class A shares. During the year, shareholders were paid a dividend of SEK 417.3m (327.4).

#### Credit rating from Moody's

In March 2018, Fastpartner received a rating of Ba2 with a positive outlook from Moody's Investors Service. Moody's upgraded Fastpartner's credit rating in December 2019 to Ba1 with a stable outlook.

Moody's uses a special methodology to establish a profile for Fastpartner according to its rating scale. A complete description of the rating scale and methodology for "REITs and Other Commercial Property Firms" can be found at [www.moody.com](http://www.moody.com).

Fastpartner actively works to strengthen the company's key performance indicators with the aim of achieving a rating of Baa3 by 2021, which would mean an Investment Grade rating. An official rating in the Investment Grade category would benefit Fastpartner because it would mean even better access to the capital market, which would reduce the company's refinancing risk and would allow lower financing costs and longer capital durations.

#### Credit rating from Scope Ratings

In August 2020, Fastpartner received an Investment Grade rating of BBB- with a stable outlook from Scope Ratings. The credit rating also covers Fastpartner's senior unsecured bonds and commercial paper.

#### Rating scale – Moody's Investors Service

Max.	Aaa
	Aa1
	Aa2
	Aa3
Investment grade	A1
	A2
	A3
	Baa1
	Baa2
	Baa3
	Ba1
	Ba2
	Ba3
	B1
	B2
	B3
Not investment grade	Caa1
	Caa2
	Caa3
	Ca
	C
Minimum	

Fastpartner's rating, December 2019

#### Rating scale – Scope Ratings

Max.	AAA
	AA+
	AA
	AA-
Investment grade	A+
	A
	A-
	BBB+
	BBB
	BBB-
	BB+
	BB
	BB-
	B+
	B
	B-
	CCC
	CC
Minimum	C

Fastpartner's rating, August 2020

# Ba1

Fastpartner's rating from Moody's.

# BBB-

Fastpartner achieved an Investment Grade rating in August 2020.

# SUSTAINABLE RISK MANAGEMENT

All businesses face uncertainty regarding future events. Fastpartner is continuously exposed to various risks that may have an impact on the company's future operations, earnings and financial position. The company works continuously to assess and prevent risks in its business.

Exposure: ● High ● Medium ● Low

RISK	DESCRIPTION	CONSEQUENCE	RISK MANAGEMENT	
RENT RISK	Rent risk is assessed in relation to trends in current market rents.	Falling rents result in lower income, which in the long term may cause liquidity problems.	Fastpartner's property management strategy of working with long leases reduces this risk. Continuous work is underway to renegotiate existing leases in order to minimise this risk in the short term. The majority of Fastpartner's leases are fully or partially tied to the consumer price index (CPI) which means that they are fully or partially inflation-adjusted.	● ● ●
CREDIT RISK	Fastpartner's primary counterparty risk is associated with tenants who are unable to meet their contractual payment obligations as specified in the lease.	There is always a risk that tenants are unable to fulfil their contractual obligations in relation to Fastpartner.	In connection with acquisitions and lettings, counterparty risk is valued and agreements are supplemented if necessary with collateral in the form of deposits, bank guarantees, parent company guarantees and similar. Fastpartner works closely with its tenants and continuously monitors developments related to their financial position. Fastpartner believes that the financial position of its tenants is good, with a few exceptions.	● ● ●
PROPERTY ACQUISITION-RELATED RISKS	Property acquisitions are part of Fastpartner's ongoing business and are inherently always associated with some uncertainty. Loss of rent, environmental conditions and technical deficiencies are some of the risks associated with property acquisitions.	Poor environmental conditions and technical deficiencies in the acquired properties can be very costly for the company.	Fastpartner is careful to ensure that the organisation has the right expertise for property acquisitions. External expertise is always brought in when considered necessary. Fastpartner believes that the company has the right expertise to carry out property acquisitions and integrate them into the business.	● ● ●
EXPOSURE TO CHANGES IN VALUE OF PROPERTIES	Fastpartner is exposed to changes in the market value of the property portfolio. Market values may fall because of reasons such as weakening of the economy, rising interest rates, tenants moving out, or worsening of the technological standard.	Falling property values have a direct impact on earnings and result in a decrease in equity. Interest expenses may rise because margins in relation to the company's banks may increase since outstanding loans increase in relation to the property value.	In order to maintain or increase the market value of the properties, Fastpartner works continuously to rent out vacant premises and to optimally manage current maintenance of the properties. Fastpartner uses the external real estate services firms Cushman & Wakefield and Newsec to assess the market value of the properties. Fastpartner has determined that these valuation agencies offer the best long-term conditions for fair and reliable assessments of the market values of the properties.	● ● ●
EXPOSURE TO CHANGES IN RUNNING COSTS	Running costs such as electricity, heating, cooling and water are a major expense item for Fastpartner. Rising electricity and heating prices result in increased expenses for Fastpartner.	Higher running costs result in lower profit from property management and a deterioration in key performance indicators	A large part of the running costs are charged directly to the tenants or passed on by Fastpartner at cost. Fastpartner's exposure to changes in running costs is therefore relatively limited.	● ● ●



Exposure: ● High ● Medium ● Low

RISK	DESCRIPTION	CONSEQUENCE	RISK MANAGEMENT	
REFINANCING RISK	Fastpartner's financing primarily consists of equity and interest-bearing liabilities. The interest-bearing liabilities are loans from Swedish commercial banks and bond loans. Fastpartner constantly monitors and works on refinancing risk, which is defined as the risk that existing debt cannot be refinanced on reasonable terms. In certain cases, Fastpartner's loans are subject to special requirements such as maintaining an interest coverage ratio.	A deterioration in the balance sheet increases refinancing risk. This may cause the banks to set more stringent terms, which can lead to higher interest expenses and lower loan amounts.	Fastpartner strives to achieve low average interest expenses for the loan portfolio. To do so, the company primarily uses short fixed-rate periods. Fastpartner works hard to maintain a good cash flow, which allows better financing opportunities with better terms and conditions. Fastpartner believes that the company's facilities have market-based terms and conditions.	● ● ●
INTEREST RATE RISK	Interest expenses comprise Fastpartner's largest running cost. This risk is defined as the risk that changes in interest rates will affect Fastpartner's financing costs. Interest risk is attributable to developments in current interest rate levels.	Interest-bearing liabilities at 31 December 2020 were SEK 14,607.6m. A change in variable market interest rates of one percentage point would affect interest expenses by about SEK 110m annually with the current capital structure.	Fastpartner's excellent cash flow enables the company to work with short fixed-rate periods since temporary interest rate hikes do not involve any liquidity risk. Fastpartner monitors the interest rate hedging market closely and when long-term interest rates are low, Fastpartner considers entering into favourable interest rate swaps. Fastpartner has also been assigned official ratings by Moody's and Scope Ratings that should increase resilience to rising interest rates.	● ● ●
ORGANISATION END EMPLOYEES	Fastpartner has a relatively small organisation, which entails dependence on individual employees.	Inadequate procedures and a lack of internal control may result in corporate management losing control over corporate governance, which would be harmful to the company.	Fastpartner works with a long-term approach to create good internal control with documented procedures and policies for its daily work. Fastpartner has employment contracts with its employees and the company believes that the terms and conditions of these contracts are in line with the market.	● ● ●
OPERATING RISK	Within the framework of ongoing operations, Fastpartner may incur losses due to inadequate procedures, lack of control measures, or irregularities.	Inadequate procedures and a lack of internal control may result in corporate management losing control over corporate governance, which would be harmful to the company.	With good system support, internal control and skills development the company is well-equipped to reduce the operational risks.	● ● ●
ENVIRONMENTAL RISK	Under current environmental legislation, the operator is responsible for any contamination or other environmental damage. Fastpartner does not engage in any activities that require a permit under the Swedish Environmental Code.	There may be tenants who engage in activities that require a separate permit under the Environmental Code; in other words, the tenant is the business operator according to the Environmental Code. If the business operator cannot carry out or pay for decontamination of a property, the party that acquired the property, and that at the point of such acquisition was aware or should have discovered such contamination, is responsible for remediation. Such circumstances could lead to claims against Fastpartner to restore the property to such condition as required by the Environmental Code.	Fastpartner cooperates with the business operator in matters concerning the environmental impact of the business. Fastpartner regularly conducts environmental analyses of properties as part of the acquisition process. Currently, none of the Group companies within the Fastpartner Group are subject to any environmental requirements.	● ● ●
EXPOSURE TO CHANGES TO LEGISLATION	Changed legislation or case law. For example, rental, acquisition and environmental legislation may have a negative impact on the company.	In 2009, amended tax legislation had a negative impact on Fastpartner after the Government decision of 17 June 2009 regarding changes in the right to a deduction in the income category business activities for capital losses on shares in trading companies. As a result, in 2009 Fastpartner had to reverse a deferred tax asset of SEK 104.3m (not affecting cash flow). This example demonstrates the consequences of a change in legislation that could have a negative impact on Fastpartner.	Fastpartner does not use advanced tax planning to minimise its tax liability. Fastpartner is careful to comply with existing legislation and directives. Several investigations are under way regarding changes to tax regulations. Potential changes concern restrictions to interest deductions and taxation of transactions in connection with packages. There are no concrete proposals as yet. Fastpartner is continually monitoring developments.	● ● ●
CORRUPTION AND BRIBERY	An employee or business partner acts unethically in order to achieve undue personal gain.	Risk of legal consequences and damage to reputation.	Fastpartner has strengthened the guidelines in its code of conduct for employees and for suppliers, while adopting internal controls and procedures to avoid criminal and corrupt actions.	● ● ●
HUMAN RIGHTS	Risk of violation of human rights in operations conducted by Fastpartner or its suppliers.	Risk of legal consequences and damage to reputation.	Fastpartner has a policy against discriminatory treatment and for equal treatment. Fastpartner has also adopted a Code of Conduct. Training was provided in 2017 regarding working terms and conditions, discriminatory treatment and equal treatment for all staff.	● ● ●



# SHARE INFORMATION AND SHAREHOLDERS

Fastpartner has three share classes which are all listed on Nasdaq Stockholm, Largecap. The company's market capitalisation was SEK 19.1bn at 31 December 2020.

## Market capitalisation and share price performance – Class A ordinary share

Market capitalisation of Fastpartner's ordinary share on 31 December 2020 was SEK 17,741m, to be compared with SEK 17,936m at the end of 2019. In 2020, the share price declined by 2.2 per cent, to be compared with an increase of the SIX general index of 13.2 per cent, and Carnegie's property index, which dropped by 5.2 per cent. The highest quoted bid price during the year was SEK 124.80 and the lowest was SEK 55.50. Average turnover during the year was SEK 5,110,175 per day, with an average of 60,746 shares.

Fastpartner has had market makers for the share for several years. The market makers are ABG Sundall and Carnegie. The purpose of the agreements is to

promote the liquidity of the share. Briefly, under the agreements the market makers quote both a buy and a sell price for the Fastpartner share and undertake to buy and sell shares for their own behalf at these prices.

## Market capitalisation and share price performance – Class D ordinary share

Market capitalisation of Fastpartner's D shares on 31 December 2020 was SEK 682m, to be compared with SEK 763m at the end of 2019. The share price declined by 10.8 per cent in 2020. The highest quoted bid price during the year was SEK 95 and the lowest was SEK 60. Average turnover during the year was SEK 1,353,190 per day, with an average of 16,498 shares.

## Market capitalisation and share price development – preference shares

Market capitalisation of Fastpartner's preference share on 31 December 2020 was SEK 663m, to be compared with SEK 700m at the end of 2019. The share price declined by 5.3 per cent in 2020. The highest quoted bid price during the year was SEK 127 and the lowest was SEK 94.50. Average turnover during the year was SEK 1,305,401 per day, with an average of 11,243 shares.

## Total market capitalisation

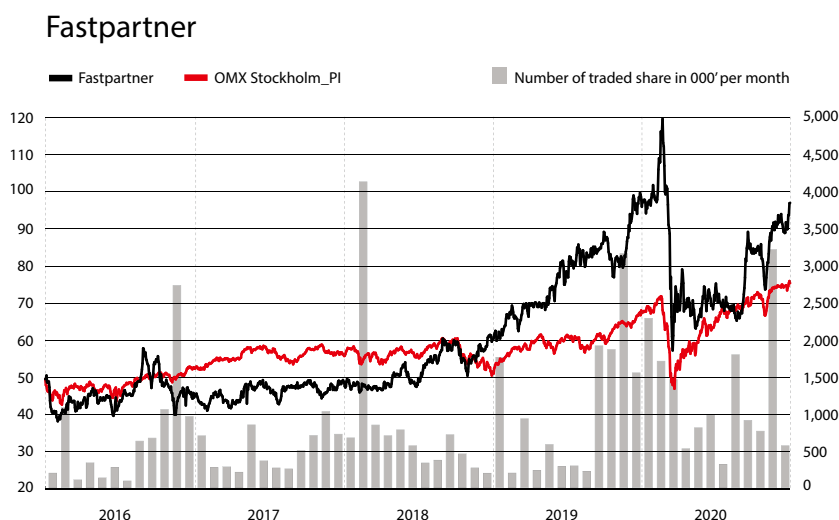
Fastpartner's total market capitalisation at 31 December 2020 was SEK 19,086m (19,400).

## Dividend and return – Class A ordinary shares

Fastpartner's goal is for the dividend to holders of ordinary shares to total at least one-third of earnings before tax and unrealised changes in value. Consolidation needs, liquidity and the company's position in general must be taken into account. The dividend per ordinary share has increased from 16.67 öre in 2002, to the proposed dividend for 2020 of SEK 2.0. The total proposed dividend for 2020 amounts to SEK 365.8m, which corresponds to 38.4 per cent of profit before tax and changes in value.

The proposed dividend of SEK 2.0 (1.90) corresponds to a dividend yield of 2.1 per cent (1.9) based on the price at year-end. During the year, the total return on the share, including a dividend of SEK 1.90 (1.60), was -0.2 per cent (67.0).

SHARE PRICE PERFORMANCE AND TRADING, 2016–2020



### Dividend and return – Class D ordinary share

Fastpartner's Class D shares entitle the holder to five times the total dividend on Class A ordinary shares, though no more than SEK 5.0 per share and year. The proposed dividend of SEK 5.0 corresponds to a dividend yield of 6.2 per cent (5.6) based on the price at year-end. During the year, the total return on the share, including a dividend of SEK 3.75 (0.0), was –6.5 per cent (6.9).

### Dividend and return – preference shares

Fastpartner's preference shares entitle the holder to preferential right over the ordinary share to an annual dividend of SEK 6.68 with a quarterly dividend of SEK 1.67. If the dividend on the preference share is not paid on time, or if a lower amount is paid, the difference shall be added to the outstanding amount including an interest rate of 8 per cent until the full dividend has been paid. No dividend may be paid to holders of ordinary shares before preference shareholders have received a full dividend, including outstanding amounts.

The proposed dividend of SEK 6.68 corresponds to a dividend yield of 5.4 per cent (5.4) based on the price at year-end. During the year, the total return on the share, including a dividend of SEK 6.68, was 0.1 per cent (9.4).

### Equity and net asset value

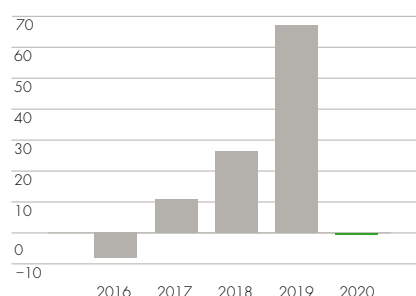
Assets and liabilities are essentially measured at fair value, for which reason net asset value can be calculated using shareholders' equity in the balance sheet. Equity per Class A ordinary share was SEK 76.9 (69.8) at year-end, after an increase of SEK 7.1 (19.4) during the year. Equity adjusted for EPRA NAV per Class A ordinary share was SEK 91.1 (82.6) at year-end.

### Shareholders

The number of holders of Class A ordinary shares totalled 3,416 at 31 December 2019. The equivalent figure at the beginning of the year was 2,806. The number of preference shareholders as of 31 December 2019 was 1,551. The equivalent figure at the beginning of the year was 1,422. The largest shareholder is the company's

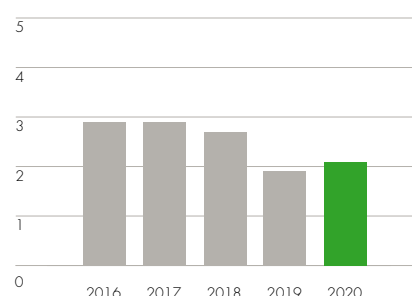
### Total return on ordinary share, %

Share price performance and actual dividend in relation to the share price at the beginning of the year



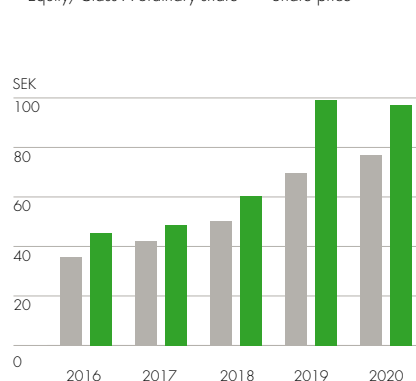
### Dividend yield on ordinary share, %

Dividend in % of share price at the end of the corresponding financial year



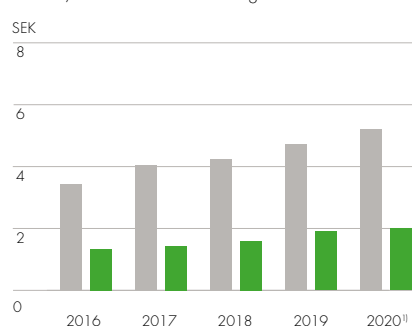
### Equity and share price

■ Equity/Class A ordinary share ■ Share price



### Profit/loss before tax and change in value and dividend, per Class A ordinary share

■ Profit/loss before tax and change in value ■ Dividend



<sup>1)</sup>Dividend proposed by the Board

CEO Sven-Olof Johansson, who owns 71.5 per cent of Class A ordinary shares through Compactor Fastigheter AB. The next two largest shareholders are Länsförsäkringar Fondförvaltning AB and the Kamprad Family Foundation, which own 8.7 per cent and 3.2 per cent, respectively, of Class A ordinary shares.

### Share capital, number of shares

At 31 December 2020, Fastpartner's share capital amounted to SEK 658,087,110, distributed among 183,233,636 Class A ordinary shares, 8,500,000 Class D ordinary shares and 5,692,497 preference shares. At year-end, there were a total of 197,426,133 shares in the company, with a quotient value of SEK 3.33 per share. Each Class A ordinary share, besides repurchased treasury shares, carries one vote and each Class D ordinary share and preference share carries one tenth of a vote. At the

beginning of the year, Fastpartner held 333,636 Class A ordinary shares as treasury shares. No additional shares were repurchased in 2020. The holding at year-end was therefore 333,636 Class A ordinary shares, corresponding to 0.2 per cent of the total number of Class A ordinary shares issued. No value has been recognised for this holding in accordance with applied accounting policies.

### Rights issue

With the authorisation of the Annual General Meeting, Fastpartner's Board of Directors resolved on 19 February 2020 on a private placement of 2,000,000 Class A ordinary shares, at a price of SEK 112 per share. The issue generated proceeds of SEK 224m before transaction expenses for Fastpartner. The issue led to an increase in share capital of SEK 6.7m.

## THE FIVE LARGEST OWNERS AT 31/12/2020

	Number of Class A shares	Share, %
Compactor Fastigheter AB <sup>1)</sup>	130,817,915	71.5
Länsförsäkringar Fond- förvaltning AB	15,885,081	8.1
Kamprad Family Foundation	5,887,500	3.2
Swedbank Robur Fonder AB	5,421,102	3.0
Lilja Batljan Invest Fast 1 AB	3,152,366	1.7
Other	21,736,036	11.9
<b>Number of shares outstanding</b>	<b>182,900,000</b>	<b>100.0</b>
Fastpartner AB	333,636	
<b>Total issued</b>	<b>183,233,636</b>	

<sup>1)</sup>Of which 180,000 (180,000) share are on loan to Carnegie in conjunction with signing of liquidity guarantee.

Total market capitalisation, outstanding shares	19,086,176
Market capitalisation, treasury shares	32,363
<b>Total market capitalisation</b>	<b>19,118,539</b>

## FASTPARTNER'S CLASS A ORDINARY SHARE, FOR 5 YEARS

	2020	2019	2018	2017	2016
Share price at year-end, SEK	97.0	99.2	60.3	48.8	45.3
Share price at year-end, SEK m	17,741	17,936	10,916	8,834	8,201
Profit from property management per ordinary share	5.21	4.70	4.02	3.69	3.71
Profit per ordinary share, SEK	8.55	17.19	9.77	7.81	9.39
Equity per ordinary share, SEK	76.9	69.8	50.4	42.1	35.6
Dividend per ordinary share, SEK	2.0 <sup>1)</sup>	1.90	1.60	1.44	1.33
Dividend yield, %	2.1	1.9	2.7	2.9	2.9
Total return, %	-0.2	67.0	26.5	10.7	-8.1

<sup>1)</sup>Dividend proposed by the Board.

## DISTRIBUTION IN SIZE CLASSES, CLASS A ORDINARY SHARES, AT 31/12/2020

Distribution into size classes	No. of shareholders	Percentage %	No. of shares	Percentage %	Market capitalisa- tion (SEK thousand)
1-1,000	3,125	79.1	482,471	0.3	46,800
1,001-2,000	265	6.6	387,704	0.2	37,607
2,001-5,000	261	6.6	823,827	0.5	79,911
5,001-10,000	128	3.2	868,738	0.5	84,268
10,001-20,000	62	1.6	829,596	0.5	80,471
20,001-50,000	52	1.3	1,537,746	0.8	149,161
50,001-100,000	22	0.6	1,558,777	0.9	151,201
100,001-	38	1.0	176,411,141	96.5	17,111,881
<b>Total</b>	<b>3,953</b>	<b>100</b>	<b>182,900,000</b>	<b>100</b>	<b>17,741,300</b>
Fastpartner AB	1		333,636		
<b>Total</b>	<b>3,954</b>		<b>182,233,636</b>		

## DISTRIBUTION IN SIZE CLASSES, CLASS D ORDINARY SHARES, AT 31/12/2020

Distribution into size classes	No. of shareholders	Percentage %	No. of shares	Percentage %	Market capitalisa- tion (SEK thousand)
1-1,000	2,237	85.1	451,716	5.3	36,228
1,001-2,000	137	5.2	202,684	2.4	16,255
2,001-5,000	100	3.8	327,588	3.8	26,273
5,001-10,000	75	2.9	560,748	6.6	44,972
10,001-20,000	34	1.3	482,073	5.7	38,662
20,001-50,000	22	0.8	717,037	8.4	57,506
50,001-100,000	7	0.3	625,976	7.4	50,203
100,001-	17	0.6	5,132,178	60.4	411,601
<b>Total</b>	<b>2,629</b>	<b>100</b>	<b>8,500,000</b>	<b>100</b>	<b>681,700</b>
Fastpartner AB	0				

## DISTRIBUTION IN SIZE CLASSES, PREFERENCE SHARE, AT 31/12/2020

Distribution into size classes	No. of shareholders	Percentage %	No. of shares	Percentage %	Market capitalisa- tion (SEK thousand)
1-1,000	1,341	73.6	400,938	7.0	46,709
1,001-2,000	167	9.2	256,196	4.5	29,847
2,001-5,000	178	9.8	594,910	10.5	69,307
5,001-10,000	64	3.5	457,733	8.0	53,326
10,001-20,000	36	2.0	524,970	9.2	61,159
20,001-50,000	21	1.2	652,142	11.5	75,975
50,001-100,000	6	0.3	419,009	7.4	48,815
100,001-	8	0.4	2,386,599	41.9	278,039
<b>Total</b>	<b>1,821</b>	<b>100</b>	<b>5,692,497</b>	<b>100</b>	<b>663,176</b>
Fastpartner AB	0				



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# DIRECTORS' REPORT

**The Board of Directors and Chief Executive Officer of Fastpartner AB (publ), company registration number 556230-7867, hereby present the 2020 Annual Report for the Group and Parent Company.**

## Operations in 2020

During the year Fastpartner continued to work with managing and developing the property portfolio. The Group has continued to expand, partly by taking over the Herrjärva 3 property in Solna in March, and also via investments in our own portfolio. No properties were sold in 2020.

On the rental market, renegotiations have been carried out and new contracts signed at stable levels, often at higher rents.

## Property portfolio

The property portfolio mainly comprises properties suitable for offices, logistics and warehouses, retail trade, industry and manufacturing, as well as schools and healthcare facilities. The properties are mainly located in the Stockholm region. This region is and continues to be Fastpartner's most prioritised investment area. About 80 per cent of the rental value comes from the Stockholm region and its immediate surroundings in Mälardalen and about 20 per cent from the rest of the country, with Gävle as the largest management entity.

At the beginning of the year, Fastpartner owned 207 properties, with a carrying amount of SEK 28,172.4m. Lettable area amounted to 1,510,711 m<sup>2</sup>. At year-end Fastpartner owned 208 properties, with a carrying amount of SEK 31,344.4m and lettable area amounted to 1,533,087 m<sup>2</sup>.

Ownership of the Herrjärva 3 property in Solna transferred to Fastpartner in March. The property has a lettable area of 19,836 m<sup>2</sup>. Two new apartment blocks in Märsta Centrum were also completed in 2020, with a lettable area of 5,705 m<sup>2</sup>.

## Property valuation

In 2020, independent property valuation companies carried out half-yearly valuations of Fastpartner's entire property portfolio. The valuations were carried out by Cushman & Wakefield and Newsec. The valuation companies based their valuations on information about the properties that Fastpartner provided. This information included outgoing rent, lease term, any additional charges or discounts, vacancy levels, operation and maintenance costs, as well as major planned or recently completed investments and repairs. In addition, the valuation companies also used their own information regarding the location and market conditions for each property.

The purpose of the valuation is to assess the market value of the properties at the time the valuation was carried out. Market value refers to the most likely price of a sale with normal market-time in the open market. A cash flow analysis is performed

for each property as part of the valuation process. The cash flow analysis consists of an assessment of the present value of the property's future net operating income during a calculation period, as well as the present value of the object's residual value after the end of the calculation period. The calculation takes into account future changes in net operating income, as well as the object's need for maintenance and investments. The reports provided by the valuation institutions are reviewed and compared with Fastpartner's internal valuation.

Unrealised changes in value for the year totalled SEK 1,074.1m (2,587.6). Changes in the value of the properties can mainly be explained by newly signed leases at higher rent levels, as well as by completed tenant adaptation projects and lower yield requirements. In Fastpartner's documentation for the valuations, the average yield requirement for the entire portfolio is about 4.6 per cent (4.6).

## Rental income

The Group's rental income during the financial year totalled SEK 1,801.6m (1,686.5). The increase is mainly attributable to newly signed contracts, completed tenant adjustments and rent from properties acquired in 2020 and 2019. The lease portfolio for commercial leases amounts to SEK 8,042.9m (7,644.5), and consists of 1,964 (1,913) leases. This corresponds to contractual annual rental income of SEK 1,718.0m (1,637.3). The average length of leases is 4.7 years (4.7).

As an effect of Covid-19 and the government rental relief package, Fastpartner has provided rent discounts of SEK 3.8m (–).

Contractual annual rental income for residential properties totals SEK 30.1m (16.4), while contractual annual rental income for parking spaces and indoor parking totals SEK 27.4m (31.1).

## Earnings

The Fastpartner Group's profit before tax for 2020 was SEK 2,009.8m (3,830.9). Profit includes unrealised changes in value in properties of SEK 1,074.1 (2,587.6). Net operating income was SEK 1,285.0m (1,173.0) and profit from the property management business was SEK 952.1m (849.6). The improvement in net operating income and in profit from property management can mainly be explained by increased rental income due to newly signed leases, but also because of profit from properties acquired in 2019 and 2020.

## Tax

Tax on profit for the year amounted to SEK –377.6m (–683.9). Tax consists of current tax of SEK –92.9m (–94.0) and deferred tax of SEK –284.7m (–589.9). The corporate tax rate for the 2020 tax year is 21.4 per cent (21.4) and will be lowered to 20.6 per cent for the 2021 tax year. Deferred tax is calculated at the tax rate that is expected to be applicable at the time of payment.

### Management of capital

Managed capital refers to equity and borrowed capital. At year-end, equity and borrowed capital in the Group amounted to SEK 28,708.8m (26,069.6), of which equity amounted to SEK 14,057.4m (12,631.7) and borrowed capital SEK 14,651.4m (13,437.9). The Group's goal for management of capital is to secure the Group's future and ability to act, as well as to ensure that shareholders continue to receive a good return on invested capital. The distribution between equity and borrowed capital should provide a good balance between risk and return. The capital structure is adapted as needed based on changing economic conditions and other external factors. In order to maintain and adjust the capital structure, the Group may distribute funds, increase equity through the issuance of new shares or capital injections, or it may choose to reduce or increase debt.

The balance sheet shows the Group's liabilities and equity. The "Statement of changes in equity" shows the various components of equity, along with a specification of the various components included in reserves.

Fastpartner's objective is to achieve an equity/assets ratio of at least 25 per cent, as well as an interest coverage ratio of at least 3.0x. At year-end, the equity/assets ratio was 42.4 per cent (42.1)<sup>1)</sup> and the interest coverage ratio was 4.1x (4.0)<sup>1)</sup>.

The target for return on equity is at least 12 per cent per year over a five-year period. The outcome for 2020 was 12.2 per cent (28.9)<sup>1)</sup>. Regarding dividend to shareholders, Fastpartner's goal is that the dividend to holders of Class A ordinary shares will total at least one-third of earnings before tax and changes in value. Consolidation needs, liquidity and the company's position in general must be taken into account. The proposed dividend for 2020 of SEK 2.0 (1.90)/Class A ordinary share is 38.4 per cent (40.3) of this amount. The proposed dividend for 2020 for Class D ordinary shares is SEK 5.0 (–5.0). The proposed dividend for 2020 for preference shares is SEK 6.68 (6.68)/preference share. See below for the Board's explanation for the proposed dividend. The proposed dividend of SEK 2.0 (1.90) per Class A ordinary share corresponds to a dividend yield of 2.1 per cent (1.9) calculated on the price at year-end. During the year, the total return on Class A ordinary shares, including a dividend of SEK 1.90, was –0.2 per cent (67.0). The proposed dividend of SEK 5.0 per Class D ordinary share corresponds to a dividend yield of 6.2 per cent (5.6) calculated on the price at year-end. During the year, the total return on Class D ordinary shares was 6.5 per cent (6.9). The proposed dividend of SEK 6.68 per preference share corresponds to a dividend yield of 5.7 per cent (5.4) based on the price at year-end. During the year, the total return on preference shares, including a dividend of SEK 6.68, was 0.1 per cent (9.4).

### Financing

Fastpartner has not set a fixed maturity within which the average fixed-term maturity or fixed-rate period must fall. Fastpartner holds several credit agreements with major Swedish banks, with a

total loan limit of SEK 10,360.6m (8,188.3). These credit agreements entail interest terms where the banks' margins are set in the agreements and where Fastpartner has the option to choose the fixed-rate period. At year-end, the Group's property loans at credit institutions amounted to a total of SEK 10,307.6m (8,135.1). At year-end, the current portion of these liabilities, including partial repayments, amounted to SEK 1,435.9m (773.0). Fastpartner has already made good progress in its refinancing discussions with the relevant banks and the company intends to convert these loans into long-term financing with a short fixed-rate period in 2021.

In addition to loans to credit institutions, Fastpartner has also issued four bond loans. At 31/12/2020, issued bond loans amounted to SEK 4,300m (3,800). At year-end, the current portion of these bond loans amounted to SEK 600m (600).

Fastpartner's established commercial paper programme has a framework amount of SEK 2,000m and the maturity for the commercial paper is no more than one year. At 31/12/2020, SEK 1,415m (1,460) was outstanding.

Fastpartner has disclosure obligations in relation to all lenders. These disclosure obligations primarily apply to compliance with the terms stipulated in the respective agreements, known as "covenants". These "covenants" mainly comprise measures for the equity/assets ratio and interest coverage ratio. Fastpartner's own financial targets are well in line with the requirements set by the banks.

There are also general obligations requiring Fastpartner to provide lenders with financial information such as annual reports and interim reports. During the year Fastpartner complied with all relevant disclosure obligations.

Financial income amounted to SEK 24.6m (8.8), while financial expenses amounted to SEK –310.5m (–287.4). Of the financial expenses, SEK –288.9m (–266.1) relates to expenses for loans from credit institutions and issued bond loans, as well as commercial paper. The Group's available liquidity, including unutilised overdraft facilities, was SEK 382.1m (499.3) at year-end. The average interest rate for the Group's interest-bearing liabilities was 1.7 per cent (1.9) at year-end.

### Other financing activities

The Group's financial investments are included in Fastpartner's other financing activities. The largest investment in terms of value relates to Slättö Fastpartner Holding AB, which at 31/12/2020 amounted to SEK 305.9m (308.7).

### Cash flow

Cash flow from operating activities for the year before changes in working capital totalled SEK 854.6m (774.7). Cash flow after changes in working capital totalled SEK 802.9m (744.8). Acquisitions of and investments in properties had an impact of SEK –1,910.9m (–3,255.1) on cash flow.

In financing activities, borrowing and redemption of loans, as well as amortisation had an impact of SEK 1,212.5m (1,237.7) on

<sup>1)</sup>For definition and calculation, see pages 109–110.



cash flow, while the issuance of Class A/D shares had an impact of SEK 221.8m (701.4) and dividend paid had an impact of SEK -417.3m (-327.4). The change in cash and cash equivalents for the year amounted to SEK -117.2m (-428.1). Cash flow for the year can mainly be explained by an increase in net operating income as a result of newly signed leases and newly acquired properties. Other factors responsible for the change include investments in existing properties, acquisition of new properties and new loans. Fastpartner also issued Class A shares during the year.

### Investments and sales

Fastpartner acquired one (four) property in 2020 for SEK 1,557.8m (2,443.0). This corresponds to lettable areas of about 20,000 m<sup>2</sup> (57,000). The acquisition has been made through a company acquisition, which has been classified as an asset acquisition for accounting purposes.

Investments in existing properties and projects during the year totalled SEK 540.1m (811.9). The projects include several adaptations for tenants in the properties in the various management areas, as well as ongoing new construction of housing in Märsta city centre. No properties were sold in 2020 or the previous year.

### Employees

At the end of the financial year, the Group has a total of 79 (71) employees, including 20 (18) women and 59 (53) men. The average number of employees during the year was 76 (70), including 20 (17) women and 56 (53) men. The 2020 Annual General Meeting resolved on the following guidelines for remuneration of senior executives:

Fastpartner shall offer a total compensation package on par with market levels so that the company can recruit and keep qualified senior executives. Remuneration to the Executive Management Team may consist of one or more of the following: fixed salary, variable remuneration, pension and other remuneration.

Together, these components make up the individual's total compensation package. In order to encourage key executives to align their long-term interests with those of the company's shareholders, in addition to salary, pension and other remuneration, incentives may also be offered in the form of share-based instruments. The fixed salary must take into account the responsibilities and experience of the individual, and be reviewed each year. Variable remuneration shall be based on a simple and transparent structure and shall not exceed the fixed salary. Pension terms shall be on par with the market in relation to executives in similar positions in the market and shall be based on defined contribution pension solutions. Termination salary and severance pay must not exceed 24 monthly salary payments in total for the Chief Executive officer and 12 monthly payments for other senior executives.

For the most recently adopted guidelines on remuneration to senior executives and proposal for new guidelines, see note 26. The company's management includes 10 (9) people. During

the year, these individuals were paid a fixed salary, including car benefits, of SEK 11,674k (10,839), of which the CEO was paid SEK 978k (960). Pension premiums of SEK 2,798k (2,563) were paid for individuals in the company's management, of which SEK 0k (0) related to the CEO. Remuneration has been paid to the Board of SEK 749.5k (770.0), of which SEK 310k (280) has been paid to the Chairman, SEK 155k (140) each to two Board members and SEK 52k (140) to one Board member who has only been on the Board for four months. The CEO does not receive a directors' fee. The deputy received SEK 77.5k (70). No pension premiums were paid for the members of the Board or the deputy.

### Sustainability, the environment and energy

Fastpartner works deliberately with and is committed to environmental and sustainability issues, making all decisions based on a long-term perspective. Fastpartner's dedicated employees play a major role in the environmental gains achieved in their daily activities. Fastpartner has shown great social responsibility, especially at our centre facilities. By investing in measures that create better conditions for those who live and work in and around our centre facilities, Fastpartner actively contributes to a sustainable society.

Fastpartner strives to invest in modern technological solutions to increase adaptation through environmental improvement measures in the properties. The company continues to develop its environmental and energy management system, setting new targets annually. The environmental and energy policy provides overarching guidelines for our work.

Fastpartner is continuing to work towards environmental certification of the company's properties. The new projects are being certified according to Miljöbyggnad Silver, Miljöbyggnad iDrift, BREEAM, very good and BREEAM In-Use, very good or higher. GreenBuilding is used for a few properties where energy consumption is the sole focus. Fastpartner has lowered energy consumption in the company's properties year after year.

### Parent Company

The Parent Company conducts parts of the property management business on commission. For the financial year, the Parent Company recognised rental income of SEK 628.3m (524.9) and a profit after financial items of SEK 1,003.7m (1,863.7). The change compared with the previous year is mainly attributable to higher net operating income, lower earnings from the sale of shares and participations and earnings from participations in subsidiaries.

The Parent Company's cash and cash equivalents at 31 December 2020 totalled SEK 135.0m (257.3). Cash flow from investing activities amounted to SEK -1,397.0m (-1,939.1). During the financial year the Parent Company received Group contributions net from subsidiaries of SEK 226.7m (-151.8).

## Shares

The total number of issued Class A ordinary shares in Fastpartner AB is 183,233,636 (181,233,636), of which Fastpartner holds 333,636 (333,636) treasury shares at the end of the financial year. Of these, 0 (0) shares were acquired during the financial year.

No treasury shares were sold or repurchased during the year. No value has been recognised for this holding in accordance with applied accounting policies.

Fastpartner's holding of treasury shares at the end of the financial year comprises 0.2 (0.2) per cent of the total number of Class A ordinary shares issued. The average acquisition price for all repurchased shares is SEK 3.17 (3.17) per share. The owner of the shareholding representing at least one-tenth of votes for all shares in the company is Compactor Fastigheter AB, which is owned by Sven-Olof Johansson, Chief Executive Officer of Fastpartner AB. Compactor Fastigheter AB owns 71.0 per cent (70.9) of the company.

During the year, Fastpartner issued 2,000,000 Class A ordinary shares at a price of SEK 112/A share. The issue was carried out with the support of the authorisation the Board received at the AGM held on 23 April 2020.

The total number of Class D ordinary shares outstanding at year-end is 8,500,000. Class D ordinary shares entitle the holder to an annual dividend of max. SEK 5.0/D share, and each Class D ordinary share carries one-tenth of a vote.

The total number of outstanding preference shares is 5,692,497 at year-end. Preference shares entitle the holder to an annual dividend of SEK 6.68/preference share and each preference share carries one tenth of a vote.

## Events after the end of the financial year

Fastpartner has refinanced bank loans of SEK 290.4m that were classified as current liabilities to credit institutions at 31/12/2020. The loans have been extended and mature in March 2022 and February 2024.

Fastpartner has completed the financing of a construction loan of SEK 111m that was classified as current liabilities to credit institutions at 31/12/2020. The new bank loan matures in January 2026.

Fastpartner has acquired the property Alderholmen 13:2 in Gävle. The property has a lettable area of 9,500 m<sup>2</sup> and the annual rental income amounts to SEK 22m.

During the first quarter of 2021, the spread of coronavirus has continued to create uncertainty in the economy. Fastpartner is monitoring developments closely. At the beginning of 2021, rents remained at normal levels and Fastpartner has successfully refinanced its loans.

## Sustainability Report

In accordance with the provisions of the Swedish Annual Accounts Act (Chapter 6, Section 11), Fastpartner has chosen to prepare the statutory sustainability report separately from the



annual report, which can be found on pages 16–29, 38–41 and 101–108. Descriptions of risks are detailed on pages 53–54.

## Expectations of future development, risks and uncertainties

Fastpartner's primary risks are associated with economic trends, financing costs, access to liquidity on the financing market and changes in property values. All these risks are interlinked and affect each other. Access to liquidity and interest rate levels are pivotal to investment and consumption trends, which in turn affect the economy, although interest rates are naturally the most significant factor for increases in the value of properties.

Fastpartner's ability to assess the risk of interest rate hikes in both the short and long term is extremely limited. This is despite the fact that the US ten-year treasury yield has risen substantially since the start of 2021. However, we have seen both the Fed and ECB significantly increasing their bond purchases in order to keep interest rates at low levels, and as a knock-on effect liquidity has also increased in the capital market. One of the main reasons central banks are keeping interest down, apart from to promote economic recovery following the pandemic, is that national debt for the majority of western economies has reached levels where indebtedness of 130–150 per cent of GDP is becoming the norm. The western world is thus highly sensitive to rising interest, with vast budget deficits as a result.

Finance and monetary policy stimuli are continuing to be used to the same extent, and with the growing impact of the vaccination programme on the pandemic, we believe we will see improvements in the economy in the second half of 2021.

Overall, we are of the opinion that the risk factors relevant to Fastpartner will not pose any significant risk to the company's operations in the current year.

The table on the next page shows an overview of these risks and how Fastpartner works to manage them.

Risk	Description	Consequence	Risk management
<b>RENT RISK</b>	Rent risk is assessed in relation to trends in current market rents.	Falling rents result in lower income, which in the long term may cause liquidity problems.	Fastpartner's property management strategy of working with long leases reduces this risk. Continuous work is underway to renegotiate existing leases in order to minimise this risk in the short term. The majority of Fastpartner's leases are fully or partially tied to the consumer price index (CPI) which means that they are fully or partially inflation-adjusted.
<b>CREDIT RISK</b>	Fastpartner's primary counterparty risk is associated with tenants who are unable to meet their contractual payment obligations as specified in the lease.	There is always a risk that tenants are unable to fulfil their contractual obligations in relation to Fastpartner.	In connection with acquisitions and lettings, counterparty risk is valued and agreements are supplemented if necessary with collateral in the form of deposits, bank guarantees, parent company guarantees and similar. Fastpartner works closely with its tenants and continuously monitors developments related to their financial position. Fastpartner believes that the financial position of its tenants is good, with a few exceptions.
<b>PROPERTY ACQUISITION-RELATED RISKS</b>	Property acquisitions are part of Fastpartner's ongoing business and are inherently always associated with some uncertainty. Loss of rent, environmental conditions and technical deficiencies are some of the risks associated with property acquisitions.	Poor environmental conditions and technical deficiencies in the acquired properties can be very costly for the company.	Fastpartner is careful to ensure that the organisation has the right expertise for property acquisitions. External expertise is always brought in when considered necessary. Fastpartner believes that the company has the right expertise to carry out property acquisitions and integrate them into the business.
<b>EXPOSURE TO CHANGES IN VALUE OF PROPERTIES</b>	Fastpartner is exposed to changes in the market value of the property portfolio. Market values may fall because of reasons such as weakening of the economy, rising interest rates, tenants moving out, or worsening of the technological standard.	Falling property values have a direct impact on earnings and result in a decrease in equity. Interest expenses may rise because margins in relation to the company's banks may increase since outstanding loans increase in relation to the property value.	In order to maintain or increase the market value of the properties, Fastpartner works continuously to rent out vacant premises and to optimally manage current maintenance of the properties. Fastpartner uses the external real estate services firms Cushman & Wakefield and Newsec to assess the market value of the properties. Fastpartner has determined that these valuation agencies offer the best long-term conditions for fair and reliable assessments of the market values of the properties.
<b>EXPOSURE TO CHANGES IN RUNNING COSTS</b>	Running costs such as electricity, heat and water are a major expense item for Fastpartner. Rising electricity and heating prices result in increased expenses for Fastpartner.	Higher running costs result in lower profit from property management and worse key ratios.	A large part of the running costs are charged directly to the tenants or passed on by Fastpartner at cost. Fastpartner's exposure to changes in running costs is therefore relatively limited.
<b>REFINANCING RISK</b>	Fastpartner's financing primarily consists of equity and interest-bearing liabilities. The interest-bearing liabilities are loans from Swedish commercial banks and through bond loans, as well as commercial paper. Fastpartner constantly monitors and works on refinancing risk, which is defined as the risk that existing debt cannot be refinanced on reasonable terms. In certain cases, Fastpartner's loans are subject to special requirements such as maintaining an interest coverage ratio.	A deterioration in the balance sheet increases refinancing risk. This may cause the banks to set more stringent terms, which can lead to higher interest expenses and lower loan amounts.	Fastpartner strives to achieve low average interest expenses for the loan portfolio. To do so, the company primarily uses short fixed-rate periods. Fastpartner works hard to maintain a good cash flow, which allows better financing opportunities with better terms and conditions. Fastpartner believes that the company's facilities have market-based terms and conditions.
<b>INTEREST RATE RISK</b>	Interest expenses comprise Fastpartner's largest running cost. This risk is defined as the risk that changes in interest rates will affect Fastpartner's financing costs. Interest risk is attributable to developments in current interest rate levels.	Interest-bearing liabilities at 31 December 2020 were SEK 14,607.6m. A change in variable market interest rates of one percentage point would affect interest expenses by about SEK 110m annually with the current capital structure.	Fastpartner's good cash flow enables the company to work with short fixed-rate periods since temporary interest rate hikes do not involve any liquidity risk. Fastpartner monitors the interest rate hedging market closely and when long-term interest rates are low, Fastpartner considers entering into favourable interest rate swaps. Fastpartner has also been assigned official ratings by Moody's and Scope Ratings that should increase resilience to rising interest rates.



## FIVE-YEAR SUMMARY

SEKm unless stated otherwise	2020	2019	2018	2017	2016
<b>PROFIT AND LOSS ACCOUNTS</b>					
Rental income	1,801.6	1,686.5	1,450.6	1,349.0	1,270.8
Property expenses	-516.6	-513.5	-468.7	-445.0	-417.6
Net operating income	1,285.0	1,173.0	981.9	904.0	853.2
Profit from property management business	952.1	849.6	728.1	666.9	615.8
Profit before unrealised changes in value and tax	952.6	1,275.8	924.8	732.5	621.8
<b>Unrealised changes in value</b>					
Properties	1,074.1	2,587.6	1,198.6	934.8	1,477.6
Financial instruments	-16.9	-32.5	-12.6	60.5	-99.7
<b>Tax</b>					
Current tax	-92.9	-94.0	-110.4	-91.5	-75.0
Deferred tax	-284.7	-589.9	-194.5	-185.3	-326.1
Profit/loss after tax	1,632.2	3,147.0	1,805.9	1,451.0	1,598.6
<b>BALANCE SHEET</b>					
Investment properties	31,168.3	27,876.8	22,263.7	20,046.8	17,216.0
Properties under construction	176.1	295.6	66.3	69.2	178.2
Other non-current assets	1,504.4	1,443.5	69.6	190.6	169.9
Current assets	152.4	106.6	453.3	461.1	86.7
Cash and cash equivalents	147.1	264.3	676.1	215.6	805.5
Property loans (incl. short-term component)	14,607.6	13,395.1	12,157.4	11,193.5	10,116.0
Other non-current liabilities	1,073.8	1,060.8	29.9	23.7	164.9
Current liabilities	945.8	720.0	638.4	764.8	531.2
Deferred tax liabilities	2,463.7	2,178.9	1,589.0	1,394.4	1,209.2
Shareholders' equity	14,057.4	12,631.7	9,114.3	7,606.9	6,435.0
<b>Total assets</b>	<b>33,148.3</b>	<b>29,986.5</b>	<b>23,529.0</b>	<b>20,983.3</b>	<b>18,456.3</b>
<b>STATEMENT OF CASH FLOWS</b>					
Cash flow before change in working capital	854.6	774.7	592.1	575.1	516.9
Cash flow after change in working capital	802.9	744.8	441.8	626.6	301.7
Cash flow from investing activities	-1,937.1	-2,784.6	-666.2	-2,064.8	-363.5
Cash flow from financing activities	1,017.0	1,611.7	665.5	798.3	699.7
Cash flow for the year	-117.2	-428.1	441.1	-639.9	637.9
Average number of Class A ordinary shares	182,650,000	180,900,000	180,900,000	180,900,000	166,141,731
Number of outstanding Class A ordinary shares	182,900,000	180,900,000	180,900,000	180,900,000	180,900,000
<b>KEY RATIOS</b>					
Equity/assets ratio, %	42.4	42.1	38.7	36.3	34.9
Equity/assets ratio adjusted for EPRA NAV %	50.3	49.8	45.9	43.3	41.9
Interest coverage ratio, multiple	4.1	4.0	4.2	4.0	3.4
Return on equity, %	12.2	28.9	21.6	20.7	29.7
<b>DATA PER SHARE</b>					
Profit from property management/Class A ordinary share	5.21	4.70	4.02	3.69	3.71
Earnings, SEK/Class A ordinary share	8.55	17.19	9.77	7.81	9.39
Operating cash flow SEK/ordinary share, Class A	4.67	4.28	3.27	3.18	2.86
Equity, SEK/Class A ordinary share	76.9	69.8	50.4	42.1	35.6
Share price at year-end	97.0	99.2	60.3	48.8	45.3
<b>PROPERTY-RELATED KEY FIGURES</b>					
Occupancy rate, %	90.6	91.0	89.7	88.6	88.1
Net operating income %	4.3	4.6	4.7	4.9	5.4
Surplus ratio %	71.3	69.6	67.7	67.0	67.1

### Proposal for the Distribution of Profits

The following amount is at the disposal of the AGM:

SEK	
Share premium account	2,118,517,282
Retained earnings	2,389,244,755
Profit for the year	1,170,303,144
<b>Total</b>	<b>5,678,065,181</b>

The Board of Directors and the Chief Executive Officer propose that the amount be allocated as follows:

SEK	
A dividend of SEK 2.0 per share to the holders of Class A ordinary shares	365,800,000
A dividend of SEK 5.0 per share to the holders of Class D ordinary shares	42,500,000
A dividend of SEK 6.68 to existing holders of preference shares	38,025,880
Other funds to be carried forward	5,231,739,301
<b>Total</b>	<b>5,678,065,181</b>

The above dividend amount is based on the number of Class A ordinary shares outstanding at 31 December 2020, which is 182,900,000 shares, the number of Class D ordinary shares outstanding at 31 December 2020, which is 8,500,000 shares and the number of preference shares outstanding at 31 December 2020, which is 5,692,497 shares.

In addition, the Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors, during the period until the next Annual General Meeting, with or without deviation from the preferential rights for the shareholders, to decide to issue Class A and/or Class D ordinary shares. However, the total of all new share issues decided by the Board under this authorisation may not entail the issuance of more shares than the equivalent of 10 per cent of share capital on the day of the Annual General Meeting, regardless of the Class of shares. In the event that the Annual General Meeting grants such authorisation, the Board of Directors further proposes that the Annual General Meeting resolves that the Class D ordinary shares that may be issued with the support of this authorisation shall carry the right to dividend from the date they were entered in the share register maintained by Euroclear Sweden AB, which means an initial dividend of SEK 1.25 per Class D ordinary share and quarter with the next following record date according to the terms and conditions, though not to exceed SEK 5.0. The following record dates are proposed for the quarterly dividends: 30 April 2020, 31 July 2020, 30 October 2020 and 29 January 2021.

If the authorisation for the Board to issue new shares is exercised in full, a dividend for the additional Class D ordinary shares of a maximum of SEK 98.7m will be paid. Of the amount available at 31 December 2020, at least SEK 5,133,026,235 will remain after a maximum dividend of SEK 545,038,947.

### Statement of the Board of Directors on the proposed dividend Grounds

The Group's equity amounts to SEK 14,057.4m. Equity in the Parent Company amounts to SEK 6,427.8m, of which SEK 5,678.0m is available for distribution. Measuring financial instruments and long-term securities holdings at fair value has had an impact of SEK -131.0m on the company's equity.

The proposed dividend amounts to SEK 446.3m and accounts for 46.9 per cent of the year's profit in the Group before tax and changes in value in the properties and financial instruments.

The Board of Directors has adopted a dividend policy for Class A ordinary shares stipulating that the dividend shall amount to at least one third of profit before tax and changes in value for the year.

### Liquidity and the equity/assets ratio

The Group and the Parent Company have good liquidity and the Group's equity/assets ratio, which according to a set target should amount to at least 25 per cent, will decrease after the proposed dividend to holders of ordinary shares and to existing issued preference shares from 42.4 per cent to approximately 41.6 percent, taking into account known events after the balance sheet date.

The Board of Directors holds the opinion that, taking into account liquidity needs, the proposed budget, investment plans and the ability to obtain long-term credit, nothing suggests that the equity of the Parent Company or the Group should not be sufficient in relation to the nature, scope and risks of the business after the proposed dividend to ordinary holders of Class A shares.

Upon maximum exercise of the authorisation regarding proposals for new share issues of Class D ordinary shares, the equity of the Parent Company and the Group will increase by about SEK 1,600m, based on the closing price on 30 December 2020. Thus exercising the authorisation would have a positive impact on the equity/assets ratio of the Group and the Parent Company. This applies even after any dividend to holders of Class D ordinary shares. The Board of Directors holds the opinion that, taking into account liquidity needs, the proposed budget, investment plans and the ability to obtain long-term credit, nothing suggests that the equity of the Parent Company or the Group should not be sufficient in relation to the nature, scope and risks of the business after the proposed possible maximum dividend of SEK 99m to new holders of Class D ordinary shares.

Stockholm, 26 March 2021  
Board of Directors

# CORPORATE GOVERNANCE REPORT

## Fastpartner is a public limited-liability company listed on Nasdaq Stockholm.

### Corporate governance within Fastpartner

Corporate governance covers various decision-making systems through which the owners directly or indirectly govern the company. Good transparency regarding information related to the owners and the capital market should contribute to effective decision-making systems. Ultimately, corporate governance aims to meet shareholder demands for returns and the needs of all stakeholders for information about the company and its performance.

Corporate governance has been developed through legislation, recommendations, the “Code” and through self-regulation.

Responsibility for the governance, management and control of Fastpartner’s activities is shared between the Board of Directors and the Chief Executive Officer (CEO). Fastpartner works continuously to achieve more efficient and appropriate governance of the company.

In addition to the rules laid down by law or other regulation, Fastpartner applies the Swedish Code of Corporate Governance (the Code). The Board of Directors is responsible for ensuring that the Code is applied by both the Executive Management Team and the company in general, and for continuously monitoring the application of the Code. Companies that are covered by the Swedish Corporate Governance Code that do not comply with the Code in any respect must report this deviation. In 2020, Fastpartner applied the Swedish Corporate Governance Code without any deviation from the provisions of the Code.

### Shareholders

Fastpartner’s shares are listed on Nasdaq Stockholm. The share capital amounts to SEK 658.1m divided into 183,233,636 Class A ordinary shares, 8,500,000 Class D ordinary shares and 5,692,497 preference shares. Of these, Fastpartner’s own holdings amount to 333,636 Class A ordinary shares, corresponding to 0.2 percent of the number of Class A ordinary shares registered at the end of the financial year.

At Fastpartner, Class A ordinary shares carry one vote at the Annual General Meeting. Class D ordinary shares and preference shares carry one tenth of a vote. The following direct or indirect shareholdings in the company as of 31 December represent one tenth or more of the votes for all shares in the company:

Holdings	Percentage of votes, %
Compactor Fastigheter AB	71.0

Fastpartner’s ownership structure is described on page 57.

### ARTICLES OF ASSOCIATION

The name of the company is Fastpartner AB and the company is a public (publ) company. The registered office of the Board of Directors is in Stockholm. The object of the company’s business is to own and manage real property and equities, as well as to conduct other business associated therewith. Fastpartner’s Articles of Association are amended in accordance with the provisions of the Swedish Companies Act. The full text of the Articles of Association, which contain details about matters such as share capital, number of Board members and auditors, as well as notice to attend and agenda for the Annual General Meeting, is posted on the company’s website, [www.fastpartner.se](http://www.fastpartner.se).

### Shareholders’ meeting

The shareholders’ meeting is the company’s highest decision-making body. At the shareholders’ meeting the shareholders exercise their voting rights, including by appointing Board of Directors and auditors, as well as by taking decisions on guidelines for remuneration to the company’s Board of Directors, management and auditors. The shareholders’ meeting also makes decisions, where applicable, on the Articles of Association, dividends and changes in share capital. At the shareholders’ meeting to be held within six months after the end of the financial year, decisions are also made on the adoption of the profit and loss account and balance sheet, appropriation of earnings and discharge from liability for members of the Board of Directors and the CEO.

### 2020 Annual General Meeting

The Annual General Meeting of Shareholders in Fastpartner AB was held in Stockholm on 23 April 2020. The AGM resolved to adopt, the profit and loss accounts and the balance sheets included in the annual report, as well as consolidated profit and loss accounts and consolidated balance sheets. The AGM also resolved, in accordance with the proposal of the Board of Directors and the CEO, to pay a dividend of SEK 1.90 per Class A ordinary share, SEK 5.0 per Class D ordinary share and SEK 6.68 per preference share. The AGM resolved to discharge the Board members and the CEO from liability for the 2019 financial year.

Otherwise, the AGM adopted the following resolutions:

Re-election of the following Board Members for the period extending until the next AGM: Peter Carlsson (Chairman), Sven-Olof Johansson, Charlotte Bergman and Cecilia Vestin, as well as new election of Katarina Staaf.

Authorisation for the Board of Directors for the period extending up until the next AGM to decide about the issue of new Class A and/or Class D ordinary shares for the acquisition of properties/companies.

Authorisation of the Board for the period extending up until the next AGM to decide about the acquisition and transfer of treasury shares.



Resolution to adopt guidelines on remuneration to senior executives in accordance with the Board of Directors' proposals.

Resolution that dividends for the 2020 financial year be divided into two occasions, with half paid on each occasion, with half a year in between.

A full set of minutes from the AGM is available at the company's website, [www.fastpartner.se](http://www.fastpartner.se).

### Annual General Meeting 2021

The 2021 AGM will be held in Stockholm on 22 April 2021, at 4.00 pm. A notice regarding the AGM will be released in accordance with the Articles of Association and the rules that apply according to the Swedish Companies Act and the Swedish Corporate Governance Code.

### Nominating Committee

The Nominating Committee is the AGM's body for preparing decisions relating to appointments. The Nominating Committee's task is to draw up and submit proposals for the appointment of the AGM chairman, Chairman of the Board and other Board Members, auditor, fees and related issues. The members of the Nominating Committee must take the interests of all shareholders into account. The Code has established rules regarding independence for the Nominating Committee. Under these rules, at least one member of the Nominating Committee must be independent in relation to the largest shareholder in the company in terms of votes, or group of shareholders who cooperate on the management of the company. The Code also contains provisions that regulate independence in the event that Board Members are included in the Nominating Committee. Fastpartner has a Nominating Committee consisting of three representatives. The Nominating Committee has ongoing contact and meets prior to the Annual General Meeting.

The Nominating Committee consists of the following members:

- Christopher Johansson, Chairman of the Nominating Committee, as representative of Compactor Fastigheter AB.
- Johannes Wingborg<sup>1)</sup> as representative of Länsförsäkringar Fondförvaltning AB.
- Stefan Sundblom<sup>1)</sup> as representative of Swedbank Robur Fonder.

In its work, the Nominating Committee has applied Rule 4.1 of the Swedish Corporate Governance Code as its diversity policy. Pursuant to 4.1 in the Code, the Board is to have a composition appropriate to the company's operations, phase of development and other relevant circumstances. Board Members elected by the shareholders' meeting are to reflect diversity and breadth

of qualifications, experience and background. In addition, the company is to strive to achieve gender balance. At 31/12/2020, Fastpartner's Board of Directors consisted of 60 per cent women.

### Board of Directors

According to Fastpartner's Articles of Association, the Board of Directors is to consist of at least four and no more than ten directors, with no more than four deputies. The Board is elected annually for the period extending up until the end of the next AGM. The Board is to carry out its work in accordance with applicable legislation, the Articles of Association and the Board's rules of procedure of the Board. The rules of procedure are addressed at the statutory Board meeting and are adopted annually. The Board of Directors is responsible for the company's organisation and the administration of the company's affairs. The Board is to ensure that the company's organisation is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a satisfactory manner. During the year the Board has consisted of five directors. A presentation of the Board can be found on page 71.

### Responsibilities of the Board of Directors

The Board appoints the CEO of the company and determines the CEO's salary and other remuneration. According to the Swedish Companies Act and the Board's rules of procedure, the Board is also responsible for preparing overarching long-term strategies and goals, as well as budgets and business plans, reviewing and approving the annual accounts, and taking decisions on matters concerning investments and significant changes in Fastpartner's organisation and operations.

### Board of Directors' rules of procedure

The Board's rules of procedure are adopted annually. The rules of procedure describe the duties of the Board of Directors, as well as the division of responsibilities between the Board and the Chief Executive Officer. The rules of procedure also state what matters are to be handled at each Board meeting and instructions regarding financial reporting to the Board.

### Chairman of the Board

The responsibilities of the Chairman of the Board include ensuring that Board Members, through efforts of the Chief Executive Officer, continually receive the information needed to be able to monitor the position, performance, liquidity, financial planning and development of the company.

### The work of the Board of Directors in 2020

In 2020, the Board held a total of 18 meetings, including seven scheduled meetings, one statutory meeting and ten meetings

<sup>1)</sup> Independent in relation to the largest shareholder in terms of votes.

held by correspondence. The auditor participated at two of the scheduled Board meetings. According to a decision by the Board, the auditor must attend at least one Board meeting per year. The work of the Board of Directors and the day-to-day operations of the company are conducted in accordance with the company's established rules of procedure for the Board of Directors, the instructions regarding the division of work between the Board and the Chief Executive Officer, and the instructions for financial reporting to the Board. The work of the Board is led by the Chairman of the Board, who also maintains ongoing contact with the CEO of the company. Board meetings address reporting by the Executive Management Team regarding the financial position of the Group, acquisitions and divestitures when appropriate, significant projects, the company's financing and the current business situation. Reports are presented each quarter regarding the Group's performance in relation to budgets and forecasts. The budget and business plan for the coming year are addressed at the December meeting. The Board also regularly discusses and evaluates the Group's policy issues and strategies. The entire Board addresses and decides on audit and remuneration issues, for which reason no separate committees have been appointed to address these matters. At the end of the year, an assessment was made of the Board, which showed that the Board was operating in a highly satisfactory manner. The assessment result was discussed by the Board in February 2021.

## COMPOSITION OF THE BOARD AND REMUNERATION

Number of meetings and attendance 2020

Name	Elected, year	Independent	Fee, (SEK 000s)	Number of scheduled Board meetings <sup>1)</sup>
Peter Carlsson, Chairman	2008	Yes	310	7 of 7
Sven-Olof Johansson	2017	No	–	7 of 7
Charlotte Bergman	2015	Yes	155	7 of 7
Cecilia Vestin	2019	Yes	155	7 of 7
Katarina Staaf <sup>2)</sup>	2020	Yes	155	5 of 7

<sup>1)</sup> In 2020, the Board also held ten meetings by correspondence, attended by all directors, during which decisions were taken regarding property acquisitions and funding.

<sup>2)</sup> Newly elected to the Board at the AGM on 23 April 2020.

The revised Code refers to independence rules for Board Members in the Nasdaq Stockholm rules for issuers. According to these rules, no more than one of the directors elected to the Board by the AGM may be a member of the company's Executive Management Team or the Executive Management Team of a subsidiary. In addition, according to the same stock exchange rules, a majority of the members of the Board of Directors must be independent in relation to the company and the Executive Management Team. At least two of them must also be independent in relation to the company's major shareholders. According to the regulations for issuers, the independence of a Board Member may be questioned whether the Board Member directly or indirectly has extensive business relationships or other extensive

financial dealings with the company. For example, the Board Member may be an employee, supplier, customer, or client of the company. The same applies if the Board Member is employed in a closely related business.

Prior to the 2020 AGM the Nominating Committee determined that all proposed Board Members with the exception of Sven-Olof Johansson were independent of the company, the Executive Management Team and major shareholders.

## Chief Executive Officer

The Board has established instructions for the work and role of the CEO. The CEO is responsible for the day-to-day management of the company and is to ensure that the company conducts business in accordance with the principles that apply in the instructions to the CEO prepared by the Board, as well as other established policies and guidelines. The CEO is to provide the information and documentation necessary for decision-making prior to Board meetings and at these meetings, present and submit motivated proposals for decisions. The CEO is also responsible for ensuring that Board decisions are enacted. Fastpartner's CEO Sven-Olof Johansson is also the largest shareholder in the company, through Compactor Fastigheter AB.

## EXECUTIVE MANAGEMENT TEAM

The Executive Management Team consists of the CEO, Deputy CEO/Head of Marketing, Chief Financial Officer, Head of Projects and Sustainability, Head of Business Development, Head of HR and regional managers within property management. The Executive Management Team is presented on page 70. The Executive Management Team holds regular meetings at which the company's earnings and performance are monitored. Strategy issues, plans, major projects, budget follow-up and forecasting are also important areas addressed by the Executive Management Team. The principles for remuneration to senior executives were adopted by the AGM and state that the company must offer a total compensation package that is on par with market levels and makes it possible to recruit and retain senior executives. Pension terms shall be on par with the market in relation to executives in similar positions in the market and be based on defined contribution pension solutions. Termination salary and severance pay must not exceed 24 monthly salary payments in total for the CEO and 12 monthly payments for other senior executives. Remuneration to the CEO is decided by the Board of Directors. For more information about remuneration to senior executives, see Note 26 Personnel, Board of Directors and auditors.

## THE COMPANY'S AUDITORS

The auditors shall review Fastpartner's annual accounts, consolidated accounts and accounting, as well as the management of the Board and the CEO. After the end of each financial year, the auditors are required to submit an audit report to the AGM. The auditors are appointed by the AGM for a four-year mandate

period. The 2019 AGM elected the audit company Deloitte AB to serve as auditor for the period up until the end of the 2021 Annual General Meeting. Authorised public accountant Johan Telander was appointed to serve as Auditor-in-Charge for a period of one year from the 2020 AGM. The Board meets the auditor at least twice a year.

## FINANCIAL REPORTING

The quality of the financial reporting is governed by policies and instructions for the division of responsibilities and governance established by the Board, such as instructions for the CEO regarding matters such as financial reporting. Prior to each meeting the Board receives the most recent financial reports and the financial position of the Group is addressed at each Board meeting. The Board also addresses the interim reports and annual report. At least twice a year, the company's auditor reports on his audit of the company's accounting and management.

## THE BOARD OF DIRECTORS' REPORT ON INTERNAL CONTROL TO THE PART THAT RELATES TO FINANCIAL REPORTING

According to the Swedish Companies Act and the Swedish Corporate Governance Code, the Board of Directors is responsible for internal control. This report on internal control regarding the 2019 financial reporting has been prepared in accordance with the Swedish Companies Act and the Swedish Corporate Governance Code and is part of the Corporate Governance Report. Fastpartner's Board of Directors has not found any reason to establish an internal audit function. Follow-up and control of internal control is mainly provided by the CFO, controller and head of properties.

The Board regularly evaluates the information submitted by the Executive Management Team and the auditors. In addition, the company's auditors personally report their observations from the review and their assessment of the company's internal control directly to the Board of Directors at least once each year. The Board maintains a close dialogue with the company's CEO and CFO, as confirmed by the 18 meetings the Board held in 2020 during which the minutes were recorded.

## ORGANISATION OF INTERNAL CONTROL IN RESPECT OF FINANCIAL REPORTING

### Control environment

The Board's rules of procedure and instructions for the CEO are intended to ensure that the internal control environment within the company is effective. In addition, the Board of Directors and the Executive Management Team have formulated internal guidelines and policies. These guidelines and policies include the information policy, investment policy and IT policy. The Board of Directors has also adopted instructions for reporting financial information, according to which the Executive Management Team regularly reports to the Board. In addition, the

company has adopted procedures for matters such as signing leases and revenue accounting, purchasing, company cars and authorisation orders with set limits.

### Risk assessment

The risk assessment entails an analysis conducted to identify areas where there is a risk of material errors in the financial reporting. The results of this analysis and the assessments made by the Executive Management Team show that these areas mainly relate to the valuation of properties and projects, property acquisitions, provisions, financial investments and taxes. Properties and related ongoing projects comprise the single largest item in the balance sheet. Consequently, property valuation procedures are extremely important. Provisions in the balance sheet usually include a certain measure of assessments from the Executive Management Team, which also means that these assessments and procedures related to them are of great importance. Financial instruments should be recognised at fair value or amortised cost, which are based on valuation techniques that involve a certain degree of assessment.

The company's tax situation is analysed on an ongoing basis to check that laws and regulations are being followed and that the financial reports present a fair picture of the company's tax situation. The company's risks are presented in detail on pages 53–54.

### Control activities

The company's control activities are aimed at managing the identified risk areas and preventing material errors from occurring. Control activities consist partly of the Executive Management Team's analysis of the company's profit and loss accounts and the balance sheet, cash flow and key performance indicators, and partly of ongoing reconciliation, authorisation and follow-up procedures.

### Information and communication

There are internal policies and guidelines for all employees. In addition, the ongoing responsibility of informing the departments rests with each manager within the organisation. Procedures for handling both internal and external information are described in the company's information policy.

### Follow-up

The Board continually evaluates and analyses the information obtained from the Executive Management Team. The auditor's report on the review of internal control for financial reporting is also followed up. This work involves following up and coordinating measures taken by the Executive Management Team to correct areas needing improvement, as reported by the auditor.



# MANAGEMENT



## SVEN-OLOF JOHANSSON

**Chief Executive Officer** since 1997. Stockholm, born 1945.

**Year of employment:** 1997.

**Other assignments:** Chairman of the Board of Compactor Fastigheter AB, member of the boards of companies within the Fastpartner Group and member of the boards of SBB i Norden AB, Autoropa AB and STC Interfinans AB.

**Number of Class A shares in Fastpartner directly owned and through company and related party:** 130,817,915 (last year: 130,717,915).

**Number of preference shares in Fastpartner:** 549,100 (last year 74,100).



## CRISTOPHER JOHANSSON

**Vice President and Director of Marketing.**

Stockholm, born 1977.

**Year of employment:** 2012.

**Other assignments:** Chief Executive Officer and board member of Compactor Fastigheter AB and board member of Litium AB.

**Number of Class A shares in Fastpartner:** 6,750 (last year: 6,750).



## DANIEL GERLACH

**Chief Financial Officer.**

Stockholm, born 1976.

**Year of employment:** 2009.

**Number of Class A shares in Fastpartner:** 17,500 (last year: 14,000).

As of the date of submission of the annual accounts, the current shareholding is 19,000 Class A shares.

**Number of Class D shares in Fastpartner:** 1,600 (last year 1,600)



## SVANTE HEDSTRÖM

**Head of Sustainability and Projects.**

Stockholm, born 1961.

**Year of employment:** 2008.

**Number of Class A shares in Fastpartner:** 57,800 (last year: 53,800).

**Number of Class D shares in Fastpartner:** 3,000 (last year 3,000)



## ANDREAS VON HEDENBERG

**Director of Business Development.**

Stockholm, born 1979.

**Year of employment:** 2018.

**Number of Class A shares in Fastpartner:** 7,000 (last year: 0).



## HÅKAN BOLINDER

**Regional Manager.**

Stockholm, born 1963.

**Year of employment:** 2004.

**Number of Class A shares in Fastpartner:** 1,066 (last year: 0).

As of the date of submission of the annual accounts, the current shareholding is 3,000 Class A shares.



## JENNY TALLSKOG

**Regional Manager.**

Stockholm, born 1978.

**Year of employment:** 2019.

**Number of Class A shares in Fastpartner:** 300 (last year: 0).



## PATRIK ARNQVIST

**Regional Manager.**

Stockholm, born 1979.

**Year of employment:** 2012.

**Number of Class A shares in Fastpartner:** 12,500 (last year: 7,000).

As of the date of submission of the annual accounts, the current shareholding is 14,500 Class A shares.



## FREDRIK THORGREN

**Regional Manager.**

Gävle, born 1974.

**Year of employment:** 2015.

**Number of Class A shares in Fastpartner:** 5,500 (last year: 4,500).

As of the date of submission of the annual accounts, the current shareholding is 6,500 Class A shares.



## SARA SIGGE

**Head of HR & Public Relations.**

Stockholm, born 1980.

**Year of employment:** 2018.

**Number of Class A shares in Fastpartner:** 0 (last year: 0).



# BOARD OF DIRECTORS AND AUDITORS



## PETER CARLSSON

Chairman, member of Fastpartner's Board since 2008. Stockholm, born 1954.

**Other assignments:** –

**Number of Class A shares in Fastpartner:** 33,750 (last year: 33,750).



## SVEN-OLOF JOHANSSON

Member of Fastpartner's Board of Directors since 2017. Chief Executive Officer since 1997. Stockholm, born 1945.

**Other assignments:** Compactor Fastigheter AB, companies within the Fastpartner Group and Member of the boards of SBB i Norden AB, Autoropa AB and STC Interfinans AB.

**Number of Class A shares in Fastpartner owned directly and through company and related party:** 130,817,915 (last year: 130,717,915).

**Number of preference shares in Fastpartner:** 549,100 (last year: 74,100).



## CHARLOTTE BERGMAN

Member of Fastpartner's Board of Directors since 2015. Lidingö, Born 1963.

**Other assignments:** Chief Executive Officer and Board Member of ELU Konsult AB. Board member of Byggmästare Anders J Ahlström Holding AB.

**Number of Class A shares in Fastpartner:** 2,700 (last year: 1,200).



## CECILIA VESTIN

Member of Fastpartner's Board of Directors since 2019. Älvsjö, born 1977.

**Other assignments:** Business Manager, Specialfastigheter AB.

**Number of Class A shares in Fastpartner:** 0 (last year: 0).



## KATARINA STAAF

Member of Fastpartner's Board of Directors since 2020. Stockholm, born 1967.

**Other assignments:** CEO AP6.

**Number of Class A shares in Fastpartner:** 2,000 (last year: 2,000).

## Auditor

### DELOITTE AB JOHAN TELANDER

Auditor-in-Charge. Born 1978.

**Audit assignments for the following major companies:** Marginalen Fastigheter AB, Climeon AB (publ), Rejlers AB (publ), Trygghem Bostad AB (publ) and Stockholmsmässan AB.



# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEKm	Note	2020	2019
Rental income	3	1,801.6	1,686.5
Other income		–	–
<b>Property expenses</b>			
Operating expenses		–273.0	–279.0
Repairs and maintenance		–66.3	–65.4
Property tax		–107.2	–100.6
Ground rents/leases	4	–8.0	–7.9
Property administration and marketing		–62.1	–60.6
<b>Net operating income</b>		<b>1,285.0</b>	<b>1,173.0</b>
Central administration	5	–38.4	–34.9
Unrealised changes in value of properties	8	1,074.1	2,587.6
Realised changes in value of properties	8	0.5	423.4
Profit from interests in associated companies	14	22.2	24.1
<b>Profit before financial items</b>	26	<b>2,343.4</b>	<b>4,173.2</b>
<b>Financial items</b>			
Financial income	6	24.6	8.8
Financial expenses	7	–341.3	–318.6
Changes in value, financial instruments	8	–16.9	–32.5
<b>Profit before tax</b>		<b>2,009.8</b>	<b>3,830.9</b>
Current tax	9	–92.9	–94.0
Deferred tax	9	–284.7	–589.9
<b>PROFIT FOR THE YEAR</b>		<b>1,632.2</b>	<b>3,147.0</b>
Other comprehensive income		–	–
<b>COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>1,632.2</b>	<b>3,147.0</b>
<b>Profit for the year attributable to:</b>			
Parent Company shareholders		1,632.2	3,147.0
Non-controlling interests		–	–
		<b>1,632.2</b>	<b>3,147.0</b>
Earnings, SEK/Class A ordinary share		8.55	17.19
Number of issued Class A ordinary shares		183,233,636	181,233,636
Number of Class A ordinary shares outstanding		182,900,000	180,900,000
Average number of Class A ordinary shares		182,650,000	180,900,000

There is no dilution at this time as there are no potential Class A ordinary shares in Fastpartner.



# CONSOLIDATED BALANCE SHEETS

SEKm	Note	31/12/2020	31/12/2019
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	10	31,168.3	27,876.8
Properties under construction	10	176.1	295.6
Right-of-use asset, leasehold		1,030.0	1,018.0
Machinery and equipment	11	1.5	1.7
<b>Total property, plant and equipment</b>		<b>32,375.9</b>	<b>29,192.1</b>
Shares and participations	13, 22	0.0	0.0
Interests in associated companies	14	402.9	372.5
Other non-current receivables	15	70.0	51.3
<b>Total non-current financial assets</b>		<b>472.9</b>	<b>423.8</b>
<b>Total non-current assets</b>		<b>32,848.8</b>	<b>29,615.9</b>
<b>Current assets</b>			
Trade receivables		16.9	6.1
Other receivables		8.6	7.8
Prepaid expenses and accrued income	16	90.9	92.4
Current investments		36.0	–
Cash and cash equivalents	17	147.1	264.3
<b>Total current assets</b>		<b>299.5</b>	<b>370.6</b>
<b>TOTAL ASSETS</b>		<b>33,148.3</b>	<b>29,986.5</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity and liabilities attributable to Parent Company shareholders</b>			
Share capital		658.1	651.4
Other contributed capital		2,118.5	1,903.7
Retained earnings incl. comprehensive income for the year		11,280.8	10,076.6
<b>Total shareholders' equity</b>		<b>14,057.4</b>	<b>12,631.7</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Liabilities to credit institutions and similar liabilities	18	11,156.7	10,562.1
Lease liability leasehold		1,030.0	1,018.0
Other non-current liabilities	20	43.8	42.8
Deferred tax liabilities	9	2,463.7	2,178.9
<b>Total non-current liabilities</b>		<b>14,694.2</b>	<b>13,801.8</b>
<b>Current liabilities</b>			
Liabilities to credit institutions and similar liabilities	18	3,450.9	2,833.0
Trade payables		110.0	125.1
Other liabilities		351.6	321.3
Accrued expenses and deferred income	21	484.2	273.6
<b>Total current liabilities</b>		<b>4,396.7</b>	<b>3,553.0</b>
<b>Total liabilities</b>		<b>19,090.9</b>	<b>17,354.8</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>33,148.3</b>	<b>29,986.5</b>

# PARENT COMPANY PROFIT AND LOSS ACCOUNTS

SEKm	Note	2020	2019
Rental income	3	628.3	524.9
<b>Property expenses</b>			
Operating expenses		-66.3	-65.3
Repairs and maintenance		-23.8	-21.6
Property tax		-30.4	-29.5
Ground rents/leases		-15.0	-15.6
Property administration and marketing		-37.5	-35.1
<b>Net operating income</b>		<b>455.3</b>	<b>357.8</b>
Central administration	5	-23.1	-25.5
Profit from interests in associated companies	14	22.2	24.1
<b>Profit before financial items</b>	26	<b>454.4</b>	<b>356.4</b>
<b>Financial items</b>			
Financial income	6	225.1	189.6
Financial expenses	7	-438.0	-391.4
Sale of shares and participations		-	780.0
Profit from participations in subsidiaries (share in partnership/limited partnership, incl. anticipated dividend)		782.0	965.1
Changes in value, financial assets and instruments	8	-19.8	-36.0
<b>Profit before appropriations and tax</b>		<b>1,003.7</b>	<b>1,863.7</b>
Appropriations			
Group contributions		226.7	151.8
<b>Profit before tax</b>		<b>1,230.4</b>	<b>2,015.5</b>
Current tax	9	-64.2	-48.3
Deferred tax	9	4.1	7.6
<b>PROFIT FOR THE YEAR</b>		<b>1,170.3</b>	<b>1,974.8</b>

No statement of comprehensive income has been prepared because the Parent Company has no transactions that should be included in other comprehensive income.

# PARENT COMPANY BALANCE SHEETS

SEKm	Note	31/12/2020	31/12/2019
<b>ASSETS</b>			
<b>Non-current assets</b>			
Machinery and equipment	11	0.9	0.8
<b>Total property, plant and equipment</b>		<b>0.9</b>	<b>0.8</b>
Shares in Group companies	12	6,581.8	5,607.7
Receivables from Group companies		12,234.7	11,805.2
Shares and participations	13, 22	0.0	0.0
Interests in associated companies	14	439.0	372.6
Other non-current receivables	15	61.0	74.2
<b>Total non-current financial assets</b>		<b>19,316.5</b>	<b>17,859.7</b>
<b>Total non-current assets</b>		<b>19,317.4</b>	<b>17,860.5</b>
<b>Current assets</b>			
Trade receivables		6.1	0.6
Other receivables		6.3	4.8
Prepaid expenses and accrued income	16	77.9	77.0
Current investments		36.0	–
Cash and cash equivalents	17	135.0	257.3
<b>Total current assets</b>		<b>261.3</b>	<b>339.7</b>
<b>TOTAL ASSETS</b>		<b>19,578.7</b>	<b>18,200.2</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
<i>Restricted shareholders' equity</i>			
Share capital		658.1	651.4
Revaluation reserve		78.5	78.5
Statutory reserve		13.2	13.2
<i>Unrestricted equity</i>			
Share premium account		2,118.5	1,903.7
Retained earnings		2,389.2	842.4
Profit for the year		1,170.3	1,974.8
<b>Total shareholders' equity</b>		<b>6,427.8</b>	<b>5,464.0</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Liabilities to credit institutions and similar liabilities	18	9,173.4	9,055.7
Liabilities to Group companies		456.2	493.6
Other non-current liabilities	20	24.5	23.5
<b>Total non-current liabilities</b>		<b>9,654.1</b>	<b>9,572.8</b>
<b>Current liabilities</b>			
Liabilities to credit institutions	18	2,940.3	2,687.5
Trade payables		53.2	58.2
Other liabilities		338.9	287.0
Accrued expenses and deferred income	21	164.4	130.7
<b>Total current liabilities</b>		<b>3,496.8</b>	<b>3,163.4</b>
<b>Total liabilities</b>		<b>13,150.9</b>	<b>12,736.2</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>19,578.7</b>	<b>18,200.2</b>



# STATEMENT OF CHANGES IN EQUITY

Group, SEKm	Number of Class A ordinary shares outstanding	Number of Class D ordinary shares outstanding	Total number of preference shares outstanding	Share capital	Other contributed capital	Retained earnings	Total shareholders' equity
<b>Shareholders' equity 31/12/2018</b>	<b>180,900,000</b>	<b>–</b>	<b>5,692,497</b>	<b>623.1</b>	<b>1,234.1</b>	<b>7,257.1</b>	<b>9,114.3</b>
Issue of Class D ordinary shares		8,500,000		28.3	669.6		697.9
Dividend SEK 1.60/Class A ordinary share and SEK 6.68/preference share <sup>1)</sup>						–327.5	–327.5
Comprehensive income for the year						3,147.0	3,147.0
<b>Shareholders' equity 31/12/2019</b>	<b>180,900,000</b>	<b>8,500,000</b>	<b>5,692,497</b>	<b>651.4</b>	<b>1,903.7</b>	<b>10,076.6</b>	<b>12,631.7</b>
Issue of Class A ordinary shares	2,000,000			6.7	214.8		221.5
Dividend SEK 1.90/Class A ordinary share, SEK 5.0/Class D ordinary share and SEK 6.68/preference share <sup>1)</sup>						–428.0	–428.0
Comprehensive income for the year						1,632.2	1,632.2
<b>Shareholders' equity 31/12/2020</b>	<b>182,900,000</b>	<b>8,500,000</b>	<b>5,692,497</b>	<b>658.1</b>	<b>2,118.5</b>	<b>11,280.8</b>	<b>14,057.4</b>
<b>Attributable to Parent Company shareholders</b>							

Parent Company SEKm	Number of Class A ordinary shares outstanding	Number of Class D ordinary shares outstanding	Total number of preference shares outstanding	Share capital	Statutory and re-valuation reserve	Unrestricted equity	Total shareholders' equity
<b>Shareholders' equity 31/12/2018</b>	<b>180,900,000</b>	<b>–</b>	<b>5,692,497</b>	<b>623.1</b>	<b>91.7</b>	<b>2,404.0</b>	<b>3,118.8</b>
Issue of Class D ordinary shares		8,500,000		28.3		669.6	697.9
Dividend SEK 1.60/ordinary share and SEK 6.68/preference share <sup>1)</sup>						–327.5	–327.5
Profit for the year						1,974.8	1,974.8
<b>Shareholders' equity 31/12/2019</b>	<b>180,900,000</b>	<b>8,500,000</b>	<b>5,692,497</b>	<b>651.4</b>	<b>91.7</b>	<b>4,720.9</b>	<b>5,464.0</b>
Issue of Class A ordinary shares	2,000,000			6.7		214.8	221.5
Dividend SEK 1.90/Class A ordinary share, SEK 5.0/Class D ordinary share and SEK 6.68/preference share <sup>1)</sup>						–428.0	–428.0
Profit for the year						1,170.3	1,170.3
<b>Shareholders' equity 31/12/2020</b>	<b>182,900,000</b>	<b>8,500,000</b>	<b>5,692,497</b>	<b>658.1</b>	<b>91.7</b>	<b>5,678.0</b>	<b>6,427.8</b>

<sup>1)</sup>Of which dividend for Class D ordinary shares comprises SEK –42.5m and preference shares SEK –38.0m. Of this amount, SEK –398.4m was paid and the remainder is expensed at 31/12/2020.

# STATEMENT OF CASH FLOWS

SEKm	Note	Group		Parent Company	
		2020	2019	2020	2019
<b>Operating activities</b>					
Profit before tax		2,009.8	3,830.9	1,230.4	2,015.5
<b>Adjustment items</b>					
Depreciation/amortisation	11	0.3	0.2	0.1	0.1
Unrealised changes in value	8	-1,057.2	-2,555.1	19.9	36.0
Other items	27	-26.0	-439.9	-22.3	-804.1
Taxes paid		-72.3	-61.4	-10.1	28.6
<b>Cash flow from operating activities before changes in working capital</b>		<b>854.6</b>	<b>774.7</b>	<b>1,218.0</b>	<b>1,276.1</b>
<b>Changes in working capital</b>					
Increase (-)/decrease (+) current receivables		-46.0	-8.5	-43.8	-28.9
Increase (-)/decrease (+) current liabilities		-5.7	-21.4	-8.8	-20.9
<b>Cash flow from operating activities</b>		<b>802.9</b>	<b>744.8</b>	<b>1,165.4</b>	<b>1,226.3</b>
<b>INVESTING ACTIVITIES</b>					
Investments in properties		-1,910.9	-3,255.1	-	-
Divestment of properties		0.5	501.0	-	-
Non-current financial assets, proceeds obtained		52.7	47.1	0.5	501.0
Non-current financial assets, proceeds paid		-79.4	-77.6	-1,397.5	-2,440.1
<b>Cash flow from investing activities</b>		<b>-1,937.1</b>	<b>-2,784.6</b>	<b>-1,397.0</b>	<b>-1,939.1</b>
<b>FINANCING ACTIVITIES</b>	28				
Raising of loans		2,252.1	3,227.3	1,274.8	3,330.4
Repayment and amortisation of loans		-1,039.6	-1,989.6	-970.0	-3,347.2
Issue of Class D ordinary shares		221.8	701.4	221.8	701.4
Dividends paid		-417.3	-327.4	-417.3	-327.4
<b>Cash flow from financing activities</b>		<b>1,017.0</b>	<b>1,611.7</b>	<b>109.3</b>	<b>357.2</b>
<b>CASH FLOW FOR THE YEAR</b>		<b>-117.2</b>	<b>-428.1</b>	<b>-122.3</b>	<b>-355.6</b>
Cash in hand at beginning of the year	17	264.3	676.1	257.3	612.9
Acquired cash and cash equivalents		-	16.3	-	-
Cash in hand at year-end	17	147.1	264.3	135.0	257.3

# ACCOUNTING POLICIES AND NOTES

## NOTE 01 Accounting policies

### GENERAL INFORMATION

Fastpartner AB (publ) (556230-7867) is a Swedish public limited-liability company with its registered office in Stockholm. The company's share has been listed on the OMX NASDAQ Nordic Mid Cap in Stockholm since 1994. The Group's main business is to own, manage and develop properties in expanding communities. On 26 March 2021, the Board of Directors and the Chief Executive Officer approved this annual report and consolidated accounts for publication. It will be submitted to the Annual General Meeting for adoption on 22 April 2021.

### GROUP ACCOUNTING POLICIES CONFORMITY WITH LAWS AND STANDARDS

The consolidated financial statements have been prepared in accordance with the Swedish Annual Accounts Act, the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and the interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), as adopted by the EU. The Group also applies the Swedish Financial Reporting Board's recommendation RFR 1: Supplementary Accounting Rules for Corporate Groups, which specifies the additions to IFRS disclosures that are required under provisions contained in the Swedish Annual Accounts Act.

The Parent Company applies the same accounting policies as the Group except in the cases stated below under the section 'Parent Company's accounting policies'. The accounting policies are in line with the Swedish Annual Accounts Act, RFR 2 Accounting for Legal Entities and statements from the Swedish Financial Reporting Board.

### BASIS OF PREPARATION FOR THE PARENT COMPANY AND CONSOLIDATED FINANCIAL STATEMENTS

The functional currency of the Parent Company is SEK, which is also the reporting currency of the Parent Company and the Group. All amounts are stated in millions of SEK with one decimal point, unless otherwise stated. Assets and liabilities are recognised at historical cost, apart from investment properties and certain financial assets and liabilities that are reported at fair value and liabilities recognised at amortised cost. Financial assets and liabilities that are recognised at fair value consist of other long-term securities and other liabilities. The accounting policies described below for the Group have been applied consistently to all periods, unless otherwise stated below. The Group's accounting policies have been applied consistently to the reporting and consolidation of the Parent Company and subsidiaries, associated companies and joint venture companies.

### APPLICATION OF NEW ACCOUNTING POLICIES

New and amended standards and interpretations that entered into force at 1 January 2020 have had no material impact on the Group's 2020 financial statements.

The Group applies the same accounting policies and valuation methods as in the most recent annual report. Other new or amended IFRS standards or other IFRIC interpretations that have entered into force since 1 January 2020 have had no material effect on the consolidated financial statements. The company has received government grants in the form of rent relief scheme, which is recognised as rental income. Grants received are recognised in profit or loss in the same period as the decline in income in the form of rent discounts that the grants are intended to cover, to the extent that there is reasonable assurance that the conditions have been met and the grants have been received/will be received. There are no contingent liabilities associated with the government grants. The Group has not received any other form of government support. The Group has not prepared the 2020 Annual Report in accordance with ESEF.

### CONSOLIDATION POLICIES Consolidated Financial Statements

Subsidiaries are those companies in which the Group directly or indirectly holds more than 50 per cent of the votes or in other ways exercises a controlling influence. Controlling influence is achieved when the Parent Company has control over a company, is exposed or entitled to a variable return from the holding in the company and has the ability to exercise control over the company to influence the return. The composition of the Group can be seen in Note 12. The existence and effect of potential voting rights that can currently be used or converted is taken into account in assessing whether the Group exercises a controlling influence. Subsidiaries are included in the consolidated financial statements as of the time when the controlling influence is transferred to the Group and are excluded from the consolidated

financial statements as of the time when the controlling influence ceases. The acquisition of a subsidiary is recognised in accordance with the purchase method. The purchase consideration for the business combination is measured at fair value at the acquisition date, which is calculated as the total of the fair values at the acquisition date for the assets acquired, assumed or acquired liabilities, as well as equity shares issued in exchange for control of the acquired business. Acquisition-related costs are recognised in profit or loss as incurred. For business combinations in which the sum of the purchase consideration, any non-controlling interests and fair value at the acquisition date of prior shareholdings exceeds the fair value at the acquisition date of identifiable acquired net assets, the difference is recognised as goodwill in the statement of financial position. If the difference is negative, it is recognised as profit on a bargain purchase directly in profit or loss following retesting of the difference. In cases when an entity acquires a group of assets or net assets that does not constitute a business, it shall allocate the cost of the group between the individual identifiable assets and liabilities in the group based on their relative fair values at the date of acquisition.

### Associated companies

Associated companies are companies over which the Group has a significant, but not controlling influence in terms of operational and financial control. Significant influence is the power to participate in the financial and operating policy decisions of an economic activity, but is not control or joint control over those policies. Associated companies are accounted for using the equity method. Interests in associated companies are recognised in the balance sheet at cost after adjusting for changes in the Group's share of the associated company's net assets, less any decrease in the fair value of individual interests. Profit from associated companies is recognised in profit or loss under the heading 'Share of associated companies' profit'. Depreciation of surplus values in associated companies is also included in this income and expense item. Dividends received from associated companies reduce the carrying amount of the investment.

### Joint arrangements

A joint arrangement is a contractual financial arrangement where the Group, together with another party, conducts an economic activity and where the parties have a joint controlling influence over the operational and financial control. Holdings in joint arrangements can be either joint operations or joint ventures. Fastpartner's holdings in joint arrangements are joint ventures. Holdings in joint ventures are accounted for using the equity method. See above under 'Associated companies' for a description of the equity method. The equity method is applied from the time when the joint controlling influence arises and until the time that joint control is lost.

### Transactions eliminated on consolidation

All intra-Group receivables and liabilities, revenue and expenses, unrealised profits or losses that arise in transactions through intra-group transactions between Group companies are eliminated in their entirety in the consolidated financial statements. Unrealised gains arising on transactions with associates and joint ventures are eliminated in proportion to the Group's interests in the company. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no indication of any impairment.

### SEGMENT REPORTING

In accordance with IFRS 8, segments are presented from the point of view of management, divided into Region 1, Region 2, Region 3 and Region 4. These four identified regions are the management areas used to monitor the business with reporting to the Executive Management Team. The accounting policies used in internal reporting are the same as for the Group in general. The four regions are followed up at net operating income level. In addition, there are unallocated items and Group adjustments. Rental income, which is external in its entirety, and property expenses, as well as unrealised changes in value, are directly attributable to the properties in each segment. Gross profit consists of earnings from each segment, excluding allocation of central administrative expenses, share of associated companies' profit, items in net financial items and tax. Assets and liabilities are recognised on the balance sheet date and property assets are directly attributed to each segment.

### INCOME

#### Rental income

The Group generates revenue mainly from leasing of residential and commercial premises under operating leases. Lease revenue is recognised on a straight-line basis over the term of the lease for the residence/commercial space. Rent paid in advance is reported as deferred rental income. Compensation in connection with premature termination of lease agreements is recognised as income.



**Income from property sales**

Income from property sales is normally recognised on the contract date, provided the counterparty does not obtain control of the property at a later date. When assessing the revenue recognition date, consideration is given to what is agreed between the parties regarding risks and rewards, as well as commitment to day-to-day management. In addition, circumstances are taken into account that may affect the closing of the deal that are beyond the control of the seller and/or the buyer.

**LEASES**

A finance lease exists when the financial risks and benefits associated with ownership are essentially transferred from the lessor to the lessee. Leases that are not finance leases are classified as operating leases. All Fastpartner leases of significance are classified as operating leases.

**Group as lessee**

Lease payments under operating leases are expensed on a straight-line basis over the term of the lease, based on use. Fastpartner has classified leaseholds and leases entered into as operating leases, where subsidiaries of Fastpartner are the lessee.

**Group as lessor**

All investment properties are rented out under operating leases and generate rental income. Leases relating to investment properties are classified as operating leases, where the Group stands as lessor. Policies for recognition of lease payments received are presented under the 'Revenue' section.

**FINANCIAL INCOME AND EXPENSES**

Financial income and expenses consist of interest income on bank balances and receivables, dividend income, interest expenses on loans and unrealised and realised gains and losses on financial assets. Interest income is accrued over the term using the effective interest method. Dividends on shares are recognised when the right to receive payment has been established. Income from the sale of securities is recognised when the risks and rewards associated with ownership of the instrument are essentially transferred to the buyer and the Group no longer has control over the instrument. Borrowing costs are recognised in the period to which they relate except to the extent that they are included in the cost of significant new construction, additions and renovations. Interest expense corresponds to actual cost or is calculated based on an interest rate corresponding to the Group's average interest expense for the period. The cost of withdrawal of mortgage deeds is treated as a financial cost and is accrued over three years.

**FINANCIAL INSTRUMENTS**

Financial instruments recognised in the balance sheet include cash and cash equivalents, rental receivables, other receivables and loan receivables, as well as liabilities including interest-rate derivative instruments, accounts payable, other liabilities and loan liabilities.

Financial instruments are initially recognised at fair value equivalent to cost plus transaction costs, with the exception of the category of financial instruments recognised at fair value through profit or loss, where transaction costs are excluded. Subsequent recognition occurs thereafter depending on classification according to the following. Financial transactions such as receipt or payment of interest and credits are recognised on the bank's settlement day, while other receipts and payments are recognised on the bank's accounting date.

A financial asset is removed from the balance sheet when the rights inherent in the agreement are realised, expire, or if the company loses control over them. A financial liability is removed from the balance sheet when the obligation arising from the agreement has been met or is extinguished in another way.

**Shares and participations**

Shares and participations relate to other long-term securities holdings outside the property management business and are recognised at fair value, with changes in value recognised in profit and loss. Fastpartner has classified the holdings that are regarded as capital investments as financial instruments. The holding of treasury shares has not been recognised as a financial asset, which is in accordance with IAS 32.

**Other non-current receivables and other receivables**

Other non-current receivables and other receivables are receivables that arise when the company provides funds with no intention of trading in the resulting claim. The receivable constitutes a non-current receivable if the expected duration of the holding is more than one year, and other receivables if the duration is shorter. These receivables are measured at amortised cost using the effective interest method.

**Receivables**

Non-derivative financial assets that have fixed or determinable payments and are not listed on an active market are reported as receivables. Financial assets are classified under amortised cost, fair value through profit or loss, or fair value through other comprehensive income based on the nature of the asset's cash flow and on the business model that covers

the asset. All of Fastpartner's financial assets that are not derivatives meet the criteria for contractual cash flows and are held in a business model whose purpose is to collect these contractual cash flows. Receivables are measured at amortised cost. The Group has rental receivables, other receivables where the latter mainly relate to VAT and tax receivables. After individual valuation, receivables were taken up at the amount at which they are expected to be received, which means that they are recognised at acquisition cost with allowance for uncertain receivables.

The simplified model for credit reserves is used for the Group's receivables, with the exception of cash and cash equivalents. Credit reserves are routinely assessed based on historic data as well as current and prospective factors. Due to the short maturity of the receivables, the amounts in the reserves are insignificant. The Group defines 'in default' as receivables that are overdue by more than 90 days; in such cases, an individual assessment and provision are made. For cash and cash equivalents, the reserve is estimated based on the likelihood of default by the banks and prospective factors. Because of their short maturity and high credit rating, the amount of the provisions is insignificant.

Reserves for uncertain receivables are made when there are objective risk assessments that the Group will not receive the receivable.

**Cash and cash equivalents**

Cash and cash equivalents consist of cash assets and bank balances. Balances under cash assets and bank balances are categorised as 'Loans and receivables', which means that the item is recognised at amortised cost. Because bank balances are payable on demand, the amortised cost corresponds to the nominal amount.

**Trade payables**

Trade payables are categorised as 'Other financial liabilities', which means that the item is measured at amortised cost. The expected maturity of a trade payable is short, and the liability is therefore recognised at the nominal amount with no discount, according to the method for amortised cost.

**Loan liabilities**

Loan liabilities are classified as 'Other financial liabilities' and are measured at amortised cost. Any significant transaction costs are allocated over the loan period using the effective interest method. Non-current liabilities have an expected maturity of more than one year, while current liabilities have a maturity of less than one year.

**INVESTMENT PROPERTIES**

Investment properties are held for the purpose of earning rental income or for capital gains, or a combination of the two. Investment properties are initially recognised at cost, which includes expenses directly attributable to the acquisition. Subsequently, investment properties are recognised in the balance sheet at fair value. Properties under construction refer to newly produced properties that Fastpartner is building from the foundation up and therefore do not include tenant adjustments and other ongoing projects in existing properties. Twice a year, independent valuation institutions conduct valuations of Fastpartner's entire property portfolio. In 2020, Cushman & Wakefield Sweden AB and Newsec Advice AB carried out these valuations. The valuation companies based their valuations on information about the properties that Fastpartner provided. This information included outgoing rent, lease term, any additional charges or discounts, vacancy levels, operation and maintenance costs, and major planned or recently completed investments, maintenance and repairs. In addition, the valuation companies also used their own information regarding the location and market conditions for each property. The purpose of the valuation is to assess the market value of the properties at the time the valuation was carried out. Market value refers to the most likely price of a sale with normal marketing time in the open market. A cash flow analysis was performed for each property as part of the valuation process. The cash flow analysis consists of an assessment of the present value of the property's future net operating income during a calculation period, as well as the present value of the object's residual value after the end of the calculation period. Development rights are recognised at market value when the local planning process has progressed so far that substantial market value arises. Development rights are valued primarily by comparative market analysis, which means that the assessment of the market value is based on comparisons of prices for similar development rights. The development rights were only measured for a few of Fastpartner's properties.

The reports provided by the valuation institutions are reviewed and compared with Fastpartner's internal valuation. See also the description under Note 10 Investment properties. Both unrealised and realised changes in value attributable to the fair value of investment properties are recognised in profit or loss.

**Additional expenditures**

Additional expenditures are added to the asset's carrying amount or reported as a separate asset as appropriate only if it is probable that the future economic benefits associated with the asset will accrue to the Group and that the asset's cost can be measured in a

## ACCOUNTING POLICIES AND NOTES

reliable manner. All other additional expenditures are reported as expenses in the period in which they arise. The critical factor in assessments of when an additional expenditure should be added to the carrying amount is whether or not it replaces identified components, or parts thereof, and in such cases the expenditure is capitalised. The expenditure is also added to the carrying amount in cases where new components are created. Costs for repairs are expensed as they occur.

### MACHINERY AND EQUIPMENT

Machinery and equipment are recognised as assets in the balance sheet if it is likely that future economic benefits will flow to the company and the cost of the asset can be reliably calculated. Machinery and equipment is recognised at cost less accumulated depreciation and any impairment. Depreciation of machinery and equipment is calculated based on historical cost with adjustment for calculated residual value and any impairment. Depreciation is carried out on a straight-line basis over the asset's useful life. Machinery and equipment have an estimated useful life of five years.

### IMPAIRMENT LOSSES

The carrying amount of non-current assets is continuously tested. If there is an indication of a need for impairment, a comparison is made between the carrying amount of the asset and its estimated recoverable amount. The recoverable amount is the higher of an asset's net realisable value and value in use. The net realisable value comprises the price expected to be achieved when selling an asset between knowledgeable parties who are independent of each other and who have an interest in carrying out the transaction. Deductions must be made for selling costs and settlement costs. Value in use is measured as expected future discounted cash flows. Impairment occurs when the carrying amount exceeds the recoverable amount. Impairment losses are reversed if changes have occurred in the assumptions that led to the original impairment. Reversal occurs at the maximum value that would have been recognised after amortisation if no impairment occurred. Reversed impairment charges are recognised in profit or loss.

### EMPLOYEE BENEFITS

Remuneration to employees in the form of salaries, holiday pay, paid sick leave, etc. as well as pensions is recognised as it is earned. Pensions and other compensation paid after termination of employment are classified as defined contribution or defined benefit pension plans.

#### Defined contribution plans

For defined contribution plans, the Group pays fixed fees to a separate independent legal entity and has no obligation to pay additional fees. Costs are charged to consolidated earnings as benefits accrue, which does not normally coincide with the premium payment date.

#### Defined benefit plans

The Group's pensions comprise the ITP plan through insurance with Alecta, which, according to a statement from the Swedish Financial Reporting Board, UFR 10, is classified as a defined benefit plan that covers several employers. This means that the company must account for its proportionate share of the defined benefit obligations as well as the management assets and costs associated with the plan. According to Alecta, they cannot provide this information, for which reason the plan is recognised as a defined contribution pursuant to paragraph 30 of IAS 19.

### PROVISIONS

Provisions are liabilities that are uncertain in the amount and/or timing at which they will be settled. Fastpartner recognises a provision in the balance sheet when there is an obligation as a result of an event that has occurred and it is likely that an outflow of resources is required to settle the obligation and a reliable estimate of the amount can be made. Present value calculations are carried out in the event of any significant timing effects for future payment flows.

### TAX

Income taxes consist of current tax and deferred tax. Current tax is tax to be paid or received in respect of the current year, as well as adjustments of previous years' current tax. Deferred tax is calculated on the difference between the carrying amounts and tax values of the company's assets and liabilities. Deferred tax liabilities are recognised in principle for all taxable temporary differences, except to the extent that the deferred tax is attributed to initial recognition of goodwill or an asset or liability arising from a transaction that is not an asset acquisition and does not affect the carrying amount at the time of the acquisition, or taxable result. Deferred tax liabilities are recognised only to the extent that it is likely that the amounts can be used to offset future taxable profits. The carrying amount of deferred tax assets is tested for impairment at the end of each financial year and an impairment loss is recognised to the extent that it is no longer probable that sufficient taxable profits will be available against which the deferred tax asset can be fully or partially offset. Deferred tax

is calculated according to the tax rates that are expected to apply for the period when the asset is recovered or the debt is settled. Deferred tax is recognised as an income or expense in the profit and loss accounts, except in those cases where it refers to transactions or events that have been recognised directly in equity, whereby the related tax effect is also recognised in the statement of comprehensive income. Deferred tax assets and tax liabilities are offset against one another when they refer to income tax payable to the same authority and when the Group intends to settle the tax by paying the net amount.

### STATEMENT OF CASH FLOWS

The statement of cash flows is prepared in accordance with the indirect method, which means that the net result is adjusted for items that do not affect cash flow.

### CONTINGENT LIABILITIES

A contingent liability is recognised when there is a possible commitment originating from events that have occurred and whose occurrence is confirmed only by one or several uncertain future events, or when there is a commitment originating from events that occurred, but that is not recognised as a liability or provision because it is not probable that an outflow of resources will be required to settle the commitment, or the size of the commitment cannot be reliably calculated.

### PARENT COMPANY'S ACCOUNTING POLICIES

The annual accounts of the Parent Company have been prepared in accordance with the Annual Accounts Act, Recommendation RFR 2 Accounting for Legal Entities of the Swedish Financial Reporting Board and statements issued by the Swedish Financial Reporting Board. RFR 2 requires that the parent company, in the annual report for the legal entity, use all EU adopted IFRSs and interpretations as far as possible within the framework of the Swedish Company Accounts Act, the Job Security Law and with due regard for the relationship between accounting and taxation. The recommendation states which exceptions and additions must be made to the IFRSs.

#### Amended accounting policies for the Parent Company

The amendments to RFR 2 Accounting for Legal Entities that came into effect and apply to the 2020 financial year have not had any material impact on the Parent Company's financial statements for 2020.

#### Amendments to RFR 2 that have not yet come into effect:

Management's assessment is that other changes to RFR 2 that have not yet come into effect, and that apply from 1 January 2021, will not have any material impact on the Parent Company's financial statements when they are applied for the first time.

### DIFFERENCES BETWEEN THE GROUP'S AND THE PARENT COMPANY ACCOUNTING POLICIES

Differences between the accounting policies of the Group and the Parent Company are detailed below.

#### Subsidiaries, associated companies and joint ventures

Interests in subsidiaries, associated companies and joint ventures are reported in the Parent Company according to the equity method adjusted for write-ups and/or write-downs. Dividends are recognised in full as revenue.

Transaction costs in connection with the acquisition of subsidiaries are reported as part of cost.

#### Management on commission

Property-owning subsidiaries provide management services on commission for the Parent Company. Current income and expenses, and operations-related balance sheet items are recognised directly in the Parent Company. The subsidiaries essentially only recognise depreciation on buildings.

#### Deferred tax

The amounts allocated to untaxed reserves comprise taxable temporary differences. Because of the relationship between accounting and taxation, the deferred tax liability attributable to the untaxed reserves is not recognised separately. Swedish practice requires changes in untaxed reserves to be recognised through profit or loss in individual companies under the heading 'Appropriations'. The accumulated value of provisions is reported in the balance sheet under the heading 'Untaxed reserves', of which 21.4 per cent is considered a deferred tax liability and 78.6 per cent restricted equity.

#### Group contributions and shareholder contributions

Shareholder contributions are recognised directly in unrestricted equity of the recipient and as an increase in the item 'Participations in Group companies' for the donor. Group contributions paid and received with the purpose of minimising the Group's tax payments are recognised as appropriations in profit or loss.

**NOTE 02 Segment reporting**

In accordance with IFRS 8, segments are presented from the point of view of management, divided into the following segments: Region 1, Region 2, Region 3 and Region 4. These four identified regions are the management areas used to monitor the business with reporting to the Executive Management Team. The accounting policies used in internal reporting are the same as for the Group in general except in respect of ground rents, which are recognised as a financial item in the Group profit and loss account. The four regions are followed up at net operating income level. In addition, there are unallocated items and Group adjustments. Rental income, which is external in its entirety, and property expenses, as well as unrealised changes in value, are directly attributable to the properties in each segment. Gross profit consists of earnings from each segment, excluding allocation of central administrative expenses, share of associated companies' profit, items in net financial items and tax. Assets and liabilities are recognised on the balance sheet date and property assets are directly attributed to each segment.

No tenant accounts for more than ten per cent of rental income and no operations or assets exist outside Sweden.

Region 1 includes the company's properties in the areas Lunda/Spånga/Stockholm central/Alvesta/Malmö/Växjö and Ystad, as well as the company's three urban centres, Hässelby, Tensta and Rinkeby.

Region 2 includes the company's properties in Västberga/Bromma/Täby/Lidingö/Södertälje/Norrköping/Älvåberg/Strängnäs/Eskilstuna and Enköping, as well as the company's two urban centres in Älvsjö and Bredäng.

Region 3 includes the company's properties in Akalla/Märsta/Knivsta/Vallentuna/Sollentuna/Upplands Väsby/Uppsala/Göteborg/Alingsås and Ulricehamn.

Region 4 includes the company's properties in Gävle/Söderhamn/Sundsvall/Ludvika and Hedemora.

	Region 1		Region 2		Region 3		Region 4		Total property management		Eliminations and Group-wide items		Total Group	
SEKm	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Rental income	819.9	722.1	393.8	399.3	461.2	443.6	126.7	121.5	1,801.6	1,686.5			1,801.6	1,686.5
Property expenses	-204.2	-201.9	-113.5	-120.6	-158.7	-150.5	-40.2	-40.5	-516.6	-513.5			-516.6	-513.5
<b>Net operating income</b>	<b>615.7</b>	<b>520.2</b>	<b>280.3</b>	<b>278.7</b>	<b>302.5</b>	<b>293.1</b>	<b>86.5</b>	<b>81.0</b>	<b>1,285.0</b>	<b>1,173.0</b>			<b>1,285.0</b>	<b>1,173.0</b>
Ground rents	-20.7	-21.1	-5.0	-5.0	-5.1	-5.1			-30.8	-31.2			-30.8	-31.2
<b>Changes in value</b>														
Unrealised changes in value, properties	114.6	1,683.4	679.5	460.4	168.6	420.0	111.4	23.7	1,074.1	2,587.6			1,074.1	2,587.6
Realised changes in value, properties		424.5			0.5			-1.1	0.5	423.4			0.5	423.4
Changes in value, financial assets									-16.9	-32.5			-16.9	-32.5
<b>Gross profit</b>	<b>709.6</b>	<b>2,607.0</b>	<b>954.8</b>	<b>734.2</b>	<b>466.5</b>	<b>708.0</b>	<b>197.9</b>	<b>103.6</b>	<b>2,311.9</b>	<b>4,120.3</b>			<b>2,311.9</b>	<b>4,120.2</b>
<b>Undistributed items</b>														
Central administration											-38.4	-34.9	-38.4	-34.9
Share of associated companies' profit									22.2	21.5		2.6	22.2	24.1
Financial income									24.6	8.8			24.6	8.8
Financial expenses									-310.5	-287.4			-310.5	-287.4
Profit before tax													2,009.8	3,830.9
Tax											-377.6	-683.9	-377.6	-683.9
<b>Comprehensive income for the year</b>									<b>2,048.2</b>	<b>3,863.1</b>	<b>-416.0</b>	<b>-716.2</b>	<b>1,632.2</b>	<b>3,147.0</b>
Investment properties	15,394.1	13,634.5	6,811.4	6,036.8	7,407.2	6,908.2	1,731.7	1,592.9	31,344.4	28,172.4			31,344.4	28,172.4
<b>Undistributed items</b>														
Right-of-use asset, leasehold													1,030.0	1,018.0
Non-current financial assets													472.9	423.8
Equipment													1.5	1.7
Current assets													152.4	106.3
Cash and cash equivalents													147.1	264.3
<b>Total assets</b>	<b>15,394.1</b>	<b>13,634.5</b>	<b>6,811.4</b>	<b>6,036.8</b>	<b>7,407.2</b>	<b>6,908.2</b>	<b>1,731.7</b>	<b>1,592.9</b>	<b>31,344.4</b>	<b>28,172.4</b>			<b>33,148.3</b>	<b>29,986.5</b>
<b>Undistributed items</b>														
Shareholders' equity													14,057.4	12,631.7
Non-current liabilities													12,230.5	11,622.9
Deferred tax liabilities													2,463.7	2,178.9
Current liabilities													4,396.7	3,553.0
<b>Total equity and liabilities</b>													<b>33,148.3</b>	<b>29,986.5</b>
Acquisitions and investments for the year	1,645.0	2,147.6	95.1	189.4	330.5	880.8	27.3	37.2	2,097.9	3,254.9			2,097.9	3,254.9
Sales for the year								-0.1		-0.1				-0.1



**NOTE 03 Rental income**

	Group		Parent Company	
	2020	2019	2020	2019
Rental value	2,065.5	1,927.0	692.4	583.6
Rent discounts and losses	-71.2	-70.0	-19.8	-13.6
Vacancies	-192.7	-170.5	-44.3	-45.1
<b>Total</b>	<b>1,801.6</b>	<b>1,686.5</b>	<b>628.3</b>	<b>524.9</b>

The average remaining length of leases is 4.7 years (4.7). The Group's credit losses relating to rental receivables for the year amounted to SEK -9.3m (-4.0).

The table below shows Fastpartner's lease maturity structure:

Maturity	Number	Lease value (annual rent)	Share, %
2021	589	136.8	8.0
2022	496	274.5	16.0
2023	450	384.1	22.3
2024	273	343.0	20.0
2025	61	110.4	6.4
2026 >	95	469.2	27.3
<b>Total commercial properties</b>	<b>1,964</b>	<b>1,718.0</b>	<b>100.0</b>
Residential	321	30.1	
Indoor parking and parking spaces	1,348	27.4	
<b>Total</b>	<b>3,633</b>	<b>1,775.5</b>	

The table below presents future rental income relating to current leases for commercial properties (order book). Total lease volume is SEK 8,042.9m (7,644.5). The order book for residential premises totals SEK 30.1m (16.4) in annual rent and the order book for indoor parking and parking spaces amounts to SEK 53.8m (79.2).

Contractual future rental income for commercial premises	2020	2019
Contractual rental income year 1	1,718.0	1,637.3
Contractual rental income years 2 to 5	4,390.0	4,240.5
Contractual rental income later than year 5	1,934.9	1,766.7
<b>Total</b>	<b>8,042.9</b>	<b>7,644.5</b>

A breakdown of the lease portfolio by region can be seen below.

Commercial lease value by region	Lease value	Maturity	Area (m²)
Region 1	3,386.8	4.5	446,427
Region 2	1,811.0	5.0	413,744
Region 3	2,052.5	4.5	440,069
Region 4	792.6	5.6	211,592
<b>Total</b>	<b>8,042.9</b>	<b>4.7</b>	<b>1,511,832</b>

Distribution of income	Group	
	2020	2019
Rental income	1,683.4	1,577.2
Service income	118.2	109.3
<b>Total</b>	<b>1,801.6</b>	<b>1,686.5</b>

**NOTE 04 Ground rents and leases**

Ground rent is the fee the owner of a building on municipally owned land pays to the municipality. Ground rent and leasehold totalled SEK 38.8m (39.1) for 2020. Leaseholds are mainly in the Stockholm region. Fastpartner has 55 leaseholds through subsidiaries. The due dates of the leaseholds are set out below.

	Group	
	2020	2019
<b>Contractual future ground rents</b>		
Contractual ground rents year 1	-30.0	-30.0
Contractual ground rents years 2 to 5	-101.6	-106.3
Contractual ground rents years 6 and onwards	-72.5	-83.4
<b>Total</b>	<b>-204.1</b>	<b>-219.7</b>

**NOTE 05 Central administration**

	Group		Parent Company	
	2020	2019	2020	2019
Central administration	-38.3	-34.9	-23.0	-25.5
Amortisation office equipment	-0.1	0.0	-0.1	0.0
<b>Total</b>	<b>-38.4</b>	<b>-34.9</b>	<b>-23.1</b>	<b>-25.5</b>

**NOTE 06 Financial income**

	Group		Parent Company	
	2020	2019	2020	2019
Interest income	22.8	8.7	223.3	189.5
Profit from financial investments	1.8	0.1	1.8	0.1
<b>Total</b>	<b>24.6</b>	<b>8.8</b>	<b>225.1</b>	<b>189.6</b>

For intra-Group receivables, interest income on promissory note receivables relating to the Group's liabilities to credit institutions is recognised in the Parent Company. Intra-Group interest income is eliminated in the consolidated profit and loss accounts.

**NOTE 07 Financial expenses**

	Group		Parent Company	
	2020	2019	2020	2019
Interest expenses related to loans from credit institutions and similar liabilities	-288.8	-266.0	-253.9	-240.6
Interest expenses, Group companies	-	-	-162.7	-129.8
Interest expense related to bank overdraft	-2.0	-1.9	-2.0	-1.9
Interest expenses other liabilities	-1.7	-2.3	-1.4	-2.1
<b>Total interest expenses</b>	<b>-292.5</b>	<b>-270.2</b>	<b>-420.0</b>	<b>-374.4</b>
Other financial items	-11.7	-10.7	-11.7	-10.5
Mortgage deed expenses	-6.3	-6.5	-6.3	-6.5
Ground rents	-30.8	-31.2	-	-
<b>Total other financial items</b>	<b>-48.8</b>	<b>-48.4</b>	<b>-18.0</b>	<b>-17.0</b>
<b>Financial expenses according to profit and loss accounts</b>	<b>-341.3</b>	<b>-318.6</b>	<b>-438.0</b>	<b>-391.4</b>

Note 8 continued

**NOTE 08 Changes in value**

Realised changes in the value of investment properties amount to a total of SEK 0.5m (423.4), and relate to profit from the sale of a switch tower in Region 3. All changes in value can be seen in the table below.

	Group	
	2020	2019
<b>Properties</b>		
Realised	0.5	423.4
Unrealised	1,074.1	2,587.6
<b>Total changes in value, properties</b>	<b>1,074.6</b>	<b>3,011.0</b>

Total changes in the value of investment properties for the year amount to SEK 1,074.6m (3,011.0). Of the year's unrealised changes in value of SEK 1,074.1m (2,587.6), SEK 114.6m (1,683.4) relates to the portfolio in Region 1, SEK 679.5m (460.4) to Region 2, SEK 168.6m (420.0) to Region 3 and SEK 111.4m (23.7) relates to the portfolio in Region 4. The realised changes in value of SEK 0.5m (423.4) relate to the portfolio in Region 3. The previous year, realised changes in value of SEK 424.5m related to Region 1 and SEK -1.1m to the portfolio in Region 4.

During the year, Fastpartner carried out valuations of the entire property portfolio every six months with the assistance of the valuation institutions Cushman & Wakefield Sweden AB and Newsec Advice AB.

For further information regarding valuation of investment properties, see Note 10 Investment properties.

	Group		Parent Company	
	2020	2019	2020	2019
<b>Financial instruments</b>				
Unrealised changes in value, short-term holdings	0.1	-	0.1	-
Market valuation interest-rate derivatives	-17.0	-32.5	-19.9	-36.0
<b>Total changes in value, financial instruments</b>	<b>-16.9</b>	<b>-32.5</b>	<b>-19.8</b>	<b>-36.0</b>

For further information regarding valuation of financial instruments, see Note 22 Fair value financial instruments.

**NOTE 09 Tax**

	Group		Parent Company	
	2020	2019	2020	2019
<b>Income tax</b>				
Profit before tax	2,009.8	3,830.9	1,230.4	2,015.5
Nominal tax rate in Sweden, 21.4% (21.4)	-430.1	-819.8	-263.3	-431.3
Adjustment of profit component of partnership/limited partnership	-	-	0.7	0.4
Dissolution of taxes in connection with tax-free sale	-	130.7	-	-
Adjustment for other non-deductible/taxable items	-0.2	-0.2	207.2 <sup>1</sup>	389.9 <sup>1)</sup>
Share of associated companies' profit	4.7	5.1	-	-
Miscellaneous	46.1	-	-	-
Correction of previous year's taxation/calculation	1.9	0.3	-4.7	0.3
<b>Recognised tax expense</b>	<b>-377.6</b>	<b>-683.9</b>	<b>-60.1</b>	<b>-40.7</b>
of which,				
Current tax	-92.9	-94.0	-64.2	-48.3
Deferred tax	-284.7	-589.9	4.1	7.6
<b>Recognised tax</b>	<b>-377.6</b>	<b>-683.9</b>	<b>-60.1</b>	<b>-40.7</b>

Current tax in the Parent Company for 2020 relates to SEK -59.5m in tax on profit for the year and to a correction of SEK -4.7m in tax from the previous year.

Current tax in the Parent Company for 2019 relates to SEK -48.6m in tax on profit for the year and a correction of SEK 0.3m in tax from the previous year.

The corporate tax rate for the 2019 tax year was reduced to 21.4 per cent (22.0) and will be lowered to 20.6 per cent for the 2021 tax year. Deferred tax is calculated at the tax rate that is expected to be applicable at the time of payment.

<sup>1)</sup>Other non-taxable income includes the tax effect on anticipated dividends from subsidiaries.

	Group		Parent Company	
	2020	2019	2020	2019
<b>Deferred tax liability/tax asset</b>				
<b>Temporary differences</b>				
Properties	-12,181.8	-10,758.0	-	-
Deferred tax liability 20.6% (20.6)	-2,509.5	-2,216.1	-	-
Market valuation interest-rate derivatives	143.8	126.8	131.0	111.1
Deferred tax asset 20.6% (20.6)	29.6	26.1	27.0	22.9
Unutilised tax loss carryforwards	80.9	56.3	-	-
Deferred tax asset 20.6% (20.6)	16.7	11.6	-	-
Miscellaneous	-2.3	-2.3	-2.3	-2.3
Deferred tax liability 20.6% (20.6)	-0.5	-0.5	-0.5	-0.5
<b>Deferred tax liabilities</b>	<b>-2,463.7</b>	<b>-2,178.9</b>	<b>26.5</b>	<b>22.4</b>

Tax for the year amounts to SEK -377.6m (-686.9). The tax mainly comprises deferred tax attributable to unrealised changes in the value of investment properties, as well as opportunities to utilise tax deductions for the investment properties. Consequently, the tax does not affect cash flow. When divesting properties in corporate format, deferred tax is rarely converted to current tax since profits from the sale of shares in the subsidiary are tax-free.

The Group has blocked deficits of approximately SEK 80.9m. The Group cannot begin to utilise them until taxation in 2024 at the earliest. A deferred tax asset of SEK 16.7m relating to these deficits was posted at 31/12/2020.

**NOTE 10 Investment properties and properties under construction**

	Group		Parent Company	
	2020	2019	2020	2019
<b>Investment properties</b>				
<b>Fair value, beginning of year</b>	<b>27,876.8</b>	<b>22,263.7</b>	<b>-</b>	<b>-</b>
Reclassification	201.8	-	-	-
Divestment of properties	-	-0.1	-	-
Acquisition of properties	1,557.8	2,443.0	-	-
Investments	492.1	582.6	-	-
Change in value	1,039.8	2,587.6	-	-
<b>Fair value at year-end</b>	<b>31,168.3</b>	<b>27,876.8</b>	<b>-</b>	<b>-</b>

	Group		Parent Company	
	2020	2019	2020	2019
<b>Properties under construction</b>				
<b>Value, beginning of year</b>	<b>295.6</b>	<b>66.3</b>	<b>-</b>	<b>-</b>
Reclassification	-201.8	-	-	-
Investment	48.0	229.3	-	-
Change in value	34.3	-	-	-
<b>Fair value at year-end</b>	<b>176.1</b>	<b>295.6</b>	<b>-</b>	<b>-</b>

The Group's properties are recognised at fair value and all properties were valued in accordance with Level 3, IFRS 13.

Two times during the year, valuations of Fastpartner's entire property portfolio were carried out by the valuation institutions Cushman & Wakefield Sweden AB and Newsec Advice AB.

The valuation companies based their valuations on information about the properties that Fastpartner provided. This information included outgoing rent, lease term, any additional charges or discounts, vacancy levels, operation and maintenance costs, and major planned or recently completed investments and repairs. In addition, the valuation companies also used their own information regarding the location and market conditions for each property. The valuation institutions' statements are reviewed and compared with Fastpartner's internal valuation and the valuation considered to be most in line with Fastpartner's own valuation is used when assessing the total market value of the Group's properties.

The purpose of the valuation is to assess the market value of the properties at the time the valuation was carried out. Market value refers to the most likely price of a sale with normal marketing time in the open market. A cash flow analysis is performed for each property as part of the valuation process. The cash flow analysis consists of an assessment of the present value of the property's future net operating income during a calculation period, as well as the present value of the object's residual value after the end of the calculation period. The calculation period is normally ten years. To assess the residual value at the end of the calculation period, net operating income for the year after the end of the calculation period is calculated.

## ACCOUNTING POLICIES AND NOTES

Note 10 continued

The assessment of payments for operation and maintenance was made partly based on the information provided by Fastpartner, and partly based on experience regarding comparable objects. Payments for operation and maintenance are expected to increase in line with assumed inflation.

The discount rate used is a nominal required yield on total capital before tax. The required rate of return is based on previous experience from assessments of the market's required yields for similar properties. Assessment of the interest rate requirement is carried out for each property.

All investment properties in the portfolio generate rental income.

### Valuation of investment properties at fair value at 31 December 2020

The table below shows the significant assumptions used in the valuation. Since Fastpartner has many multipurpose properties (properties that consist of offices/warehouses/production), the portfolio has been broken down by geographical area in the risk overview below. The inflation assumption for the entire calculation period is two per cent per year. The average yield requirement for the entire property portfolio is approximately 4.6 per cent (4.6). The average yield requirement is about 4.0 per cent (4.2) for Region 1, about 5.1 per cent (5.5) for Region 2, about 5.1 per cent (5.0) for Region 3 and about 5.6 per cent (6.0) for Region 4.

	Fair value	Rental value <sup>1)</sup>	Lettable area, 000 m <sup>2</sup>	Discount rate, %	Dividend yield, %	Yield requirement, %
Stockholm	24,725.4	1,508.2	874.1	5.4–8.8	3.5–6.9	4.4
Uppsala & Mälardalen	1,883.5	120.9	101.8	6.3–8.6	4.5–6.8	5.0
Gävle	1,721.0	163.9	209.7	7.3–11.6	5.7–9.8	5.6
Gothenburg	1,337.8	92.1	148.5	7.9–8.7	6.0–6.7	5.6
Norrköping	972.3	84.4	105.6	7.4–9.2	5.5–7.4	5.3
Malmö	453.6	45.4	48.5	7.4–9.0	5.4–7.1	5.6
Miscellaneous	250.8	29.3	44.9	8.2–10.4	6.3–8.2	6.4
<b>Total</b>	<b>31,344.4</b>	<b>2,044.2</b>	<b>1,533.1</b>	<b>5.4–11.6</b>	<b>3.5–9.8</b>	<b>4.6</b>

<sup>1)</sup>Rental value at 01/01/2021, 12 months forward.

### Sensitivity analysis

A property valuation is an estimate of the value that an investor is willing to pay for a property at a given time. The valuation is made on the basis of generally accepted models and certain assumptions on different parameters.

The market value of the properties can only be established in a transaction between two independent parties. An uncertainty interval is stated in the property values and is between +/- 5 to 10 per cent in a normal market. A changed property value of +/- five per cent affects Fastpartner's property value by +/- SEK 1,600m.

The company's financial occupancy rate amounted to 90.6 per cent (91.0) at 31/12/2020. A change in the occupancy rate of +/- one percentage point is detailed below in the sensitivity analysis.

The table shows how different parameters affect the property value. The various parameters are each affected by different assumptions and do not normally interact in the same direction.

### Sensitivity analysis, property values

	Change +/-	Effect on profit, property valuation, SEKm
Dividend yield	0.5 percentage points	+3,450/-2,800
Rental income	SEK 50/m <sup>2</sup>	+/-1,400
Operating expenses	SEK 25/m <sup>2</sup>	+/-700
Vacancy rate	1.0 percentage points	+/-325

For further information about changes in value in investment properties during the year, see Note 8 Changes in value.

### Overview by type of premises

31/12/2020	Lettable area, 000 m <sup>2</sup>	Rental value <sup>1)</sup>
Offices	556.9	989.9
Logistics & warehousing	452.1	323.1
Industry & manufacturing	174.6	144.3
Retail & restaurants	156.5	253.3
Care & schools	135.4	210.8
Housing & hotels	40.2	65.0
Miscellaneous	17.4	58.1
<b>Total commercial properties</b>	<b>1,533.1</b>	<b>2,044.2</b>

<sup>1)</sup>Rental value at 01/01/2021, 12 months forward.

### Commitments

Fastpartner has no significant obligations to perform repairs and maintenance other than as a result of good property management. However, there is an obligation to complete initiated investments in the investment properties of approximately SEK 390m (428).

## NOTE 11 Machinery and equipment

	Group		Parent Company	
	2020	2019	2020	2019
<b>Accumulated cost</b>				
Beginning of year	6.7	5.9	1.6	1.5
Acquisitions	–	0.7	–	–
Investments	0.1	0.1	0.1	0.1
Sales and disposals	–0.1	0.0	–0.1	0.0
<b>Total</b>	<b>6.7</b>	<b>6.7</b>	<b>1.6</b>	<b>1.6</b>
<b>Closing accumulated depreciation</b>				
Beginning of year	–5.0	–4.7	–0.8	–0.8
Acquisitions	–	–0.1	–	–
Sales and disposals	0.1	0.0	0.1	0.0
Scheduled depreciation for the year	–0.3	–0.2	0.0	0.0
<b>Total</b>	<b>–5.2</b>	<b>–5.0</b>	<b>–0.7</b>	<b>–0.8</b>
<b>Residual value according to plan at year-end</b>	<b>1.5</b>	<b>1.7</b>	<b>0.9</b>	<b>0.8</b>



**NOTE 12** Shares and participations in subsidiaries

Company	Corporate reg. no	Registered office	Proportion of capital and votes	Carrying amount, SEK 000s
<b>in Parent Company</b>				
Batteriet Fastighetsförvaltning AB	556178-8968	Stockholm	100%	38,683
Batteriet Hus AB	556055-9519	Stockholm	100%	6,121
Colonia Fastighet AB	556241-5140	Stockholm	100%	50
Darrgräset HB	969649-6810	Stockholm	100%	3,000
Deamatrix Förvaltning AB	556518-6896	Stockholm	100%	170,737
Fastighets AB Bomullspinneriet	556680-2186	Stockholm	100%	70,753
Fastighets AB Drillsnäppan	556660-5761	Stockholm	100%	193,971
Fastighets AB Repslagaregatan	556824-7281	Stockholm	100%	6,319
Fastighetsbolaget Oljan 2 i Täby AB	556793-1174	Stockholm	100%	41,080
Fastighetsbolaget Timpenningen 2 KB	916610-5974	Stockholm	100%	1,085
Fastighetspartner Avaström Holding AB	556651-9723	Stockholm	100%	114,653
Fastighetspartner Bromma AB	556682-0956	Stockholm	100%	37,576
Fastighetspartner Globen AB	556625-5708	Stockholm	100%	28,814
Fastighetspartner Hallstahammar AB	556214-5580	Stockholm	100%	16,500
Fastighetspartner Knivsta-AR AB	556671-8507	Stockholm	100%	12,821
Fastighetspartner Lunda AB	556669-0656	Stockholm	100%	4,705
Fastighetspartner Norrköping AB	556231-5902	Stockholm	100%	8,722
Fastighetspartner Skolfastigheter AB	556661-5521	Stockholm	100%	25,768
Fastighetspartner Söderhamn Holding KB	969666-8889	Stockholm	100%	1
Fastighetspartner Täby AB	556204-1177	Stockholm	100%	7,350
FastPartner Aga 2 AB	556944-3145	Stockholm	100%	21,537
FastPartner Alingsås-Ulricehamn AB	556909-5994	Stockholm	100%	43,339
FastPartner Amerika 3 KB	969695-2499	Stockholm	100%	88,102
FastPartner Bagaren 7 AB	556529-6356	Stockholm	100%	2,030
FastPartner Biskopsgården 46:4 AB	556981-8460	Stockholm	100%	1,950
FastPartner Bolmensvägen AB	559049-7375	Stockholm	100%	50
FastPartner Bosgården 1:32 AB	559088-2576	Stockholm	100%	50
FastPartner Bredden AB	556876-2917	Stockholm	100%	14,438
FastPartner Bredäng AB	556731-1070	Stockholm	100%	31,073
FastPartner Brista AB	556822-2466	Stockholm	100%	16,622
FastPartner Bromsten Holding II AB	559079-8905	Stockholm	100%	350
FastPartner Brynäs 124:3 AB	556740-0774	Stockholm	100%	11,624
FastPartner Centrum 13 AB	556664-5700	Stockholm	100%	29,465
Fastpartner Dragarbrunn 10:3 AB	559029-8583	Stockholm	100%	24,196
FastPartner Ekenäs 1 AB	559029-9300	Stockholm	100%	40,154
FastPartner Ekenäs 2 AB	559029-9292	Stockholm	100%	28,340
FastPartner Ekenäs 3 AB	559029-9284	Stockholm	100%	15,416
FastPartner Ekenäs 4 AB	559029-9276	Stockholm	100%	28,044
FastPartner Ekplantan 2 AB	556664-2723	Stockholm	100%	19,579
FastPartner Expansion AB	556259-3060	Stockholm	100%	24,735
FastPartner Fagerstogatan 21 AB	556953-0065	Stockholm	100%	23,398
FastPartner Fastigheter Märsta AB	556746-6130	Stockholm	100%	5,344
Fastpartner Flyggodset AB	559161-0810	Stockholm	100%	30,159
FastPartner Frihamnen AB	556556-9596	Stockholm	100%	401,716
FastPartner Frösunda Port KB	969690-1629	Stockholm	100%	119,867
FastPartner Gustav 1C AB	559079-8897	Stockholm	100%	950
FastPartner Hammarby-Smedby AB	556746-8474	Stockholm	100%	644
FastPartner Hammarby-Smedby 1:454 AB	556645-8757	Stockholm	100%	146,455
FastPartner Hammarby-Smedby 1:461 AB	556645-9169	Stockholm	100%	17,010
FastPartner Haninge AB	556723-3746	Stockholm	100%	16,263
FastPartner Hemsta 9:4 AB	556740-0972	Stockholm	100%	12,769
Fastpartner Herjërva 3 AB	559080-0271	Stockholm	100%	548,458
Fastpartner Humlet AB	556535-9022	Stockholm	100%	37,461
FastPartner Hässelby AB	556730-8613	Stockholm	100%	55,538
FastPartner Högsbo 27:6 AB	556711-3260	Stockholm	100%	44,928
FastPartner Importen 3 AB	556985-3509	Stockholm	100%	11,648
FastPartner Karis 3 AB	559029-9268	Stockholm	100%	11,033
FastPartner Karis 4 AB	559029-9136	Stockholm	100%	15,850
Fastpartner Kostern 11 AB	556990-7537	Stockholm	100%	61,925
Fastpartner Kungsängen 6:10 KB	916671-8511	Stockholm	100%	14,762
Fastpartner Kungsängen 40:1 AB	559101-5036	Stockholm	100%	27,579
Fastpartner Källtorp 127:2 AB	556927-9044	Stockholm	100%	12,601

## ACCOUNTING POLICIES AND NOTES

Note 12 continued

Company	Corporate reg. no	Registered office	Proportion of capital and votes	Carrying amount, SEK 000s
FastPartner Kärre 72:33 KB	969695-3398	Stockholm	100%	36,550
FastPartner Kärre 78:3 AB	556937-4522	Stockholm	100%	36,310
FastPartner Kärre 90:1 KB	969695-4222	Stockholm	100%	47,035
FastPartner Luntmakargatan 22-34 AB	556877-0076	Stockholm	100%	23,495
FastPartner Malmö 1 KB	969634-5355	Stockholm	100%	84,372
FastPartner Mälaren 14 AB	556937-4464	Stockholm	100%	4,929
FastPartner Mälardalen AB	556712-1461	Stockholm	100%	42,651
FastPartner Mälarporten AB	556417-7201	Stockholm	100%	68,600
FastPartner Märsta Kontor AB	556822-2474	Stockholm	100%	36,785
FastPartner Märsta 24:4 AB	556661-9671	Stockholm	100%	39,569
FastPartner Pooc AB	559015-9116	Stockholm	100%	1,850
FastPartner Reläet 8 AB	559163-0701	Stockholm	100%	1,030
FastPartner Ringpärmen 4 HB	916608-4138	Stockholm	100%	30,438
FastPartner Rinkeby AB	556730-0296	Stockholm	100%	25,922
FastPartner Ritmallen 1 AB	556664-5726	Stockholm	100%	24,914
FastPartner Sjöstugan 1 AB	559012-1298	Stockholm	100%	20,544
FastPartner Slakthuset 18 AB	556985-3517	Stockholm	100%	18,969
FastPartner Slakthuset 19 AB	556985-3525	Stockholm	100%	8,583
FastPartner Slakthuset 20 AB	556985-3491	Stockholm	100%	3,855
FastPartner Slakthuset 21 AB	556985-3483	Stockholm	100%	11,555
FastPartner Slakthuset 22 AB	556985-3582	Stockholm	100%	18,745
FastPartner Solna One AB	556691-9360	Stockholm	100%	203,578
FastPartner Solna Port AB	559021-1230	Stockholm	100%	608,848
FastPartner Spörren 4 AB	556714-2400	Stockholm	100%	14,978
FastPartner Syllen 4 AB	556660-5571	Stockholm	100%	106,279
FastPartner Sylten 4:7 KB	969761-5475	Stockholm	100%	8,703
FastPartner Sätessdalen 2 AB	556627-7793	Stockholm	100%	14,115
FastPartner Sättra 108:23 AB	556766-4718	Stockholm	100%	2,921
FastPartner Sättra Skolfastigheter AB	559100-5276	Stockholm	100%	14,437
FastPartner Tech Center AB	556591-2010	Stockholm	100%	24,195
FastPartner Tensta AB	556731-0734	Stockholm	100%	16,177
FastPartner Uppfinnaren 1 AB	556973-5797	Stockholm	100%	206,450
FastPartner Valbo-Backa 6:13 AB	556883-5481	Stockholm	100%	16,147
FastPartner Verkstäderna 2 KB	969629-4561	Stockholm	100%	21,088
FastPartner Västerbotten 19 AB	556661-8087	Stockholm	100%	81,626
FastPartner Västra Hindbyvägen 12 AB	556937-4456	Stockholm	100%	17,226
FastPartner Årsta 76:2 AB	556065-8956	Stockholm	100%	228,575
FastPartner Älvsjö AB	556731-0619	Stockholm	100%	12,774
FastProp Holding AB	556706-5072	Stockholm	100%	40,005
Fast Real AB	556840-4395	Stockholm	100%	145
Forsdala Företagscenter HB	916524-4691	Stockholm	100%	29,568
Fredriksten Fastighet AB	556096-0840	Stockholm	100%	33,902
Förvaltningsbolaget Entuna HB	916600-0381	Stockholm	100%	22,375
Gävle Näringen 22:2 AB	556718-2448	Stockholm	100%	80,842
HB Fastighetspartner 11	916629-8092	Stockholm	100%	0
HB Näringshuset	916637-2897	Stockholm	100%	36,356
HB Robertsfors Fastighetsförvaltning	916618-9465	Stockholm	100%	11,080
HB Skebo Fastighetsförvaltning	916618-9473	Stockholm	100%	1
HB Solhem Fastighetsförvaltning	916618-9424	Stockholm	100%	1
KB Arbetsbasen Västberga	916618-0837	Stockholm	100%	9,255
KB Avesta 1 Stockholm	916582-2009	Stockholm	100%	48,577
KB Fiske 13 Södertälje	916614-4452	Stockholm	100%	10,785
KB Lerkrogen Fastighetsförvaltning	916618-0860	Stockholm	100%	427,852
KB Pärnet 2	916613-9023	Stockholm	100%	2,607
Kebarco AB	556006-9584	Stockholm	100%	1,501
Landeriet Fastighet AB	556203-2218	Stockholm	100%	133,521
Landeriet Förvaltning AB	556057-9665	Stockholm	100%	128,690
Märsta Centrum AB	556106-8817	Stockholm	100%	225,046
Partnerfastigheter NF AB	556139-1722	Stockholm	100%	16,578
Standard Fastighet i Märsta AB	556067-2221	Stockholm	100%	8,773
Storheden Invest AB	556047-1087	Stockholm	100%	29,517
Sättra Hälsofastigheter AB	556704-8748	Stockholm	100%	8,843
Vallentuna Centrum AB	556684-3420	Stockholm	100%	203,226
Vexillum Duo AB	556680-9355	Stockholm	100%	41,726
<b>Total</b>				<b>6,581,751</b>

Note 12 continued

	2020	2019
Shares and participations in subsidiaries, beginning of year	5,607.7	4,860.5
Acquisitions during the year	536.6 <sup>1)</sup>	561.1 <sup>1)</sup>
Divestments during the year	–	–0.1
Shareholder contributions paid	437.5	186.2
<b>Shares and participations in subsidiaries at year-end</b>	<b>6,581.8</b>	<b>5,607.7</b>

<sup>1)</sup>All acquisitions in the Group have been classified as asset acquisitions.

Company	Corporate reg. no	Registered office	Proportion of capital and votes
<b>Added to Group</b>			
Batteriet Centrumhus AB	556436-5988	Stockholm	100%
Cabinjo Holding AB	556239-5243	Stockholm	100%
Fastighets AB Krejfast	556804-7764	Stockholm	100%
Fastighetsbolaget Färgelanda Prästgård KB	969634-0653	Stockholm	100%
Fastighetsbolaget Gråbo Centrum KB	969633-4540	Stockholm	100%
Fastighetspartner Amplus AB	556209-8128	Stockholm	100%
Fastighetspartner Avaström KB	969645-2730	Gävle	100%
FastPartner Bromsten Holding I AB	559079-8962	Stockholm	100%
Fastighetspartner Gävle Hemsta KB	969668-0256	Stockholm	100%
Fastighetspartner Gävle Holding KB	969666-4177	Stockholm	100%
Fastighetspartner Söderhamn KB	969670-3009	Stockholm	100%
FastPartner Gustav 1 AB	559079-8889	Stockholm	100%
FastPartner Gustav 1B AB	559079-8871	Stockholm	100%
FastPartner Gustav 1D AB	559079-8921	Stockholm	100%
FastPartner Gustav 1E AB	559079-8939	Stockholm	100%
FastPartner Gustav 1F AB	559079-8848	Stockholm	100%
FastProp Gävle AB	556712-2485	Stockholm	100%
Gaudeamus AB	556087-6681	Stockholm	100%
KB Amplus	916557-5953	Gothenburg	100%
KB Gävle Söder Fastighetsförvaltning	916618-9440	Stockholm	100%
KB Pottegården 3	916557-4972	Gothenburg	100%
Landeriet 14 AB	556083-2155	Stockholm	100%
Märstakullen Ekonomisk förening	769636-2339	Stockholm	100%
Märsta 1:198 AB	556848-9636	Stockholm	100%
Nordpartner AB	556535-1938	Stockholm	100%
Profundo AB	556199-8146	Stockholm	100%
Vallentuna 1:472 AB	556778-9309	Stockholm	100%
Vallentuna 1:474 AB	556698-8175	Stockholm	100%
Vallentuna 1:7 AB	556698-8100	Stockholm	100%
Vallentuna Prästgård 1:130 AB	556698-8159	Stockholm	100%
VaTellus AB	556549-0538	Stockholm	100%
VaTellus Holding AB	556698-5379	Stockholm	100%
Vinsta Stenskarve AB	556725-8685	Stockholm	100%



**NOTE 13** Shares and participations

	Corporate reg. no	Proportion of capital and votes	Registered office	Group		Parent Company	
				2020	2019	2020	2019
Alberto Biani S.p.A	2453810240	24.0%	Italy	0.0	0.0	0.0	0.0
E-tel Ltd		3.0%	England	0.0	0.0	0.0	0.0
<b>Total shares and participations</b>				<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Holdings of shares and participations are recognised at fair value in accordance with IFRS 9.

**NOTE 14** Interests in associated companies

	Corporate reg. no	Proportion of capital and votes	Registered office	Group		Parent Company	
				2020	2019	2020	2019
<b>Litium AB (publ)</b>	556562-1835	19.3%	Stockholm	22.1	14.4	22.1	14.4
<b>Capital share</b>							
Beginning of year				14.4	14.4	14.4	14.4
Acquisition of participations				7.7	–	7.7	–
Share of profit for the year				–	–	–	–
<b>At year-end</b>				<b>22.1</b>	<b>14.4</b>	<b>22.1</b>	<b>14.4</b>
<b>Xenella Holding AB</b>	556871-5477	50.0%	Malmö	–	0.0	–	0.0
<b>Capital share</b>							
Beginning of year				0.0	44.5	0.0	44.5
Dividend received				0.0	–47.2	0.0	–47.2
Share of profit for the year				–	2.7	–	2.7
<b>At year-end</b>				<b>–</b>	<b>0.0</b>	<b>–</b>	<b>0.0</b>
<b>Bostadsbyggarna FastPartner – Besqab HB<sup>1)</sup></b>	969755-7222	50.0%	Stockholm	1.1	1.1	1.1	1.1
<b>Capital share</b>							
Beginning of year				1.1	1.0	1.1	1.0
Repayment of owner contribution				–	–	–	–
Share of profit for the year				–	0.1	–	0.1
<b>At year-end</b>				<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>1.1</b>
<b>Centralparken Holding AB<sup>1)</sup></b>	556908-8833	50.0%	Stockholm	0.2	0.2	0.3	0.3
<b>Capital share</b>							
Beginning of year				0.2	0.2	0.3	0.3
Dividend received				–	–	–	–
Share of profit for the year				–	–	–	–
<b>At year-end</b>				<b>0.2</b>	<b>0.2</b>	<b>0.3</b>	<b>0.3</b>
<b>Slättö Fastpartner Holding AB<sup>1)</sup></b>	559199-8298	40.0%	Stockholm	305.9	308.7	305.9	308.7
<b>Capital share</b>							
Beginning of year				308.7	–	308.7	–
Acquisition of participations				–	311.5	–	311.5
Shareholder contribution paid				–	0.8	–	0.8
Share of profit for the year				–2.8	3.6	–2.8	3.6
<b>At year-end</b>				<b>305.9</b>	<b>308.7</b>	<b>305.9</b>	<b>308.7</b>
<b>Slättö Fastpartner II AB<sup>1)</sup></b>	559211-9720	50.0%	Stockholm	50.5	25.0	50.5	25.0
<b>Capital share</b>							
Beginning of year				25.0	–	25.0	–
Acquisition of participations				0.5	0.0	0.5	0.0
Share of profit for the year				25.0	25.0	25.0	25.0
<b>At year-end</b>				<b>50.5</b>	<b>25.0</b>	<b>50.5</b>	<b>25.0</b>
<b>Slättö Value Add I AB</b>	556994-4464	1.48/0.74%	Stockholm	23.2	23.2	23.2	23.2
<b>Capital share</b>							
Beginning of year				23.2	–	23.2	–
Acquisition of participations				–	23.2	–	23.2
Share of profit for the year				–	–	–	–
<b>At year-end</b>				<b>23.2</b>	<b>23.2</b>	<b>23.2</b>	<b>23.2</b>

Note 14 continued

	Corporate reg. no	Proportion of capital and votes	Registered office	Group		Parent Company	
				2020	2019	2020	2019
Miscellaneous				–	–	36.0	–
<b>Total interests in associated companies</b>				<b>402.9</b>	<b>372.5</b>	<b>439.0</b>	<b>372.6</b>
<b>Capital share</b>							
Beginning of year				372.5	60.0	372.6	60.1
Acquisition/sale of participations				7.7	334.7	7.7	334.7
Shareholder contribution paid				0.5	0.8	0.5	0.8
Dividend received				–	–47.2	–	–47.2
Share of profit for the year				22.2	24.2	22.2	24.2
Miscellaneous				–	–	36.0	–
<b>At year-end</b>				<b>402.9</b>	<b>372.5</b>	<b>439.0</b>	<b>372.6</b>

<sup>1)</sup>These holdings are recognised using the equity method in accordance with IAS 28. The holdings are joint ventures by nature.

Supplementary information on the most important holdings is presented below. Information on other holdings is not provided as they are considered non-material.

#### The Group's share of net assets in material associated companies

	2020	2019	2020	2019	2020	2019
	Litium AB (publ)	Litium AB (publ)	Slättö Fastpartner Holding AB	Slättö Fastpartner Holding AB	Slättö Fastpartner II AB	Slättö Fastpartner II AB
Non-current assets	48.8	38.6	699.1	628.7	75.7	160.0
Current assets	27.2	12.3	71.5	135.6	160.2	0.1
Non-current liabilities	1.4	0.5	395.3	393.2	138.0	110.0
Current liabilities	20.3	17.1	13.9	10.0	4.3	1.3
Net assets (100%)	54.3	33.3	361.4	360.9	93.6	48.7
Ownership stake	19.3%	19.3%	40.0	40.0%	50.0	50.0
<b>The Group's share of net assets</b>	<b>10.5</b>	<b>6.4</b>	<b>144.6</b>	<b>144.4</b>	<b>46.8</b>	<b>24.4</b>

Contingent liabilities regarding the Group's holdings in associated companies amount to SEK 0.5m (1.5).

#### Share of equity in material associated companies

	2020	2019	2020	2019	2020	2019
	Litium AB (publ)	Litium AB (publ)	Slättö Fastpartner Holding AB	Slättö Fastpartner Holding AB	Slättö Fastpartner II AB	Slättö Fastpartner II AB
Income	48.3	40.9	5.1	2.6	–	–
Operating profit/loss	–17.9	–16.4	3.1	0.9	40.1	48.7
Other financial income and expenses	–0.5	–0.1	–2.2	–4.4	4.2	–0.1
Tax	–	–	–8.5	–0.9	–0.4	–
Comprehensive income for the year (100%)	–18.4	–16.6	–7.6	–4.6	43.9	48.7
<b>Dividends received from associated companies</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>

In 2020, the share of profit recognised for Xenella Holding AB was SEK 0.0m (2.7), SEK –m (0.1) for Bostadsbyggarna FastPartner – Besqab HB, SEK –m (0.0) for Centralparken Holding AB, SEK –2.8m (–3.6) for Slättö Fastpartner Holding AB and SEK 25.0m (25.0) for Slättö Fastpartner II AB. No share of profit was recognised for Litium AB (publ) since it was not assessed as material for the Group.

**NOTE 15 Other non-current receivables**

	Group		Parent Company	
	2020	2019	2020	2019
Promissory note receivables	70.0	51.3	34.0	51.3
Deferred tax assets	–	–	27.0	22.9
<b>Total</b>	<b>70.0</b>	<b>51.3</b>	<b>61.0</b>	<b>74.2</b>

Maturity structure specification, promissory note receivables.

Mature	Average interest rate, %	Amount, SEKm
2021	2.8	50.0
2022	2.1	19.0
2025	0.6	1.0
<b>Total</b>		<b>70.0</b>

**NOTE 16 Prepaid expenses and accrued income**

	Group		Parent Company	
	2020	2019	2020	2019
Other prepaid expenses	43.8	62.0	34.0	49.4
Prepaid insurance premium	5.4	5.4	5.4	5.4
Prepaid mortgage deed cost	5.9	10.4	5.9	10.4
Prepaid ground rent	7.8	7.4	4.6	4.6
Accrued interest income	28.0	7.2	28.0	7.2
<b>Total</b>	<b>90.9</b>	<b>92.4</b>	<b>77.9</b>	<b>77.0</b>

**NOTE 17 Cash and cash equivalents**

	Group		Parent Company	
	2020	2019	2020	2019
Cash and bank balances	147.1	264.3	135.0	257.3
<b>Cash and cash equivalents</b>	<b>147.1</b>	<b>264.3</b>	<b>135.0</b>	<b>257.3</b>

**NOTE 18 Liabilities to credit institutions**

	Group		Parent Company	
	2020	2019	2020	2019
Property loans	8,697.1	8,016.4	6,316.0	6,483.2
Construction loan	195.5	118.7	82.7	–
Commercial paper	1,415.0	1,460.0	1,415.0	1,460.0
Bond loans	4,300.0	3,800.0	4,300.0	3,800.0
<b>Total</b>	<b>14,607.6</b>	<b>13,395.1</b>	<b>12,113.7</b>	<b>11,743.2</b>
Of which short-term component, property loans	–3,450.9	–2,833.0	–2,940.3	–2,687.5
<b>Total non-current loans to credit institutions</b>	<b>11,156.7</b>	<b>10,562.1</b>	<b>9,173.4</b>	<b>9,055.7</b>
<b>Specification, overdraft facility</b>				
Available credit limit	235.0	235.0	235.0	235.0
Unused portion	–235.0	–235.0	–235.0	–235.0
<b>Unused credit amount</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>

The Group's loan structure at 31 December 2020 is presented below:

SEKm	Loan agreements	Amount utilised	Loan agreement term
	3,377.4 <sup>1)</sup>	3,377.4	2021
	2,728.9 <sup>2)</sup>	2,675.9	2022
	3,789.7 <sup>3)</sup>	3,789.7	2023
	2,795.3 <sup>4)</sup>	2,795.3	2024
	74.6	74.6	2025
	637.4	637.4	2028
	216.0	216.0	2029
	1,041.3	1,041.3	2034
<b>Total</b>	<b>14,660.6</b>	<b>14,607.6</b>	

<sup>1)</sup>Of which SEK 600.0m relates to bond loans and SEK 1,415.0m relates to commercial paper

<sup>2)</sup>Of which SEK 1,300.0m relates to bond loans

<sup>3)</sup>Of which SEK 1,300.0m relates to bond loans

<sup>4)</sup>Of which SEK 1,100.0m relates to bond loans

Fastpartner's loans at credit institutions and similar liabilities at year-end amounted to SEK 14,607.6m (13,395.1).

In 2017, Fastpartner established a commercial paper programme with a framework amount of SEK 2,000m, with maturity of no more than one year. At 31 December, outstanding commercial paper amounted to SEK 1,415m (1,460). Fastpartner has a commitment to keep unused credit facilities available at all times to cover all outstanding commercial paper.

In May 2019, Fastpartner issued an unsecured 4-year bond loan in the Swedish market. The volume of the bond loan amounts to SEK 1,500m, of which SEK 1,300m has been utilised, and final maturity is in 2023. The bond loan carries a variable interest rate of Stibor 3M + 2.45 percentage points.

In March 2019, Fastpartner issued an unsecured 5-year bond loan in the Swedish market. The volume of the bond loan amounts to SEK 1,500m, of which SEK 1,100m has been utilised, and final maturity is in 2024. The bond loan carries a variable interest rate of Stibor 3M + 3.10 percentage points.

In November 2018, Fastpartner issued an unsecured green 3.5-year bond loan in the Swedish market. The volume of the bond loan amounts to SEK 1,500m, of which SEK 1,300m has been utilised, and final maturity is in 2022. The bond loan carries a variable interest rate of Stibor 3M + 2.85 percentage points.

In March 2018, Fastpartner issued an unsecured 3.5-year bond loan in the Swedish market. The volume of the bond loan amounts to SEK 1,000m, of which SEK 600m has been utilised, and final maturity is in 2021. The bond loan carries a variable interest rate of Stibor 3M + 2.45 percentage points.

The Group's total available loan limit amounts to SEK 14,660.6m (13,448.3). This amount includes loans totalling SEK 3,450.9m (2,833.0), which are due or are to be repaid within 12 months and are therefore classified as current liabilities to credit institutions at 31 December 2020. Fastpartner has made good progress in discussions on refinancing these credits. For further information about financial risk management, see Note 19 Financial risk management.



**NOTE 19 Financial risk management**

Fastpartner is exposed through its operations to financial risks such as interest rate, credit and counterparty risk, as well as liquidity and refinancing risks. The Board of Directors and CEO of Fastpartner are responsible for managing financial risk and the CEO together with the business department ensure compliance with guidelines. Fastpartner uses derivative instruments to hedge financial risks.

**Interest rate risk**

Interest rate risk refers to the risk that changes in the market interest rate will affect the Group's net interest income. How quickly a change in interest rates will have an impact on net interest income depends on the fixed-rate period for the financial assets and financial liabilities.

Fastpartner has not set a fixed maturity within which the average fixed-rate period must fall. The multi-year credit agreements entail interest terms where the bank's margins are set in the agreements and where Fastpartner has the option to choose the fixed-rate period.

Fastpartner aims to use maturities in the loan portfolio that provide as low an average interest rate as possible. Fastpartner's total interest rate swap portfolio amounts to SEK 1,875m. Fastpartner's interest rate hedging and fixed interest financing comprise approximately 14 per cent of Fastpartner's total loan portfolio. With interest rate swap agreements totalling SEK 1,875m, Fastpartner pays a fixed annual interest rate of approximately 1.5 per cent excluding margin. Fastpartner's fixed-rate period at 31/12/2020 was 1.1 years. Fastpartner's other financing is currently running at a short interest rate, the majority with a three-month fixed term, since this is deemed to be more profitable than fixing interest rates over a longer period. During the year, Fastpartner largely chose to use Stibor 3M as the main interest basis.

Interest-bearing liabilities at 31 December 2020 were SEK 14,607.6m. A change in variable market interest rates of one percentage point would affect interest expenses in the amount of approximately SEK 110m annually with the current capital structure.

The fixed rate structure at 31 December 2020 is presented below for the Group's liabilities with credit institutions.

**Fixed rate structure at 31/12/2020**

Maturity	Utilised loan agreements (SEKm)	Share, %	Average interest rate%	Approved loan agreements (SEKm)
2021	3,377.4 <sup>1)</sup>	23.1	1.3	3,377.4
2022	2,675.9 <sup>2)</sup>	18.3	2.3	2,728.9
2023	3,789.7 <sup>3)</sup>	26.0	1.6	3,789.7
2024	2,795.3 <sup>4)</sup>	19.1	1.7	2,795.3
2025	74.6	0.5	1.3	74.6
2028	637.4	4.4	2.1	637.4
2029	216.0	1.5	1.1	216.0
2034	1,041.3	7.1	2.1	1,041.3
<b>Total</b>	<b>14,607.6</b>	<b>100.0</b>	<b>1.7</b>	<b>14,660.6</b>

<sup>1)</sup>Of which SEK 600.0m relates to bond loans and SEK 1,415.0m relates to commercial paper

<sup>2)</sup>Of which SEK 1,300.0m relates to bond loans

<sup>3)</sup>Of which SEK 1,300.0m relates to bond loans

<sup>4)</sup>Of which SEK 1,100.0m relates to bond loans

**The Group's interest rate swaps at 31/12/2020**

Amount (SEKm)	Interest <sup>1)</sup> %	Swap duration
300	1.86	March 23
125	1.94	May 24
500	1.44	Nov. 24
250	1.23	Dec. 24
300	0.93	March 25
200	1.23	Feb. 26
200	1.98	Dec. 44
<b>1,875</b>		

<sup>1)</sup>Excluding the loan margin.

The average interest rate for the Group's liabilities with credit institutions and similar liabilities of SEK 14,607.6m (13,395.1) was 1.7 per cent (1.9) at 31 December 2020.

At the end of 2020 the Group's cash and cash equivalents totalled SEK 1,471.1m (264.3).

A one percentage point change in the interest rate based on exposure on the balance sheet date would have an impact of approximately SEK 110m on Fastpartner's profit and loss accounts for 2021.

**Credit and counterparty risk**

Fastpartner's credit and counterparty risks consist of exposure to commercial counterparties and financial counterparties. Credit risk and counterparty risk refer to the risk of loss as a result of the failure of a counterparty to fulfil its obligations. Fastpartner's commercial credit and counterparty risk mainly consist of rent receivables, which are distributed over a large number of counterparties. Credit and counterparty risk related to financial counterparties is limited to financial institutions with high credit ratings. At 31 December 2020, there were no significant concentrations of credit and counterparty risk. Maximum credit and counterparty risk corresponds with the carrying amount of the financial assets. Credit and counterparty risks are considered to be insignificant. Rental losses for the year in the Group amounted to SEK -9.3m (-4.0).

	Group	
	2020	2019
Overdue rental receivables without provisions		
Overdue up to 30 days	5.0	2.7
Overdue 31-60 days	4.2	4.8
Overdue more than 61 days	0.0	-
<b>Total</b>	<b>9.2</b>	<b>7.5</b>

**Liquidity and refinancing risk**

Liquidity and financing risk refer to the risk of the cost being higher and financing opportunities limited when loans are renewed and payment obligations cannot be met as a result of insufficient liquidity or difficulties in securing financing.

Fastpartner strives to ensure a balance between short-term and long-term borrowing. Fastpartner holds, via several credit agreements with major Swedish banks, an outstanding commercial paper programme and via bond loans with a total available loan limit of SEK 14,660.6m (13,448.3). The agreements are a good way to ensure access to liquidity in a market situation where access to credit has become very limited. The agreements expire between the years 2021, 2022, 2023, 2024, 2025, 2028, 2029 and 2034.

Of the Group's total loans of SEK 14,607.6m (13,395.1), loans of SEK 3,450.9m (2,833.0) will fall due or be repaid in 2021. Fastpartner has made good progress in discussions on refinancing these loans. Fastpartner's fixed term maturity at 31/12/2020 is 3.1 years. Adjusted for the portion of the loan portfolio that matures in 2021, fixed-term maturity is 4.0 years.

**Maturity analysis**

	Within 1 year	1-3 years	3-5 years	After 5 years	Total
Financial liabilities	4,265.0	9,657.8	150.4	2,089.4	16,162.5
Commitments, other	390.0				390.0
<b>Total contractual commitments, commercial promises</b>	<b>4,655.0</b>	<b>9,657.8</b>	<b>150.4</b>	<b>2,089.4</b>	<b>16,552.5</b>

The table above presents the maturity structure for Fastpartner's financial liabilities and contractual commitments, including interest payments, at nominal amounts.

Financial assets consist of shares and participations that are classified as assets that can be sold where the maturity date is unknown, of promissory note receivables where the maturity structure is presented in Note 15, and cash and cash equivalents, current receivables and accounts receivable that mature within 1 year.

Operating leases only cover office equipment and company cars and are not considered to be material in nature.

Of the financial liabilities of SEK 4,265.0m which fall due within 1 year, SEK 3,450.9m are liabilities to credit institutions and similar liabilities. Fastpartner engages in ongoing discussions with the company's main banks regarding margins and maturities for the short component of the loan portfolio and assesses the prospect of refinancing these loans at market terms as good.

**Management of capital**

Managed capital refers to equity and borrowed capital. At year-end, equity and borrowed capital in the Group amounted to SEK 28,708.8m (26,069.6), of which equity amounted to SEK 14,057.4m (12,631.7) and borrowed capital 14,651.4m (13,437.9).

The Group's goal for management of capital is to secure the Group's future and ability to act, as well as to ensure that shareholders continue to receive a good return on invested capital. The distribution between equity and borrowed capital should provide a good balance between risk and return. The capital structure is adapted as needed based on changing economic conditions and other external factors. In order to maintain and adjust the capital structure, the Group may distribute funds, increase equity through the issuance of new shares or capital injections, or it may choose to reduce or increase debt.

## ACCOUNTING POLICIES AND NOTES

Note 19 continued

The balance sheet shows the Group's liabilities and equity. The 'Statement of changes in equity' shows the various components of equity, along with a specification of the various components included in reserves.

Fastpartner's objective is to achieve an equity/assets ratio of at least 25 per cent, as well as a minimum interest coverage ratio of 3.0x. At year-end, the equity/assets ratio was 42.4 per cent (42.1) and the interest coverage ratio was 4.1x (4.0).

The target for return on equity is at least 12 per cent. The outcome for 2020 was 12.2 per cent (28.9). Regarding dividend to shareholders, Fastpartner's goal is that the dividend to holders of ordinary shares will total at least one-third of earning before tax and changes in value. Consolidation needs, liquidity and the company's position in general must be taken into account. The proposed dividend for 2020 of SEK 2.0 (1.90)/Class A ordinary share is 38.4 per cent (40.3) of this amount. The proposed dividend for 2020 regarding Class D ordinary shares is SEK 5.0 (5.0)/Class D ordinary share. The proposed dividend for 2020 regarding preference shares is SEK 6.68 (6.68)/preference share. See below for the Board's explanation for the proposed dividend. The proposed dividend of SEK 2.0 (1.90) per Class A ordinary share corresponds to a dividend yield of 2.1 per cent (1.9) calculated on the price at the end of the year. During the year, the total return on Class A ordinary shares, including a dividend of SEK 1.90, was -0.2 per cent (67.0). The proposed dividend of SEK 5.0 (5.0) per Class D ordinary share corresponds to a dividend yield of 6.2 per cent (5.6) calculated on the price at the end of the year. During the year, the total return on Class D ordinary shares, including a dividend of SEK 3.75, was -6.5 per cent (6.9). The proposed dividend of SEK 6.68 per preference share corresponds to a dividend yield of 5.7 per cent (5.4) based on the price at the end of the year. During the year, the total return on preference shares, including a dividend of SEK 6.68, was 0.1 per cent (9.4).

### Class D ordinary shares

Fastpartner has issued 8,500,000 Class D ordinary shares via a share issue. There is no contractual payment obligation in the terms for these shares, as both dividends and repurchases can only be carried out after a resolution by the Annual General Meeting or other general meeting of shareholders.

### Preference shares

Fastpartner has issued 5,692,497 preference shares through two issuances. There is no contractual payment obligation in the terms for these preference shares, as both dividends and repurchases can only be carried out after a resolution by the Annual General Meeting or other general meeting of shareholders. The fact that dividends amounting to less than SEK 6.68 per year accumulate in the 'Available Amount' does not in itself imply any obligation as a meeting resolution is required to settle it.

## NOTE 20 Other non-current liabilities

	Group		Parent Company	
	2020	2019	2020	2019
Deposits	43.8	42.8	24.0	23.0
Other liabilities	-	-	0.5	0.5
<b>Total</b>	<b>43.8</b>	<b>42.8</b>	<b>24.5</b>	<b>23.5</b>

## NOTE 21 Accrued expenses and deferred income

	Group		Parent Company	
	2020	2019	2020	2019
Deferred rental income	228.7	189.0	83.9	70.1
Accrued interest expenses	57.3	34.5	57.0	34.5
Other accrued expenses	198.2	50.1	23.5	26.1
<b>Total</b>	<b>484.2</b>	<b>273.6</b>	<b>164.4</b>	<b>130.7</b>

## NOTE 22 Fair value of financial instruments

The table below shows the liabilities that are measured at fair value. Fair value is based on external information that an external party mainly based on observable market data. Consequently, these liabilities are recognised in accordance with Level 2.

### Financial liabilities measured at fair value at 31/12/2020

	Group			
	31/12/2020	Level 1	Level 2	Level 3
Interest-rate derivatives measured at fair value, beginning of year	-126.8		-126.8	
Change for the year	-17.0		-17.0	
<b>Interest-rate derivatives measured at fair value, year-end</b>	<b>-143.8</b>	<b>-</b>	<b>-143.8</b>	<b>-</b>

	Parent Company			
	31/12/2020	Level 1	Level 2	Level 3
Interest-rate derivatives measured at fair value, beginning of year	-111.1		-111.1	
Change for the year	-19.9		-19.9	
<b>Interest-rate derivatives measured at fair value, year-end</b>	<b>-131.0</b>	<b>-</b>	<b>-131.0</b>	<b>-</b>

### Financial liabilities measured at fair value in profit or loss at 31/12/2019

	Group			
	31/12/2019	Level 1	Level 2	Level 3
Interest-rate derivatives measured at fair value, beginning of year	-94.3		-94.3	
Change for the year	-32.5		-32.5	
<b>Interest-rate derivatives measured at fair value, year-end</b>	<b>-126.8</b>	<b>-</b>	<b>-126.8</b>	<b>-</b>

	Parent Company			
	31/12/2019	Level 1	Level 2	Level 3
Interest-rate derivatives measured at fair value, beginning of year	-75.1		-75.1	
Change for the year	-36.0		-36.0	
<b>Interest-rate derivatives measured at fair value, year-end</b>	<b>-111.1</b>	<b>-</b>	<b>-111.1</b>	<b>-</b>

### Fair value according to the three levels above:

Level 1: Quoted prices in an active marketplace.

Level 2: Valuation model mainly based on observable market data for the asset or the liability.

Level 3: Valuation model mainly based on own assumptions.

Note 22 continued

## Classification of financial assets and liabilities, as well as fair value

31/12/2020

	Fair value through comprehensive income	Fair value through profit or loss	Financial assets and liabilities measured at amortised cost	Total carrying amount	Total fair value
Other non-current receivables			70.0	70.0	70.0
Trade receivables			16.9	16.9	16.9
Other current receivables			25.2	25.2	25.2
Cash and cash equivalents			147.1	147.1	147.1
Accrued income			27.9	27.9	27.9
<b>Total financial assets</b>	<b>-</b>	<b>-</b>	<b>287.1</b>	<b>287.1</b>	<b>287.1</b>
Liabilities to credit institutions and similar liabilities			14,607.6	14,607.6	14,607.6
Lease liability leasehold			1,030.0	1,030.0	1,030.0
Other non-current liabilities			43.8	43.8	43.8
Trade payables			110.0	110.0	110.0
Other current liabilities		143.8 <sup>1)</sup>	148.1	291.9	291.9
Accrued expenses			255.5	255.5	255.5
<b>Total financial liabilities</b>	<b>-</b>	<b>143.8</b>	<b>16,195.0</b>	<b>16,338.8</b>	<b>16,338.8</b>

<sup>1)</sup>Refers to derivative instruments not intended for hedge accounting.

## Classification of financial assets and liabilities, as well as fair value

31/12/2019

	Fair value through comprehensive income	Fair value through profit or loss	Financial assets and liabilities measured at amortised cost	Total carrying amount	Total fair value
Other non-current receivables			51.3	51.3	51.3
Trade receivables			6.1	6.1	6.1
Other current receivables			19.4	19.4	19.4
Cash and cash equivalents			264.3	264.3	264.3
Accrued income			7.2	7.2	7.2
<b>Total financial assets</b>	<b>-</b>	<b>-</b>	<b>348.3</b>	<b>348.3</b>	<b>348.3</b>
Liabilities to credit institutions and similar liabilities			13,395.1	13,395.1	13,395.1
Lease liability leasehold			1,018.0	1,018.0	1,018.0
Other non-current liabilities			42.8	42.8	42.8
Trade payables			125.1	125.1	125.1
Other current liabilities		126.8 <sup>1)</sup>	110.7	237.5	237.5
Accrued expenses			84.6	84.6	84.6
<b>Total financial liabilities</b>	<b>-</b>	<b>126.8</b>	<b>14,776.3</b>	<b>14,903.1</b>	<b>14,903.1</b>

<sup>1)</sup>Refers to derivative instruments not intended for hedge accounting.



**NOTE 23 Disclosures on related party transactions**

The Parent Company handles receipts and payments for subsidiaries, as well as loan transactions. For some companies, this is done based on commission agreements (see Note 1 Accounting principles).

Transactions with companies within the Fastpartner Group take place on market terms.

At year-end, Fastpartner has a debt to Compactor Fastigheter AB, the company's largest owner, amounting to SEK 57.3m (81.4), carrying a market rate of three per cent. During the year, Fastpartner distributed a dividend of SEK 248.9m (209.2) to the Parent Company Compactor Fastigheter AB. Salary to Fastpartner's CEO Sven-Olof Johansson, who is also the owner of Compactor Fastigheter AB, amounts to SEK 960k (960).

During the year, Fastpartner handled the financial and administrative management of Henrik och Sven-Olof Fastigheter AB. For these services, Fastpartner invoices a market-based fee of SEK 1.6m (1.3) per year.

**NOTE 24 Pledged assets**

	Group		Parent Company	
	2020	2019	2020	2019
Property mortgages	12,541.5	11,566.1	–	–
Participations	–	–	4,566.8	3,637.4
Receivables from subsidiaries	–	–	7,674.9	7,643.8
<b>Total</b>	<b>17,108.3</b>	<b>15,203.5</b>	<b>12,241.7</b>	<b>11,281.2</b>

**NOTE 25 Contingent liabilities**

	Group		Parent Company	
	2020	2019	2020	2019
Guarantee commitments	0.5	1.5	1,857.1	851.4
<b>Total</b>	<b>0.5</b>	<b>1.5</b>	<b>1,857.1</b>	<b>851.4</b>

The Parent Company, as owner and full partner in the Group's partnership and limited partnership company, is ultimately responsible for the debts of these companies.

**NOTE 26 Personnel, Board of Directors and auditors**

	Group		Parent Company	
	2020	2019	2020	2019
<b>Average no. of employees</b>	76	70	76	70
Of which, men	56	53	56	53
<b>Salaries and remuneration</b>				
Board of Directors and CEO	1.7	1.8	1.7	1.8
Other employees	44.0	40.2	44.0	40.2
<b>Total</b>	<b>45.7</b>	<b>42.0</b>	<b>45.7</b>	<b>42.0</b>
<b>Social security contributions</b>				
Board of Directors and CEO	0.3	0.3	0.3	0.3
of which, pension expenses	–	–	–	–
Other employees	13.5	13.0	13.5	13.0
of which, pension expenses	7.2	6.7	7.2	6.7
<b>Total</b>	<b>13.8</b>	<b>13.3</b>	<b>13.8</b>	<b>13.3</b>
<b>Remuneration of auditors</b>				
Auditing assignments	1.9	1.6	1.9	1.6
Services other than auditing assignments	0.1	–	0.1	–
Tax advisory services	–	–	–	–
Other services	–	–	–	–

Remuneration has been paid to the Board of SEK 749.5k (770.0), of which SEK 310k (280) has been paid to the Chairman, SEK 155k (140) each to two Board members and SEK 52k (140) to one Board member who has only been on the Board for four months. The CEO does not receive a directors' fee. The deputy received a half fee of SEK 77.5k (70). No remuneration other than the directors' fee was paid. No pension premiums or similar benefits were paid for the members of the Board or the deputy. The Annual General Meeting decides on directors' fees, and the distribution is decided by the Board. A presentation of the Board can be found on page 71.

The 2020 Annual General Meeting resolved on the following guidelines for remuneration of senior executives: Fastpartner shall offer a total compensation package on a par with market levels to enable the company to recruit and retain qualified senior executives. Remuneration of the Executive Management Team may consist of one or more of the following: fixed salary, variable remuneration, pension and other remuneration. Together, these components make up the individual's total compensation package. In order to encourage key executives to align their long-term interests with those of the company's shareholders, in addition to salary, pension and other remuneration, incentives may also be offered in the form of share-based instruments. The fixed salary must take into account the responsibilities and experience of the individual, and be reviewed each year. Variable remuneration shall be based on a simple and transparent structure and shall not exceed the fixed salary. Pension terms shall be on a par with the market in relation to executives in similar positions in the market and be based on defined contribution pension solutions. Termination salary and severance pay must not exceed 24 monthly salary payments in total for the Chief Executive officer and 12 monthly payments for other senior executives.

The Chief Executive Officer was paid a fixed salary of SEK 978k (960) during the year. In addition, pension premiums of SEK 0k (0) have been paid. The CEO is entitled to receive a salary for twelve months upon termination by the company. There are no pension obligations or any agreement in place regarding retirement age. The Board of Directors decides on remuneration of the Chief Executive Officer.

The company's management includes nine people, excluding the Chief Executive Officer. During the financial year, these individuals were paid a fixed salary including car benefits of SEK 10,696k (9,858). The Executive Management Team does not receive any variable remuneration. A presentation of the company's management can be found on page 70.

Pension premiums of SEK 2,798k (2,563) were paid for individuals in the company's management. These executives are entitled to receive a salary for a maximum of twelve months upon termination by the company. The Chief Executive Officer decides on remuneration and other terms and conditions for other senior executives.

In the Fastpartner Group, there are only commitments under the ITP plan which, according to a statement from the Swedish Financial Reporting Board, should be regarded as a defined benefit plan. The plan is administered through Alecta, which does not have the opportunity to provide the information required for Fastpartner to report the plan as a defined benefit plan, for which reason it is classified as a defined contribution plan. During the year, ITP premiums totalling SEK 7,151k (6,670) were paid.

ITP 2 defined benefit plan obligations for old age pension and family pension (alternatively family pension) obligations for white-collar workers in Sweden are managed through insurance from Alecta. According to a statement from the Swedish Financial Reporting Board, UFR 10, Classification of ITP plans financed through insurance with Alecta, this is a defined benefit plan that covers several employers. For the 2020 financial year the company did not have the necessary information required to recognise its proportional share of the plan's obligations, plan assets and expenses, which has made it impossible to recognise this plan as a defined benefit plan. The ITP 2 pension plan, which is secured through insurance from Alecta, is therefore recognised as a defined contribution plan. Premiums for the defined benefit old age and family plans are calculated individually taking into account salary, previously earned pension and anticipated remaining employment period.

Anticipated premiums for the next report period for ITP insurance policies covered by Alecta amount to SEK 3,764k (3,445) and refer to 49 (46) active members. For further information on the total number of active members, please see Alecta's financial reports. The collective funding ratio is defined as the market value of Alecta's assets as a percentage of its commitments to policyholders calculated using Alecta's actuarial methods and assumptions, which do not comply with IAS 19. The collective funding ratio should normally be allowed to vary between 125 and 155 per cent. If Alecta's collective funding ratio is less than 125 per cent or exceeds 155 per cent, measures must be taken aimed at returning the ratio to the normal interval. If the consolidation level is low, one measure may be raising the agreed price for new subscriptions and expanding existing benefits. If the consolidation level is high, one measure may be implementing premium reductions. Alecta's surplus can be distributed to the policy owners and/or insured parties. At year-end 2020, Alecta's surplus, as expressed by the collective funding ratio, was 148 per cent (148). The collective funding ratio is defined as the market value of Alecta's assets as a percentage of its commitments to policyholders calculated using Alecta's actuarial assumptions, which do not comply with IAS 19.

**NOTE 27** Specification, statement of cash flows

	Group		Parent Company	
	2020	2019	2020	2019
Difference between paid and expensed interest	-22.8	-2.5	-22.5	-3.7
Difference between interest received and recognised	-20.8	-7.1	-20.8	-7.1
Share of associated companies' profit	-22.2	-24.2	-22.2	-24.2
Capital gains, sales of properties/participations	-0.5	-423.4	-	-780.0
Other items	40.3	17.3	43.2	10.9
<b>Total</b>	<b>-26.0</b>	<b>-439.9</b>	<b>-22.3</b>	<b>-804.1</b>

**NOTE 28** Liabilities attributable to financing activities

Group	CB 2019	Cash flow from financing activities	Not affecting cash flow		CB 2020
			Change	Change in fair value	
Liabilities to credit institutions and similar liabilities, non-current	10,562.1	594.6			11,156.7
Liabilities to credit institutions and similar, current	2,833.0	617.9			3,450.9
Lease liability leasehold	1,018.0		12.0		1,030.0
Interest rate swaps, interest rate hedging	126.8			-17.0	143.8
<b>Total liabilities attributable to financing activities</b>	<b>14,539.9</b>	<b>1,212.5</b>	<b>12.0</b>	<b>-17.0</b>	<b>15,781.4</b>

Group	CB 2018	Cash flow from financing activities	Not affecting cash flow		CB 2019
			Change	Change in fair value	
Liabilities to credit institutions and similar liabilities, non-current	8,037.2	2,524.9			10,562.1
Liabilities to credit institutions and similar, current	4,120.2	-1,287.2			2,833.0
Lease liability leasehold			1,018.0		1,018.0
Interest rate swaps, interest rate hedging	94.3			-32.5	126.8
<b>Total liabilities attributable to financing activities</b>	<b>12,251.7</b>	<b>1,237.7</b>	<b>1,018.0</b>	<b>-32.5</b>	<b>14,539.9</b>

Parent Company	CB 2019	Cash flow from financing activities	Not affecting cash flow		CB 2020
			Change	Change in fair value	
Liabilities to credit institutions and similar liabilities, non-current	9,055.7	117.7			9,173.4
Liabilities to credit institutions and similar, current	2,687.5	252.8			2,940.3
Receivables from/liabilities to Group companies	-11,311.6	66.7	-533.6		11,778.5
Interest rate swaps, interest rate hedging	111.1			-19.9	131.0
<b>Total liabilities attributable to financing activities</b>	<b>542.7</b>	<b>437.2</b>	<b>-533.6</b>	<b>-19.9</b>	<b>466.2</b>

Parent Company	CB 2018	Cash flow from financing activities	Not affecting cash flow		CB 2019
			Change	Change in fair value	
Liabilities to credit institutions and similar liabilities, non-current	7,040.8	2,014.9			9,055.7
Liabilities to credit institutions and similar, current	2,904.6	-217.1			2,687.5
Receivables from/liabilities to Group companies	-7,816.1	1,820.4	-5,315.9		-11,311.6
Interest rate swaps, interest rate hedging	75.1			-36.0	111.1
<b>Total liabilities attributable to financing activities</b>	<b>2,204.4</b>	<b>3,618.2</b>	<b>-5,315.9</b>	<b>-36.0</b>	<b>542.7</b>

**NOTE 29 Events after balance sheet date**

Fastpartner has refinanced bank loans of SEK 290.4m that were classified as current liabilities to credit institutions at 31/12/2020. The loans have been extended and mature in March 2022 and February 2024.

Fastpartner has completed the financing of a construction loan of SEK 111m that was classified as current liabilities to credit institutions at 31/12/2020. The new bank loan matures in January 2026.

Fastpartner has acquired the property Alderholmen 13:2 in Gävle. The property has a lettable area of 9,500 m<sup>2</sup> and the annual rental income amounts to SEK 22m. Fastpartner is due to take over the property on 1 April 2021.

During the first quarter of 2021 the spread of coronavirus continued to create uncertainty in the economy. Fastpartner is monitoring events closely. At the beginning of 2021, rents remained at normal levels and Fastpartner has successfully refinanced its loans.

**NOTE 30 Significant assessments and assumptions**

The preparation of financial statements in conformity with IFRS requires management to make assessments, estimates and assumptions that affect the application of accounting policies and recognised amounts of assets and liabilities, income and expenses. Estimates and assumptions are based on historical experience and a number of factors that are considered reasonable based on the circumstances. The results of these estimates and assumptions are used to assess the carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from the estimates and assessments.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. Judgements made by the Board of Directors and the Executive Management Team in the application of IFRS that have had a significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year, are discussed further below.

**Investment properties and development rights**

For significant assumptions and assessments in connection with valuation of investment properties, development rights and a sensitivity analysis, see Note 10 Investment properties. Fastpartner recognises its properties at fair value, which means that changes in value are recognised in profit or loss. Earnings can therefore be materially affected depending on the assumptions made in the valuation.

The value of the properties is affected by a number of factors, including property-specific circumstances such as the leasing rate, rent level and operating expenses, as well as external factors such as interest rates and inflation, and supply and demand for a certain type of property. Fastpartner assesses the value of all properties every six months with external evaluations from the independent valuation institutions Cushman & Wakefield Sweden AB and Newsec Advice AB. Fastpartner provides information to the valuers regarding all newly signed lease agreements, current operating and maintenance expenses, as well as assessed investments and future vacancies.

**Asset acquisition vs business combination**

Upon acquisition of a company, the company makes an assessment of whether the acquisition is to be regarded as an asset acquisition or a business combination. Companies containing only properties with no associated property management/administration are normally classified as an asset acquisition. Deferred tax is not recognised with asset acquisitions. Any tax discount would reduce the cost and thus would affect changes in value in subsequent periods. All acquisitions in the Group in 2020 were classified as asset acquisitions.

**Preference shares**

Fastpartner has issued 5,692,497 preference shares through two issuances. There is no contractual payment obligation in the terms for these preference shares, as both dividends and repurchases can only be carried out after a resolution by the Annual General Meeting or other general meeting of shareholders. The fact that dividends amounting to less than SEK 6.68 per year accumulate in the 'Available Amount' does not in itself imply any obligation as a meeting resolution is required to settle it. The company's assessment is that this means that the issued preference shares should be reported as equity.

**NOTE 31 Proposal for the Distribution of Profits****The following amount is at the disposal of the AGM:**

Share premium account	2,118,517,282
Retained earnings	2,389,244,755
Profit for the year	1,170,303,144
<b>Total</b>	<b>5,678,065,181</b>

**The Board of Directors and the Chief Executive Officer propose that the amount be allocated as follows:**

A dividend of SEK 2.0 per share to the holders of Class A ordinary shares	365,800,000
A dividend of SEK 5.0 per share to the holders of Class D ordinary shares	42,500,000
A dividend of SEK 6.68 to existing holders of preference shares	38,025,880
Other funds to be carried forward	5,231,739,301
<b>Total</b>	<b>5,678,065,181</b>

The above dividend amount is based on the number of Class A ordinary shares outstanding at 31 December 2020, which is 182,900,000 shares, the number of Class D ordinary shares outstanding at 31 December 2020, which is 8,500,000 shares, and the number of preference shares outstanding at 31 December 2020, which is 5,692,497 shares.

In addition, the Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors, during the period until the next Annual General Meeting, to decide on the issue of Class A and Class D ordinary shares. However, the total of all new share issues decided by the Board under this authorisation may not entail the issuance of more shares than the equivalent of 10 per cent of share capital on the day of the Annual General Meeting, regardless of the Class of shares. In the event that the Annual General Meeting grants such authorisation, the Board of Directors further proposes that the Annual General Meeting resolves that the Class D ordinary shares that may be issued with the support of this authorisation shall carry the right to dividend from the date they were entered in the share register maintained by Euroclear Sweden AB, which means an initial dividend of SEK 1.25 per Class D ordinary share and quarter with the next following record date according to the terms and conditions, though not to exceed SEK 5.0. The following record dates are proposed for the quarterly dividends: 30 April 2021, 30 July 2021, 29 October 2021 and 31 January 2022.

If the authorisation for the Board to issue new shares is exercised in full, a dividend for the additional Class D ordinary shares of a maximum of SEK 98.7m will be paid. Of the amount available at 31 December 2020, at least SEK 5,133,026,235 will remain after a maximum dividend of SEK 545,038,947.



# SIGNING OF THE ANNUAL REPORT

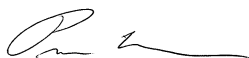
**The Board of Directors and Chief Executive Officer hereby certify that:**

- the Annual Report has been prepared in accordance with the Swedish Annual Accounts Act and RFR 2
- the Annual Report provides a true and fair view of the company's financial position and results, and
- the Directors' Report provides a true and fair overview of the development of the company's business, position and results and describes significant risks and uncertainties faced by the company.

**Furthermore, the Board of Directors and Chief Executive Officer certify that:**

- the consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), as referred to in Regulation (EC) No 1606/2002 of 19 July 2002 on the application of international accounting standards
- the consolidated financial statements provide a true and fair view of the Group's financial position and results
- the Directors' Report for the Group gives a true and fair overview of the development of the Group's business, results and position and describes significant risks and uncertainties faced by the companies included in the Group.

Stockholm, 26 March 2021



Peter Carlsson  
*Chairman of the Board*



Sven-Olof Johansson  
*Board Member and Chief Executive Officer*



Charlotte Bergman *Board Member*



Katarina Staaf  
*Board Member*



Cecilia Vestin  
*Board Member*

Our audit report on this annual report has been submitted on 26 March 2021

Deloitte AB



Johan Telander  
*Authorised Public Accountant*

# AUDITOR'S REPORT

To the Annual General Meeting of the shareholders of Fastpartner AB (publ)  
Corporate registration number: 556230-7867

## REPORT ON THE ANNUAL ACCOUNTS AND CONSOLIDATED ACCOUNTS

### Opinions

We have audited the annual accounts and consolidated accounts of Fastpartner AB (publ) for the 2020 financial year, with the exception of the Corporate Governance Report on pages 66–69. The annual accounts and consolidated accounts of the company are included on pages 59–97 of this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company at 31 December 2020 and of its financial performance and its cash flows for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the Group at 31 December 2020 and of their financial performance and cash flow for the year then ended, in accordance with International Financial Reporting Standards, as adopted by the EU, and the Annual Accounts Act. The Directors' Report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the annual meeting of shareholders adopt the profit and loss accounts and balance sheet for the Parent Company and the Group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's Board of Directors in accordance with the Audit Regulation (537/2014) Article 11.

### Basis for opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent in relation to the Parent Company and Group, in accordance with generally accepted auditing standards in Sweden, and have in other respects fulfilled our ethical responsibility according to these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014 Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Key audit matters

Key audit matters of the audit are those matters that, in our professional judgement, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit

of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters.

### Valuation of investment properties

Fastpartner recognises investment properties at fair value and the property portfolio at 31 December 2020 is valued at SEK 31,344.4m. During the financial year, independent valuations are conducted every six months for parts of the property portfolio, and at 31 December 2020 all properties in the portfolio were valued by independent valuers. These valuations are carried out in the form of an individual assessment of each property's future earnings and market yield. As a complement to the external valuations, Fastpartner conducts an internal review of the valuations on a quarterly basis for the entire portfolio. Changes in value can occur either as a result of macro and micro economic or property-related causes. The valuations are based on estimates and assumptions that can have a significant impact on the Group's income and financial position.

For further information, please refer to the Risk management section on page 61, the property portfolio and valuation on page 59, the Group's accounting policies on page 79, Note 10 Investment properties and Note 30 Significant estimates and assumptions in the annual report.

### Work performed

Our work included the following procedures, but were not limited to these:

- We have reviewed and assessed Fastpartner's procedures to prepare input to both internal and external valuations, that procedures are consistently applied and that there is integrity in the process.
- We have reviewed the input data and calculations in the internal valuation model as well as in the external valuations of a selection of properties for assessing the completeness and valuation.
- We have assessed the competence and objectivity of the independent appraisers.
- We have examined relevant notes to the financial statements.

### Other information besides the annual accounts and consolidated accounts

The Board of Directors and the Chief Executive Officer are responsible for this other information. The other information consists of the remuneration report and pages 1–57 and 101–117 in this document, but does not include the annual accounts, consolidated accounts and our auditor's report relating to these. We expect to be granted access to the remuneration report after the date for this auditor's report.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of the Board of Directors and the Chief Executive Officer**

The Board of Directors and the Chief Executive Officer are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the Chief Executive Officer are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, the Board of Directors and the Chief Executive Officer are responsible for the assessment of the company's and the Group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Chief Executive Officer intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

### **Auditor's responsibility**

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISA and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the CEO.
- Conclude on the appropriateness of the Board of Directors' and the CEO's, use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated accounts. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in the auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

### Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Chief Executive Officer of Fastpartner AB (publ) for the financial year 01/01/2020 – 31/12/2020 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit to be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Chief Executive Officer be discharged from liability for the financial year.

### Basis for opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent in relation to the Parent Company and Group, in accordance with generally accepted auditing standards in Sweden, and have in other respects fulfilled our ethical responsibility according to these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of the Board of Directors and the Chief Executive Officer

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organisation and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organisation is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a satisfactory manner. The Chief Executive Officer shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfil the company's accounting in accordance with law and handle the management of assets in a satisfactory manner.

### Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Chief Executive Officer in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that may give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional scepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined the Board of Directors' reasoned statement and a selection of supporting evidence in order to be able to assess whether the proposal is in accordance with the Companies Act.

### The auditor's examination of the corporate governance statement

The Board of Directors is responsible for ensuring that the corporate governance statement on pages 66–69 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's auditing standard RevU 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with Chapter 6, Section 6, second paragraph points 2–6 of the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Acts.

Deloitte AB was appointed auditor of Fastpartner AB (publ) by the general meeting of the shareholders on 23 April 2020, and has been the company's auditor since before the 1994 AGM.

Stockholm, 26 March 2021

Deloitte AB



Johan Telander  
Authorised Public Accountant

# SUSTAINABILITY REPORT

## About the Sustainability report

Fastpartner has prepared its first sustainability report in accordance with GRI Standards, Core level, for the 2020 financial year. For certain disclosures, only information for 2020 is presented, but our aim is to present three comparative years. The ambition is for Fastpartner's sustainability work to be reported annually in the Annual Report. The sustainability report is based on stakeholder engagement and a materiality analysis that was conducted in autumn 2020, which identified the most significant areas for our stakeholders and the business. The sustainability report reflects the results of this analysis as detailed below. The GRI Index on pages 106–107 contains references to the general GRI disclosures and the topic-specific disclosures based on Fastpartner's most significant areas.

Emissions calculations are founded on the GHG Protocol Corporate Standard and are based on normal-year adjusted

energy statistics for each property in Fastpartner's portfolio. Energy usage in MWh has been measured and produced based on Boverket's (Swedish National Board of Housing, Building and Planning) building regulations specification for property energy. Total CO<sub>2</sub> emissions attributable to energy consumption in Fastpartner's property portfolio have been calculated based on energy suppliers' (district heating, district cooling and electricity) reporting of emission factors for greenhouse gases (g CO<sub>2</sub> equ/kWh). Totals for carbon dioxide emissions are given regarding district heating for combustion as well as transportation and fuel production.

In accordance with the provisions of the Swedish Annual Accounts Act (Chapter 6, Section 11), Fastpartner has chosen to prepare the statutory sustainability report separately from the annual report, which can be found on pages 16–29, 38–41 and 101–108. Descriptions of risks are detailed on pages 53–54.

Stakeholders	Dialogue with respective stakeholder group	Key issues	Fastpartner's approach
<b>SOCIETY</b>	<ul style="list-style-type: none"> <li>Meetings and close cooperation with organisations in society</li> <li>Status reporting via meetings and discussions with municipalities and authorities</li> <li>Meetings and close cooperation with organisations in society</li> <li>Status reporting via meetings and discussions with municipalities and authorities</li> </ul>	<ul style="list-style-type: none"> <li>Climate (risk management, emissions, travel, mobility)</li> <li>Creating safe environments</li> <li>Job opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Collaboration with municipalities to develop public and private means of transport</li> <li>Offering young people job opportunities</li> <li>Contributing to a thriving urban environment via our properties</li> </ul>
<b>SHAREHOLDERS</b>	<ul style="list-style-type: none"> <li>Annual reports</li> <li>Interim reports</li> <li>Annual general meetings of the shareholders</li> <li>Board meetings</li> </ul>	<ul style="list-style-type: none"> <li>High return</li> <li>Sustainable growth</li> <li>Long-term approach</li> </ul>	<ul style="list-style-type: none"> <li>Stable business with long-term goals</li> <li>Clear financial communication</li> </ul>
<b>EMPLOYEES</b>	<ul style="list-style-type: none"> <li>Performance reviews</li> <li>Employee surveys</li> <li>Ongoing dialogue</li> <li>Workplace get-togethers</li> </ul>	<ul style="list-style-type: none"> <li>Working conditions (health and work-life balance)</li> <li>Personal development</li> <li>Sense of purpose (feeling of making a contribution)</li> </ul>	<ul style="list-style-type: none"> <li>Strong focus on compliance with guiding principles, policies and ensuring there is high job satisfaction</li> <li>Investments in health, fitness and balance between work and leisure time</li> <li>Work environment initiatives such as health and safety briefings, safety inspections and health and safety group</li> <li>Identifying professional development needs</li> </ul>
<b>CUSTOMERS</b>	<ul style="list-style-type: none"> <li>Customer satisfaction surveys</li> <li>Customer service</li> <li>Property caretakers</li> <li>Information screens</li> <li>Information mailings</li> </ul>	<ul style="list-style-type: none"> <li>Environment and climate</li> <li>Attractive locations</li> <li>Effective premises (clean and tidy)</li> </ul>	<ul style="list-style-type: none"> <li>Working to develop our properties so they are energy-efficient, attractive and comfortable</li> <li>Fastpartner always strives to ensure our customers are located close to their customers to enable their businesses to grow</li> </ul>
<b>FINANCE PROVIDERS</b>	<ul style="list-style-type: none"> <li>Financial statements</li> <li>Capital market days Investor presentations</li> <li>Press releases</li> </ul>	<ul style="list-style-type: none"> <li>Confidence</li> <li>Security and stability (sustainability)</li> </ul>	<ul style="list-style-type: none"> <li>Working to build long-term confidence via transparent communication and clear financial reporting</li> </ul>
<b>SUPPLIERS</b>	<ul style="list-style-type: none"> <li>Contract meetings</li> <li>Framework agreements and sustainability requirements</li> <li>Inspections and checks</li> <li>Workplace visits</li> </ul>	<ul style="list-style-type: none"> <li>Long-term confidence</li> <li>Bribery and corruption</li> </ul>	<ul style="list-style-type: none"> <li>Reviewing code of conduct</li> <li>Checking compliance with environmental and emissions requirements</li> <li>Ensuring a safe and secure work environment, safety inspections</li> </ul>

### Stakeholder engagement

In autumn 2020, an initiative was carried out to analyse which areas Fastpartner's stakeholders regard as a top priority. The key stakeholder groups for Fastpartner are society, shareholders, employees, customers, finance providers and suppliers. We maintain a continual dialogue with these groups via our day-to-day operations. Fastpartner is able to use this overview of stakeholder expectations to improve reporting and communication in the areas identified as particularly significant.

### Materiality analysis

Alongside the stakeholder analysis the company also arranged a workshop in which representatives and managers from among our employees, property development, finance and management participated. The purpose of the workshop was to determine which sustainability areas should be prioritised based on stakeholder expectations, external events and the business's strategic goals. The analysis resulted in a number of areas being identified as significant for both stakeholders and business operations going forward. Many significant areas relate to a strong commitment to and focus on issues concerning the environment and our carbon

footprint, but also ensuring continued customer satisfaction and Fastpartner living up to their requirements in terms of properties and comfort level. These issues are related to direct operations, but also indirect through, for example, carbon footprint, our presence in suburban areas and our customers' ability to pursue their businesses under the right conditions.

## Materiality model



## Sustainability notes

### SUSTAINABLE BUSINESS

#### Economic value generated and distributed: GRI 201-1

Taking financial responsibility for our business and maintaining solid and stable finances is fundamental to the successful achievement of shareholder expectations of a long-term, stable return. It is also important to have long-term and stable finances to enable us to fulfil financial expectations from our stakeholders.

#### Scope

Reporting only covers the economic value generated within Fastpartner. This value is partly affected by factors that are beyond Fastpartner's control, but it is also impacted by external factors such as the economy and interest rate levels, as well as owner decisions regarding dividends.

#### Responsibility and monitoring

Fastpartner's CEO and the management team have overall responsibility for ensuring business is conducted according to established financial targets. Outcomes are followed up each quarter in connection with the preparation of interim reports, and via monitoring of internal targets established for the business.

#### Governance and targets

Fastpartner's long-term overall goal is to achieve annual rolling profit from property management of SEK 1,500m by the end of 2025. In addition to this overall goal there are other established targets that determine the direction of the business. For a summary of these targets, see pages 14–15.

#### Outcome

Fastpartner creates value by owning, managing and developing commercial property in Sweden's largest population centres. The economic value created mainly comprises rental income, investments and unrealised changes in the value of properties.

The economic value created is then distributed among our suppliers, shareholders, employees, lenders and society as detailed in the table below.

	2020	2019	2018
Directly generated economic value	1,801.6	1,686.5	1,450.6
Income	1,801.6	1,686.5	1,450.6
Economic value distributed	1,285.9	1,159.8	1,034.8
Operating expenses	273.0	279.0	247.0
Dividend to shareholders	428.0	327.5	298.5
Salaries and other employee benefits	59.5	55.3	51.9
Interest to finance providers	292.5	270.2	225.1
Tax to government	230.9	225.8	210.3
Contributions to local community	2.0	2.0	2.0
<b>Economic value retained</b>	<b>515.7</b>	<b>526.7</b>	<b>415.8</b>

#### Anti-corruption: GRI 205-1 and 205-3

There is considered to be widespread corruption in the Swedish construction and property sector, in which large quantities of products and services are bought and sold every year. We must therefore adopt an approach that minimises all risk of corruption within our business.

#### Scope

Anti-corruption work relates mainly to our efforts to prevent corruption in the company, but also via the requirements we impose on our suppliers and cooperation with tenants. The work happens over an extended period and in the short and long term aims to combat corruption as well as the risk of being exposed to corruption. The businesses should have a systematic approach to combatting corruption.

#### Responsibility and monitoring

Efforts to combat bribery and corruption are led by the business's management team and have been resolved on by Fastpartner's Board of Directors. Breaches will not be tolerated and may result in disciplinary action, termination of employment or prosecution. There is also a whistleblower function to enable employees and third parties to report suspicions of corruption or other irregularities.

#### Governance and targets

Operating activities are governed internally by policies and guidelines relating to IT, equal treatment and the environment. Our codes of conduct, policies, procedures and training combine to combat all forms of corruption and irregularities. All Fastpartner's employees and suppliers are expected to follow internal regulations as well as the relevant legislation. All policies that relate to employees are available on our intranet. Internal follow-up and control takes place continually to ensure our policies are observed. The goal is zero tolerance of all forms of corruption.

#### Outcome

No corruption incidents were reported in 2020.

Further measures were adopted during the year to minimise the risk of corruption.



## WORKING AT FASTPARTNER

### Diversity and equal opportunity within the organisation: GRI 405-1

Fastpartner promotes diversity and equality. Fastpartner is a workplace characterised by equal treatment and terms of employment. Fastpartner aims to attract potential employees irrespective of their gender or background.

#### Scope

The promotion of diversity, inclusion and equality covers employees in the company and also our interaction with stakeholders on equal terms and with respect.

#### Responsibility and monitoring

Fastpartner explores attitudes to these parameters in its employee survey, at workplace meetings and during performance reviews. The health and safety handbook contains details of procedures and action that should be taken in the event of suspicions of various breaches. Work is governed by policies such as the code of conduct, salary policy and processes such as salary reviews. Managers have been delegated responsibility for following up this work. The results of the employee survey are followed up centrally and at local level.

#### Governance and targets

At Fastpartner, no-one should be discriminated against on the basis of the seven grounds of discrimination: ethnic background, religion, disability, age, sex, sexual orientation or transgender identity or expression. Efforts are monitored by HR, which reports back to the management team. Fastpartner has several channels for employees to report non-compliance: contact with manager/HR/safety representative at the respective workplace. Fastpartner also has a whistleblower function.

#### Outcome

Of our employees, 91 per cent state that they can 'be themselves' here. Of our employees, 74 per cent state that they are treated equally irrespective of their age, a result that Fastpartner aims to improve on over the next few years. Staff turnover was low in 2020, at 6 per cent. Some 20 per cent of the employees who terminated their employment in 2020 were women. Of the employees recruited in 2020, 23 per cent were women. The number of women working for the company rose by 10 per cent during the year.

Age breakdown, all employees, 2020	Total	Percentage women	Percentage men
Under 30	10	20%	80%
30–49	38	21%	79%
50 and over	31	29%	71%
<b>Total</b>	<b>79</b>	<b>25%</b>	<b>75%</b>

Age breakdown, management team 2020	Total	Percentage women	Percentage men
Under 30	0	0	0
30–49	7	29%	71%
50 and over	3	0	100%
<b>Total</b>	<b>10</b>	<b>20%</b>	<b>80%</b>

Age breakdown, other managers and employees, excl. management team, 2020	Total	Percentage women	Percentage men
Under 30	10	20%	80%
30–49	31	19%	81%
50 and over	28	32%	68%
<b>Total</b>	<b>69</b>	<b>26%</b>	<b>74%</b>

Age breakdown, Board of Directors, 2020	Total	Percentage women	Percentage men
Under 30	0	0	0
30–49	1	100%	100%
50 and over	4	50%	50%
<b>Total</b>	<b>5</b>	<b>60%</b>	<b>40%</b>

Gender balance 2020	Total	Percentage women	Percentage men
Board of Directors	5	60%	40%
Company management	10	20%	80%
Middle management	6	33%	66%
Other	63	25%	75%
<b>Total</b>	<b>84</b>	<b>73%</b>	<b>27%</b>

### Information on employees: GRI 102-8

Form of employment, number of people	2020	Percentage women	2019	Percentage women	2018	Percentage women
Permanent employees	79	25%	71	25%	69	25%
<b>Type of employment, percentage</b>						
Full-time employees	100%		100%		100%	
Part-time employees	0 <sup>1)</sup>		0 <sup>1)</sup>		0 <sup>1)</sup>	

<sup>1)</sup>Fastpartner only applies full-time employment. The number of part-time employees is deemed too few to report.

## ENVIRONMENTAL WORK FOCUSED ON THE BIGGER PICTURE

### Energy consumption and energy intensity: GRI 302-1 and 302-3

We are proactive about reducing energy consumption in our properties in order to contribute to a sustainable society and more efficient property management.

#### Scope

Energy usage for properties is converted to consumption according to degree days. Energy consumption refers to Atemp.

#### Responsibility and monitoring

The Board establishes overall targets and guidelines. The management team takes decisions on environmental and energy management systems, and also regularly monitors sustainability work. The company's Energy and Environment Group has representatives from all units in the company, and develops methods and systems for implementing sustainability measures in the business.

#### Governance and targets

Fastpartner aims to reduce total energy consumption by at least 1 per cent per year. We endeavour to continually cut energy usage by installing smart energy systems and introducing energy efficiency improvements at our properties.

#### Outcome

Total energy consumption has decreased by 4 per cent on 2019 (+7 per cent), while energy intensity has declined by 3.2 per cent on 2019 (−0.5 per cent).

Energy consumption (MWh)	2020	2019	2018
Electricity in properties	37,248	38,505	33,131
Heating, total	103,668	106,934	103,560
District heating	98,194	101,130	97,366
Electricity	1,870	1,630	3,032
Oil	0	138	1,196
Geothermal energy and heat pumps	3,540	3,870	1,665
Gas <sup>1)</sup>	65	166	301
Cooling	9,240	10,318	9,388
<b>Total</b>	<b>150,156</b>	<b>155,757</b>	<b>146,079</b>
Intensity ratio (KWh/m <sup>2</sup> Atemp)	101.59	104.91	105.48

<sup>1)</sup>The last gas source was phased out in May 2020

## Emissions – GRI 305-1, 305-2 and 305-4

Fastpartner aims to be carbon neutral.

#### Scope

Carbon dioxide emissions are calculated for Scope 1 and Scope 2. Since May 2020, no properties have been heated using oil, gas or any other fossil-based fuel. Scope 1 relates to company cars, oil, gas, pellets or other fossil fuels. Scope 2 relates to electricity, district heating and district cooling. All types of energy are converted into carbon dioxide equivalents from the respective supplier, Naturvårdsverket (Swedish Environmental Protection Agency) or the IPCC Fourth Assessment Report. For company cars, we have assumed an even CO<sub>2</sub> footprint for kilometres driven. Intensity is expressed in Atemp, heated area for our properties.

#### Responsibility and monitoring

The Board establishes overall targets and guidelines. The management team takes decisions on environmental and energy management systems, and also regularly monitors sustainability work. The company's Energy and Environment Group has representatives from all units in the company, and develops methods and systems for implementing sustainability measures in the business.

#### Governance and targets

Fastpartner aims to achieve carbon neutral property management by 2030. In order to achieve this goal we have decided that all service and benefit-in-kind cars purchased must be low-emissions vehicles, and that all electricity procured must be from renewable sources.

#### Outcome

Carbon dioxide emissions have fallen significantly compared with 2019, down 45 per cent. The target established by the Board in 2020 will be achieved in 2021. This is largely due to a transition to more eco-friendly district heating, reduced energy consumption and the fact that all fossil fuels such as oil and gas in our properties were finally phased out in May 2020, combined with a concerted effort on the part of all Fastpartner's employees.

Emissions (tonnes CO <sub>2</sub> e)	2020	2019	2018
Scope 1 <sup>1)</sup>	126	169	545
Scope 2	3,473	6,419	7,271
<b>Total</b>	<b>3,599</b>	<b>6,588</b>	<b>7,816</b>
Intensity ratio Scopes 1+2 (kg CO <sub>2</sub> e/m <sup>2</sup> Atemp)	2.44	4.44	5.64

<sup>1)</sup>The last gas source was phased out in May 2020

## GRI INDEX

## General disclosures

GRI STANDARDS/TOPICS	DISCLOSURE	DESCRIPTION	REFERENCE	COMMENTS/OMISSIONS
<b>Organisational profile</b>				
GRI 102: General disclosures (2016)	102-1	Name of the organisation	Page 59	
	102-2	Activities, brands, products and services	Pages 30–31	
	102-3	Location of headquarters	Back cover	
	102-4	Location of operations	Page 2	
	102-5	Ownership and legal form	Page 2, 78	
	102-6	Markets served	Pages 2–3	
	102-7	Scale of the organisation	Pages 27, 72–73, 111–114	
	102-8	Information on employees and other workers	Page 104	
	102-9	Supply chain	Page 41	
	102-10	Significant changes	Page 61–62	
	102-11	Precautionary principle or approach	Page 27	
	102-12	External initiatives	Page 17, 26–27	
	102-13	Membership of associations	Page 38, 41	
<b>Strategy</b>				
	102-14	Statement from senior decision-maker	Pages 6–7	
<b>Ethics and integrity</b>				
	102-16	Values, principles, standards and norms of behaviour	Pages 18–19, 21, 41	
<b>Governance</b>				
	102-18	Governance structure	Pages 66–69	
<b>Stakeholder engagement</b>				
	102-40	List of stakeholder groups	Page 101	
	102-41	Collective bargaining agreements	Page 17, 26	
	102-42	Identifying and selecting stakeholders	Page 101	
	102-43	Approach to stakeholder engagement	Pages 101–102	
	102-44	Key topics and concerns raised	Page 101	
<b>Reporting practice</b>				
	102-45	Entities included in the consolidated financial statements	Pages 78, 85–87	
	102-46	Defining report content and topic boundaries	Pages 101–102	
	102-47	List of material topics	Pages 101–102	
	102-48	Restatement of information	-	No restatements have been made
	102-49	Changes in reporting	-	No changes have occurred
	102-50	Reporting period	Page 101	
	102-51	Date of most recent report	-	March 2020
	102-52	Reporting cycle	Page 101	
	102-53	Contact point for questions regarding the report	Page 116	
	102-54	Claims of reporting in accordance with the GRI Standards	Page 101	
	102-55	GRI content index	Pages 106–107	
	102-56	External assurance	-	The GRI report is not certified

## Specific disclosures

GRI STANDARDS/TOPICS	DISCLOSURE	DESCRIPTION	REFERENCE	COMMENTS/OMISSIONS
<b>Financial disclosures</b>				
<b>Economic performance</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 12–13, 16, 103	
GRI 201: Economic performance (2016)	201-1	Direct economic value generated and distributed	Page 103	
	201-3	Defined benefit plan obligations and other retirement plans	Page 94	
<b>Anti-corruption</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16–19, 103	
GRI 205: Anti-corruption (2016)	205-1	Operations assessed for risks related to corruption	Pages 18–19, 54, 103	
	205-3	Confirmed incidents of corruption and actions taken	Page 18	
<b>Environmental disclosures</b>				
<b>Energy</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 38, 40, 105	
GRI 302: Energy (2016)	302-1	Energy consumption within the organisation	Page 41, 105	
	302-3	Energy intensity	Page 41, 105	
<b>Emissions</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 38, 40, 105	
GRI: 305 Emissions (2016)	305-1	Direct (Scope 1) GHG emissions	Page 41, 105	
	305-2	Energy indirect (Scope 2) GHG emissions	Page 41, 105	
	305-4	GHG emissions intensity	Page 41, 105	
<b>Certified properties</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16–17, 38, 105	
	Company-specific	Proportion of certified properties	Page 41	Proportion of certifications completed during the year
<b>Social disclosures</b>				
<b>Occupational health and safety</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 20, 24–25	
GRI 403: Sustainability governance for health and safety (2018)	403-1	Occupational health and safety management system	Pages 24–25	
	403-2	Hazard identification, risk assessment and incident investigation	Pages 24–25	
	403-3	Occupational health services	Pages 20–21, 25	
	403-4	Worker participation, consultation and communication on occupational health and safety	Pages 24–25	
	403-5	Worker training on occupational health and safety	Pages 24–25	
	403-6	Promotion of worker health	Pages 20–21, 25	
	403-7	Prevention and mitigation of occupational health and safety impacts	Pages 24–25	
GRI 403: Occupational health and safety (2018)	403-8	Workers covered by an occupational health and safety management system	Page 24	
	Company-specific	Sickness absence	Page 27	
<b>Training and education</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 20–21	
GRI 404: Training and education (2016)	404-1	Average hours of training per year per employee	Page 22	We do not break down average training time by gender and employment category, as we have few employees
	404-2	Programmes for upgrading employee skills	Page 22	
	404-3	Percentage of employees receiving regular performance and career development reviews	Page 22	We do not break down the percentage of employees who have performance reviews by gender and employment category as we have few employees
<b>Diversity and equal opportunity</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 20, 26, 104	
GRI 405: Diversity and equal opportunity (2016)	405-1	Diversity and equal opportunity within the organisation	Page 104	
<b>Satisfied customers</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 28, 30	
	Company-specific	Customer satisfaction index (CSI)	Pages 15, 30	Based on our CSI survey during the year
<b>Percentage small business owners</b>				
GRI 103 Sustainability governance (2016)	103-1, 103-2, 103-3	Sustainability governance	Pages 16, 28	
	Company-specific	Percentage of tenants who are small- or medium-sized businesses	Page 28	Based on tenant data during the year



# THE AUDITOR'S OPINION REGARDING THE STATUTORY SUSTAINABILITY REPORT

**To the Annual General Meeting of the shareholders of  
Fastpartner AB, corporate reg. no. 556230-7867**

**Assignment and division of responsibility**

The Board of Directors is responsible for the sustainability report for 2020 on pages 16–29, 38–41 and 101–107, and for ensuring it is prepared in accordance with the Annual Accounts Act.

**Focus and scope of the review**

Our review has been conducted in accordance with FAR recommendation RevR 12 Auditor's Opinion regarding the statutory sustainability report. This means that our review of the sustainability report has a different focus and a substantially smaller scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that this review has provided us with sufficient basis for our opinion.

**Opinion**

A sustainability report has been prepared.

Stockholm, 26 March 2021  
Deloitte AB

A handwritten signature in black ink, appearing to read 'Johan Telander', is written over a horizontal line.

Johan Telander  
Authorised Public Accountant

# DEFINITIONS

## Property-related

### NET OPERATING INCOME

Rental income less property expenses.

### NET OPERATING INCOME, %

Net operating income in relation to the average recognised value of the investment properties.

### FINANCIAL OCCUPANCY RATE, %

Recognised rental income adjusted for discounts and rental losses as a percentage of rental value.

### ECONOMIC VACANCY RATE

Assessed market rent for unleased space divided by rental value.

### PROPERTY EXPENSES

Total of direct property expenses such as operating expenses, costs for repairs and maintenance, rents, taxes, and indirect property expenses such as costs for property administration and marketing.

### Profit/loss from property management

Profit/loss before tax in the property management business excluding changes in value, currency effects and taxes.

### ROLLING ANNUAL PROFIT FROM PROPERTY MANAGEMENT (4 QUARTERS FORWARD)

Profit/loss before tax in the property management business excluding changes in value, currency effects and taxes adjusted for average surplus ratio, acquisitions/sales for the period and newly signed contracts that have not yet come into effect /contracts that have been terminated.

### RENTAL VALUE

Recognised rental income with reversal of any discounts and any rental losses, plus assessed market rent for existing unleased space.

### COMPARABLE PORTFOLIO

The comparison period is adjusted with respect to acquired and sold properties as if they had been held during the corresponding period as the current reporting period.

### SURPLUS RATIO, %

Net operating income in relation to recognised rental income.

## Financial

### RETURN ON EQUITY, %

Profit/loss after tax in relation to average equity.

### RETURN ON TOTAL CAPITAL, %

Profit/loss after financial items plus interest expenses less interest subsidy in relation to average total assets.

### LOAN-TO-VALUE RATIO, %

Liabilities to credit institutions in per cent of the properties' carrying amount.

### NET LIABILITIES

Interest-bearing liabilities less interest-bearing assets, cash and cash equivalents and listed shares.

### INTEREST-BEARING LIABILITIES

Liabilities with an agreed interest rate.

### INTEREST COVERAGE RATIO, MULTIPLE

Profit/loss before tax with reversal of changes in value and interest expenses, as a multiple of interest expenses.

### EQUITY/ASSETS RATIO, %

Equity in relation to total assets.

### EQUITY/ASSETS RATIO ADJUSTED FOR EPRA NAV, %

Equity with reversal of interest-rate derivatives and deferred tax in relation to total assets.

## Share-related

### DIVIDEND YIELD OF THE SHARE, %

Dividend in per cent of share price at the end of the corresponding financial year.

### TOTAL RETURN ON SHARE, %

Share price performance and actual dividend in relation to the share price at the beginning of the year.

### EQUITY PER SHARE

Equity in relation to number of shares outstanding at the end of the period.

### LONG-TERM NET ASSET VALUE PER SHARE, EPRA NAV

Equity per share with reversal of interest-rate derivatives and deferred tax.

### AVERAGE NUMBER OF SHARES

Weighted average number of shares outstanding during a certain period.

### PROFIT/LOSS PER ORDINARY SHARE

Profit/loss after tax adjusted for dividends on preference shares in relation to average number of ordinary shares outstanding. The comparative figures for the previous year have also been adjusted for dividends on preference shares.

Fastpartner presents certain financial performance measures in the interim report that are not defined according to IFRS. Fastpartner considers that these measures provide valuable supplementary information for investors and company management, as they enable an assessment of the company's performance. Since not all companies calculate financial performance measures in the same way, these are not always comparable to measures used by other companies. These financial measures should not therefore be regarded as substitutes for measures defined according to IFRS. Measures presented on the next page are not defined according to IFRS, unless stated otherwise.

# FINANCIAL MEASURES

that are not defined according to IFRS

		2020 01/01 – 31/12	2019 01/01 – 31/12
<b>Rolling annual profit from property management, SEKm (4 quarters forward)</b> Rolling annual profit from property management is a key performance indicator that Fastpartner considers to be relevant to assess the profit-generating capacity of the underlying business and the key figure serves as the basis for follow-up of the company's financial targets.	Profit from property management, SEKm	952.1	849.6
	Adjustment for share of associated companies' profit, SEKm	–	–
	Adjustment to average surplus ratio, SEKm	–	2.5
	Adjustment for acquisitions and newly signed contracts that have not yet come into effect, SEKm	14.9	92.9
	Adjustment for closing swap contracts and changed margins with refinancing	3.0	5.0
	<b>Adjusted for profit from property management, SEKm</b>	<b>970.0</b>	<b>950.0</b>
	Rolling annual profit from property management, (4 quarters forward), SEKm	970.0	950.0
<b>Equity/Class A ordinary share, SEK</b> Fastpartner considers this key performance indicator to be relevant since it shows how the Group's equity is distributed per Class A ordinary share outstanding and has been included to disclose the quantity of equity, according to this definition, per Class A ordinary share.	Shareholders' equity, SEKm	14,057.4	12,631.7
	Total number of Class A ordinary shares outstanding	182,900,000	180,900,000
	Equity/Class A ordinary share, SEK	76.9	69.8
<b>Long-term net asset value per Class A ordinary share, EPRA NAV, SEK</b> Fastpartner considers this key performance indicator to be relevant since net asset value is the aggregate capital that Fastpartner manages for its owners. Long-term net asset value is based on the Group's book equity, with adjustments for items that do not involve any payment in the near future, such as in the case of Fastpartner's derivatives and deferred tax liability, distributed per Class A ordinary share.	Shareholders' equity, SEKm	14,057.4	12,631.7
	Reversal of deferred tax, SEKm	2,463.7	2,178.9
	Reversal of interest-rate derivatives, SEKm	143.8	126.8
	Total number of Class A ordinary shares outstanding	182,900,000	180,900,000
	Long-term net asset value per Class A ordinary share, EPRA NAV, SEK	91.1	82.6
<b>Return on equity, %</b> Return on equity is a key performance indicator that Fastpartner considers to be relevant for showing the company's return on equity in the Group.	Profit/loss after tax, SEKm	1,632.2	3,147.0
	Average equity, SEKm	13,344.6	10,873.0
	Return on equity, %	12.2	28.9
<b>Return on total capital, %</b> Return on total capital is a key performance indicator that Fastpartner considers to be relevant for showing the company's return on total capital in the Group.	Profit/loss after financial items, SEKm	2,009.8	3,830.9
	Reversal of financial expenses, SEKm	310.5	287.4
	Calculated at annual rate based on respective period, SEKm	2,320.3	4,118.3
	Average total assets, SEKm	31,567.4	26,757.8
	Return on total capital, %	7.4	15.4
<b>Interest coverage ratio, multiple</b> Interest coverage ratio is a key performance indicator that Fastpartner considers relevant for assessing the Group's ability and sensitivity to pay interest on interest-bearing liabilities.	Profit/loss before tax, SEKm	2,009.8	3,830.9
	Reversal of changes in value, SEKm	–1,057.7	–2,978.5
	Reversal of interest expenses, SEKm	310.5	287.4
	<b>Adjusted profit/loss before tax, SEKm</b>	<b>1,262.6</b>	<b>1,139.8</b>
	Adjusted profit/loss before tax as a multiple of interest expenses, xx	4.1	4.0
<b>Equity/assets ratio, %</b> Fastpartner considers the equity/assets ratio to be relevant to show the Group's capital structure by indicating the amount of equity in relation to the Group's total assets.	Shareholders' equity, SEKm	14,057.4	12,631.7
	Total assets, SEKm	33,148.3	29,986.5
	Equity/assets ratio, %	42.4	42.1
<b>Equity/assets ratio adjusted for EPRA NAV, %</b> Fastpartner considers the equity/assets ratio adjusted for EPRA NAV to be relevant to show the Group's capital structure by indicating the amount of equity with adjustments for items that do not entail payment in the near future, such as derivatives and deferred tax liability in Fastpartner's case, in relation to the Group's total assets.	Shareholders' equity, SEKm	14,057.4	12,631.7
	Reversal of deferred tax, SEKm	2,463.7	2,178.9
	Reversal of interest-rate derivatives, SEKm	143.8	126.8
	<b>Adjusted shareholders' equity, SEKm</b>	<b>16,664.9</b>	<b>14,937.4</b>
	Total assets, SEKm	33,148.3	29,986.5
	Equity/assets ratio adjusted for EPRA NAV, %	50.3	49.8
<b>Net liabilities, SEKm</b>	Interest-bearing liabilities, SEKm	14,607.6	13,395.1
	Interest-bearing assets	–405.9	–387.2
	Cash and cash equivalents	–147.1	–264.3
	Listed shares	–118.3	–14.4
	<b>Net liabilities, SEKm</b>	<b>13,936.3</b>	<b>12,729.2</b>
<b>Net operating income, %</b>	Net operating income according to profit and loss accounts, SEKm	1,285.0	1,173.0
	Net operating income for dev. properties, as well as adjustment for acquisitions for the period, SEKm	–12.4	3.5
	<b>Adjusted net operating income for dev. properties and acquisitions for the period, SEKm</b>	<b>1,272.6</b>	<b>1,176.5</b>
	Average value of investment properties (adjusted for dev. properties and acquisitions), SEKm	29,324.0	25,551.3
	Net operating income, %	4.3	4.6
<b>Surplus ratio, %</b>	Rental income, SEKm	1,801.6	1,686.5
	Property expenses, SEKm	–516.6	–513.5
	<b>Net operating income, SEKm</b>	<b>1,285.0</b>	<b>1,173.0</b>
	Surplus ratio, %	71.3	69.6

# PROPERTY LISTING

## Region 1

Property listing	Street address	Area	Foot-note	Plot area	Leased area	Distribution							Tax value SEK 000s
						Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Housing & hotels	Care & schools	Miscellaneous	
Alvesta 13:27	Forsdalavägen 2	Alvesta		38,187	13,200	3,200	10,000	0	0	0	0	0	14,102
Avesta 1	Avestagatan 61	Spånga	L	20,595	7,898	2,717	4,601	0	580	0	0	0	56,400
Bagaren 7	Ljungadalsgatan 4 A-H, JK	Växjö		28,077	9,574	1,014	6,916	0	1,644	0	0	0	36,847
Brahelund 2	Räsundavägen 2-16	Solna		13,090	41,371	34,151	4,082	1,530	0	0	1,016	592	989,000
Bränninge 4	Taxingegränd 8-10	Spånga	L	12,192	9,614	385	709	6,619	0	0	1,821	80	92,400
Bränninge 7	Taxingegränd 4	Spånga	L	3,334	700	0	510	0	0	0	0	190	20,178
Bäggången 5	Hässelby Torg 8-10	Hässelby	L	4,230	3,748	1,415	475	1,201	0	0	640	17	30,400
Domnarvet 41	Gunnebogatan 32 A	Spånga	L	436	668	385	283	0	0	0	0	0	5,322
Domnarvet 43	Gunnebogatan 30	Spånga	L	845	1,226	888	338	0	0	0	0	0	8,636
Domnarvet 44	Gunnebogatan 22	Spånga	L	456	690	350	340	0	0	0	0	0	3,754
Domnarvet 45	Gunnebogatan 32 B	Spånga	L	436	783	423	360	0	0	0	0	0	5,884
Flyggodset 1	Cederströmsgatan 4	Malmö	L	9,104	5,718	839	4,069	0	0	0	0	810	14,199
Flyggodset 2	Cederströmsgatan 4	Malmö	L	6,747	2,023	0	0	0	0	0	2,023	0	0
Herrjärva 3	Herrjärva torg 2	Solna		3,936	19,836	18,826	198	770	0	0	0	42	282,000
Hilton 2	Gustav III:s Boulevard 26-38	Solna		12,736	24,027	22,717	284	1,024	0	0	0	2	678,000
Hilton 5	Telegrafgatan 4, 6A, 6B	Solna		7,063	13,732	12,496	746	490	0	0	0	0	343,000
Kallhäll 1:5	Gjutarplan 19	Järfälla		1,728	1,730	0	0	1,730	0	0	0	0	11,419
Krejaren 2	Östermalmstorg 1, 3	Stockholm	L	1,568	8,569	4,809	0	3,760	0	0	0	0	540,000
Kristiansborg 2	Västra Hindbyv. 12, 14	Malmö	L	11,530	7,088	2,427	3,908	753	0	0	0	0	18,600
Kungsängens-Tibble 25:2	Hjortronvägen 1	Kungsängen		1,845	925	0	0	925	0	0	0	0	6,920
Kvarnberget 3	Rinkebytorget 8	Spånga	L	3,662	5,462	682	100	3,293	0	0	1,372	15	50,600
Kvarnberget 4	Rinkebytorget 1	Spånga	L	2,730	4,311	1,306	248	2,678	0	0	75	4	40,200
Kvarnberget 5	Skårbygränd 3-5	Spånga	L	771	1,904	0	0	107	0	0	1,797	0	0
Kvarnberget 7	Skårbygränd 2	Spånga	L	2,062	0	0	0	0	0	0	0	0	2,886
Kvarnberget 8	Rinkebytorget 2-6	Spånga	L	1,884	2,755	1,266	424	1,059	0	0	0	6	27,400
Labyrinten 1	Astrakängatan 17-21	Hässelby	L	9,913	15,982	7,592	335	2,888	0	0	5,082	85	133,000
Ladugårdsgårde 1:48	Tullvaktsvägen 5-15 etc.	Stockholm		19,197	37,403	36,085	0	0	0	0	1,000	318	988,400
Lektorn 2	Jakobsbergsgatan 57	Ystad		3,534	1,270	0	0	1,270	0	0	0	0	3,124
Lofthången 1	Hässelby Torg 3-5	Hässelby	L	581	1,021	504	0	517	0	0	0	0	10,640
Målaren 14	Arabygatan 43-45 etc.	Växjö		47,629	12,296	1,191	8,102	120	2,869	0	0	14	41,284
Oxen Mindre 30	Luntmakargatan 34	Stockholm		850	3,212	2,148	159	0	0	0	899	6	121,000
Oxen Mindre 34	Luntmakargatan 22	Stockholm		335	1,435	814	117	0	0	0	504	0	62,800
Oxen Mindre 35	Luntmakargatan 26	Stockholm	L	644	2,562	1,520	35	0	0	0	1,005	2	102,000
Päronet 2	Ursviksvägen 127	Sundbyberg		15,937	7,891	3,220	2,537	0	2,120	0	0	14	53,768
Recetten 1	Blacksbergsvägen 109	Stockholm	L	900	827	0	0	604	0	223	0	0	9,162
Robertsfors 2	Domnarvsgatan 11	Spånga	L	22,448	10,947	4,170	6,777	0	0	0	0	0	75,672
Robertsfors 3	Finspångsgatan 52	Spånga	L	23,524	9,450	2,347	955	2,186	3,962	0	0	0	67,126
Robertsfors 4	Finspångsgatan 54	Spånga	L	5,850	6,261	3,163	101	1,029	0	1,968	0	0	44,235
Rånäs 1	Fagerstagatan 18	Spånga	L	27,495	36,839	15,156	18,618	1,040	1,538	0	0	487	221,360
Skebo 2	Fagerstagatan 21	Spånga	L	21,280	19,920	893	2,431	250	12,036	0	4,310	0	108,000
Skebo 3	Finspångsgatan 42	Spånga	L	9,881	9,105	3,103	5,945	0	0	0	0	57	52,890
Skultuna 1	Finspångsgatan 48	Spånga	L	8,615	5,740	0	5,740	0	0	0	0	0	29,804
Skultuna 2	Finspångsgatan 46	Spånga	L	5,334	1,450	1,182	268	0	0	0	0	0	13,002
Skultuna 5	Domnarvsgatan 7	Spånga	L	4,200	1,403	1,045	358	0	0	0	0	0	11,820
Skänninge 6	Tenstagången 14-20	Spånga		1,585	3,440	1,043	218	0	0	0	2,179	0	0
Sporren 4	Alhemsgatan 2 etc.	Malmö		10,459	19,100	11,592	5,291	1,038	0	0	1,179	0	102,000
Stenskräven 8	Sitgatan 2	Vinsta	L	6,409	9,507	4,917	2,403	0	433	0	1,754	0	60,000
Trymån 3	Hässelby Torg 7	Hässelby	L	920	1,891	0	0	811	0	0	1,080	0	12,492
Tågarp 16:43	Företagsvägen 29	Arlöv		40,284	12,998	1,198	9,375	0	2,425	0	0	0	40,600
Tågarp 21:144	Arlövsvägen 36	Arlöv		4,157	432	0	0	432	0	0	0	0	3,061
Uppfinnaren 1	Valhallavägen 136	Stockholm		5,904	16,162	16,162	0	0	0	0	0	0	459,000
Veddesta 5:3	Brutövägen 6	Järfälla		17,080	6,637	1,153	5,484	0	0	0	0	0	27,278
Vitgröet 8	Stormbyvägen 6	Spånga		3,233	2,786	2,786	0	0	0	0	0	0	23,000
Åkarp 3:79	Dalslunds väg 1	Åkarp		3,031	1,131	130	50	951	0	0	0	0	6,447
<b>Total Region 1</b>				<b>510,453</b>	<b>446,650</b>	<b>233,410</b>	<b>113,890</b>	<b>39,075</b>	<b>27,607</b>	<b>2,191</b>	<b>27,736</b>	<b>2,741</b>	<b>6,161,112</b>

Footnotes: L = Leasehold, U = Undeveloped property, LP = Leased plot,



## Region 2

Distribution													Tax value SEK 000s
Property listing	Street address	Area	Foot- note	Plot area	Leased area	Offices	Logistics & ware- housing	Retail & restaurants	Industry & manu- facturing	Housing & hotels	Care & schools	Miscella- neous	
Aga 2 <sup>1)</sup>	Akkumulatorvägen 15	Lidingö		14,194	23,853	11,331	3,545	263	300	0	8,412	2	0
Allgunnen 7	Balmensvägen 51	Årsta	L	1,569	1,772	1,772	0	0	0	0	0	0	20,077
Amerika 3	Lindövägen 65, Röda Stugans Gata	Norrköping		122,483	49,110	5,448	13,281	1,102	28,075	0	1,204	0	177,363
Arbetsbasen 3	Elektrav 68/Lerkrogsv 9	Västberga	L	6,263	1,472	60	1,412	0	0	0	0	0	14,938
Arbetslaget 1	Elektrav 83-85/Lerkrogsv 13	Västberga	L	8,000	12,312	4,150	15	0	8,147	0	0	0	64,643
Arbetslaget 2	Lerkrogsvägen 19	Västberga	L	17,742	30,188	9,873	2,466	416	17,433	0	0	0	119,800
Bensinen 6	Svetsarvägen 6-8	Täby Kyrkby		2,923	1,549	422	65	0	1,062	0	0	0	7,924
Blyet 5	Järngatan 23	Norrköping	L	9,491	2,824	399	170	2,193	0	0	0	62	16,033
Bomullsspinneriet 3	Holmensgatan 26	Norrköping		2,865	7,174	0	0	0	0	0	7,174	0	0
Bussen 3	Fjädersvägen 20	Strängnäs		81,044	33,399	0	33,399	0	0	0	0	0	120,108
Concordia 1	Bredängstorget 24-32	Skärholmen	L	1,502	1,916	336	102	935	0	0	543	0	14,842
Degeln 2	Nytorpsvägen 2 A - 34	Täby		21,647	13,162	12,195	723	0	179	0	0	65	57,600
Diviatorn 1	Agavägen	Lidingö	U	2,020	0	0	0	0	0	0	0	0	15,284
Fogden 12	Bergtorpsvägen 43 C	Täby		1,067	100	0	0	100	0	0	0	0	1,337
Fogden 4	Bergtorpsvägen 43 A-B	Täby		8,356	6,593	1,042	920	2,340	0	0	2,291	0	67,600
Fogden 6	Fogdevägen 4	Täby		14,632	12,219	1,047	417	10,495	260	0	0	0	108,000
Gropen 9	Holmentorget 1	Norrköping		4,268	4,450	146	138	0	0	0	4,166	0	0
Humlet 2	Ytterbyvägen 14-18	Täby		3,825	2,139	0	0	2,139	0	0	0	0	20,211
Humlet 3	Ytterbyvägen 14-18	Täby		1,630	0	0	0	0	0	0	0	0	0
Hägernäs 7:12	Termikvägen 2	Täby		1,917	0	0	0	0	0	0	0	0	1,629
Importen 3	Hospitalsgatan 78	Norrköping		8,532	5,833	539	3,519	0	1,775	0	0	0	15,744
Jordbromalm 5:1	Rörvägen 3-5	Jordbro		35,135	21,686	1,979	19,707	0	0	0	0	0	87,400
Konduktören 5	Stockholmsvägen 50	Norrköping		2,684	912	0	0	912	0	0	0	0	3,676
Kostern 11	Balicvägen 2	Södertälje		12,749	8,113	2,296	998	4,019	0	0	800	0	54,463
Ljusets Bröder 1	Bredängstorget 2-12	Skärholmen	L	1,184	2,475	0	174	1,253	0	0	1,048	0	20,196
Löjan 13	Nyköpingsvägen 52	Södertälje		3,662	2,007	0	0	160	1,823	0	0	24	7,493
Lönelistan 1	Elektrav 79-81/Västbergav 14	Västberga	L	4,192	3,302	562	352	0	2,336	0	0	52	17,772
Lönelistan 2	Västbergavägen 18-20	Västberga	L, U	2,702	0	0	0	0	0	0	0	0	5,000
Nattugglan 13	Grängsgatan 9	Eskilstuna		2,902	1,080	0	1,080	0	0	0	0	0	2,568
Oljan 2	Eldarvägen 4	Täby Kyrkby		7,972	4,709	200	1,353	0	0	0	3,156	0	4,907
Prästgårdsängen 1	Götalandsvägen 220	Älvsjö	L	3,315	5,426	765	0	132	0	0	4,529	0	0
Reläet 8	Kromgatan 10	Norrköping		52,230	9,364	1,079	8,285	0	0	0	0	0	0
Reparatören 4	Reprovägen 9	Täby		8,164	2,226	0	0	0	2,226	0	0	0	15,255
Riksbj 1:13	Kvarnbacksvägen 30	Bromma	LP	64,864	42,860	5,815	31,308	1,120	1,689	0	0	2,928	149,907
Rönberga 2:65	Rönngatan 1 A	Enköping		16,408	5,505	0	0	5,505	0	0	0	0	37,000
Rönberga 25:4	Östra Järnvägsgatan 8	Enköping		10,814	5,802	429	0	1,050	0	0	4,323	0	8,689
Slakthuset 18	Risängsgatan 19	Norrköping		15,099	2,753	1,336	1,417	0	0	0	0	0	17,052
Slakthuset 19	Risängsgatan 15 E	Norrköping		5,881	1,758	990	120	648	0	0	0	0	13,445
Slakthuset 20	Tolagsgatan 6	Norrköping		4,000	1,862	0	0	1,192	670	0	0	0	5,643
Slakthuset 21	Lindövägen 72, 72 B	Norrköping		11,970	6,943	2,956	2,903	0	479	210	395	0	20,104
Slakthuset 22	Risängsgatan 15 A-D	Norrköping		16,185	6,711	812	3,889	432	1,578	0	0	0	27,114
Smedjan 8	Repslagaregatan 19	Norrköping		693	2,657	1,915	279	0	0	0	362	101	26,000
Stansen 1	Maskinvägen 1, 3	Täby		11,179	790	0	0	0	0	0	790	0	0
Stensåtra 19	Stensåtravägen 6	Stockholm	L	10,017	7,523	500	5,756	0	1,187	0	0	80	53,455
Stenvreten 5:67	Kvarstgatan 10	Enköping		4,936	1,872	700	657	0	515	0	0	0	6,254
Strömsdal 3	Rönninge Torg 7-11	Rönninge		2,323	1,368	0	0	1,368	0	0	0	0	14,500
Svenska Gillet 1	Bredängstorget 1-5,9	Skärholmen	L	5,647	8,789	446	983	3,887	320	0	2,076	1,077	62,000
Syllen 4	Förmansvägen 1-11	Stockholm	L	3,238	10,902	9,598	744	560	0	0	0	0	74,000
Sylen 4:7	Röda Stugans Gata 2-4	Norrköping		10,133	3,238	0	0	3,238	0	0	0	0	20,738
Timpenningen 2	Västbergavägen 22	Västberga	L, U	5,647	0	0	0	0	0	0	0	0	0
Timpenningen 5	Västbergavägen 32	Västberga	L	7,680	13,015	4,705	3,374	0	4,824	0	0	112	55,817
Trekanten 9	Adelsvärdsg 4-8 etc.	Åtvidaberg		3,610	5,179	186	222	2,076	0	2,356	339	0	24,189
Tyrannen 14	Johan Skyttes Väg 190-194	Älvsjö	L	2,206	3,366	1,065	0	0	0	1,677	595	29	40,000
Valhall Norra 21	S Kungsvägen 64	Lidingö		991	564	82	0	482	0	0	0	0	9,086
Valhall Norra 22	S Kungsvägen 66	Lidingö		1,993	836	766	70	0	0	0	0	0	5,902
Västerbotten 19	Stockholmsvägen 18	Lidingö		7,811	12,430	2,673	765	6,707	0	1,778	507	0	194,200
Total Region 2				696,186	418,088	90,615	144,608	54,724	74,878	6,021	42,710	4,532	1,926,958

Footnotes: L = Leasehold, U = Undeveloped property, LP = Leased plot,

<sup>1)</sup> Reassessment is underway.

## Region 3

Property listing	Street address	Area	Foot-note	Plot area	Leased area	Distribution							Tax value SEK 000s
						Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Housing & hotels	Care & schools	Miscellaneous	
Bajonetten 7	Kristineholmsvägen 35	Alingsås		76,590	37,942	9,723	28,219	0	0	0	0	0	107,167
Biskopsgården 46:4	Åskvädersgatan 1	Göteborg		19,458	15,927	775	15,152	0	0	0	0	0	40,377
Bosgården 1:32	Göteborgsvägen 91	Mölnådal	U	5,800	0	0	0	0	0	0	0	0	0
Broby 11:2	Östra Bangatan 8	Airport City Stockholm (Arlandastad)		23,203	3,524	250	2,443	0	831	0	0	0	35,077
Centrum 13	Kung Agnes väg 1 etc.	Sollentuna		1,970	4,641	4,055	101	485	0	0	0	0	70,600
Dragarbrunn 10:3	Svartbäcksgatan 12-14	Uppsala		4,719	14,732	5,002	1,023	3,763	0	2,930	2,014	0	311,000
Ekenäs 1	Finlandsgatan 28-40	Kista	L	9,631	19,297	18,749	0	540	0	0	0	8	234,000
Ekenäs 2	Finlandsgatan 10	Kista	L	1,987	4,817	4,638	179	0	0	0	0	0	51,600
Ekenäs 3	Finlandsgatan 16-22	Kista	L	4,792	4,242	3,392	850	0	0	0	0	0	41,400
Ekenäs 4	Finlandsgatan 32	Kista	L	2,255	7,855	7,299	350	206	0	0	0	0	80,000
Ekplantan 2	Djupdalsvägen 13-15	Sollentuna		7,853	4,529	4,529	0	0	0	0	0	0	25,800
Färgelanda Pgård 1:430	Centrumvägen 7	Färgelanda		2,067	1,498	309	0	1,189	0	0	0	0	5,000
Gredelby 1:13	Rubanksgatan 6	Knivsta		2,840	1,228	711	517	0	0	0	0	0	5,884
Gredelby 24:1	Rubanksgatan 9	Knivsta		21,224	3,261	3,111	0	0	0	0	0	150	20,697
Gredelby 28:2	Hyvelgatan 24	Knivsta		572	793	293	500	0	0	0	0	0	2,083
Gredelby 28:3	Hyvelgatan 26	Knivsta		458	486	100	386	0	0	0	0	0	1,741
Gredelby 28:4	Hyvelgatan 28	Knivsta		4,580	550	550	0	0	0	0	0	0	2,179
Hammarby-Smedby 1:454	Johanneslundsvägen 2-4	Upplands Väsby		10,460	8,323	8,114	209	0	0	0	0	0	81,000
Hammarby-Smedby 1:458	Johanneslundsvägen 10	Upplands Väsby		21,117	14,955	7,695	2,902	614	0	3,744	0	0	175,000
Hammarby-Smedby 1:461	Johanneslundsvägen 3-5	Upplands Väsby		6,798	4,445	1,759	113	676	0	0	1,897	0	41,200
Hammarby-Smedby 2:37	Stockholmsvägen 22	Upplands Väsby		2,428	579	0	0	579	0	0	0	0	5,323
Hjällsnäs 8:30	Mjörnbolatorget 4-10	Lerum		3,544	3,023	15	0	2,637	0	0	371	0	15,637
Hjällsnäs 8:31	Mjörnbolatorget 14	Lerum		1,218	700	0	0	700	0	0	0	0	2,950
Hägsbo 2:3	Gruvgatan 5-17, 23	Göteborg		9,900	2,193	1,121	789	0	283	0	0	0	16,963
Hägsbo 27:6	August Barks gata 2	Västra Frölunda		16,971	8,528	668	6,171	936	143	0	610	0	37,152
Karis 3	Finlandsgatan 48	Kista	L	2,248	3,348	1,853	275	0	0	0	1,215	5	33,600
Karis 4	Finlandsgatan 50-60	Kista	L	3,920	5,222	4,691	65	466	0	0	0	0	51,200
Kungsängen 40:1	Hamnesplanaden 9-13	Uppsala		1,108	1,165	951	94	0	0	0	120	0	15,600
Kungsängen 6:10	Bäverns gränd 8/ Kungsängsgatan 29	Uppsala		584	1,731	1,545	119	15	52	0	0	0	22,400
Källtorp 127:2	Torpavallsgatan 4	Göteborg		5,389	1,234	0	0	1,234	0	0	0	0	12,208
Kärä 72:33	Tagenevägen 34 A-E	Hisings Kärra		15,497	6,583	1,288	5,295	0	0	0	0	0	30,000
Kärä 78:3	Trankärrsgatan 15 and 17	Hisings Kärra		15,162	8,324	1,625	6,699	0	0	0	0	0	34,400
Kärä 90:1	Orrekulla Industrigata 61	Hisings Kärra		26,420	10,305	2,465	7,840	0	0	0	0	0	59,000
Mejeriet 8	Sandbergsvägen 10	Alingsås		12,559	160	0	160	0	0	0	0	0	3,962
Märsta 1:189	Märsta Centrum	Märsta		2,051	3,541	1,106	44	583	0	1,448	353	7	38,732
Märsta 1:190	Märsta Centrum	Märsta		2,183	3,726	976	22	1,548	0	0	1,180	0	42,800
Märsta 1:191	Märsta Centrum	Märsta		587	1,077	591	0	486	0	0	0	0	10,262
Märsta 1:193	Märsta Centrum	Märsta		4,648	7,574	0	148	7,425	0	0	0	1	107,000
Märsta 1:194	Märsta Centrum	Märsta		817	2,886	1,161	0	1,725	0	0	0	0	47,000
Märsta 1:198	Märsta Centrum	Märsta		788	619	0	0	619	0	0	0	0	7,721
Märsta 1:199	Märsta Centrum	Märsta		1,727	2,649	280	249	950	0	892	278	0	39,099
Märsta 1:200	Märsta Centrum	Märsta		3,633	3,438	0	0	3,438	0	0	0	0	40,200
Märsta 1:201	Märsta Centrum	Märsta		535	754	96	0	432	0	0	226	0	7,490
Märsta 1:202	Märsta Centrum	Märsta		1,152	1,823	0	0	58	0	1,223	542	0	20,983
Märsta 1:217	Märsta Centrum	Märsta		2,521	5,644	1,660	28	1,634	0	2,322	0	0	71,400
Märsta 1:219	Raisiogatan 1-27	Märsta		5,121	3,667	2,784	0	0	0	883	0	0	44,670
Märsta 1:257	Märsta Centrum	Märsta		744	3,657	0	0	0	0	3,657	0	0	51,600
Märsta 1:258	Märsta Centrum	Märsta		733	0	0	0	0	0	0	0	0	9,572
Märsta 1:259	Märsta Centrum	Märsta		1,460	2,048	0	0	0	0	2,048	0	0	36,400
Märsta 1:260	Märsta Centrum	Märsta		34,998	4,655	0	8	0	0	0	4,647	0	47,200
Märsta 1:261	Märsta Centrum	Märsta		1,105	0	0	0	0	0	0	0	0	48,000
Märsta 1:1:8	Generatorgatan 6	Märsta	U	2,012	0	0	0	0	0	0	0	0	1,911
Märsta 1:5:3	Bristagatan 12	Märsta		5,518	2,009	350	1,659	0	0	0	0	0	8,782
Märsta 1:6:2	Maskingatan 5	Airport City Stockholm (Arlandastad)		3,500	1,613	620	310	0	683	0	0	0	9,694

Footnotes: L = Leasehold, U = Undeveloped property, LP = Leased plot,

## Region 3, cont'd.

Property listing	Street address	Area	Foot-note	Plot area	Leased area	Distribution							Tax value SEK 000s
						Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Housing & hotels	Care & schools	Miscellaneous	
Märsta 16:3	Maskingatan 3	Airport City Stockholm (Arlandastad)		3,000	2,921	2,410	511	0	0	0	0	0	18,600
Märsta 17:5	Industrigatan 6	Märsta		7,225	3,447	1,857	1,561	0	0	0	0	29	26,807
Märsta 17:6	Maskingatan 8 B	Airport City Stockholm (Arlandastad)		5,318	2,729	840	295	0	1,594	0	0	0	14,133
Märsta 19:2	Bristagatan 16	Märsta		34,002	12,624	1,932	8,985	0	1,361	0	76	270	62,600
Märsta 19:3	Bristagatan 16	Märsta		1,835	4,513	0	32	0	0	4,481	0	0	47,400
Märsta 21:54	Elkraftsgatan 11	Airport City Stockholm (Arlandastad)		10,934	2,200	200	2,000	0	0	0	0	0	19,067
Märsta 24:4	Industrigatan 7	Airport City Stockholm (Arlandastad)		31,705	8,995	0	6,299	0	2,696	0	0	0	51,456
Pelargonian 6	Ågatan 18	Mälndal		9,677	4,078	0	1,000	2,252	826	0	0	0	17,345
Pottegården 3	Taljegårdsgatan 3	Mälndal		13,043	6,067	1,236	563	3,672	596	0	0	0	23,800
Ringpärmen 4	Bergkällavägen 32	Sollentuna		12,205	12,667	3,569	1,411	600	0	7,087	0	0	89,000
Ringpärmen 5	Bergkällavägen 34	Sollentuna		4,022	3,999	2,722	1,277	0	0	0	0	0	28,000
Ritmallen 1	Rotebrovägen 115 etc.	Sollentuna		5,306	4,560	2,253	796	965	0	0	546	0	39,600
Sjöstugan 1	Sidensvansvägen 8	Sollentuna		9,155	6,346	4,179	2,167	0	0	0	0	0	46,800
Slingan 1	Vistaforsvägen 3	Ulricehamn		89,067	43,473	7,601	35,872	0	0	0	0	0	73,292
Sätisdalen 2	Norgegatan 2	Kista	L	10,812	11,621	10,742	247	194	388	0	0	50	123,000
Vallentuna Prästgård 1:130	Tuna Torg 1-5, 1A, 2-4	Vallentuna		4,836	10,170	6,090	56	3,332	0	0	682	10	106,800
Vallentuna-Rickeby 1:472	Torggatan	Vallentuna	U	755	0	0	0	0	0	0	0	0	4,160
Vallentuna-Rickeby 1:474	Torggatan 9-17	Vallentuna		5,312	7,900	3,362	640	3,898	0	0	0	0	131,000
Vallentuna-Rickeby 1:58	Torggatan 14-16	Vallentuna		3,416	4,593	0	10	3,406	0	1,150	0	27	52,603
Vallentuna-Rickeby 1:7	Tuna Torg 6-8	Vallentuna		1,128	1,619	279	22	744	0	0	574	0	18,600
Vallentuna-Åby 1:99	Tellusvägen 5A-C, 7-45, 7A	Vallentuna		34,450	17,308	4,160	46	200	1,468	0	11,434	0	49,480
Vilunda 20:8	Optimusvägen 21	Upplands-Väsby		1,467	1,044	474	210	225	0	135	0	0	5,999
Årsta 68:5	Fyrislundsgatan 79A	Uppsala		2,379	1,010	0	0	785	225	0	0	0	8,259
Årsta 76:2	Fyrisborgsgatan 1-5, 2,4	Uppsala		28,027	25,354	22,256	1,403	1,684	0	0	0	11	238,102
<b>Total Region 3</b>				<b>750,231</b>	<b>456,757</b>	<b>183,062</b>	<b>148,322</b>	<b>54,895</b>	<b>11,146</b>	<b>32,000</b>	<b>26,765</b>	<b>568</b>	<b>3,658,619</b>

## Region 4

Property listing	Street address	Area	Foot-note	Plot area	Leased area	Distribution							Tax value SEK 000s
						Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Housing & hotels	Care & schools	Miscellaneous	
Björnänge 5:1	Granvägen 1	Söderhamn		78,500	40,326	8,434	10,378	1,151	19,104	0	0	1,259	21,551
Brynäs 124:3	Södra Skeppsbron 17	Gävle		3,530	2,090	1,095	165	0	830	0	0	0	11,557
Elverket 8	Ivarshyttvägen 6	Hedemora		4,059	788	0	0	788	0	0	0	0	1,297
Hemsta 11:11	Skolgången 17	Gävle		22,900	9,670	0	0	0	7,998	0	1,672	0	27,135
Hemsta 15:7	Skolgången 17	Gävle		39,190	35,000	12,740	4,385	0	11,715	0	0	6,160	105,583
Hemsta 9:4	Rynningsgatan 8	Gävle		4,767	1,343	0	1,343	0	0	0	0	0	0
Industrien 7	Gamla Bangatan 50	Ludvika		2,000	468	0	0	468	0	0	0	0	1,061
Näringen 10:4	Strömmavägen 2	Gävle		68,334	17,002	2,255	437	978	11,946	0	0	1,386	79,204
Näringen 15:6	Beckasinvägen 14-16/ Kanalvägen 11	Gävle		25,632	4,373	1,494	0	0	2,599	0	0	280	16,741
Näringen 22:2	Beckasinvägen / Krickvägen	Gävle		75,183	27,926	3,680	22,166	0	2,080	0	0	0	109,904
Näringen 5:1	Lötängsgatan 14-16	Gävle		31,277	19,604	1,725	16,260	0	1,304	0	0	315	34,537
Slagan 2	Axvägen 4	Sundsvall		2,444	632	0	0	430	202	0	0	0	2,485
Sätra 108:23	Falkparksvägen 7	Gävle		3,132	498	0	0	0	0	0	498	0	0
Sätra 11:3	Norrbågen 32	Gävle		2,556	2,140	0	0	0	0	0	2,140	0	0
Sätra 11:4	Gavlehovsvägen 5	Gävle		22,194	6,300	0	0	0	0	0	6,300	0	0
Sätra 64:5	Falkparksvägen 13	Gävle		17,506	4,534	0	0	0	0	0	4,534	0	0
Söder 67:1	Nedre Åkargatan 67 A-C	Gävle		9,072	16,018	0	0	332	0	0	15,676	10	0
Valbo-Backa 6:13	Johanneslövsvägen 22	Gävle		12,192	3,981	1,500	2,481	0	0	0	0	0	17,016
Verksläderna 2	Kungsgatan 30 etc.	Söderhamn		26,536	15,251	1,305	126	3,240	3,226	0	7,354	0	10,979
Väster 4:3	Västra vägen 54-56	Gävle		17,178	3,648	3,081	0	383	0	0	0	184	21,400
<b>Total Region 4</b>				<b>468,182</b>	<b>211,592</b>	<b>37,309</b>	<b>57,741</b>	<b>7,770</b>	<b>61,004</b>	<b>0</b>	<b>38,174</b>	<b>9,594</b>	<b>460,450</b>
<b>TOTAL</b>				<b>2,425,052</b>	<b>1,533,087</b>	<b>544,396</b>	<b>464,561</b>	<b>156,464</b>	<b>174,635</b>	<b>40,212</b>	<b>135,385</b>	<b>17,434</b>	<b>12,207,139</b>

Footnotes: L = Leasehold, U = Undeveloped property, LP = Leased plot,







## 2021 calendar

Interim report at 31 March 2021	22 April 2021
Annual General Meeting 2021	22 April 2021
Interim report at 30 June 2021	6 July 2021
Interim report at 30 September 2021	19 October 2021

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