

Interim Report

1 January – 30 Sept 2022

Q3

THE PERIOD IN BRIEF

- Rental income grew by 7.8%, totalling SEK 1,495.5m (1,387.3).
- Net operating income increased by 7.9%, totalling SEK 1,058.3m (980.4), resulting in a surplus ratio of 70.8% (70.7).
- Profit from property management increased by 8.8% to SEK 789.5m (725.4), or SEK 4.32 (3.97) per Class A ordinary share. Fastpartner's donation of SEK 10.0m (0.0) to the UNHCR's operations in Ukraine is excluded from profit from property management.
- Rolling annual profit from property management totalled approximately SEK 960m (1,015).
- The market value of the properties totalled SEK 37,286.5m (35,323.0). Unrealised changes in the value of properties for the period totalled SEK 895.6m (1,433.1).
- After-tax profit totalled SEK 1,274.0m (1,834.1), or SEK 6.61 (9.70) per Class A ordinary share.
- Fastpartner aims to achieve a rolling annual profit from property management of SEK 1,500m by the end of 2025.

PROFIT FROM PROPERTY MANAGEMENT PER QUARTER

	2022 Q3	2022 Q2	2022 Q1	2021 Q4	2021 Q3
Earnings growth per quarter, SEKm					
Rental income, etc.	514.3	492.4	488.8	469.0	465.0
Property expenses	-143.1	-134.8	-159.3	-148.4	-126.8
Net operating income	371.2	357.6	329.5	320.6	338.2
Surplus ratio %	72.2	72.6	67.4	68.4	72.7
Central administration	-11.0	-21.7	-11.6	-10.1	-10.7
Adjustment for donation to UNHCR's activities in Ukraine	-	10.0	-	-	-
Share of associated companies' profit ¹	-1.2	6.5	0.1	0.7	1.3
Financial items	-102.5	-65.7	-71.7	-64.2	-78.5
Profit from property management	256.5	286.7	246.3	247.0	250.3
Changes in value, properties	0.0	865.3	30.7	1,594.8	215.0
Profit from property management after changes in value, properties	256.5	1,152.0	277.0	1,841.8	465.3

¹ Share of associated companies' profit relates to Fastpartner's holdings in the associated companies Slättö Fastpartner II AB and Tenzing Industrihus Holdco 2 AB.

Fastpartner in brief

Fastpartner is a listed Swedish property company that owns, manages and develops its own properties. We are known for our long-term commitment, rapid decisions and information, and enthusiasm in creating the leading property solutions in the market.

Fastpartner focuses on commercial properties, especially in the Stockholm area. Through active management, we work with our tenants to create property solutions adapted to their needs and wishes.

FASTPARTNER'S BUSINESS MODEL AND STRATEGY

Fastpartner owns, manages and develops commercial properties in Sweden's largest population centres where economic growth is strongest. 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. Sustainability work is a natural element of our long-term operations.

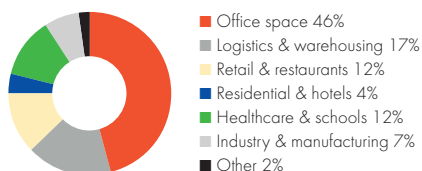
80%

Around 80% of the rental value is in Stockholm and the surrounding area in Mälardalen.

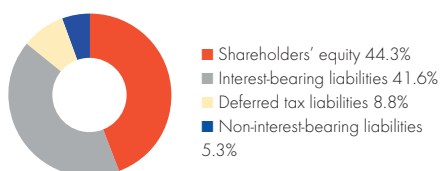
FASTPARTNER TARGETS 2025

FINANCIAL		OPERATIONAL	ENVIRONMENT	DIVIDEND
Rolling annual profit from property management should be SEK 1,500m	Secured loan-to-value ratio should be <30%	Surplus ratio should be at least 75%	The volume of environmentally certified properties should increase by >10% per year and comprise >80% by the end of 2025	The company should generate a stable growing annual dividend per Class A ordinary share that will comprise at least one-third of profit from property management per year
Profit from property management per Class A ordinary share should increase by >10% per year	Green financing should account for 70% of the company's total loan portfolio	The entire property portfolio should be fully digitalised	CO ₂ e emissions should decrease by >15% per year	
Return on equity should total >12% per year	Achieve a credit rating of Baa ¹	Customer satisfaction index (CSI) should exceed 75	Energy consumption should decrease by >2% per year in existing portfolio	
Net loan-to-value ratio should be <48%			Vision 2030: To be 100% climate neutral	
Interest coverage ratio should be >3x				

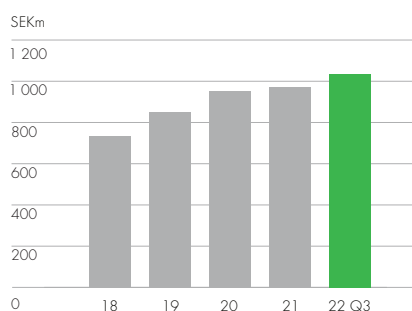
DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



CAPITAL STRUCTURE



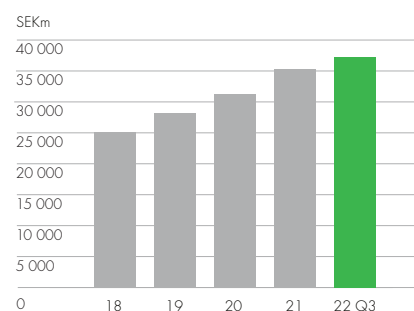
PROFIT FROM PROPERTY MANAGEMENT



SEK 1,037 m

Profit from property management over the past 12 months totalled SEK 1,036.5m.

PROPERTY VALUE



SEK 37,287 m

The market value of the properties totalled SEK 37,286.5m on 30/09/2022.

MESSAGE FROM THE CEO

Expectations realised

Fastpartner is one of few listed property companies that predates the financial crisis of the 1990s and has a management team with experience of that particular crisis and all subsequent crises.

This experience means we are well equipped to respond to the current turbulence, although we are well aware that every crisis is unique. However, even crises share certain recurring characteristics, such as market turmoil and volatility, which need to be managed. As previously noted, over the past year we have been working on the assumption of rising interest rates. This has been the basis of the strategy applied for most of 2021 and the current year, which has resulted in a relatively low rate of expansion, leading to a strengthening of our balance sheet. Unfortunately, our assumptions regarding the interest rate trend have proven to be correct and we are now in a situation of rapidly rising interest rates, which has had an impact on both profit and certain critical key performance indicators such as the loan-to-value ratio and the interest coverage ratio. In light of this, our shareholders may be interested to hear company management's views on the interest rate trend from now until the end of 2023.

Fastpartner works with relatively short fixed-rate periods because we believe this is the most cost-effective approach for the company in the long term. However, if favourable opportunities arise to extend the fixed-rate period via the swap market, it is of course part of our strategy to do so.

Interest rate scenario

We are of the opinion that the Riksbank will raise the repo rate in November by 75 basis points from the current 1.75 per cent to 2.5 per cent, supported by current inflation data. The cost increases this entails for households, as well as significant interest rate rises, will mean that the individual's scope for consumption will be very limited. This will lead to a dramatic drop in demand in the economy, followed by a sharp economic slowdown, as early as the first quarter of 2023. We can already see a slowdown in the European economy with falling commodity prices and, in particular, lower energy prices, driven by high levels of speculation. These factors combined will mean a rapidly falling inflation rate, which will be clearly reflected in



the statistics as early as the second quarter of 2023. This will allow the Riksbank to start cutting interest rates to avoid ending up in too deep a recession. Our scenario is a cut in the policy rate at the end of the second quarter by 75 basis points to 1.75 per cent and then in the third quarter a cut by a further 50 basis points to reach a level of 1.25 per cent, which corresponds to the ECB's current level. A further adjustment of 25 basis points may be made in the fourth quarter to reach a new long-term balance of 1 per cent. The reason for this is that in the 2000s we created a world that is not designed for high interest rates. With this interest rate scenario, Fastpartner sees a sustainable profit level of around SEK 1 billion based on the current situation with the current property portfolio as a base, and assuming an indexation of our rental income by 10 per cent from the upcoming year-end.

Operating expenses

Fastpartner's core business involves managing and reducing our media and energy costs as much as possible. It is economically highly relevant but also logical, given that together we need to reduce the planet's greenhouse gas emissions. For the past thirty years we have been endeavouring to improve the efficiency of our property op-

erations, and this work continues unabated. To respond to the increase in costs, we are continuously reviewing the operation of our buildings and trying to find technical adjustments that will enable us to cut our energy consumption. In addition, we are continuously implementing various energy-saving measures such as upgrading ventilation and heating systems, replacing old electric motors, installing heat pumps, but also additional insulation and replacing window panes, etc. There are always savings to be made.

Higher energy prices have reduced the payback period for installing solar panels from more than 10 years to just a few years at current energy prices. We already have several solar installations on our properties and naturally this is a priority area for investment.

An important aspect of reducing the energy consumption of our buildings involves optimising control of their energy consumption. To do so, measurement data and control must be easily accessible in a secure and stable network. We now have a high-security internal digital network between our properties, covering a large proportion of our property portfolio, which allows us to implement operational optimisations.

Rental market

The rental market has been strong throughout the third quarter. We are experiencing strong demand for all types of premises across the country. During the quarter, we signed new leases and extended existing leases for a total of approximately 40,000 square metres, approximately 60 per cent of which comprises new leases.

In Central Frösunda, we have signed leases with clients such as Consolis and Strängbetong for office space totalling approximately 1,200 square metres, and we have several ongoing negotiations regarding the few remaining vacant spaces. Across the entire portfolio, we signed over a hundred new leases during the quarter. Many of these leases are for smaller spaces in our successful Fastoffice concept. Although each lease signed is slightly smaller than a traditional office lease, the number is large and for the space Fastoffice occupies we are increasing the average rental value by around 50 per cent.

In Växjö, we have completed a new lease with Beijer Bygg for premises of approximately 5,200 square metres in the city's central business district.

In Gothenburg, we signed a lease with Depona, which helps companies archive documents, for around 1,500 square metres.

In Norrköping, we have signed a contract with the municipality for an exciting new

concept called HOPE (Home of Organic and Printed Electronics). Sweden is a world leader in the development of, and research into printed electronics, and the aim of HOPE is to accelerate the commercialisation of this technology. As part of the lease with the municipality, they will act as a key tenant by moving into a 4,500 square metre property in central Norrköping, where companies in an early growth phase involved in printed electronics will be offered the opportunity to rent premises. Looking ahead, we hope that through the project we will eventually be able to offer premises to the companies that become successful and grow.

In Gävle, economic development is stable and we are continuously renting out new space in the city. Our investment in modern, robust office space in an industrial environment with top-class service has been very successful, and the initial project volume of small and medium-sized offices will soon be fully leased. During the quarter, we completed a significant letting in central Gävle to LK Prefab for an area totalling approximately 1,300 square metres.

In the south of Stockholm, we are building a state-of-the-art server room for the company Conapto. We recently received planning permission for this project, which resulted in a great deal of publicity in the trade press. The central location of the server room offers two advantages over other similar server rooms, which tend to

be located in northern Sweden. Firstly, if customers are located in Stockholm, they get extremely short response times from the servers, which is becoming increasingly important. Secondly, all the heat will be recovered in the district heating network, which is not the case in a traditional server room, and this means that the excess heat is also dealt with.

Third quarter 2022

Rental income for the quarter grew by 10.6% to SEK 514.3m (465.0), net operating income rose by 9.6% to SEK 371.2m (338.2), and the surplus ratio amounted to 72.2% (72.7).

Profit from property management for the quarter increased by 2.5% and totalled SEK 256.5m (250.3), or SEK 1.40 (1.37)/Class A ordinary share. The increase in profit from property management is mainly attributable to higher rental income resulting from newly signed tenancy agreements, completed tenant adjustments and additional rents from properties acquired in 2021 and 2022.

Unrealised changes in value in the property portfolio for the quarter totalled SEK 0.0m (217.5).

Financial items for the quarter totalled SEK -64.9m (-119.4).

Profit before tax for the quarter totalled SEK 228.6m (329.0).

Sven-Olof Johansson, CEO



Hilton 2

Performance

January – September 2022

Rental income

Rental income totalled SEK 1,495.5m (1,387.3), representing an increase compared with the year-earlier period of SEK 108.2m, or 7.8%. The increase is attributable to newly signed leases, completed tenant adjustments and additional rent from properties acquired in 2021 and 2022.

In a comparable portfolio, income increased by SEK 76.1m or 5.4%.

The economic occupancy rate on 30 September 2022 was 92.3% (90.4). Adjusted for Fastpartner's project properties, the economic occupancy rate totalled 92.4% (91.1).

Property expenses

Property expenses totalled SEK 437.2m (406.9), representing an increase of SEK 30.3m, or 7.4%, compared with the same period last year. The increase is mainly attributable to higher electricity costs, but also higher insurance claims costs and a larger property portfolio.

In a comparable portfolio, property expenses grew by SEK 17.6m, or 4.5%.

Central administration

Central administration expenses totalled SEK 44.3m (31.8), representing an increase of SEK 12.5m, or 39.3%, compared with the same period last year. The increase is mainly because of Fastpartner's donation of SEK 10.0m (0.0) to UNHCR's operations in Ukraine, but is also due to Fastpartner paying for accommodation for Ukrainian refugees amounting to SEK 1.1m (0.0), a company offsite to Gotland of SEK 0.9m (0.0) and costs for redemption of the company's preference share of SEK 0.6m (0.0).

Valuation of properties

Unrealised changes in value in the property portfolio totalled SEK 895.6m (1,433.1). The weighted direct yield requirement for valuations of the property portfolio was about 4.3% (4.4). The main reasons for the period's changes in value are newly signed tenancy agreements and completed tenant adjustments.

Financial items

Financial items totalled SEK –296.1m (–93.7). Financial items mainly consist of interest expenses for the Group's loans and changes in value related to financial investments and interest rate derivatives.

Financial income totalled SEK 38.4m (26.8).

Financial expenses totalled SEK 251.8m (225.8), consisting mainly of interest expenses for the Group's loans.

Realised changes in the value of financial investments totalled SEK 17.0m (1.4). Unrealised changes in the value of financial investments and interest rate derivatives totalled SEK –73.2m (128.1).

Tax

Tax for the period totalled SEK –345.3m (–455.3). Tax consists of current tax of SEK –89.6m (–83.9) on profit for the period and deferred tax of SEK –255.7m (–371.4). The corporation tax rate for the 2022 tax year is 20.6% (20.6).

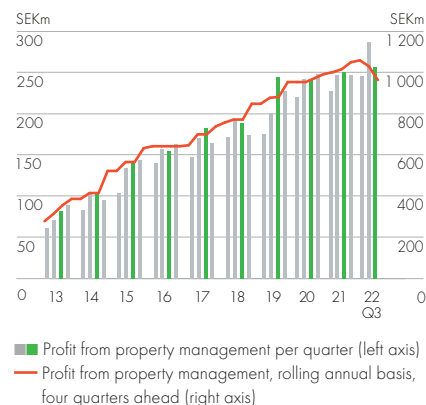
Cash flow

Cash flow for the period from current management before changes in working capital totalled SEK 551.8m (547.4). Cash flow after changes in working capital totalled SEK 640.5m (302.1). The change in cash and cash equivalents for the period was SEK –25.5m (424.3). This was primarily the result of an increase in net operating income due to newly signed leases, as well as completed tenant adjustments. Other factors responsible for the change include investments in existing properties, acquisition of new properties and new loans, as well as the redemption of preference shares.

Q3 IN BRIEF

- Rental income rose to SEK 514.3m (465.0).
- Net operating income increased to SEK 371.2m (338.2).
- The surplus ratio totalled 72.2% (72.7).
- Profit from property management rose to SEK 256.5m (250.3).
- Unrealised changes in value in the property portfolio totalled SEK 0.0m (217.5).
- Financial items totalled SEK –64.9m (–119.4).
- Profit before tax totalled SEK 294.1m (424.4).
- After-tax profit amounted to SEK 228.6m (329.0).

PROFIT FROM PROPERTY MANAGEMENT PER QUARTER



SEK 1,496m

Rental income was SEK 1,495.5m for the period.

Property portfolio

Fastpartner's property portfolio is geographically concentrated in the Stockholm area. Approximately 80% of the company's rental value is located in Stockholm, along with Uppsala and surrounding areas in Mälardalen. The remaining rental value is in Gävle (about 9%), Gothenburg (about 4%), Norrköping (about 4%) and Malmö and the rest of Sweden (together about 3%).

The largest segment in our property portfolio is offices, which account for about 46% of rental value. These office premises are mainly located in the Stockholm area. In terms of rental value, about one quarter of the offices in the entire property portfolio are located in central Stockholm and in Solna. Here is a breakdown of the property portfolio between the other segments in terms of rental value: 17% logistics/warehousing, 12% shops/restaurants, 12% healthcare/schools, 7% industry/manufacturing, 4% residential/hotels and 2% miscellaneous.

In terms of organisation, the property portfolio is managed in four regions. The total lettable area of 1,572,333 m² is distributed among the four regions. Region 1 has 449,953 square metres, Region 2 has 455,263 square metres, Region 3 has 430,287 square metres and Region 4 has 236,830 square metres. See Note 1 for the management area of each region.

1,572,333 sqm

Total lettable area.

ACQUISITIONS AND DIVESTMENTS

Fastpartner acquired the following properties in 2022.

Property	Municipality	Lettable area, m ²	Purchase completion date
Hammarby-Smedby 1:446	Upplands Väsby	1,457	28 Jan 2022
Norr 22:2	Gävle	3,396	31 Jan 2022
Andersberg 14:44	Gävle	1,912	31 Jan 2022
Märsta 25:1	Sigtuna	0	31 Jan 2022
Brynäs 125:1	Gävle	633	31 May 2022
Stångmärket 5	Norrköping	2,684	31 May 2022
Stångmärket 7	Norrköping	31,445	31 May 2022
Spolaren 3	Norrköping	1,710	31 May 2022
Forsmark 4	Stockholm	1,120	31 May 2022
Grävmaskinen 5	Södertälje	2,081	31 May 2022
Teknikern 6	Borlänge	2,424	31 May 2022
Härstorp 8:2	Finspång	3,153	31 May 2022
Tälja 1:32	Flen	942	31 May 2022
Tränsbättet 8	Malmö	3,350	16 June 2022

OVERVIEW BY GEOGRAPHIC AREA ON 30/09/2022

	Plot area	Lettable area, m ²								Rental value SEKm ¹	Value SEKm
		Total lettable area	Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Residential & hotels	Healthcare & schools	Miscellaneous		
Stockholm	1,033,088	877,955	399,677	181,038	101,454	70,384	38,788	81,220	5,394	1,575.9	28,852.7
Gävle	493,658	232,518	46,422	59,792	14,406	56,535	208	52,042	3,113	213.1	2,765.9
Uppsala & Mälardalen	193,135	107,692	33,123	40,633	16,981	6,598	3,449	6,897	11	136.7	2,283.3
Gothenburg	231,146	110,496	16,591	79,148	11,431	1,848		1,479		77.6	1,099.8
Norrköping	370,214	144,628	20,847	83,074	10,019	19,646	210	10,770	62	101.2	1,303.8
Malmö	89,931	51,760	16,710	25,614	3,174	2,250		3,202	810	43.3	644.8
Miscellaneous	138,096	47,283	7,120	27,584	5,515	4,355	2,356	339	14	30.9	336.2
Total	2,549,268	1,572,333	540,491	496,882	162,979	161,616	45,011	155,950	9,404	2,178.7	37,286.5

¹Rental value at 01/10/2022, 12 months ahead.

OVERVIEW BY TYPE OF PREMISES

30/09/2022	Area	Rental value SEKm ¹	Rental value/m ²
Offices	540,491	1,012.2	1,873
Logistics & warehousing	496,882	367.7	740
Industry & manufacturing	161,616	152.0	940
Retail & restaurants	162,979	268.5	1,648
Healthcare & schools	155,950	254.8	1,634
Residential & hotels	45,011	77.8	1,727
Miscellaneous	9,404	45.7	4,864
Total	1,572,333	2,178.7	1,386

¹Rental value at 01/10/2022, 12 months ahead.



Market value of the property portfolio

Fastpartner recognises its properties at fair value according to IFRS 13 and all properties have been valued in accordance with Level 3. The entire property portfolio is externally valued twice a year. As of 30/06/2022, Fastpartner had the value of all its properties assessed through external evaluations made by the independent valuation institutions Cushman & Wakefield and Newsec, apart from the ten properties acquired at the end of the second quarter that are valued at acquisition cost. All property values have been subject to the company's assessment in order to achieve a market value that is as accurate as possible. Fastpartner has made internal value adjustments on nine properties as of 30/09/2022. These valuations differ from the Group's reported property value by 0.9% compared with the external valuations carried out as at 30/06/2022. The deviations consist mainly of adjusted values for development rights and an adjusted yield for one property. The total value of the Group's properties at 30 September 2022 was SEK 37,286.5m (35,323.0).

The valuations are based on the information that Fastpartner has concerning the properties. This information includes 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, Fastpartner also uses its own information regarding the location and market conditions for each property. The purpose of the valuations 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 a normal marketing period 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. The calculation takes into account future changes in net operating income, as well as the object's maintenance needs. The company's investment properties are valued on the basis of an average yield requirement of approximately 4.3% (4.4) on actual cash flow. The average yield requirement is about 3.8% (3.9) for Region 1, about 4.7% (4.7) for Region 2, about 4.7% (4.8) for Region 3 and about 5.0% (5.1) for Region 4.

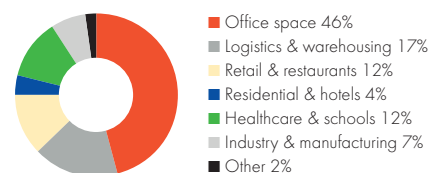
The value of the Group's properties includes SEK 765m (802) relating to development rights valued by applying the local price and/or cash flow method, which means that the assessment of the value is based on comparisons with prices for similar development rights.

Unrealised changes in value in the property portfolio for the period totalled SEK 895.6m (1,433.1).

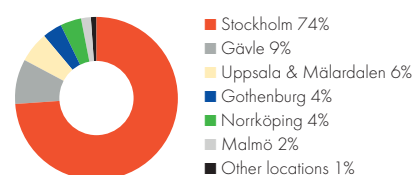
The value of the property portfolio has changed as follows:

SEKm	
Carrying amount at the beginning of the year, including properties under construction	35,323.0
+ Acquisition of new properties	522.6
+ Investments	545.5
– Sales	–0.2
+/- Unrealised changes in value of properties	895.6
Carrying amount at the end of the period, including properties under construction	37,286.5

DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



DISTRIBUTION OF RENTAL VALUE – BY REGION



Project and property development

The development of Fastpartner's properties through refurbishment, extension and new construction yields good returns over time. Improved cash flows, higher property values and lower environmental impact are the reward.

Fastpartner is constantly refining its property portfolio by means of adaptations aimed at cutting energy costs and satisfying the various requirements of its tenants. Some projects of note include adaptations for research, development and education in the property Gropen 9 in Norrköping. New construction of a server room for Conapto in the Stensåtra 19 property in Sättra. New construction of a DIY store for Beijer at the Bagaren 7 property in Växjö, and in Västberga environmentally-certified construction is underway for SGD Golv. In Frösunda, the Hilton 2 property is being developed to new-build standards, and energy measures and installation of solar cells are in progress. The property will have a gym, a new restaurant and a new attractive facade.

In 2022, Fastpartner maintained a strong focus on project and property development. During the period, Fastpartner invested SEK 545.5m (777.0) in its existing properties. At 30/09/2022, current project investments in properties totalled SEK 1,281.8m (1,148.4). The remaining investment volume for these current project investments totalled around SEK 550m (660).

Development rights

Fastpartner is constantly working to develop the company's development rights portfolio, through both the progression of existing development rights and the creation of new development rights via proactive local planning initiatives.

As of 30 September 2022, Fastpartner has estimated its unutilised development rights at about 445,000 m² (443,000) lettable area, including about 139,000 m² (138,000) of residential development rights and about 306,000 m² (305,000) of commercial development rights. The unutilised development rights are in different phases, ranging from the ideas stage for the local plan, to a stage where the plan is in place and construction can begin. As of 30 September 2022, the unutilised development rights were valued at SEK 765m (802), of which SEK 257m (257) related to residential development rights, corresponding on average to SEK 1,849/m² (1,862), and SEK 508m (544) related to commercial development rights, corresponding on average to SEK 1,660/m² (1,784). The unutilised development rights apply to properties held by Fastpartner with both ownership and leasehold rights.

INVESTMENTS IN EXISTING PORTFOLIO

	SEKm
New construction	41.3
Tenant adjustments	406.5
Environmental and planning projects	97.7
Total	545.5

“Fastpartner is constantly working to develop the company's development rights portfolio, through both the progression of existing development rights and the creation of new development rights via proactive local planning initiatives.”



Dragarbrunn 10:3

FASTPARTNER'S LARGEST CURRENT PROJECTS AT 30 SEPTEMBER 2022

Property	Type of project	Project area (m ²)	Estimated investment (SEKm)	Estimated remaining investment (SEKm)	Estimated completion, year
Hemsta 11:11, 15:7	Adaptation of premises, restaurant, offices, etc.	2,600	53	4	Q4 22
Amerika 3	Adaptation of premises, warehousing, offices, environmental certification	25,800	28	2	Q1 23
Degeln 2	Adaptation of premises, Synlab, Tyrolit, etc.	4,100	15	5	Q1 23
Gropen 9	Adaptation of premises, Science Park, Ligna, etc.	3,400	16	10	Q1 23
Hilton 2	Total refurbishment, office, gym, restaurant	18,900	310	41	Q2 23
Aga 2	Refurbishment, education, office space, healthcare	5,900	51	12	Q2 23
Sporren 4	Adaptation of premises, energy, environmental certification	19,100	25	18	Q2 23
Rånäs 1	Refurbishment Fastoffice, Scanacom, environmental certification	2,600	30	20	Q3 23
Arbetsbasen 3	New-build, warehouse, office, showroom	5,200	120	89	Q3 23
Stensåtra 19	New-build, Server room, Conapto	4,000	80	78	Q1 24
Bagaren 7	New-build, DIY store, Beijer	5,200	84	77	Q2 24

SIGNIFICANT POTENTIAL PROJECTS AND DEVELOPMENT RIGHTS

Region	Area	Property	Form of tenure	Prop. category	Status	Possible start of construction ¹	Additional area (m ² , GFA) ²			Addit.no. ²	
							Residential	Commercial	Total	Residential	
Stockholm	Sundbyberg	Päronet 2	Ownership	Preschool, Residential	Start of construction, Preparation of local development plan	2022, 2024	10,000	800	10,800	154	
Stockholm	Årsta	Allgunnen 7	Ownership/Leasehold	Residential, Preschool	Local development plan in progress	2025	8,600	900	9,500	108	
Stockholm	Västberga	Timpenningen 6	Leasehold	Commercial	Initial construction job	2021	-	33,500	33,500	-	
Stockholm	Bredäng	Bredäng Centrum	Leasehold	Residential/commercial	Local development plan in progress	2025	9,200	7,800	17,000	115	
Stockholm	Liljeholmen	Syllen 4	Leasehold	Residential/commercial	Prior to local development plan	2025	4,200	5,400	9,600	140	
Stockholm	Lidingö	Diviatorn 1	Ownership	Residential	Prior to local development plan	2026	3,100	-	3,100	78	
Stockholm	Bromma	Riksby 1:13	Ownership/Leasehold	Residential/commercial	Local development plan in progress	2026	44,000	46,000	90,000	550	
Stockholm	Märsta	Märsta Centrum	Ownership	Commercial	Construction start	2023	-	16,800	16,800	-	
Stockholm	Vallentuna	Vallentuna Centrum	Ownership	Residential/commercial	Local development plan in progress	2024	25,000	2,000	27,000	294	
Stockholm	Vallentuna	Vallentuna-Ricceby 1:472	Ownership	Residential, retail	Prior to construction start	2023	2,750	600	3,350	48	
Stockholm	Täby	Stansen 1	Ownership	Preschool	Prior to construction start	2024	-	2,000	2,000	-	
Ulricehamn	Ulricehamn	Slingan 1	Ownership	Warehousing/logistics	Prior to construction start	2023	-	23,500	23,500	-	
Gävle	Näringen	Näringen 10:4	Ownership	Commercial	Prior to construction start	2023	-	10,000	10,000	-	
Gävle	Hemsta	Hemsta 11:11, 15:7	Ownership	Commercial	Prior to construction start	2023	-	20,000	20,000	-	
Gävle	Gavlehov	Såtra 64:5, Såtra 108:23	Ownership	Residential/commercial	Prior to construction start	2023	11,500	24,500	36,000	164	
Stockholm	Uppl Väsby	Hammarby-Smedby 1:458	Ownership	Offices/Manufacturing	Prior to construction start	2023	-	16,300	16,300	-	
Stockholm	Kista	Ekenäs 1 and others	Leasehold	Shopping centre/commercial	Local development plan in progress	2024	-	18,100	18,100	-	
Total							118,350	228,200	346,550	1,651	

¹ 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.

² 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.



Financing

Shareholders' equity

The Group's equity at the end of the period totalled SEK 17,591.6m (17,457.4). Equity increased by SEK 1,274.0m as a result of profit for the period and decreased by SEK –1,139.8m, SEK –664.1m of which is attributable to the redemption of all preference shares and SEK –475.7m to the approved dividend to shareholders.

Loan financing

Fastpartner's interest-bearing liabilities at the end of the period totalled SEK 16,496.1m (15,280.6), of which SEK 7,482.6m (7,104.1) or 45.4% (46.5) comprised green financing. Interest-bearing net liabilities totalled SEK 15,573.2m (14,009.5), corresponding to 41.8% (39.7) of the market value of the properties as of 30 September 2022. Interest-bearing gross liabilities to banks totalled SEK 7,831.1m (7,335.6), corresponding to 21.0% (20.8) of the market value of the properties as of 30 September 2022. The remaining gross liability, corresponding to 23.2% (22.5) of the market value of the properties, consisted of listed bond loans of SEK 7,250.0m (6,750.0) and commercial paper of SEK 1,415.0m (1,195.0). The average interest rate for all loans as of 30 September 2022 was 2.9% (1.6).

Below is a summary of the outstanding listed bond loans.

Amount (SEKm)	Interest (%)	Maturity of the bond loan
1,300.0	Stibor 3M + 2.45 ¹	May 2023
1,100.0	Stibor 3M + 3.10 ¹	March 2024
1,450.0	Stibor 3M + 1.12 ¹	May 2025
1,300.0	Stibor 3M + 1.27 ¹	June 2026
1,200.0	Stibor 3M + 1.45 ¹	Feb. 2027
400.0	2.288 ^{1, 2}	Feb. 2027
500.0	Stibor 3M + 1.28 ¹	Aug. 2027
7,250.0		

¹The figure refers to percentage points.

² Interest rate swaps entered into for SEK 400.0m at a variable interest rate of Stibor 3M + 1.32 percentage points. Maturity Feb. 2027

The Group's interest-bearing liabilities total SEK 16,496.1m (15,280.6). This amount includes loans totalling SEK 3,692.5m (3,221.3), which mature in full or in part within 12 months and are therefore classified as current liabilities to credit institutions as of 30 September 2022. Fastpartner engages in ongoing discussions with the company's main banks regarding margins and maturities for the short component of the loan portfolio and believes there are good prospects for refinancing these loans at market terms. Fastpartner continues to monitor developments on the interest rate swap market in order to choose the right opportunity to extend the company's fixed-rate periods.

The Group's loan structure as of 30 September 2022 is presented below.

LOAN STRUCTURE ON 30/09/2022 (SEKm)

Loan agreement	Amount utilised	Loan agreement term
1,285.0	1,285.0 ¹	2022
4,092.1	3,617.1 ²	2023
5,130.0	2,555.0 ³	2024
2,100.2	2,100.2 ⁴	2025
1,829.2	1,829.2 ⁵	2026
2,100.0	2,100.0 ⁶	2027
637.3	637.3	2028
216.0	216.0	2029
1,115.0	1,115.0	2032
1,041.3	1,041.3	2034
Total	19,546.1	16,496.1

¹ Of which SEK 1,285.0m relates to commercial paper.

² Of which SEK 1,300.0m relates to bond loans and SEK 130.0m to commercial paper.

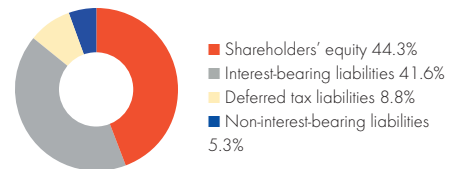
³ Of which SEK 1,100.0m relates to bond loans.

⁴ Of which SEK 1,450.0m relates to green bond loans.

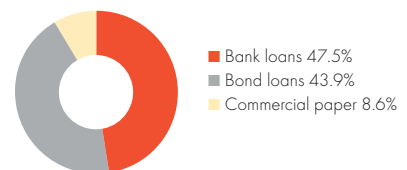
⁵ Of which SEK 1,300.0m relates to green bond loans.

⁶ Of which SEK 2,100.0m relates to green bond loans.

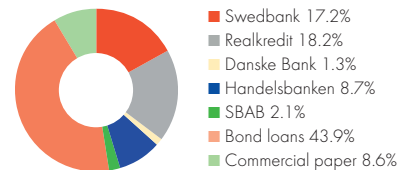
CAPITAL STRUCTURE



BREAKDOWN OF FINANCING



BREAKDOWN OF LENDERS



GROUP'S INTEREST RATE SWAP AGREEMENTS AS OF 30 SEPTEMBER 2022

Amount (SEKm)	Interest ¹ (%)	Swap duration
300	1.86	March 2023
125	1.94	May 2024
500	1.44	Nov. 2024
250	1.23	Dec. 2024
300	0.93	March 2025
200	1.23	Feb. 2026
200	1.98	Dec. 2044
1,875		

¹Excluding the loan margin

Credit ratings from Moody's and Scope Ratings

Fastpartner was awarded an Investment Grade rating from Moody's in May 2021. The credit rating was Baa3 with a stable outlook.

Fastpartner was awarded an Investment Grade rating from Scope Ratings in August 2020. The BBB- credit rating with stable prospects also covers Fastpartner's senior unsecured bonds and commercial paper.

Financial position

The equity/assets ratio in the Group at the end of the period totalled 44.3% (46.0). The equity/assets ratio in the Group adjusted in accordance with NRV at the end of the period totalled 52.9% (54.7). Cash and cash equivalents including unutilised overdraft facilities totalled SEK 607.6m (930.6) at the end of the period. In addition, Fastpartner has unutilised credit facilities with Swedish banks totalling SEK 3,050m (3,350).

Risk assessment

The Board of Directors and the Chief Executive Officer of the company have not found any reason to change the comprehensive risk assessment presented in the company's 2021 annual report.

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. At the end of 2021, we were able to discern a trend towards increasing inflation, primarily for energy, transportation, and to some extent food. This trend has continued into the start of 2022, and has been reinforced by the tragic events in Ukraine. To counteract inflation, all major central banks have started raising their policy rates to some extent and have announced that they will end their current QE programmes and start shrinking their balance sheets. This effect has been very evident in the Eurobond market, where liquidity is non-existent. Fastpartner has not issued bonds in EUR, which is a comfortable position in the current market situation. Bond and bank financing spreads have also diverged quite considerably. For Fastpartner, this is verifiable as the company has a very strong balance sheet, a loan-to-value ratio of 42% and an interest coverage ratio of 4.1x.

We are seeing a clear slowdown in the economy as the end of the year approaches due to household cost increases taking full effect, leading to a sharp deterioration in purchasing power and a consequent fall in demand. Combined with significant cost increases for industry, this is holding back investment.

Fastpartner has positioned itself for this scenario early on by strengthening its balance sheet, lowering its loan-to-value ratio and building up strong liquidity over a long period.

Related party transactions

During the period, all transactions with companies within the Fastpartner Group, Henrik och Sven-Olof Fastigheter AB, Fastpartner's associated companies and with the Parent Company Compactor Fastigheter AB were carried out on market terms. No other significant business transactions with related parties were carried out during the period.

Employees

As of 30 September 2022, the Group had 85 (80) employees, including 62 (56) men. All are employed by the Parent Company.

44.3%

The equity/assets ratio in the Group at the end of the period totalled 44.3%.

52.9%

The equity/assets ratio in the Group adjusted in accordance with NRV at the end of the period totalled 52.9%.



Change in pledged assets and contingent liabilities

Pledged assets increased to SEK 9,945.7m (9,882.5) during the period as a result of Fastpartner taking out secured bank loans.

Events after the end of the period

Fastpartner has issued additional unsecured green bonds for SEK 300m. The bonds were issued under the existing MTN programme and are an extension of MTN loan 101, the total volume of which now amounts to SEK 1,750m. The extension was carried out at a level corresponding to a variable rate of STIBOR 3M + 3.15 percentage points and has a final maturity in May 2025.

Parent Company

The Parent Company conducts parts of the property management business on behalf of the Group. Rental income for the Parent Company during the period totalled SEK 436.0m (413.1) and profit after financial items totalled SEK 59.3m (523.0). As of 30 September 2022, cash and cash equivalents totalled SEK 210.6m (149.6). The risk assessment for the Parent Company is the same as for the Group.



Company share information

Ordinary share, Class A

Fastpartner's Class A ordinary shares were listed in 1994 on the O list of the Stockholm Stock Exchange. Since 2 October 2006, the ordinary shares have been listed on the main list of Nasdaq Stockholm. Since 2 January 2020, the shares have been traded on the Large Cap list. Chief Executive Officer Sven-Olof Johansson has been the principal owner since 1995, owning a 71.6% stake through Compactor Fastigheter AB as of 30 September 2022.

The chart below shows the company's share price performance.

SHARE PRICE 1 JANUARY – 30 SEPTEMBER 2022 (SEK)



Ordinary shares, Class D

Fastpartner's Class D ordinary shares were listed on 13 December 2019 on the main list of Nasdaq Stockholm. Since 2 January 2020, the shares have been traded on the Large Cap list. The issue price was SEK 84 per share. Class D shares entitle the holder to a dividend as of 6 May 2020. Class D shares entitle the holder to an annual dividend of a maximum of SEK 5.0/Class D share. Each Class D share carries one tenth of a vote.

Preference shares

Fastpartner's preference shares were listed on 18 June 2013 on the main list of Nasdaq Stockholm. Since 2 January 2020, the shares have been traded on the Large Cap list. The issue price was SEK 293 per share. Adjusted for a 3:1 share split in 2018, this corresponds to a price of SEK 97.67 per share. At an Extraordinary General Meeting held on 9 March 2022, a resolution was passed to redeem all outstanding preference shares in accordance with the redemption reservation in paragraph 5.1 of the Articles of Association. The last day of trading in the preference share was 23 March 2022 and the record date was set at 25 March 2022. Payment of the redemption amount of SEK 664.1m was made on 30 March 2022.

Repurchase and divestment of treasury shares

No treasury Class A ordinary shares were sold or repurchased during the period. The holding at the end of the period was 333,636 Class A ordinary shares, corresponding to 0.2% of the total number of Class A ordinary shares issued.

No Class D ordinary shares have been repurchased.

Number of shares outstanding

The total number of Class A ordinary shares outstanding was 182,900,000 at the end of the period. The total number of Class D ordinary shares outstanding was 14,659,140 at the end of the period.

THE FIVE LARGEST OWNERS AT 30/09/2022

	Number of shares, Class A	Holding, %
Compactor Fastigheter AB ¹⁾	131,020,000	71.6
Länsförsäkringar Fondförvaltning	8,799,461	4.8
Kamprad Family Foundation	5,887,500	3.2
Swedbank Robur Fonder	5,601,811	3.1
AP3 Fund	4,297,753	2.3
Other	27,293,475	15.0
Number of ordinary shares outstanding	182,900,000	100.0
Fastpartner AB	333,636	
Total ordinary shares issued	183,233,636	

¹⁾Of which 180,000 (180,000) shares are on loan to Carnegie in conjunction with the signing of a liquidity guarantee.



REASONS FOR BEING A FASTPARTNER SHAREHOLDER

Clear focus on Stockholm

Around 80% of the rental value is in Stockholm and its surrounding areas in Mälardalen. Properties are located in attractive areas, many on a metro route, in the Stockholm area. In a constantly growing market, demand for premises is high, which results in higher rent levels and lower vacancies.

Good returns and dividends

The total return on the share over the past five years has been 96%. The dividend has been steadily increasing and, since 2002, Fastpartner has paid over SEK 2.9bn to its shareholders.

Constant growth and ambitious targets that are achieved

Fastpartner's profit from property management rose from SEK 198m in 2010 to SEK 972m in 2021, an increase of 391 per cent. The targets that Fastpartner set during these years have been met. As of Q3 2022, Fastpartner's rolling profit from property management is about SEK 960m.

Accounting policies

Fastpartner prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). This report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The Parent Company prepares its financial statements according to RFR 2, Accounting for Legal Entities and the Swedish Annual Accounts Act. The Group and the Parent Company have applied the same accounting policies and valuation methods as in the most recent annual report.

New or amended IFRS standards or other IFRIC interpretations that have entered into force since 1 January 2022 have had no material effect on the consolidated profit and loss accounts or balance sheets.

Disclosures in accordance with IAS 34 Interim Reporting are provided both in notes and elsewhere in the Interim Report.



ASSURANCE OF THE BOARD OF DIRECTORS

The Board of Directors and the Chief Executive Officer hereby certify that this interim report provides a true and fair view of the Parent Company's and Group's operations, financial position and profit/loss and describes the significant risks and uncertainties facing the Parent Company and the companies included in the Group.

Stockholm, 20 October 2022

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

This information is information that Fastpartner AB is obliged to disclose under the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication, through the agency of the contact person set out below, at 13:30 CET on 20 October 2022.

Further information is available from Sven-Olof Johansson, Chief Executive Officer, phone +46 (0)8 - 402 34 65 (direct) or +46 (0)8 - 402 34 60 (switchboard), or on the company's website www.fastpartner.se

Review Report

INTRODUCTION

We have conducted a limited assurance review of the interim report for Fastpartner AB (publ) for the 1 January – 30 September 2022 period. The Board of Directors and the Chief Executive Officer are responsible for the preparation and presentation of this report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this report based on our limited assurance review.

SCOPE AND FOCUS OF THE LIMITED ASSURANCE REVIEW

We conducted our limited assurance review in accordance with the International Standard on Review Engagements ISRE 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. A limited assurance review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other limited assurance procedures. The procedures performed in a limited assurance review vary in nature from, and are considerably less in scope than for a reasonable assurance engagement conducted in accordance with ISA and other generally accepted auditing standards in Sweden. The procedures performed consequently do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance conclusion.

CONCLUSION

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that this interim report has not been prepared for the Group, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act, and for the Parent Company in accordance with the Swedish Annual Accounts Act.

Stockholm, 20 October 2022
Ernst & Young AB

Fredric Hävrén
Authorised Public Accountant

Condensed consolidated statement of comprehensive income

Amounts in SEKm	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Rental income	514.3	465.0	1,495.5	1,387.3	1,856.3
Property expenses					
Operating expenses	-76.1	-67.0	-249.5	-228.2	-313.3
Repairs and maintenance	-16.1	-14.8	-41.1	-43.4	-58.0
Property tax	-32.7	-28.9	-88.1	-82.8	-109.3
Leases	-2.3	-1.9	-6.2	-6.0	-8.2
Property administration and marketing	-15.9	-14.2	-52.3	-46.5	-66.5
Net operating income	371.2	338.2	1,058.3	980.4	1,301.0
Central administration	-11.0	-10.7	-44.3	-31.8	-41.9
Unrealised changes in value of properties	0.0	217.5	895.6	1,433.1	3,027.9
Realised changes in value of properties	-	-2.5	0.4	1.4	1.4
Share of associated companies' profit	-1.2	1.3	5.4	0.0	0.7
Profit before financial items	359.0	543.8	1,915.4	2,383.1	4,289.1
Financial items					
Financial income	10.2	6.7	38.4	26.8	44.9
Financial expenses	-103.9	-76.5	-251.8	-225.8	-299.7
Lease expense/ground rent	-8.8	-8.7	-26.5	-24.2	-32.6
Change in value, derivatives and financial investments	37.6	-40.9	-56.2	129.5	237.5
Profit before tax	294.1	424.4	1,619.3	2,289.4	4,239.2
Tax	-65.5	-95.4	-345.3	-455.3	-871.5
Profit for the period	228.6	329.0	1,274.0	1,834.1	3,367.7
Other comprehensive income	-	-	-	-	-
Comprehensive income for the period	228.6	329.0	1,274.0	1,834.1	3,367.7
Profit for the period attributable to:					
Parent Company shareholders	228.6	329.0	1,274.0	1,834.1	3,367.7
Non-controlling interests	-	-	-	-	-
	228.6	329.0	1,274.0	1,834.1	3,367.7
Earnings/Class A ordinary share, SEK	1.15	1.68	6.61	9.70	17.92
Number of Class A ordinary shares issued	183,233,636	183,233,636	183,233,636	183,233,636	183,233,636
Number of Class A ordinary shares outstanding	182,900,000	182,900,000	182,900,000	182,900,000	182,900,000
Average number of Class A ordinary shares	182,900,000	182,900,000	182,900,000	182,900,000	182,900,000
Earnings/Class D ordinary share, SEK	1.25	1.25	3.75	3.75	5.0
Number of Class D ordinary shares issued	14,659,140	14,659,140	14,659,140	14,659,140	14,659,140
Number of Class D ordinary shares outstanding	14,659,140	14,659,140	14,659,140	14,659,140	14,659,140
Average number of Class D ordinary shares	14,659,140	9,526,523	14,659,140	8,842,174	10,296,416

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

Condensed consolidated balance sheet

Amounts in SEKm	30/09/2022	30/09/2021	31/12/2021
ASSETS			
Non-current assets			
Property, plant and equipment			
Investment properties	37,286.5	33,427.2	35,323.0
Properties under construction	-	-	-
Right-of-use asset, leasehold	1,180.0	1,030.0	1,165.0
Machinery and equipment	1.6	1.3	1.4
Total property, plant and equipment	38,468.1	34,458.5	36,489.4
Non-current financial assets			
Long-term holdings of securities	101.7	166.8	323.2
Interests in associated companies	421.1	403.0	403.7
Other non-current receivables	30.1	101.4	106.9
Derivative instruments	55.4	-	-
Total non-current financial assets	608.3	671.2	833.8
Total non-current assets	39,076.4	35,129.7	37,323.2
Current assets			
Current receivables	204.2	185.2	138.3
Current investments	205.3	246.2	249.9
Cash and cash equivalents	212.6	575.6	210.7
Total current assets	622.1	1,007.0	598.9
TOTAL ASSETS	39,698.5	36,136.7	37,922.1
EQUITY AND LIABILITIES			
Share capital			
Share capital	659.6	678.6	678.6
Other contributed capital	2,051.4	2,592.0	2,592.0
Retained earnings incl. income for the period	14,880.6	12,653.2	14,186.8
Total shareholders' equity	17,591.6	15,923.8	17,457.4
Non-current liabilities			
Deferred tax liability	3,483.1	2,835.1	3,227.4
Liabilities to credit institutions and similar liabilities	12,803.6	12,509.4	12,059.3
Lease liability leasehold	1,180.0	1,030.0	1,165.0
Other non-current liabilities	48.4	45.3	47.7
Total non-current liabilities	17,515.1	16,419.8	16,499.4
Current liabilities			
Liabilities to credit institutions and similar liabilities	3,692.5	2,793.7	3,221.3
Other current liabilities	321.0	465.2	270.9
Accrued expenses and deferred income	578.3	534.2	473.1
Total current liabilities	4,591.8	3,793.1	3,965.3
Total liabilities	22,106.9	20,212.9	20,464.7
TOTAL EQUITY AND LIABILITIES	39,698.5	36,136.7	37,922.1

Condensed consolidated statement of cash flows

Amounts in SEKm	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Operating activities					
Profit before tax	294.1	424.4	1,619.3	2,289.4	4,239.2
Adjustment items	-36.3	-166.8	-845.1	-1,555.8	-3,266.0
Tax paid/received	-48.9	-41.2	-222.4	-186.2	-149.3
Cash flow from operating activities before changes in working capital	208.9	216.4	551.8	547.4	823.9
Changes in working capital	-81.4	-288.0	88.7	-245.3	-298.9
Cash flow from operating activities	127.5	-71.6	640.5	302.1	525.0
Investing activities					
Investments in properties	-160.2	-188.8	-1,087.3	-971.9	-1,262.9
Divestment of properties	-	-2.0	0.6	325.4	325.4
Divestment of non-current financial assets, proceeds obtained	89.2	17.8	174.1	17.8	33.3
Investment in non-current financial assets, proceeds paid	-18.0	-9.0	-29.8	-195.5	-281.0
Cash flow from investing activities	-89.0	-182.0	-942.4	-824.2	-1,185.2
Financing activities					
Borrowings	60.0	1,100.0	3,970.0	3,707.9	3,707.9
Repayment of borrowings	-19.1	-836.8	-2,754.4	-3,012.3	-3,034.9
Issuance Class A/D shares	-	494.0	-	494.0	494.0
Redemption of preference shares	-	-	-664.1	-	-
Dividend	-18.3	-20.1	-275.1	-243.2	-453.9
Cash flow from financing activities	22.6	737.1	276.4	946.4	713.1
Cash flow for the period	61.1	483.5	-25.5	424.3	52.9
Cash and cash equivalents, beginning of period	151.5	92.1	210.7	147.1	147.1
Acquired cash and cash equivalents	-	-	27.4	4.2	10.7
Cash and cash equivalents, end of period	212.6	575.6	212.6	575.6	210.7

Condensed change in consolidated equity

Amounts in SEKm	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
At beginning of period	17,363.0	15,116.2	17,457.4	14,057.4	14,057.4
Issuance of Class A/D shares	-	494.0	-	494.0	494.0
Redemption of preference shares	-	-	-664.1	-	-
Dividend ¹	-	-15.4	-475.7	-461.7	-461.7
Profit for the period/comprehensive income	228.6	329.0	1,274.0	1,834.7	3,367.7
At end of period	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4
Attributable to Parent Company shareholders	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4

¹ Of which dividend for Class D ordinary shares accounts for SEK -73.3m. SEK 237.8m of the dividend amount of SEK 475.7m has been paid and the remainder is recognised as a liability as of 30/09/2022.

Key performance indicators

Financial key performance indicators	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Rolling annual profit from property management, SEKm (4 quarters ahead) ²	960.0	1,015.0	960.0	1,015.0	1,050.0
Equity/Class A ordinary share, SEK ²	96.2	87.1	96.2	87.1	95.4
Long-term net asset value per Class A ordinary share, NRV, SEK ²	114.9	103.0	114.9	103.0	113.5
Return on equity, % ^{1,2}	5.2	8.5	9.7	16.3	21.4
Return on total capital, % ^{1,2}	4.0	5.6	6.4	9.7	12.8
Interest coverage ratio, multiple ²	3.5	4.3	4.1	4.2	4.2
Equity/assets ratio, % ²	44.3	44.1	44.3	44.1	46.0
Equity/assets ratio adjusted for NRV, % ²	52.9	52.2	52.9	52.2	54.7

Property-related key performance indicators	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Net operating income, % ^{1,2}	4.0	4.2	3.9	4.1	4.0
Surplus ratio, % ²	72.2	72.7	70.8	70.7	70.1
Economic occupancy rate, %	92.9	90.5	92.3	90.4	90.6
Economic occupancy rate, adjusted for project properties, %	92.9	91.0	92.4	91.1	91.1
Rental value, SEK/m ²¹	1,440.9	1,394.4	1,409.5	1,389.3	1,389.5
Property expenses, SEK/m ²¹	364.0	334.7	370.7	358.1	365.5
Operating surplus, SEK/m ²¹	974.6	927.2	930.2	897.8	893.4

¹ Calculated at annual rate based on respective period.

² Financial measures that are not defined according to IFRS. For definitions and reconciliation, see page 28.

PROPERTY PORTFOLIO ON 30/09/2022

Region	Number of properties	Area 000 m ²	Rental income	Income/m ²¹	Property expenses SEKm	Expense/m ²¹	Net operating income SEKm	Fair value SEKm	Net operating income, %	Rental value ¹ SEKm
Region 1	56	450.0	635.5	1,883.3	168.3	498.7	467.2	17,781.7	3.6	691.2
Region 2	60	455.2	328.5	962.1	96.3	282.0	232.2	8,252.8	4.0	366.8
Region 3	80	430.3	397.0	1,230.2	136.3	422.4	260.7	8,454.7	4.3	447.0
Region 4	26	236.8	134.5	757.2	36.3	204.4	98.2	2,797.3	4.9	157.1
Total	222	1,572.3	1,495.5	1,268.2	437.2	370.7	1,058.3	37,286.5	3.9	1,662.1

¹ Not adjusted for properties acquired and sold during 2022.

Region 1 includes the company's properties in Lunda/Spånga/central Stockholm/Hässelby/Tensta/Rinkeby/Alvesta/Malmö/Växjö and Ystad.

Region 2 includes the company's properties in Västberga/Bromma/Täby/Lidingö/Älvsjö/Bredäng/Södertälje/Norrköping/Åtvidaberg/Strängnäs/Eskilstuna/Enköping/Finspång and Flen.

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

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

Condensed profit and loss account and statement of comprehensive income, Parent Company

Amounts in SEKm	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Rental income	146.9	139.0	436.0	413.1	548.1
Property expenses					
Operating expenses	-18.8	-16.8	-59.8	-54.8	-74.9
Repairs and maintenance	-6.6	-5.6	-18.5	-17.8	-24.1
Property tax	-9.8	-7.4	-24.5	-22.4	-29.4
Ground rents/leases	-3.9	-3.7	-11.8	-11.2	-14.9
Property administration and marketing	-9.8	-7.7	-31.5	-28.5	-39.7
Net operating income	98.0	97.8	289.9	278.4	365.1
Central administration	-6.1	-4.7	-29.4	-17.5	-24.4
Share of associated companies' profit	-1.2	1.3	5.3	0.0	0.7
Profit before financial items	90.7	94.4	265.8	260.9	341.4
Financial items					
Sale of shares and participations	17.0	-1.2	17.0	278.0	278.0
Profit from interests in subsidiaries	-	-	-	-	590.6
Other financial items	-46.6	-92.0	-223.5	-15.9	56.4
Profit/loss after financial items	61.1	1.2	59.3	523.0	1,266.4
Appropriations					
Group contributions	-	-	-	-	94.0
Profit before tax	61.1	1.2	59.3	523.0	1,360.4
Tax	-17.4	-0.9	-17.9	-52.0	-83.6
Profit for the period	43.7	0.3	41.4	471.0	1,276.8
Other comprehensive income	-	-	-	-	-
Comprehensive income for the period	43.7	0.3	41.4	471.0	1,276.8

Condensed balance sheet, Parent Company

Amounts in SEKm	30/09/2022	30/09/2021	31/12/2021
ASSETS			
Non-current assets			
Property, plant and equipment			
Machinery and equipment	1.0	0.8	0.9
Total property, plant and equipment	1.0	0.8	0.9
Shares in Group companies	7,755.9	6,718.5	7,369.4
Receivables from Group companies	11,892.0	12,888.3	12,891.3
Long-term holdings of securities	101.7	166.8	323.2
Interests in associated companies	421.1	403.1	403.8
Other non-current receivables	30.2	102.9	106.9
Total non-current financial assets	20,200.9	20,279.6	21,094.6
Total non-current assets	20,201.9	20,280.4	21,095.5
Current receivables	11.6	19.1	15.4
Prepaid expenses and accrued income	122.5	96.2	94.8
Current investments	205.3	246.2	249.9
Cash and cash equivalents	210.6	565.7	149.6
Total current assets	550.0	927.2	509.7
TOTAL ASSETS	20,751.9	21,207.6	21,605.2
EQUITY AND LIABILITIES			
Share capital	659.6	678.6	678.6
Other reserves	110.6	91.7	91.7
Share premium reserve	2,051.4	2,592.0	2,592.0
Retained earnings incl. income for the period	3,816.9	3,568.8	4,374.6
Total shareholders' equity	6,638.5	6,931.1	7,736.9
Liabilities to credit institutions and similar liabilities	9,462.5	10,258.3	9,817.1
Liabilities to Group companies	752.0	765.7	579.6
Other non-current liabilities	33.2	23.3	46.6
Total non-current liabilities	10,247.7	11,047.3	10,443.3
Liabilities to credit institutions and similar liabilities	3,477.8	2,654.3	3,081.9
Other current liabilities	228.0	428.0	193.9
Accrued expenses and deferred income	159.9	146.9	149.2
Total current liabilities	3,865.7	3,229.2	3,425.0
Total liabilities	14,113.4	14,276.5	13,868.3
TOTAL EQUITY AND LIABILITIES	20,751.9	21,207.6	21,605.2

Change in Parent Company equity

Amounts in SEKm	2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
At beginning of period	6,594.8	6,452.2	7,736.9	6,427.8	6,427.8
Issuance of Class A/D shares	-	494.0	-	494.0	494.0
Redemption of preference shares	-	-	-664.1	-	-
Dividend ¹	-	-15.4	-475.7	-461.7	-461.7
Profit for the period/comprehensive income	43.7	0.3	41.4	471.0	1,276.8
At end of period	6,638.5	6,931.1	6,638.5	6,931.1	7,736.9

¹ Of which dividend for Class D ordinary shares accounts for SEK -73.3m. SEK 237.8m of the dividend amount of SEK 475.7m has been paid and the remainder is recognised as a liability as of 30/09/2022.

NOTE 1 SEGMENT REPORTING

	Region 1		Region 2		Region 3		Region 4		Total property management		Eliminations and Group-wide items		Total Group	
SEKm	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Rental income	635.5	603.8	328.5	305.6	397.0	365.8	134.5	112.1	1,495.5	1,387.3			1,495.5	1,387.3
Property expenses	-168.3	-154.5	-96.3	-89.6	-136.3	-126.3	-36.3	-36.5	-437.2	-406.9			-437.2	-406.9
Net operating income	467.2	449.3	232.2	215.9	260.7	239.5	98.2	75.6	1,058.3	980.4			1,058.3	980.4
Ground rents	-16.5	-15.8	-6.2	-4.6	-3.8	-3.8			-26.5	-24.2			-26.5	-24.2
Changes in value														
Unrealised changes in value of properties	397.6	546.1	165.5	382.9	305.8	301.5	26.7	202.6	895.6	1,433.1			895.6	1,433.1
Realised changes in value of properties						1.0	0.4	0.4	0.4	1.4			0.4	1.4
Changes in value, financial instruments									-56.2	129.5			-56.2	129.5
Gross profit	848.3	976.6	391.5	594.3	562.7	538.2	125.3	278.6	1,871.6	2,520.2			1,871.6	2,520.2
Unallocated items														
Central administration											-44.3	-31.8	-44.3	-31.8
Share of associated companies' profit									5.4	0.0			5.4	0.0
Financial income									38.4	26.8			38.4	26.8
Financial expenses									-251.8	-225.8			-251.8	-225.8
Profit before tax													1,619.3	2,289.4
Tax											-345.3	-455.3	-345.3	-455.3
Comprehensive income for the period									1,663.6	2,321.2	-389.6	-487.1	1,274.0	1,834.1
Investment properties	17,781.7	16,080.2	8,252.8	7,308.5	8,454.7	7,618.7	2,797.3	2,419.8	37,286.5	33,427.2			37,286.5	33,427.2
Unallocated items														
Right-of-use asset, leasehold													1,180.0	1,030.0
Financial non-current assets													608.3	671.2
Machinery and equipment													1.6	1.3
Current assets													409.5	431.5
Cash and cash equivalents													212.6	575.6
Total assets	17,781.7	16,080.2	8,252.8	7,308.5	8,454.7	7,618.7	2,797.3	2,419.8	37,286.5	33,427.2			39,698.5	36,136.7
Unallocated items														
Shareholders' equity													17,591.6	15,923.8
Non-current liabilities													14,032.0	13,584.7
Deferred tax liability													3,483.1	2,835.1
Current liabilities													4,591.8	3,793.1
Total equity and liabilities													39,698.5	36,136.7
Acquisitions and investments for the period	343.5	124.9	386.8	114.3	168.6	233.8	169.2	500.6	1,068.1	973.6			1,068.1	973.6
Sales for the period						-323.9	-0.2		-0.2	-323.9			-0.2	-323.9

Note that IFRS 16 effects in respect of ground rents are reported separately above.

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 regions identified 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 the net operating income level. In addition, there are unallocated items and Group adjustments. Rental income, which is external in its entirety, property expenses, and 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.

Region 1 includes the company's properties in the areas Lunda/Spånga/central Stockholm/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/Åvidaberg/Strängnäs/Eskilstuna/Enköping/Finspång and Flen, 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/Gothenburg and Ulricehamn.

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

NOTE 2 MEASUREMENT AT FAIR VALUE

Financial instruments are measured at fair value or at amortised cost in Fastpartner's balance sheet. According to IFRS 13, Fair Value Measurement, fair value is divided into a hierarchy of three levels. The three levels should reflect the methods used to assess the fair value.

The official market listing on the balance sheet date is used when measuring fair value. If no such market listing is available, fair value is measured using generally accepted methods such as discounting future cash flows and comparisons with recently completed equivalent transactions.

Level 1 includes financial instruments where measurement is based on quoted prices in an active marketplace. Fastpartner's holdings in Swedbank, SEB, Nordea and Stenhus Fastigheter are valued according to level 1.

Level 2 includes financial instruments where valuation is mainly based on observable market data for the asset or the liability. Fastpartner obtains market valuation of all of its interest-rate derivatives from each lender. The measurement model is unchanged compared with the description in the Annual Report. For Fastpartner, all interest-rate derivatives are measured according to level 2.

Level 3 includes financial instruments where measurement is based on the company's own relevant assumptions.

The table below shows financial assets and liabilities measured at fair value as of 30/09/2022.

Fastpartner measures its properties at level 3 based on non-observable market data. See page 8 for a more detailed description of these measurement principles.

FINANCIAL ASSETS MEASURED AT FAIR VALUE IN PROFIT OR LOSS AS OF 30/09/2022 (30/09/2021)

	Total		Level 1		Level 2		Level 3	
Shareholdings measured at fair value, beginning of year	573.1	(36.0)	573.1	(36.0)				
Acquisition/Sale during the year	-61.8	(304.5)	-61.8	(304.5)				
Unrealised change in value	-204.3	(72.5)	-204.3	(72.5)				
Shareholdings measured at fair value at end of period	307.0	(413.0)	307.0	(413.0)	-	(-)	-	(-)

FINANCIAL LIABILITIES MEASURED AT FAIR VALUE AS OF 30/09/2022 (30/09/2021)

	Total		Level 1		Level 2		Level 3	
Interest-rate derivatives measured at fair value, beginning of year	-75.7	(-143.8)			-75.7	(-143.8)		
Unrealised change in value	131.1	(55.6)			131.1	(55.6)		
Interest-rate derivatives measured at fair value at end of period	55.4	(-88.2)	-	(-)	55.4	(-88.2)	-	(-)

CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES, AS WELL AS FAIR VALUE AS OF 30/09/2022 (30/09/2021)

	Fair value via comprehensive income		Fair value through profit and loss		Financial assets and liabilities measured at amortised cost		Total carrying amount		Total fair value	
Long-term holdings of securities			101.7	(166.8)			101.7	(166.8)	101.7	(166.8)
Other non-current receivables					30.1	(101.4)	30.1	(101.4)	30.1	(101.4)
Trade receivables					20.0	(36.6)	20.0	(36.6)	20.0	(36.6)
Other current receivables					26.9	(26.0)	26.9	(26.0)	26.9	(26.0)
Current investments			205.3	(246.2)			205.3	(246.2)	205.3	(246.2)
Derivative instruments			55.4 ¹				55.4	-	55.4	-
Cash and cash equivalents					212.6	(575.6)	212.6	(575.6)	212.6	(575.6)
Accrued income					60.7	(43.7)	60.7	(43.7)	60.7	(43.7)
Total financial assets	-	(-)	362.4	(413.0)	350.3	(783.3)	712.7	(1,196.3)	712.7	(1,196.3)
Liabilities to credit institutions and similar liabilities					16,496.1	(15,303.1)	16,496.1	(15,303.1)	16,496.1	(15,303.3)
Lease liability leasehold					1,180.0	(1,030.0)	1,180.0	(1,030.0)	1,180.0	(1,030.0)
Other non-current liabilities					48.4	(45.3)	48.4	(45.3)	48.4	(45.3)
Trade payables					80.8	(93.5)	80.8	(93.5)	80.8	(93.5)
Other current liabilities				(88.2) ¹	237.1	(280.7)	237.1	(368.9)	237.1	(368.9)
Accrued expenses					262.3	(238.8)	262.3	(238.8)	262.3	(238.8)
Total financial liabilities	-	(-)	-	(88.2)	18,304.7	(16,991.4)	18,304.7	(17,079.6)	18,304.7	(17,079.6)

¹Refers to derivative instruments not intended for hedge accounting

NOTE 3 DISTRIBUTION OF INCOME

	2022		2021		2021	
	01/07 – 30/09	01/07 – 30/09	01/01 – 30/09	01/01 – 30/09	01/01 – 31/12	
Rental income	479.4	435.0	1,398.1	1,301.2	1,740.4	
Service income	34.9	30.0	97.4	86.1	115.9	
Total income	514.3	465.0	1,495.5	1,387.3	1,856.3	

Definitions

PROPERTY-RELATED

Net operating income

Rental income less property expenses.

Net operating income, %

Net operating income in relation to average carrying amount of investment properties, adjusted for development properties and acquisitions during the period.

Economic occupancy rate, %

Recognised rental income adjusted for discounts and rental losses, as a percentage of 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 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 ahead)

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 leases that have not yet come into effect/leases that have been terminated.

Rental value

Recognised rental income with adjustment for any discounts and any rental losses, plus estimated 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 as a percentage of 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 coverage ratio, multiple

Profit/loss before tax with adjustment for 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 according to NRV (net reinvestment value) (%)

Equity with adjustment for interest-rate derivatives and deferred tax in relation to total assets.

SHARE-RELATED

Equity per Class A ordinary share

Equity in relation to number of outstanding Class A ordinary shares at the end of the period.

Long-term net asset value per Class A ordinary share, NRV (net reinvestment value)

Equity per Class A ordinary share with adjustment for interest-rate derivatives and deferred tax.

Earnings per ordinary share, Class A

Profit/loss after tax, adjusted for dividends on preference shares and Class D ordinary shares, in relation to average number of outstanding Class A ordinary shares. The comparative figures for the previous year have also been adjusted for dividends on preference shares.

Weighted average number of shares outstanding

Weighted average number of shares outstanding over a certain period.

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, the measures 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 NOT DEFINED ACCORDING TO IFRS

		2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Rolling annual profit from property management, (4 quarters ahead)	Profit from property management, SEKm	256.5	250.3	789.5	725.4	972.4
Rolling annual profit from property management is a key ratio that Fastpartner considers to be relevant to assess the profit-generating capacity of the underlying business and the key performance indicator serves as the basis for follow-up of the company's financial targets.	Adjustment for share of profits of associated companies, SEKm	1.2	–1.3	–5.4	-	–0.7
	Adjustment to average surplus ratio, SEKm	–1.1	–4.6	6.8	–2.0	3.5
	Adjustment for acquisitions and newly signed leases that have not yet come into effect, SEKm	12.8	6.3	39.5	20.5	62.3
	Adjustment for closing swap contracts and changes in margins on refinancing, SEKm	–29.4	3.0	–110.4	17.3	12.5
	Adjusted profit from property management, SEKm	240.0	253.7	720.0	761.2	1,050.0
	Rolling annual profit from property management, (4 quarters ahead), SEKm	960.0	1,015.0	960.0	1,015.0	1,050.0
Equity/Ordinary share, SEK	Shareholders' equity, SEKm	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4
Fastpartner considers this key performance indicator to be relevant since it shows how the Group's equity is distributed per ordinary share outstanding, and it has been included to disclose the quantity of equity, according to this definition, per ordinary share.	Total number of ordinary shares outstanding	182,900,000	182,900,000	182,900,000	182,900,000	182,900,000
	Equity/Ordinary share, SEK	96.2	87.1	96.2	87.1	95.4
Long-term net asset value per Class A ordinary share, NRV, SEK	Shareholders' equity, SEKm	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4
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 Fastpartner's case, derivatives and deferred tax liability, distributed per Class A ordinary share.	Adjustment for deferred tax, SEKm	3,483.1	2,835.1	3,483.1	2,835.1	3,227.4
	Adjustment for interest-rate derivatives, SEKm	–55.4	88.2	–55.4	88.2	75.7
	Total number of Class A ordinary shares outstanding	182,900,000	182,900,000	182,900,000	182,900,000	182,900,000
	Long-term net asset value per Class A ordinary share, NRV, SEK	114.9	103.0	114.9	103.0	113.5
Return on equity, %	Profit/loss after tax, SEKm	228.6	329.0	1,274.0	1,834.1	3,367.7
Return on equity is a key performance indicator that Fastpartner considers to be relevant in terms of indicating the company's return on equity in the Group.	Calculated at annual rate, SEKm	914.4	1,316.0	1,698.7	2,445.5	3,367.7
	Average equity, SEKm	17,477.3	15,520.0	17,524.5	14,990.6	15,757.4
	Return on equity, %	5.2	8.5	9.7	16.3	21.4
Return on total capital, %	Profit/loss after financial items, SEKm	294.1	424.4	1,619.3	2,289.4	4,239.2
Return on total capital is a key performance indicator that Fastpartner considers to be relevant in terms of indicating the company's return on total capital in the Group.	Adjustment for financial expenses, SEKm	103.9	76.5	251.8	225.8	299.7
	Calculated at annual rate based on respective period, SEKm	1,592.0	2,003.6	2,494.8	3,353.6	4,538.9
	Average total assets, SEKm	39,629.2	35,724.1	38,810.3	34,642.5	35,535.2
	Return on total capital, %	4.0	5.6	6.4	9.7	12.8
Interest coverage ratio, multiple	Profit/loss before tax, SEKm	294.1	424.4	1,619.3	2,289.4	4,239.2
Interest coverage ratio is a key performance indicator that Fastpartner considers relevant in terms of assessing the Group's ability to pay, and sensitivity to, interest on interest-bearing liabilities.	Adjustment for changes in value, SEKm	–37.6	–174.1	–839.8	–1,564.0	–3,266.8
	Adjustment for interest expenses, SEKm	103.9	76.5	251.8	225.8	299.7
	Adjusted profit/loss before tax, SEKm	360.4	326.8	1,031.3	951.2	1,272.1
	Adjusted profit/loss before tax as a multiple of interest expenses, xx	3.5	4.3	4.1	4.2	4.2
Equity/assets ratio, %	Shareholders' equity, SEKm	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4
Fastpartner considers the equity/assets ratio to be relevant in terms of indicating the Group's capital structure by indicating the amount of equity in relation to the Group's total assets.	Total assets, SEKm	39,698.5	36,136.7	39,698.5	36,136.7	37,922.1
	Equity/assets ratio, %	44.3	44.1	44.3	44.1	46.0
Equity/assets ratio adjusted for NRV, %	Shareholders' equity, SEKm	17,591.6	15,923.8	17,591.6	15,923.8	17,457.4
Fastpartner considers the equity/assets ratio adjusted for NRV to be relevant in terms of indicating 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.	Adjustment for deferred tax, SEKm	3,483.1	2,835.1	3,483.1	2,835.1	3,227.4
	Adjustment for interest-rate derivatives, SEKm	–55.4	88.2	–55.4	88.2	75.7
	Adjusted shareholders' equity, SEKm	21,019.3	18,847.1	21,019.3	18,847.1	20,760.5
	Total assets, SEKm	39,698.5	36,136.7	39,698.5	36,136.7	37,922.1
	Equity/assets ratio adjusted for NRV, %	52.9	52.2	52.9	52.2	54.7

FINANCIAL MEASURES NOT DEFINED ACCORDING TO IFRS, CONT.

		2022 01/07 – 30/09	2021 01/07 – 30/09	2022 01/01 – 30/09	2021 01/01 – 30/09	2021 01/01 – 31/12
Net liabilities, SEKm	Interest-bearing liabilities, SEKm	16,496.1	15,303.1	16,496.1	15,303.1	15,280.6
	Interest-bearing assets	–365.9	–437.3	–365.9	–437.3	–442.8
	Cash and cash equivalents	–212.6	–575.6	–212.6	–575.6	–210.7
	Listed shares	–344.4	–461.4	–344.4	–461.4	–617.6
	Net liabilities, SEKm	15,573.2	13,828.8	15,573.2	13,828.8	14,009.5
Net operating income, %	Net operating income, as per profit and loss account, SEKm	371.2	338.2	1,058.3	980.4	1,301.0
	Net operating income for dev. properties, as well as adjustment for acquisitions made during the period, SEKm	–6.0	–7.8	–17.0	–21.1	–23.9
	Adjusted net operating income for dev. properties and acquisitions for the period, SEKm	365.2	330.4	1,041.3	959.3	1,277.1
	Average value of investment properties (adjusted for dev. properties and acquisitions for the period), SEKm	36,134.7	31,765.8	35,464.2	31,055.2	31,982.0
	Net operating income, %	4.0	4.2	3.9	4.1	4.0
Surplus ratio, %	Rental income, SEKm	514.3	465.0	1,495.5	1,387.3	1,856.3
	Property expenses, SEKm	–143.1	–126.8	–437.2	–406.9	–555.3
	Net operating income, SEKm	371.2	338.2	1,058.3	980.4	1,301.0
	Surplus ratio, %	72.2	72.7	70.8	70.7	70.1

CALENDAR

Year-end Report 2022	9 February 2023
Annual Report 2022	March 2023
Interim report for period ended 31 March 2023	20 April 2023
Annual General Meeting 2023	20 April 2023
Interim report for period ended 30 June 2023	4 July 2023
Interim report for period ended 30 September 2023	19 October 2023

Contact information

Sven-Olof Johansson, CEO

+46 (0)8 402 34 65 (direct)

+46 (0)8 402 34 60 (switchboard)

Daniel Gerlach, CFO

+46 (0)8 402 34 63 (direct)

+46 (0)8 402 34 60 (switchboard)

www.fastpartner.se



Fastpartner AB (publ)

Sturegatan 38

Box 55625

SE-102 14 Stockholm

Phone: +46 (0)8 402 34 60

Fax: +46 (0)8 402 34 61

Corporate reg. no.: 556230-7867

Registered office: Stockholm

Email: info@fastpartner.se