

Interim Report

1 January – 30 September 2020

Q3

THE PERIOD IN BRIEF

- Rental income grew by 8.7%, amounting to SEK 1,339.6m (1,232.2).
- Net operating income increased by 13.0%, totalling SEK 968.4m (857.0), which gave a surplus ratio of 72.3% (69.6).
- Profit from property management increased by 13.1% to SEK 703.4m (622.1), per Class A ordinary share SEK 3.85 (3.44).
- Rolling annual profit from property management totals approximately SEK 950m (875).
- The market value of the properties amounted to SEK 30,168.0m (28,172.4). Unrealised changes in value of properties for the period totalled SEK 50.1m (1,167.4).
- After-tax profit amounted to SEK 575.0m (1,772.5), per Class A ordinary share SEK 2.88 (9.64).
- Fastpartner has already achieved the target it set for 2020 regarding rolling profit from property management. The Board of Directors has set new targets for 2025. 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

Earnings growth per quarter, SEKm	2020 Q3	2020 Q2	2020 Q1	2019 Q4	2019 Q3
Rental income, etc.	447.3	444.5	447.8	454.3	427.8
Property expenses	-117.4	-111.6	-142.3	-138.3	-121.3
Net operating income	329.9	332.9	305.5	316.0	306.5
Surplus ratio %	73.8	74.9	68.2	69.6	71.6
Central administration	-9.2	-9.2	-9.5	-10.1	-8.6
Share of associated companies' profit ¹	2.9	1.1	0.0	-1.2	25.0
Financial items	83.2	-82.7	-75.1	-77.1	-77.9
Profit/loss from property management	240.4	242.1	220.9	227.6	245.0
Changes in value, properties	162.7	-174.5	62.4	1,420.2	773.1
Profit from property management after changes in value, properties	403.1	67.6	283.3	1,647.8	1,018.1

¹ Share of associated companies' profit relates to Fastpartner's holdings in the associated companies Bostadsbyggarna Fastpartner – Besqab HB, Centralparken Holding AB, Slättö Fastpartner Holding AB and Slättö Fastpartner II 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.

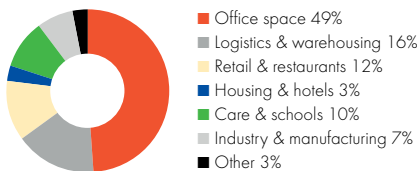
80%

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

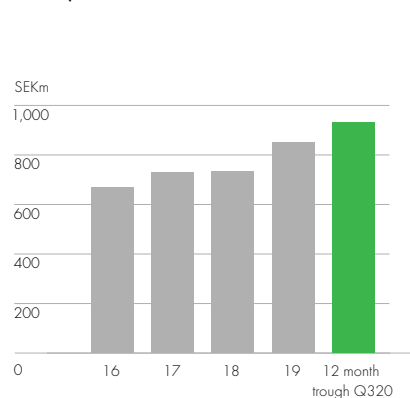
FASTPARTNER TARGETS 2025

FINANCIAL		OPERATIONAL		ENVIRONMENT	DIVIDEND
Rolling annual profit from property management of SEK 1,500m	Secured loan-to-value ratio will be < 30%	Surplus ratio will be at least 75%		The volume of environmentally-certified properties will increase by >10% per year and comprise >80% by the end of 2025	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
Profit from property management per Class A ordinary share will increase by >10% per year.	Green financing will account for 70% of the company's total loan portfolio.	The entire property portfolio will be fully digitalised		CO ₂ e emissions will decrease by >15% per year	
Return on equity will total >12% per year	Achieve a credit rating of Baa1	Customer satisfaction index (CSI) will exceed 75		Energy consumption will decrease by >1% per year in existing portfolio	
Net loan-to-value ratio will be <48%				Vision 2030: To achieve 100% climate neutrality	
Interest coverage ratio will be >3x					

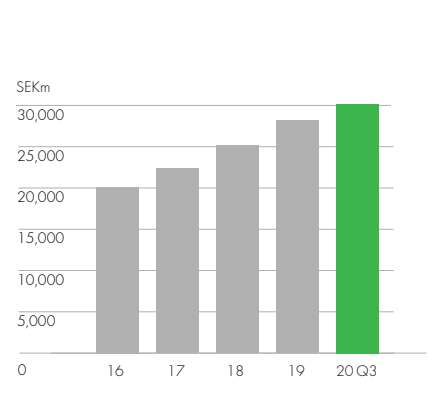
DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



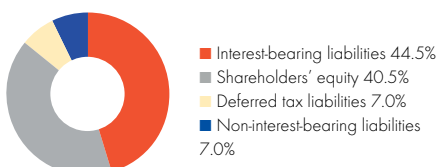
PROFIT/LOSS FROM PROPERTY MANAGEMENT



PROPERTY VALUE



CAPITAL STRUCTURE



SEK 931 m

Profit from property management over the past 12 months totalled SEK 931.0m

SEK 30,168 m

The market value of the properties amounted to SEK 30,168.0m as of 30 September 2020

CEO MESSAGE

A quarter towards normalisation

The ongoing COVID-19 pandemic continues to have some impact on economic conditions. We see a second wave building in Europe, as well as in the US and South America. Consequently, restrictions have been reimposed that directly affect the economic climate. However, the restrictions are less extensive than last spring and at the same time we can see a rapid recovery in Asia, mainly in China, with GDP growth of 5-6%. In terms of the spread of infection, China is 4-5 months ahead of us in Europe, which in the best of cases would mean that for us the pandemic will subside in the spring of 2021 and that we may be back to a more normalised situation by summer.

For Fastpartner, we can once again conclude that the pandemic has had a relatively limited impact on our business operations. During the quarter we have had net lettings of SEK 11m and we continue to deliver a good surplus ratio of 73.8%. Rental payments for the fourth quarter are at normal levels.

The capital market continues to improve and is now back at almost the same level as at the beginning of the year. Liquidity continues to be strengthened through the activities of various central banks, especially the Fed, ECB, PBC and to some extent, even our own Riksbank. These activities, combined with major fiscal stimulus measures, will produce a strong financing market for some time to come.

2025 Targets

At its September Board meeting, the Board of Directors of Fastpartner set new financial, operational and sustainability targets for the period until 2025, which are presented on page 2 of this interim report. We have analysed the conditions for achieving these new targets in detail and concluded that with a dedicated effort from our talented employees, we should be well equipped to succeed.

Investment Grade

During the third quarter Fastpartner received an Investment Grade rating from Scope Ratings, where even the company's bond loans and commercial paper were assigned a BBB-credit rating with stable prospects. Efforts to achieve an Investment Grade rating from Moody's have also continued and we are extremely close to meeting all criteria for the Baa3 rating from Moody's.

Third quarter 2020

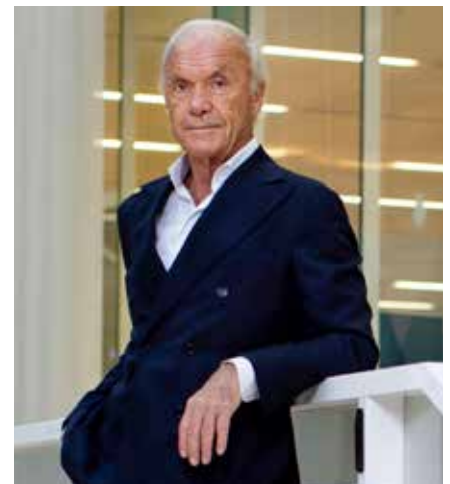
Rental income for the quarter grew by 4.6% to SEK 447.3m (427.8), net operating income climbed 7.6% to SEK 329.9m (306.5) and the surplus ratio rose to 73.7% (71.6).

Profit from property management for the quarter was SEK 240.4m (245.0) or SEK 1.31 (1.35)/Class A ordinary share. Profit from property management declined mainly because the share of profit from associated companies decreased compared with the previous period. This decrease was offset by a higher net operating income as a result of properties acquired in 2019 and 2020, as well as newly signed tenancy agreements and completed tenant adjustments.

Unrealised changes in value in the property portfolio for the quarter totalled SEK 162.7m (349.9).

Financial items for the quarter totalled SEK -83.9m (-107.0).

Profit before tax for the quarter amounted to SEK 402.4m (989.0).



Sven-Olof Johansson, CEO

Performance January – September 2020

Rental income

Rental income totalled SEK 1,339.6m (1,232.2), representing an increase compared with the same period last year of SEK 107.4m, or 8.7%. The increase is mainly attributable to newly signed contracts, completed tenant adjustments and additional rent from properties acquired in 2019 and 2020.

In a comparable portfolio, income increased by SEK 31.9m or 2.4%.

The economic occupancy rate on 30 September 2020 was 90.6% (90.7). Adjusted for Fastpartner's project properties, the economic occupancy rate was 91.1% (91.4).

As a result of COVID-19 and the government rent relief package, where property owners and the Government together provide tenants in specific industries with up to a 50% discount on rent for the second quarter, Fastpartner has provided discounts on rent of SEK 3.8m (-) for the second quarter. Rent discounts of SEK 3.4m had a negative impact on the second quarter, while rent discounts of SEK 0.4m had a negative impact on the third quarter.

Property expenses

Property expenses totalled SEK 371.2m (375.2), a decline of SEK 4.0m or 1.1%. In a comparable portfolio, property expenses decreased by SEK 12.3m, or 3.4%. The decline can mainly be attributed to reduced costs for snow removal and district heating because of a mild winter, as well as to lower costs for repairs and maintenance.

Valuation of properties

Unrealised changes in value in the property portfolio totalled SEK 50.1m (1,167.4). The weighted direct yield requirement for valuations of the property portfolio was about 4.7% (4.6).

Net financial items

Financial items totalled SEK -272.9m (-324.6). Financial items mainly consist of interest expenses for the Group's loans and changes in value related to interest-rate derivatives.

Financial income totalled SEK 19.5m (3.1).

Financial expenses totalled SEK 237.3m (216.1) and relate mainly to interest expenses for the Group's loans. The increase of SEK 21.2m, compared with the same period last year, is mainly attributable to a larger loan portfolio as a result of properties acquired in 2019 and 2020.

Unrealised change in the value of derivatives totalled SEK -31.8m (-91.9).

Tax

Tax for the period totalled SEK -147.2m (-351.0). Tax consists of current tax of SEK -81.0m (-75.3) on profit for the period and deferred tax of SEK -66.2m (-275.7). The corporate tax rate for the 2020 tax year is 21.4% (21.4) and will be lowered to 20.6% for the 2021 tax year. Deferred tax is calculated at the tax rate that is expected to be applicable at the time of payment.

Cash flow

Cash flow for the period from current management before changes in working capital totalled SEK 585.1m (490.5). Cash flow after changes in working capital totalled SEK 620.2m (546.1). The change in cash and cash equivalents for the period was SEK 69.2m (-406.2) and can mainly be attributed to an increase in net operating income as a result of newly signed contracts, 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 period Fastpartner also issued Class A shares for SEK 224m.

Q3 IN BRIEF

- Rental income rose to SEK 447.3m (427.8).
- Net operating income increased to SEK 329.9m (306.5m).
- The surplus ratio rose to 73.8% (71.6).
- Profit from property management totalled SEK 240.4m (245.0).
- Unrealised changes in value in the property portfolio totalled SEK 162.7m (349.9).
- Financial items totalled SEK -83.9m (-107.0).
- Profit before tax amounted to SEK 402.4m (989.0).
- After-tax profit amounted to SEK 321.0m (875.9).

PROFIT FROM PROPERTY MANAGEMENT PER QUARTER



SEK 1,340m

Rental income was SEK 1,339.6m for the period.

Property portfolio

Fastpartner's real estate portfolio is geographically concentrated to 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 8%), Norrköping (about 4%), Gothenburg (about 5%), and about 3% in Malmö and the rest of Sweden.

The largest segment in our property portfolio is offices, which account for about 49% 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 Stockholm City Centre ("inside the tolls") and in Solna. Here is a breakdown of the property portfolio between the other segments in terms of rental value: 16% logistics/warehousing, 12% shops/restaurants, 10% care/school, 7% industry/ manufacturing, 3% housing/ hotels and 3% other.

In terms of organisation, the property portfolio is managed in four regions. The total lettable area of 1,535,329 m² is distributed among the four regions. Region 1 has 446,472 square metres, Region 2 has 418,126 square metres, Region 3 has 459,243 square metres and Region 4 has 211,488 square metres. See Note 1 for the management area of each region.

ACQUISITIONS AND DIVESTMENTS

Fastpartner acquired the following properties during 2020.

Property	Municipality	Lettable area, m ²	Purchase completion date
Herrjärva 3	Solna	19,788	5 Mar 2020

1,535,329 m²

Total lettable area.

OVERVIEW BY GEOGRAPHIC AREA, AS OF 30 SEPTEMBER 2020

	Plot area	Lettable area, m ²								Rental value	
		Total lettable area	Offices	Logistics & warehousing	Retail and restaurants	Industry & manufacturing	Housing & hotels	Care & schools	Miscellaneous	SEKm ¹	Value, SEKm
Stockholm	1,010,825	876,109	420,591	176,813	103,225	70,198	31,059	67,374	6,849	1,473.1	23,762.3
Gävle	459,679	209,600	37,309	57,238	6,084	61,201		38,174	9,594	166.1	1,621.8
Uppsala & Mälardalen	169,332	102,158	33,364	38,901	16,981	2,615	2,930	7,257	110	119.6	1,871.5
Gothenburg	320,295	148,537	26,517	107,760	11,431	1,848		981		91.9	1,313.3
Norrköping	266,514	105,597	15,620	34,111	9,717	33,679	210	12,097	163	83.8	914.1
Malmö	85,312	48,423	16,186	22,626	3,174	2,425		3,202	810	44.6	441.5
Miscellaneous	131,607	44,905	5,900	25,240	6,341	4,715	2,356	339	14	29.5	243.5
Total	2,443,564	1,535,329	555,487	462,689	156,953	176,681	36,555	129,424	17,540	2,008.6	30,168.0

¹ Rental value as of 1 October 2020 12 months forward.

OVERVIEW BY TYPE OF PREMISES

30 Sept. 2020	Area	Rental value	
		SEKm ¹	Rental value/m ²
Offices	555,487	971.1	1,748
Logistics & warehousing	462,689	326.7	706
Industry & manufacturing	176,681	147.8	837
Retail and restaurants	156,953	253.3	1,614
Care & schools	129,424	197.7	1,527
Housing & hotels	36,555	56.1	1,535
Miscellaneous	17,540	55.9	3,188
Total	1,535,329	2,008.6	1,308

¹ Rental value as of 1 October 2020 12 months forward.



Uppfinnaren 1

Market value of the property portfolio

Fastpartner recognises its properties at fair value according to IFRS 13 and all properties were valued in accordance with Level 3. The entire property portfolio is externally valued twice a year. During 2020, Fastpartner had the value of all properties assessed through external evaluations from the independent valuation institutions Cushman & Wakefield Sweden AB and Newsec Advice AB. All property values are supported by a valuation institution, and have been subjected to the company's assessment, in order to achieve a market value that is as accurate as possible. Fastpartner internally adjusted the value of 15 properties that deviated from the external valuations by an amount of 1.2% of the Group's reported property value. The deviations largely consist of value-enhancing investments and newly signed tenancy agreements, as well as adjusted values of development rights and adjusted yield on two properties. The total value of the Group's properties as of 30 September 2020 is SEK 30,168.0m (28,172.4).

The valuations are based on the information that Fastpartner has about 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 normal marketing time in the open market.

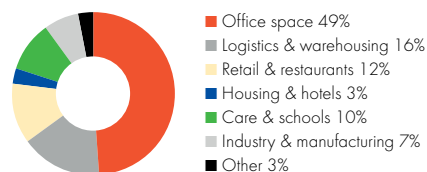
A cash flow analysis was performed for each property as part of the valuation process. The cash flow analysis consists of an assessment of the present value of the property's future net operating income during a calculation period, as well as the present value of the object's residual value after the end of the calculation period. The calculation takes into account future changes in net operating income, as well as the object's need for maintenance. The company's investment properties are valued according to an average yield requirement of approximately 4.7% (4.6) on actual cash flow. The average yield requirement is about 4.2% (4.2) for Region 1, about 5.4% (5.5) for Region 2, about 5.1% (5.0) for Region 3 and about 5.6% (6.0) for Region 4.

Unrealised changes in value in the property portfolio for the period totalled SEK 50.1m (817.5).

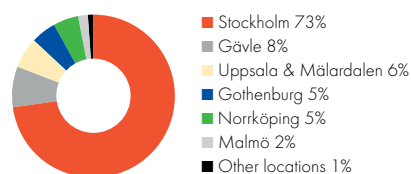
The value of the property portfolio has changed as follows:

SEKm	
Carrying amount at the beginning of the year, including properties under construction	28,172.4
+ Acquisition of properties	1,557.8
+ Investments	387.7
- Sales	-
+/- Unrealised changes in value of properties	50.1
Carrying amount at the end of the period, including properties under construction	30,168.0

DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



DISTRIBUTION OF RENTAL VALUE – BY REGION



Project and property development

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

Fastpartner refines the property portfolio; some projects that can be mentioned include adaptation of office space for Assa Abloy in Liljeholmen, restaurant and co-working hub in Hemsta, Gävle, supermarket in Tensta with associated energy savings, new construction and refurbishment of warehousing and offices for Origum in Märsta, refurbishment for tenants, solar panels and property development in Frösunda and construction of 200 flats in Märsta Centrum. Almost every project today contains energy-saving measures, solar cells or geoenergy.

In 2020, Fastpartner continued to focus on project and property development. During the period, Fastpartner invested SEK 387.7m (811.9) in existing properties. As of 30 September 2020, current project investments in properties totalled SEK 1,067.4m (865.6). The remaining investment volume for these current project investments amounted to SEK 480 (428).

Development rights

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

Fastpartner continues to expand its development rights and projects. Development is particularly strong in the Stockholm region.

As of 30 September 2020, Fastpartner has estimated its unutilised development rights at about 433,000 m² lettable area, including about 137,000 m² of residential development rights and about 296,000 m² of commercial development rights. The unutilised development rights are in different phases, ranging from plan ideas to local plan in place and construction can begin. As of 30 September 2020, the unutilised development rights were valued at SEK 503m, of which SEK 259m related to residential development rights, corresponding on average to SEK 1,885/m², and SEK 244m related to commercial development rights, corresponding on average to SEK 825/m². The unutilised development rights apply to properties held by Fastpartner with both ownership and leasehold rights.

INVESTMENTS IN EXISTING PORTFOLIO

	SEKm
New construction	152.9
Tenant adjustments	185.7
Environmental and planning projects	49.1
Total	387.7

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



Pottegården 3

FASTPARTNER'S LARGEST CURRENT PROJECTS AT 30 SEPTEMBER 2020

Property	Type of project	Project area (m ²)	Estimated investment (SEKm)	Estimated remaining investment (SEKm)	Estimated completion, year
Näringen 5:1	Adaptation of premises, warehousing, energy	5,900	13	2	Q1 21
Syllen 4	Adaptation of premises for Assa Abloy, energy, etc.	6,200	72	14	Q1 21
Timpningen 5	Adaptation of premises, office space, cultural activities, etc.	3,000	17	7	Q1 21
Ekenäs 4	Adaptation of premises, office space	3,700	13	2	Q2 21
Rånäs 1	Adaptation of premises, office space, solar panels	5,000	26	12	Q2 21
Bränninge 4	Adaptation of premises, Matkanonen, energy	1,200	16	11	Q3 21
Hilton 2	Adaptation of premises, office space, solar panels	5,100	25	10	Q3 21
Märsta 11:8	New-build and refurbishment, office space, warehousing, etc.	1,200	25	14	Q3 21
Märsta 24:4	New-build showroom, sales area, etc.	2,500	43	37	Q3 21
Märsta 1:257 - 260	Housing, Märsta Centrum	12,000	430	68	Q4 21
Hemsta 11:11, 15:7	Adaptation of premises, restaurant, offices, etc.	3,300	48	47	Q4 21

LARGE POTENTIAL PROJECTS AND DEVELOPMENT RIGHTS

Region	Area	Property	Form of tenure	Prop. category	Status	Possible start of construction ¹	Additional area (m ² , BTA) ²			Addit. no. ²
							Residential	Commercial	Total	
Stockholm	Sundbyberg	Päronei 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	-
Stockholm	Årsta	Allgunnen 7	Ownership/Leasehold	Housing, Preschool	Local development plan in progress	2023	8,600	900	9,500	108
Stockholm	Västberga	Lönelistan 1.2 Timp. 5	Leasehold	Commercial	Local development plan in progress	2021	-	33,500	33,500	-
Stockholm	Bredäng	Bredäng Centrum	Leasehold	Residential/commercial	Local development plan in progress	2024	9,200	7,800	17,000	115
Stockholm	Liljeholmen	Syllen 4	Leasehold	Residential/commercial	Pre local development plan	2024	4,200	5,400	9,600	140
Stockholm	lidingö	Diviatorn 1	Ownership	Residential	Pre local development plan	2025	3,100	-	3,100	78
Stockholm	Bromma	Riksby 1:13	Ownership/Leasehold	Residential/commercial	Local development plan in progress	2024	42,000	33,000	75,000	420
Stockholm	Märsta	Märsta Centrum	Ownership	Commercial	Construction start	2021	-	16,800	16,800	-
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	Housing, retail	Prior to construction start	2021	2,750	600	3,350	27
Stockholm	Täby	Stansen 1	Ownership	Preschool	Prior to construction start	2021	-	2,000	2,000	-
Gävle	Näringen	Näringen 10:4	Ownership	Commercial	Prior to construction start	2021	-	10,000	10,000	-
Gävle	Hemsta	Hemsta 11:11, 15:7	Ownership	Commercial	Prior to construction start	2021	-	20,000	20,000	-
Gävle	Gavlehov	Sättra 64:5, Sättra 108:23	Ownership	Residential/commercial	Pre local development plan	2021	11,500	23,500	35,000	164
Total							116,350	160,000	276,350	1,500

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 amounted to SEK 13,000.2m (12,631.7). Equity increased by SEK 796.5m, of which SEK 575.0m relates to profit for the period and SEK 221.5m relates to the new issue of Class A shares, and declined by SEK 428.0m as a result of the approved dividend paid to shareholders.

Private placement of Class A shares

On 19 February 2020, the Board of Directors of Fastpartner decided, based on the authorisation of the Annual General Meeting from 25 April 2019, to raise SEK 221.5m after issuance expenses through a private placement of 2,000,000 Class A ordinary shares.

Loan financing

Fastpartner's interest-bearing liabilities at the end of the period totalled SEK 14,630.4m (13,395.1), of which SEK 4,094.3m (3,097.2) or 28.0% (23.1) entail green financing. Interest-bearing net liabilities totalled SEK 13,868.8m (12,729.2), corresponding to 46.0% (45.2) of the market value of the properties as of 30 September 2020. Interest-bearing gross liabilities to banks totalled SEK 8,900.4m (8,135.1), corresponding to 29.5% (28.9) of the market value of the properties as of 30 September 2020. The remaining gross liability, corresponding to 19.0% (18.7) of the market value of the properties, consisted of listed bond loans of SEK 4,300.0m (3,800.0) and commercial paper of SEK 1,430.0m (1,460.0). The average interest rate for all loans as of 30 September 2020 was 1.8% (1.9).

Below is a summary of the outstanding listed bond loans.

Amount (SEKm)	Interest (%)	Maturity of the bond loan
600.0	Stibor 3M + 2.45 ¹	Sept. 21
1,300.0	Stibor 3M + 2.85 ¹	May 22
1,300.0	Stibor 3M + 2.45 ¹	May 23
1,100.0	Stibor 3M + 3.10 ¹	March 24
4,300.0		

¹ The figure refers to percentage points.

The Group's interest-bearing liabilities total SEK 14,630.4m (13,395.1). This amount includes loans totalling SEK 3,227.4m (2,833.0), which are due or are to be repaid within 12 months and are therefore classified as current liabilities to credit institutions as of 30 September 2020. 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. 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 2020 is presented below.

LOAN STRUCTURE AS OF 30 SEPTEMBER 2020 (SEKM)

Loan agreements	Amount utilised	Loan agreement term
755.0	755.0 ¹	2020
3,102.1	3,048.9 ²	2021
3,424.6	3,424.6 ³	2022
4,332.4	4,332.4 ⁴	2023
1,100.0	1,100.0 ⁵	2024
74.8	74.8	2025
637.4	637.4	2028
216.0	216.0	2029
1,041.3	1,041.3	2034
Total	14,683.6	14,630.4

¹ Of which 755.0 relates to commercial paper.

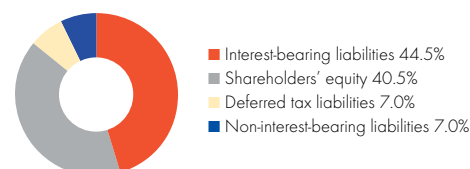
² Of which SEK 600.0 relates to bond loans and SEK 675.0 relates to commercial paper.

³ Of which SEK 1,300.0 relates to green bond loans

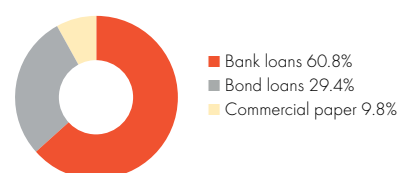
⁴ Of which SEK 1,300.0 relates to bond loans

⁵ Of which SEK 1,100.0 relates to bond loans

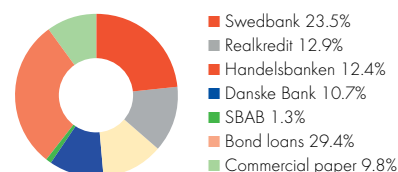
CAPITAL STRUCTURE



BREAKDOWN OF FINANCING



BREAKDOWN OF LENDERS



THE GROUP'S INTEREST RATE SWAP AGREEMENTS AS OF 30 SEPTEMBER 2020

Amount (SEKm)	Interest ¹ (%)	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
1,875		

¹Excluding the loan margin

Credit rating from Scope Ratings and Moody's

Fastpartner received 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.

- Fastpartner's credit rating from Moody's was raised to Ba1 in December 2019.

Private placement of new bond loans

Fastpartner issued unsecured bonds of SEK 400m during the first quarter. The bonds were issued under an existing framework of SEK 1,500m, at a rate of 106.845% which corresponds to an interest rate of about 1.25% on the first redemption date. In July Fastpartner issued an additional SEK 200m in unsecured bonds within the same framework at a price of 101.983%, corresponding to an interest rate of about 2.49% until the first redemption rate. The bonds run at a coupon rate of STIBOR 3M + 3.10 percentage points and have a final maturity in March 2024.

Fastpartner issued unsecured bonds of SEK 400m in September. The bonds were issued under an existing framework of SEK 1,500m, at a rate of 101.891% which corresponds to an interest rate of about 1.65% on the first redemption date. The bonds run at a coupon rate of STIBOR 3M + 2.45 percentage points and have a final maturity in May 2023.

Financial position

The equity/assets ratio in the Group at the end of the period totalled 40.5% (42.1). The equity/assets ratio in the Group adjusted in accordance with EPRA NAV at the end of the period totalled 47.9% (49.8). Cash and cash equivalents including unutilised overdraft facilities totalled SEK 568.5m (499.3) at the end of the period.

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 2019 annual report.

During the second quarter we identified two main risks to our business associated with the COVID-19 pandemic: the payment ability of our tenants and the refinancing conditions in the capital market. We can now conclude that the general business climate has stabilised and most industries are experiencing some improvement and growth, with the exception of hospitality and some aspects of retail. The ability to pay is back to normal levels with normal payment times.

Regarding the capital market, a significant improvement has occurred and the market is at the same level as at the beginning of the year. Liquidity is very good as a result of continued substantial central bank measures around the world, which have been strengthened by additional fiscal stimulus measures.

Related party transactions

During the period, all transactions with companies within the Fastpartner Group, Henrik och Sven-Olof Fastigheter AB, Fastpartners 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 2020, the Group had 79 (71) employees, including 58 (53) men. All are employed by the Parent Company.

Change in pledged assets and contingent liabilities

Pledged assets increased to SEK 12,722.4m (11,566.1) during the period because Fastpartner took out secured bank loans.

40.5%

The equity/assets ratio in the Group at the end of the period totalled 40.5%.

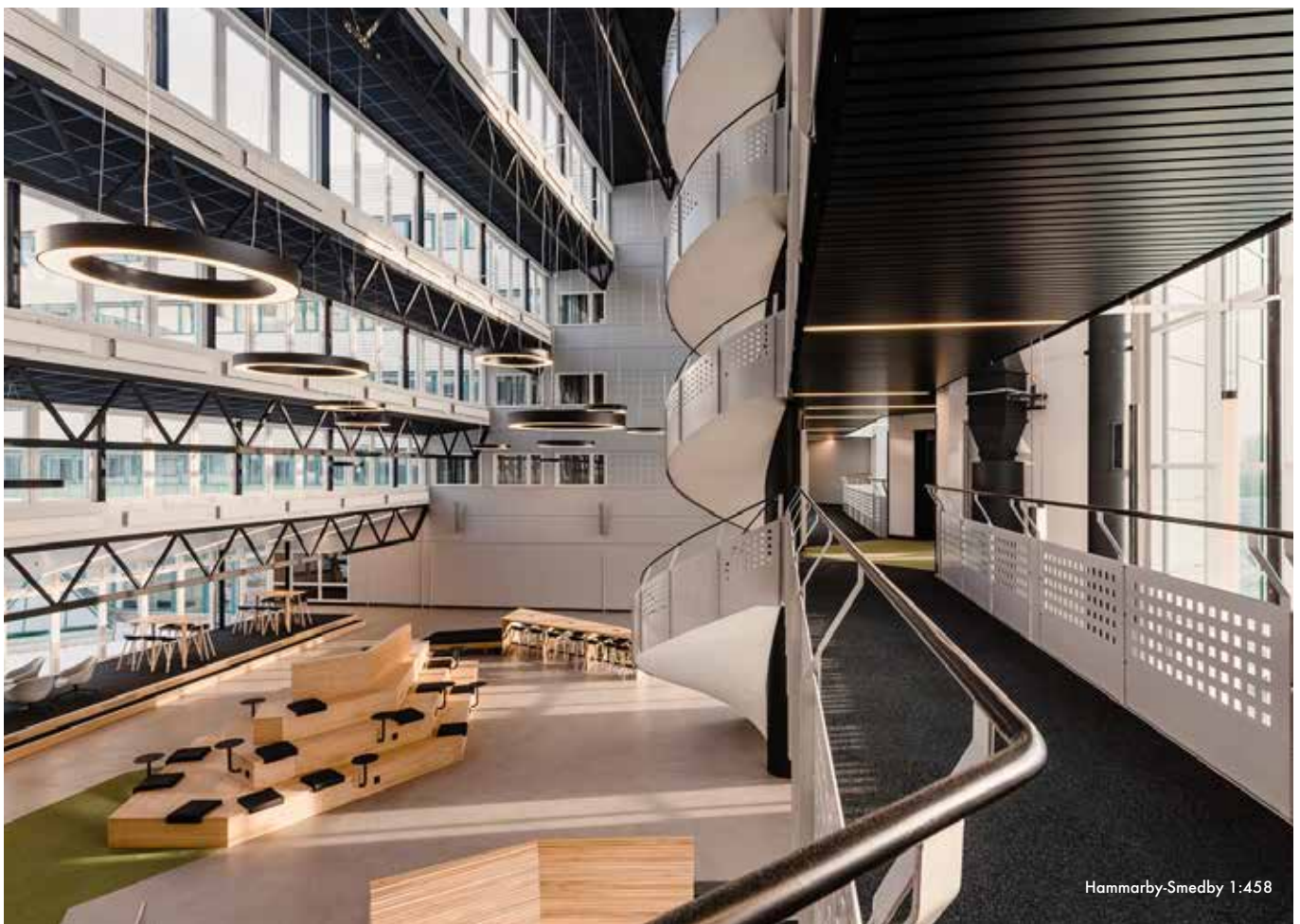


Events after the end of the period

No events to report.

Parent Company

The Parent Company conducts parts of the property management business on commission. Rental income for the Parent Company during the period totalled SEK 401.6m (378.9) and profit after financial items was SEK 219.3m (1 124.5). As of 30 September 2020, cash and cash equivalents totalled SEK 323.1m (257.3). The risk assessment for the Parent Company is the same as for the Group.



Hammarby-Smedby 1:458

The share

Ordinary share, Class A

Fastpartner's Class A ordinary share was listed in 1994 on the Stockholm Stock Exchange O list. Since 2 October 2006, the ordinary share has been listed on the main list of Nasdaq Stockholm. Since 2 January 2020, the share is traded on the Large cap list. Chief Executive Officer Sven-Olof Johansson has been the principal owner since 1995 and owned a 71.5% stake through Compactor Fastigheter AB as of 30 September 2020.

The share price performance can be seen in the diagram below.

SHARE PRICE 1 JANUARY – 30 SEPTEMBER 2020 (SEK)



Ordinary shares, Class D

Fastpartner's Class D ordinary share was listed on 13 December 2019 on the main list of Nasdaq Stockholm. Since 2 January 2020, the share is traded on the Large cap list. The issue price was SEK 84 per share. The Class D shares entitle the holder to a dividend as of 6 May 2020. Therefore, the Class D shares have not entailed any profit/Class D share for 2020. Preference shares entitle the holder to an annual dividend of a maximum of SEK 5.0/Class D share and each Class D share carries one tenth of a vote.

Preference share

Fastpartner's preference share was listed on 18 June 2013 on the main list of Nasdaq Stockholm. Since 2 January 2020, the share is 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. 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.

Repurchase and divestment of treasury shares

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

No treasury preference shares or Class D ordinary shares were repurchased.

Number of shares outstanding

The total number of outstanding Class A ordinary shares is 182,900,000 at the end of the period. The total number of outstanding Class D ordinary shares is 8,500,000 at the end of the period. The total number of outstanding preference shares is 5,692,497 at the end of the period.

THE FIVE LARGEST OWNERS AS OF 30 SEPTEMBER 2020

	Number of shares	Share, %
Compactor Fastigheter AB ¹	130,817,915	71.5
Länsförsäkringar Fondförvaltning	18,316,533	10.0
Kamprad Family Foundation	5,887,500	3.2
Swedbank Robur Fonder	5,377,475	2.9
Ilija Batljan Invest Fast 1 AB	2,852,366	1.6
Other	19,648,211	10.8
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.



WHY BE A FASTPARTNER SHAREHOLDER?

Clear focus on Stockholm

Around 80 per cent of the rental value is in Stockholm and its surrounding areas in Mälardalen. Properties are located in attractive areas, many on the 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 140 per cent. The dividend has been steadily increasing and since 2002, Fastpartner has paid over SEK 2.6bn to its shareholders.

Constant growth and ambitious targets that are achieved

Fastpartner's profit from property management has increased from SEK 198m in 2010 to SEK 850m in 2019, a 329 per cent increase. The targets that Fastpartner set during these years have been met. As of Q3 2020, Fastpartner's rolling profit from property management is about SEK 950m.

Accounting policies

Fastpartner prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). This interim 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, with the exception for the Group as mentioned below regarding IFRS 16.

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 income statements 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 the 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, 21 October 2020

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 Securities Market Act. The information was submitted for publication, through the agency of the contact person set out below, at 03:30 p.m. CET on 21 October 2020.

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, 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 2020 – 30 September 2019 period. The Board of Directors and the Chief Executive Officer are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this interim 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 the 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, 21 October 2020
Deloitte AB

Johan Telander
Authorised Public Accountant

Condensed consolidated statement of comprehensive income

Amounts in SEKm	2020 1 July – 30 Sept.	2019 1 July – 30 Sept.	2020 1 Jan. – 30 Sept.	2019 1 Jan. – 30 Sept.	2019 1 Jan. – 31 Dec.
Rental income	447.3	427.8	1,339.6	1,232.2	1,686.5
Property expenses					
Operating expenses	-60.2	-59.9	-199.8	-206.3	-279.0
Repairs and maintenance	-14.0	-17.0	-40.3	-49.9	-65.4
Property tax	-27.6	-29.9	-80.2	-70.5	-100.6
Leases	-1.4	-1.8	-5.9	-6.1	-7.9
Property administration and marketing	-14.2	-12.7	-45.0	-42.4	-60.6
Net operating income	329.9	306.5	968.4	857.0	1,173.0
Central administration	-9.2	-8.6	-27.9	-24.8	-34.9
Unrealised changes in value of properties	162.7	349.9	50.1	1,167.4	2,587.6
Realised changes in value of properties	-	423.2	0.5	423.4	423.4
Share of associated companies' profit	2.9	25.0	4.0	25.1	24.1
Profit before financial items	486.3	1,096.0	995.1	2,448.1	4,173.2
Financial items					
Financial income	6.4	2.7	19.5	3.1	8.8
Financial expenses	-81.3	-74.0	-237.3	-216.1	-287.4
Ground rents	-8.3	-6.6	-23.3	-19.7	-31.2
Change in value, derivatives and financial investments	-0.7	-29.1	-31.8	-91.9	-32.5
Profit before tax	402.4	989.0	722.2	2,123.5	3,830.9
Tax	-81.4	-113.1	-147.2	-351.0	-683.9
Profit for the period	321.0	875.9	575.0	1,772.5	3,147.0
Other comprehensive income	-	-	-	-	-
Comprehensive income for the period	321.0	875.9	575.0	1,772.5	3,147.0
Profit for the period attributable to:					
Parent Company shareholders	321.0	875.9	575.0	1,772.5	3,147.0
Non-controlling interests	-	-	-	-	-
	321.0	875.9	575.0	1,772.5	3,147.0
Earnings/Class A ordinary share	1.65	4.79	2.88	9.64	17.19
Number of issued Class A ordinary shares	183,233,636	181,233,636	183,233,636	181,233,636	181,233,636
Number of outstanding Class A ordinary shares	182,900,000	180,900,000	182,900,000	180,900,000	180,900,000
Average number of Class A ordinary shares	182,900,000	180,900,000	182,566,000	180,900,000	180,900,000
Earnings/Class D ordinary share	1.25	-	2.50	-	-
Number of issued Class D ordinary shares	8,500,000	-	8,500,000	-	8,500,000
Number of outstanding Class D ordinary shares	8,500,000	-	8,500,000	-	8,500,000
Average number of Class A ordinary shares	8,500,000	-	8,500,000	-	354,000

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

Condensed consolidated balance sheet

Amounts in SEKm	30 Sept. 2020	30 Sept. 2019	31 Dec. 2019
ASSETS			
Non-current assets			
Property, plant and equipment			
Investment properties	29,851.6	25,842.6	27,876.8
Properties under construction	316.4	239.2	295.6
Right-of-use asset, leasehold	1,025.0	868.0	1,018.0
Machinery and equipment	1.5	1.6	1.7
Total property, plant and equipment	31,194.5	26,951.4	29,192.1
Non-current financial assets			
Interests in associated companies	384.7	38.9	372.5
Other non-current receivables	70.2	360.6	51.3
Total non-current financial assets	454.9	399.5	423.8
Total non-current assets	31,649.4	27,350.9	29,615.9
Current receivables	149.3	136.1	106.3
Cash and cash equivalents	333.5	285.8	264.3
Total current assets	482.8	421.9	370.6
TOTAL ASSETS	32,132.2	27,772.8	29,986.5
EQUITY AND LIABILITIES			
Share capital	658.1	623.1	651.4
Other contributed capital	2,118.5	1,234.1	1,903.7
Retained earnings incl. comprehensive income for the year	10,223.6	8,702.1	10,076.6
Total shareholders' equity	13,000.2	10,559.3	12,631.7
Deferred tax liabilities	2,245.2	1,864.6	2,178.9
Liabilities to credit institutions and similar liabilities	11,403.0	10,554.9	10,562.1
Lease liability leasehold	1,025.0	868.0	1,018.0
Other non-current liabilities	44.4	37.0	42.8
Total non-current liabilities	14,717.6	13,324.5	13,801.8
Liabilities to credit institutions	3,227.4	2,919.2	2,833.0
Other current liabilities	627.3	477.1	446.4
Accrued expenses and deferred income	559.7	492.7	273.6
Total current liabilities	4,414.4	3,889.0	3,553.0
Total liabilities	19,132.0	17,213.5	17,354.8
TOTAL EQUITY AND LIABILITIES	32,132.2	27,772.8	29,986.5

Summary consolidated statement of cash flows

Amounts in SEKm	2020 1 July – 30 Sept.	2019 1 July – 30 Sept.	2020 1 Jan. – 30 Sept.	2019 1 Jan. – 30 Sept.	2019 1 Jan. – 31 Dec.
Operating activities					
Profit before tax	402.4	989.0	722.2	2,123.5	3,830.9
Adjustment items	-165.1	-768.6	-27.2	-1,527.5	-2,994.8
Tax paid/received	-44.5	-10.5	-109.9	-105.5	-61.4
Cash flow from operating activities before changes in working capital	192.8	209.9	585.1	490.5	774.7
Changes in working capital	24.6	116.5	35.1	55.6	-29.9
Cash flow from operating activities	217.4	326.4	620.2	546.1	744.8
Investing activities					
Investments in properties	-121.8	-227.8	-1,758.4	-2,590.7	-3,255.1
Divestment of properties	-	500.0	0.5	500.5	501.0
Divestment of non-current financial assets, proceeds obtained	52.7	-	52.7	47.0	47.1
Investment in non-current financial assets, proceeds paid	-4.9	-50.0	-79.4	-52.6	-77.6
Cash flow from investing activities	-74.0	222.2	-1,784.6	-2,095.8	-2,784.6
Financing activities					
Raising of loans	556.0	203.3	2,236.3	3,009.9	3,227.3
Repayment and amortisation, loans	-593.7	-591.6	-1,001.0	-1,693.2	-1,989.6
Issuance Class A/D shares	-	-	221.8	-	701.4
Dividend	-20.1	-9.5	-223.5	-173.2	-327.4
Cash flow from financing activities	-57.8	-397.8	1,233.6	1,143.5	1,611.7
Cash flow for the period	85.6	150.8	69.2	-406.2	-428.1
Cash and cash equivalents, beginning of period	247.9	135.0	264.3	676.1	676.1
Acquired cash and cash equivalents	-	-	-	15.9	16.3
Cash and cash equivalents, end of period	333.5	285.8	333.5	285.8	264.3

Change in condensed consolidated equity

Amounts in SEKm	2020	2019	2020	2019	2019
	1 July – 30 Sept.	1 July – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 31 Dec.
At beginning of period	12,679.2	9,683.4	12,631.7	9,114.3	9,114.3
Issuance of Class A/D shares	-	-	221.5	-	697.9
Dividend ¹	-	-	-428.0	-327.5	-327.5
Comprehensive income for the period	321.0	875.9	575.0	1,772.5	3,147.0
At end of period	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7
Attributable to Parent Company shareholders	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7

¹ Of which dividend for Class D ordinary shares comprises SEK -42.5m and preference shares SEK -38.0m. SEK 193.9m of the dividend amount was paid and the remainder is expensed as of 30 September 2020. The estimated payment date for the remaining dividend payment for Class A shares is 4 November 2020.

Key ratios

Financial key ratios	2020	2019	2020	2019	2019
	1 July – 30 Sept.	1 July – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 31 Dec.
Rolling annual profit from property management, SEKm (4 quarters forward) ²	950.0	875.0	950.0	875.0	950.0
Equity/Class A ordinary share, SEK ²	71.1	58.4	71.1	58.4	69.8
Long-term net asset value per Class A ordinary share, EPRA NAV, SEK ²	84.2	69.7	84.2	69.7	82.6
Return on equity, % ^{1,2}	10.0	34.6	6.0	24.0	28.9
Return on total capital, % ^{1,2}	6.1	15.5	4.1	12.2	15.4
Interest coverage ratio, multiple ²	4.0	4.3	4.0	3.9	4.0
Equity/assets ratio, % ²	40.5	38.0	40.5	38.0	42.1
Equity/assets ratio adjusted for EPRA NAV, % ²	47.9	45.4	47.9	45.4	49.8

Property-related key figures	2020	2019	2020	2019	2019
	1 July – 30 Sept.	1 July – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 31 Dec.
Net operating income, % ^{1,2}	4.5	4.8	4.4	4.6	4.6
Surplus ratio, % ²	73.8	71.6	72.3	69.6	69.6
Financial occupancy rate, %	91.2	91.3	90.6	90.7	91.0
Financial occupancy rate, adjusted for project properties, %	91.7	91.9	91.1	91.4	91.6
Rental value, SEK/m ² ¹	1,104.9	1,318.0	1,255.9	1,273.0	1,275.6
Property expenses, SEK/m ² ¹	305.9	326.9	322.4	337.0	339.9
Net operating income, SEK/m ² ¹	701.8	876.5	815.5	817.6	820.9

¹ Calculated at annual rate based on respective period, SEKm

² Financial measures that are not defined according to IFRS For definitions and reconciliation, see page 27.

PROPERTY PORTFOLIO AS OF 30 SEPT. 2020

Region	Number of properties	Area 000 m ²	Rental income	Income/m ² ¹	Property expenses		Net operating income SEKm	Fair value SEKm	Net operating income, %	Rental value ¹ SEKm
					SEKm	Expense/m ² ¹				
Region 1	54	446.5	609.8	1,821.1	149.2	445.6	460.6	15,259.3	4.1	631.8
Region 2	56	418.1	293.6	936.2	80.3	256.1	213.3	6,125.4	4.8	312.8
Region 3	78	459.2	342.3	993.8	113.9	330.7	228.4	7,151.5	4.6	388.1
Region 4	20	211.5	93.9	592.0	27.8	175.3	66.1	1,631.8	5.7	113.5
Total	208	1,535.3	1,339.6	1,163.4	371.2	322.4	968.4	30,168.0	4.4	1,446.2

¹ Not adjusted for properties acquired and sold during 2020

Region 1 includes the company's properties in Lunda/Spånga/Stockholm centralt/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 and Enköping.

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.

Condensed income statement and statement of comprehensive income, Parent Company

Amounts in SEKm	2020 1 July – 30 Sept.	2019 1 July – 30 Sept.	2020 1 Jan. – 30 Sept.	2019 1 Jan. – 30 Sept.	2019 1 Jan. – 31 Dec.
Rental income	131.6	132.4	401.6	378.9	524.9
Property expenses					
Operating expenses	-14.5	-14.0	-47.9	-48.8	-65.3
Repairs and maintenance	-5.7	-6.7	-15.5	-16.3	-21.6
Property tax	-7.8	-8.7	-22.5	-20.9	-29.5
Ground rents/leases	-3.7	-2.5	-11.2	-7.8	-15.6
Property administration and marketing	-8.4	-7.0	-27.0	-25.1	-35.1
Net operating income	91.5	93.5	277.5	260.0	357.8
Central administration	-5.2	-5.1	-16.6	-18.2	-25.5
Share of associated companies' profit	2.9	25.0	4.0	25.1	24.1
Profit before financial items	89.2	113.4	264.9	266.9	356.4
Financial items					
Sale of shares and participations	-	780.0	-	780.0	780.0
Profit from interests in subsidiaries	-	-	150.0	324.0	965.1
Other financial items	-57.7	-81.8	-195.6	-246.4	-237.8
Profit/loss after financial items	31.5	811.6	219.3	1,124.5	1,863.7
Appropriations					
Group contributions	-	-	-	-	151.8
Profit before tax	31.5	811.6	219.3	1,124.5	2,015.5
Tax	-6.2	-1.7	-14.3	0.4	-40.7
Profit for the period	25.3	809.9	205.0	1,124.9	1,974.8
Other comprehensive income	-	-	-	-	-
Comprehensive income for the period	25.3	809.9	205.0	1,124.9	1,974.8

Condensed balance sheet, Parent Company

Amounts in SEKm	30 Sept. 2020	30 Sept. 2019	31/12/2019
ASSETS			
Non-current assets			
Property, plant and equipment			
Machinery and equipment	0.8	0.7	0.8
Total property, plant and equipment	0.8	0.7	0.8
Shares in Group companies	6,144.2	5,421.5	5,607.7
Receivables from Group companies	12,178.9	10,967.3	11,805.2
Other long-term securities holdings	-	-	-
Interests in associated companies	384.8	39.0	372.6
Other non-current receivables	99.9	395.5	74.2
Total non-current financial assets	18,807.8	16,823.3	17,859.7
Total non-current assets	18,808.6	16,824.0	17,860.5
Current receivables	20.2	7.7	5.4
Prepaid expenses and accrued income	79.8	74.7	77.0
Cash and cash equivalents	323.1	276.0	257.3
Total current assets	423.1	358.4	339.7
TOTAL ASSETS	19,231.7	17,182.4	18,200.2
EQUITY AND LIABILITIES			
Share capital	658.1	623.1	651.4
Other reserves	91.7	91.7	91.7
Share premium account	2,118.5	1,234.1	1,903.7
Retained earnings	2,594.2	1,967.3	2,817.2
Total shareholders' equity	5,462.5	3,916.2	5,464.0
Liabilities to credit institutions and similar liabilities	9,406.0	9,059.0	9,055.7
Liabilities to Group companies	858.8	818.2	493.6
Other non-current liabilities	23.6	17.8	23.5
Total non-current liabilities	10,288.4	9,895.0	9,572.8
Liabilities to credit institutions and similar liabilities	2,730.4	2,773.7	2,687.5
Other current liabilities	550.9	323.4	345.2
Accrued expenses and deferred income	199.5	274.1	130.7
Total current liabilities	3,480.8	3,371.2	3,163.4
Total liabilities	13,769.2	13,266.2	12,736.2
TOTAL EQUITY AND LIABILITIES	19,231.7	17,182.4	18,200.2

Change in Parent Company equity

Amounts in SEKm	2020		2019		2019	
	1 July – 30 Sept.	1 July – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 30 Sept.	1 Jan. – 31 Dec.	
At beginning of period	5,437.2	3,106.3	5,464.0	3,118.8	3,118.8	
Issuance of Class A/D shares	-	-	221.5	-	697.9	
Dividend ¹	-	-	-428.0	-327.5	-327.5	
Comprehensive income for the period	25.3	809.9	205.0	1,124.9	1,974.8	
At end of period	5,462.5	3,916.2	5,462.5	3,916.2	5,464.0	

¹ Of which dividend for Class D ordinary shares comprises SEK -42.5m and preference shares SEK -38.0m. SEK 193.9m of the dividend amount was paid and the remainder is expensed as of 30 September 2020. The estimated payment date for the remaining dividend payment for Class A shares is 4 November 2020.

NOTE 1 SEGMENT REPORTING

SEKm	Region 1		Region 2		Region 3		Region 4		Total property management		Eliminations and Group-wide items		Total Group	
	2020-09-30	2019-09-30	2020-09-30	2019-09-30	2020-09-30	2019-09-30	2020-09-30	2019-09-30	2020-09-30	2019-09-30	2020-09-30	2019-09-30	2020-09-30	2019-09-30
Rental income	609.8	520.8	293.6	294.5	342.3	325.4	93.9	91.5	1,339.6	1,232.2			1,339.6	1,232.2
Property expenses	-149.2	-147.2	-80.3	-88.5	-113.9	-110.8	-27.8	-28.7	-371.2	-375.2			-371.2	-375.2
Net operating income	460.6	373.6	213.3	206.0	228.4	214.6	66.1	62.8	968.4	837.3			968.4	837.3
Ground rents	-15.7	-12.2	-3.8	-3.7	-3.8	-3.8	-	-	-23.3	-19.7			-23.3	-19.7
Changes in value														
Unrealised changes in value of properties	13.5	740.6	23.8	199.1	-8.8	226.0	21.6	1.7	50.1	1,167.3			50.1	1,167.3
Realised changes in value of properties		424.5			0.5			-1.1	0.5	423.4			0.5	423.4
Changes in value, financial instruments									-31.8	-91.9			-31.8	-91.9
Gross profit	458.4	1,526.5	233.3	401.4	216.3	436.8	87.7	63.4	963.8	2,336.2			963.8	2,336.2
Undistributed items														
Central administration											-27.9	-24.8	-27.9	-24.8
Share of associated companies' profit									4.0	22.6		2.5	4.0	25.1
Financial income									19.5	3.1			19.5	3.1
Financial expenses									-237.3	-216.1			-237.3	-216.1
Profit before tax													722.2	2,123.5
Tax											-147.2	-351.0	-147.2	-351.0
Comprehensive income for the period									750.0	2,145.8	-175.1	-373.3	575.0	1,772.5
Investment properties	15,259.3	12,641.0	6,125.4	5,724.1	7,151.5	6,156.8	1,631.8	1,559.9	30,168.0	26,081.8			30,168.0	26,081.8
Undistributed items														
Right-of-use asset, leasehold													1,025.0	868.0
Financial													454.9	399.5
Non-current assets													1.5	1.6
Machinery and equipment													149.3	136.1
Current assets													333.5	285.8
Cash and cash equivalents														
Total assets	15,259.3	12,641.0	6,125.4	5,724.1	7,151.5	6,156.8	1,631.8	1,559.9	30,168.0	26,081.8			32,132.2	27,772.8
Undistributed items														
Shareholders' equity													13,000.2	10,559.3
Non-current liabilities													12,472.4	11,429.9
Deferred tax liabilities													2,245.2	1,864.6
Current liabilities													4,414.4	3,889.0
Total equity and liabilities													32,132.2	27,772.8
Acquisitions and investments for the period	1,611.3	2,097.0	64.8	138.0	252.2	323.4	17.2	26.2	1,945.5	2,584.5			1,945.5	2,584.5
Sales for the period									-0.1	-0.1				-0.1

Note that IFRS 16 effects 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 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 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/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/Årvidaberg/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.

NOTE 2 MEASUREMENT AT FAIR VALUE

Financial instruments are measured at fair value or at amortised cost on Fastpartner's balance sheet. According to IFRS 13, Fair Value Measurement, fair value is divided into a hierarchy 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. Translation to functional currency is done at the closing day rate.

Level 1 includes financial instruments where measurement is based on quoted prices in an active marketplace.

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 measured at fair value as of 30 September 2020.

Fastpartner measures its properties at level 3 based on non-observable market data. See page 7 for a more detailed description of these measurement principles.

FINANCIAL LIABILITIES MEASURED AT FAIR VALUE AS OF 30 SEPTEMBER 2020 (30 SEPTEMBER 2019)

	Total		Level 1		Level 2		Level 3	
Interest-rate derivatives measured at fair value, beginning of year	-126.8	(-94.3)			-126.8	(-94.3)		
Unrealised change in value	-31.8	(-91.9)			-31.8	(-91.9)		
Interest-rate derivatives measured at fair value at end of period	-158.6	(-186.2)	-	(-)	-158.6	(-186.2)	-	(-)

CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES, AS WELL AS FAIR VALUE AS OF 30 SEPTEMBER 2020 (30 SEPTEMBER 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					67.2	(360.6)	67.2	(360.6)	67.2	(360.6)
Trade receivables					15.8	(2.5)	15.8	(2.5)	15.8	(2.5)
Other current receivables					29.2	(23.3)	29.2	(23.3)	29.2	(23.3)
Cash and cash equivalents					333.5	(285.8)	333.5	(285.8)	333.5	(285.8)
Accrued income					24.1	(2.8)	24.1	(2.8)	24.1	(2.8)
Total financial assets	-	(-)	-	(-)	469.8	(675.0)	469.8	(675.0)	469.8	(675.0)
Liabilities to credit institutions and similar liabilities					14,630.4	(13,474.1)	14,630.4	(13,474.1)	14,630.4	(13,474.1)
Lease liability leasehold					1,025.0	(868.0)	1,025.0	(868.0)	1,025.0	(868.0)
Other non-current liabilities					44.4	(37.0)	44.4	(37.0)	44.4	(37.0)
Trade payables					57.4	(93.0)	57.4	(93.0)	57.4	(93.0)
Other current liabilities			158.6 ¹	(186.2) ¹	341.8	(104.6)	500.4	(290.8)	500.4	(290.8)
Accrued expenses					268.9	(230.9)	268.9	(230.9)	268.9	(230.9)
Total financial liabilities	-	(-)	158.6	(186.2)	16,367.9	(14,807.6)	16,526.5	(14,993.8)	16,526.5	(14,993.8)

¹ Refers to derivative instruments not intended for hedge accounting

NOTE 3 DISTRIBUTION OF INCOME

	2020 1 July – 30 Sept.	2019 1 July – 30 Sept.	2020 1 Jan. – 30 Sept.	2019 1 Jan. – 30 Sept.	2019 1 Jan. – 31 Dec.
Rental income	417.9	400.2	1,250.2	1,150.8	1,577.2
Service income	29.4	27.6	89.4	81.4	109.3
Total income	447.3	427.8	1,339.6	1,232.2	1,686.5

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.

Financial 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/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 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

Equity per share

Equity in relation to number of outstanding shares 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.

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 ordinary shares. The comparative figures for the previous year have also been adjusted for dividends on preference shares.

Weighted average number of outstanding shares

Weighted average number of outstanding shares during 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, 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 1 July – 30 Sept.	2019 1 July – 30 Sept.	2020 1 Jan. – 30 Sept.	2019 1 Jan. – 30 Sept.	2019 1 Jan. – 31 Dec.
Rolling annual profit from property management, (4 quarters forward)	Profit from property management, SEKm	240.4	245.0	703.4	622.1	849.6
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 figure serves as the basis for follow-up of the Company's financial targets.	Adjustment for share of associated companies' profit, SEKm	-2.9	-25.0	-4.0	-22.6	-
	Adjustment to average surplus ratio, SEKm	-6.1	-6.9	-6.3	2.5	2.5
	Adjustment for acquisitions and newly signed contracts that have not yet come into effect, SEKm	3.3	1.3	8.6	41.9	92.9
	Adjustment for one-off items	-	-	-	-	-
	Adjustment for closing swap contracts and changed margins with refinancing	2.8	4.3	10.8	12.4	5.0
	Adjusted for profit from property management, SEKm	237.5	218.7	712.5	656.3	950.0
	Rolling annual profit from property management, (4 quarters forward), SEKm	950.0	875.0	950.0	875.0	950.0
Equity/Class A ordinary share	Shareholders' equity, SEKm	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7
Fastpartner considers this key ratio to be relevant since it shows how the Group's equity is distributed per outstanding ordinary share and has been included to disclose the quantity of equity, according to this definition, per Class A ordinary share.	Total number of Class A ordinary shares outstanding	182,900,000	180,900,000	182,900,000	180,900,000	180,900,000
	Equity/Class A ordinary share	71.1	58.4	71.1	58.4	69.8
Long-term net asset value per Class A ordinary share, EPRA NAV, SEK	Shareholders' equity, SEKm	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7
Fastpartner considers this ratio 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.	Reversal of deferred tax, SEKm	2,245.2	1,864.6	2,245.2	1,864.6	2,178.9
	Reversal of interest-rate derivatives, SEKm	158.6	186.2	158.6	186.2	126.8
	Total number of Class A ordinary shares outstanding	182,900,000	180,900,000	182,900,000	180,900,000	180,900,000
	Long-term net asset value per Class A ordinary share, EPRA NAV, SEK	84.2	69.7	84.2	69.7	82.6
Return on equity, %	Profit/loss after tax, SEKm	321.0	875.9	575.0	1,772.5	3,147.0
Return on equity is a key ratio that Fastpartner considers to be relevant for showing the Company's return on equity in the Group.	Calculated at annual rate, SEKm	1,284.0	3,503.6	766.7	2,363.3	3,147.0
	Average equity, SEKm	12,839.7	10,121.4	12,816.0	9,836.8	10,873.0
	Return on equity, %	10.0	34.6	6.0	24.0	28.9
Return on total capital, %	Profit/loss after financial items, SEKm	402.4	989.0	722.2	2,123.5	3,830.9
Return on total capital is a key ratio that Fastpartner considers to be relevant for showing the Company's return on total capital in the Group.	Reversal of financial expenses, SEKm	81.3	74.0	237.3	216.1	287.4
	Calculated at annual rate based on respective period, SEKm	1,934.8	4,252.0	1,279.3	3,119.5	4,118.3
	Average total assets, SEKm	31,975.8	27,399.2	31,059.4	25,650.9	26,757.8
	Return on total capital, %	6.1	15.5	4.1	12.2	15.4
Interest coverage ratio, multiple	Profit/loss before tax, SEKm	402.4	989.0	722.2	2,123.5	3,830.9
Interest coverage ratio is a key ratio that Fastpartner considers relevant for assessing the Group's ability and sensitivity to pay interest on interest-bearing liabilities.	Reversal of changes in value, SEKm	-162.0	-744.0	-18.8	-1,498.9	-2,978.5
	Reversal of interest expenses, SEKm	81.3	74.0	237.3	216.1	287.4
	Adjusted profit/loss before tax, SEKm	321.7	319.0	940.7	840.7	1,139.8
	Adjusted profit/loss before tax as a multiple of interest expenses, xx	4.0	4.3	4.0	3.9	4.0
Equity/assets ratio, %	Shareholders' equity, SEKm	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7
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.	Total assets, SEKm	32,132.2	27,772.8	32,132.2	27,772.8	29,986.5
	Equity/assets ratio, %	40.5	38.0	40.5	38.0	42.1
Equity/assets ratio adjusted for EPRA NAV, %	Shareholders' equity, SEKm	13,000.2	10,559.3	13,000.2	10,559.3	12,631.7
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 Fastpartner's case, in relation to the Group's total assets	Reversal of deferred tax, SEKm	2,245.2	1,864.6	2,245.2	1,864.6	2,178.9
	Reversal of interest-rate derivatives, SEKm	158.6	186.2	158.6	186.2	126.8
	Adjusted shareholders' equity, SEKm	15,404.0	12,610.1	15,404.0	12,610.1	14,937.4
	Total assets, SEKm	32,132.2	27,772.8	32,132.2	27,772.8	29,986.5
	Equity/assets ratio adjusted for EPRA NAV, %	47.9	45.4	47.9	45.4	49.8
Net liabilities, SEKm	Interest-bearing liabilities, SEKm	14,630.4	13,474.1	14,630.4	13,474.1	13,395.1
	Interest-bearing assets	-406.0	-361.9	-406.0	-361.9	-387.2
	Cash and cash equivalents	-333.5	-285.8	-333.5	-285.8	-264.3
	Listed shares	-22.1	-14.4	-22.1	-14.4	-14.4
	Net liabilities, SEKm	13,868.8	12,812.0	13,868.8	12,812.0	12,729.2
Net operating income, %	Net operating income according to the profit and loss accounts, SEKm	332.9	306.5	968.4	857.0	1,173.0
	Net operating income for dev. properties, as well as adjustment for acquisitions for the period, SEKm	-6.2	-5.8	-5.9	-11.5	3.5
	Adjusted net operating income for dev. properties and acquisitions for the period, SEKm	326.7	300.7	962.5	845.5	1,176.5
	Average value of investment properties (adjusted for dev. properties and acquisitions), SEKm	28,895.5	24,826.8	28,867.3	24,301.1	25,551.3
	Net operating income, %	4.5	4.8	4.4	4.6	4.6
Surplus ratio, %	Rental income, SEKm	447.3	427.8	1,339.6	1,232.2	1,686.5
	Property expenses, SEKm	-117.4	-121.3	-371.2	-375.2	-513.5
	Net operating income, SEKm	329.9	306.5	968.4	857.0	1,173.0
	Surplus ratio, %	73.8	71.6	72.3	69.6	69.6

CALENDAR

Year-end Report 2020	11 February 2021
Annual Report 2020	March 2021
Interim report as of 31 March 2021	22 April 2021
Annual General Meeting 2021	22 April 2021
Interim report as of 30 June 2021	6 July 2021
Interim report as of 30 September 2021	19 October 2021

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