

A diagonal graphic element on the left side of the cover. It features a vibrant sunset scene with a city skyline and a body of water reflecting the orange and yellow sky. The text 'NYFOSA' is superimposed on this scene in a large, metallic, 3D-style font.

**NYFOSA**

**Q3**

**INTERIM REPORT  
JANUARY–SEPTEMBER 2021**

## THE QUARTER JULY–SEPTEMBER 2021

- Income amounted to MSEK 634 (554), up 14 percent.
- Profit from property management amounted to MSEK 414 (377), up 10 percent.
- Profit from property management excluding changes in value and tax in joint ventures amounted to MSEK 371 (344), up 8 percent.
- Distributable cash flow per share amounted to SEK 1.83 (1.61), up 14 percent.
- Profit after tax amounted to MSEK 701 (819).
- Profit after tax per share was SEK 3.66 (4.44).

## THE PERIOD JANUARY–SEPTEMBER 2021

- Income amounted to MSEK 1,788 (1,477), up 21 percent.
- Profit from property management amounted to MSEK 1,372 (969), up 42 percent.
- Profit from property management excluding changes in value and tax in joint ventures amounted to MSEK 957 (870), up 10 percent.
- Distributable cash flow per share amounted to SEK 5.35 (5.66), down 5 percent.
- Profit after tax amounted to MSEK 2,051 (1,728).
- Profit after tax per share was SEK 10.94 (9.55).

## KEY FIGURES

	Jul-Sep		Jan-Sep		Last	Full-year
	2021	2020	2021	2020	4 quarters	2020
Income, MSEK	634	554	1,788	1,477	2,347	2,035
Net operating income, MSEK	450	410	1,205	1,034	1,587	1,415
Surplus ratio, %	71.1	73.9	67.4	70.0	67.6	69.5
Profit from property management, MSEK	414	377	1,372	969	1,737	1,334
— per share, SEK	2.17	2.04	7.33	5.36	9.32	7.35
Profit from property management excluding changes in value and tax in joint ventures, MSEK	371	344	957	870	1,234	1,147
— per share, SEK	1.94	1.87	5.11	4.81	6.61	6.32
Distributable cash flow, MSEK	349	296	1,002	1,024	1,233	1,254
— per share, SEK	1.83	1.61	5.35	5.66	6.61	6.91
Profit after tax, MSEK	701	819	2,051	1,728	2,548	2,225
— earnings per share after dilution, SEK	3.66	4.44	10.94	9.55	13.65	12.25
Interest-coverage ratio, multiple	3.7	4.0	3.5	4.1	3.5	3.8
Property value on balance-sheet date, MSEK			34,506	28,587	34,506	29,411
EPRA NRV on balance-sheet date, MSEK			17,039	14,265	17,039	14,744
— per share, SEK			89.20	77.32	89.20	79.91
Net loan-to-value ratio of properties on balance-sheet date, %			56.5	56.4	56.5	56.9

## SIGNIFICANT EVENTS DURING AND AFTER THE QUARTER

- A total of 19 properties were acquired in Finland in July for a value of almost SEK 2.5 billion. The properties are situated in the regional cities of Jyväskylä, Tampere and Oulu.
- After the end of the quarter, it was announced that the Board of Torslanda Property Investment (TPI), a subsidiary of Nyfosa's joint venture Söderport, proposes a voluntary redemption offer at NAV for every fifth share, at a maximum of MSEK 337 of which MSEK 264 pertains to Söderport's share. An Extraordinary General Meeting of TPI on November 18, 2021 will resolve on this proposal.

## COMMENTS FROM THE CEO

In April this year, when we decided to enter the Finnish market, we set a target for Nyfosa to achieve SEK 7 billion within five years. At the end of the third quarter we have reached just over SEK 2.5 billion. It is positive that we have been able to make acquisitions so quickly, particularly with good properties in regional cities. This is only the beginning, we are now looking ahead to build up a strong and diversified cash flow portfolio in Finland. We see many opportunities for expanding in these cities and in other growing Finnish towns. We are currently working on a number of possible business deals that we hope to complete during the year.

We are continuing to see a positive trend in property management with stable demand for premises and we could report positive net leasing again this quarter. Work on enhancing the energy efficiency of the property portfolio is continuing with a clear focus – reducing carbon emissions while raising profitability through lower energy consumption. We analyze every unique property to identify the right measures.

I am pleased with our performance in the quarter and the strong key figures that we can report. We increased property value to almost SEK 35 billion, profit from property management and cash flow per share increased and we have a stable financial position. We have noted increasing concern about inflation and interest rates, which we are closely monitoring, but we believe that the basic conditions of the property market remain stable, which creates a basis for further growth.

*Stina Lindh Hök, CEO*



**“At the end of the quarter we had acquired properties in Finland for SEK 2.5 billion.”**

## ENERGY SAVINGS IN SUSTAINABILITY CERTIFIED PROPERTY IN FINLAND



In July 2021, Nyfosa acquired a portfolio of nine properties centrally located in the Finnish university city of Jyväskylä. Most of the modern office properties have sustainability certification, including the Mattilanniemi 6&8 property that is certified at the Very Good level of BREEAM In-Use standard. The property, which has a leasable area of 17 thousand sqm, has undergone an energy savings project with highly positive results. The outcome of the energy savings is 25 percent.

BREEAM is one of several sustainability certification systems that Nyfosa uses for classifying its properties. Others include Sweden Green Building Council and Green Building. BREEAM In-Use is used to certify existing buildings and their environmental performance is assessed in several different areas, such as energy consumption, indoor climate, water use and waste management.

# Nyfosa will be the property company in Sweden that is the best at creating value.

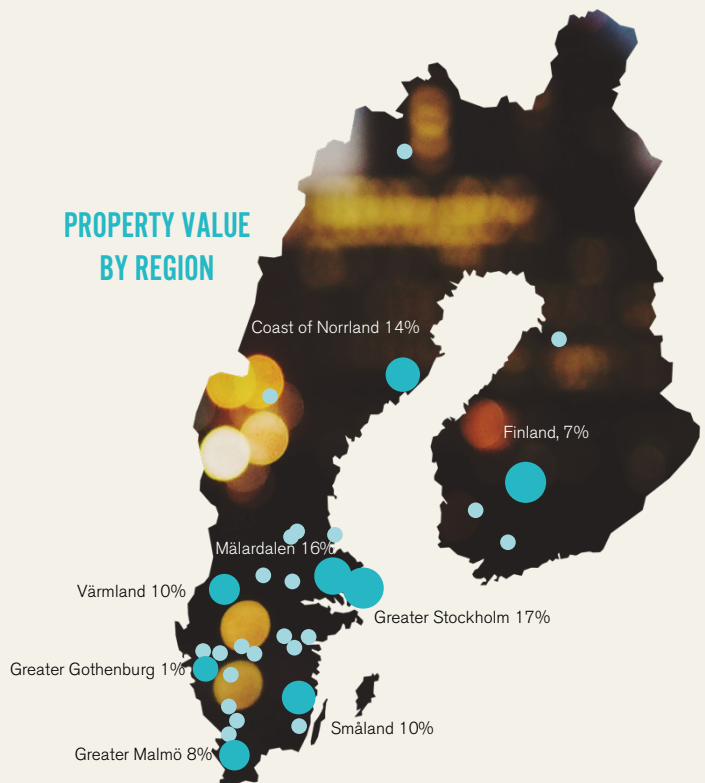
## BUSINESS CONCEPT

With its opportunistic approach and its agile, market-centric and bold organization, Nyfosa will create value by accumulating sustainable cash flows and continuously evaluating new business opportunities.

## STRATEGY

- Attract and develop the best employees.
- Be active in the transaction market.
- Prioritize commercial properties in high-growth municipalities.
- Add value to the portfolio through sustainability.
- Act long term and close to the tenants.

## PROPERTY VALUE BY REGION



Total property value on September 30, 2021, MSEK 34,506

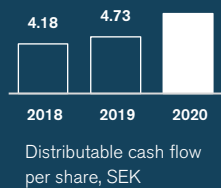
Nyfosa is currently active in the Swedish and Finnish markets with a focus on commercial properties in high-growth municipalities.

## FINANCIAL TARGET

Annual growth in distributable cash flow for the period share of 10 percent.

Outcome 2020:

**+42%**

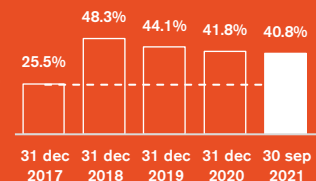


## DIVIDEND POLICY

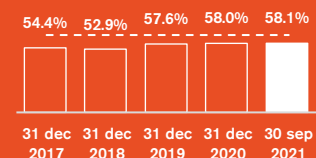
At least 40 percent of the distributable cash flow is to be distributed to the owners. Dividends are, on each occasion, to be considered in light of the company's business opportunities and may comprise a distribution in kind, buyback or cash dividend.

## FINANCIAL RISK LIMITS

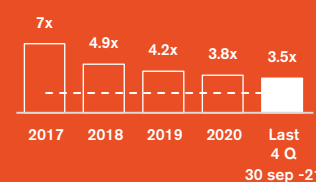
Equity/assets ratio. Long-term at least 25 percent.



Loan-to-value ratio. Not to exceed 65 percent.



Interest-coverage ratio. Long-term at least a multiple of two.





## CONDENSED STATEMENT OF PROFIT/LOSS

MSEK	Jul-Sep		Jan-Sep		Last 4	Full-year
	2021	2020	2021	2020	quarters	2020
Rental income	622	549	1,765	1,452	2,314	2,001
Other property income	12	5	23	24	33	35
<b>Total income</b>	<b>634</b>	<b>554</b>	<b>1,788</b>	<b>1,477</b>	<b>2,347</b>	<b>2,035</b>
Property expenses						
Operating expenses	-84	-72	-321	-231	-414	-324
Maintenance costs	-42	-29	-115	-97	-158	-140
Property tax	-30	-27	-83	-68	-107	-93
Property administration	-26	-16	-64	-47	-80	-63
<b>Net operating income</b>	<b>450</b>	<b>410</b>	<b>1,205</b>	<b>1,034</b>	<b>1,587</b>	<b>1,415</b>
Central administration	-27	-28	-94	-96	-130	-132
Other operating income and expenses	0	2	4	4	-25	-26
Share in profit of joint ventures	105	89	576	260	721	404
Financial income and expenses	-115	-95	-320	-232	-415	-327
<b>Profit from property management</b>	<b>414</b>	<b>377</b>	<b>1,372</b>	<b>969</b>	<b>1,737</b>	<b>1,334</b>
<b>Profit from property management excluding changes in value and tax in joint ventures</b>	<b>371</b>	<b>344</b>	<b>957</b>	<b>870</b>	<b>1,234</b>	<b>1,147</b>
Changes in value of properties	426	450	985	973	1,075	1,063
Changes in value of financial instruments	0	-1	2	1	2	1
<b>Profit before tax</b>	<b>840</b>	<b>826</b>	<b>2,360</b>	<b>1,943</b>	<b>2,815</b>	<b>2,399</b>
Tax	-139	-7	-309	-216	-267	-174
<b>Profit</b>	<b>701</b>	<b>819</b>	<b>2,051</b>	<b>1,728</b>	<b>2,548</b>	<b>2,225</b>
<i>Profit attributable to:</i>						
Parent Company shareholders	701	819	2,051	1,728	2,548	2,225
Non-controlling interests	0	-	0	-	0	-
<b>Profit</b>	<b>701</b>	<b>819</b>	<b>2,051</b>	<b>1,728</b>	<b>2,548</b>	<b>2,225</b>
Earnings per share before dilution, SEK	3.67	4.44	10.96	9.55	13.66	12.25
Earnings per share after dilution, SEK	3.66	4.44	10.94	9.55	13.65	12.25

## CONDENSED STATEMENT OF PROFIT/LOSS AND OTHER COMPREHENSIVE INCOME

<b>MSEK</b>						
<b>Profit</b>	<b>701</b>	<b>819</b>	<b>2,051</b>	<b>1,728</b>	<b>2,548</b>	<b>2,225</b>
Translation of foreign operations	4	-	4	-	4	-
<b>Comprehensive income</b>	<b>705</b>	<b>819</b>	<b>2,055</b>	<b>1,728</b>	<b>2,552</b>	<b>2,225</b>
<i>Comprehensive income attributable to:</i>						
Parent Company shareholders	705	819	2,055	1,728	2,552	2,225
Non-controlling interests	0	-	0	-	0	-
<b>Comprehensive income</b>	<b>705</b>	<b>819</b>	<b>2,055</b>	<b>1,728</b>	<b>2,552</b>	<b>2,225</b>

## COMMENTS ON THE CONSOLIDATED STATEMENT OF PROFIT/LOSS

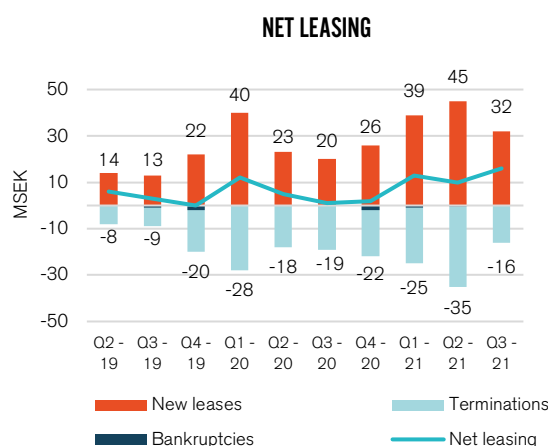
### JULY–SEPTEMBER 2021 QUARTER

The portfolio was supplemented with commercial properties in Finland in the third quarter. Property management of the Finnish portfolio takes place partly through the company's own management organization in Finland and partly by the partner and part-owner Brunswick Real Estate. The acquisition focus in Finland will be broad and in line with Nyfosa's operations in the Swedish market. It includes all asset classes except residential properties, and be concentrated on Finnish regional towns and cities.

Total net leasing for the quarter amounted to MSEK +16.

New leases were signed for a total of MSEK 32 while terminations amounted to MSEK 16. Confirmed bankruptcies among tenants amounted to MSEK 0. The net result of renegotiations was MSEK +13.

There was continuing stable demand for Nyfosa's premises. The ongoing pandemic had only limited impact on the company's financial statements. The organization is continuing to closely monitor developments in the market. Solid resilience in the portfolio could be maintained based on successful property management and a relatively low rent level. Rent losses for the quarter totaled approximately 0.3 percent of total rental income for the quarter. 96 percent of rents invoiced for the fourth quarter of 2021 that fell due on September 30, 2021 had been paid at October 11, 2021, which does not significantly deviate from normal quarterly closing.



### Rental income and net operating income

Income amounted to MSEK 634 (554), up MSEK 80 or 14 percent. The larger portfolio was the main reason for the growth.

Net operating income for the quarter amounted to MSEK 450 (410) and the surplus ratio was 71.0 percent (73.9). The Finnish portfolio includes the net operating income from services offered to the tenants in Jyväskylä. The surplus ratio for these services is low, but makes a positive contribution to maintaining a high standard for the tenants in the centrally located buildings. This, combined with the lower share of logistics/warehouse properties than in the comparable quarter, was the reason for the low surplus ratio.

### Profit from property management

Costs for central administration amounted to MSEK 27 (28).

Profit from participations in joint ventures of MSEK 104 (89) comprised Nyfosa's share of Söderport's profit after tax for the quarter. Nyfosa's share of Söderport's profit from property management amounted to MSEK 63 (56) and changes in values and tax in Söderport impacted the share in profit by MSEK 5 (34).

Financial income and expenses amounted to MSEK -115 (-95). The increase was primarily due to higher net debt, amounting to MSEK 19,510 (16,124) on the balance-sheet date.

Profit from property management amounted to MSEK 414 (377). Excluding changes in value and tax in joint ventures, profit from property management amounted to MSEK 371 (344).

### Changes in value

Revaluation of properties amounted to MSEK 426 (450) and was mainly impacted by lower yield requirements, signed new leases and renegotiated leases. Given continuing low interest rates, properties are an attractive type of investment and the limited supply of properties on the market means that the yield requirements were marginally adjusted downward.

### Tax

The tax expense for the quarter was MSEK -139 (-7). The deviation from the nominal tax rate of 20.6 percent was mainly due to the fact that profit from participations in joint ventures comprised profit after tax, and thus did not constitute taxable income for Nyfosa. The lower tax in the third quarter 2020 was due to the revaluation of the Group's deferred tax liabilities when properties were vacated. The revaluation is recognized in deferred tax in profit or loss as positive tax income, which thus resulted in low effective tax for the quarter. The effective tax rate was -16.5 percent (-0.8).

Earnings per share for the quarter after dilution amounted to SEK 3.66 (4.44). The decline was due to the revaluation of deferred tax in the third quarter 2020.

**JANUARY–SEPTEMBER 2021 PERIOD****Rental income and net operating income**

Income amounted to MSEK 1,788 (1,477), up MSEK 311 or 21 percent. The larger portfolio was the main reason for the growth. The total leasable area on September 30, 2021 amounted to 2,620 thousand sqm (2,434) and the economic leasing rate was 93.6 percent (91.9).

Net operating income for the period amounted to MSEK 1,205 (1,034) and the surplus ratio was 67.4 percent (70.0). The lower surplus ratio was primarily due to higher operating expenses for heating and snow clearing in the first quarter compared with the first quarter 2020, which was unusually mild with little snow.

**Profit from property management**

Costs for central administration amounted to MSEK 94 (96).

Profit from participations in joint ventures of MSEK 576 (260) comprised Nyfosa's share of Söderport's profit for the period after tax and a value adjustment to Nyfosa's participations in joint ventures. Nyfosa's share of Söderport's profit from property management amounted to MSEK 183 (165) and changes in values and tax in Söderport impacted the share in profit by MSEK 400 (99).

Financial income and expenses amounted to MSEK –320 (–232). The higher financial expenses are mainly due to higher net debt. Green bonds of MSEK 1,000 were issued during the period. An offer was made to repurchase existing bonds of approximately MSEK 628 in connection with the issue. The repurchase was charged to financial expenses in the amount of about MSEK 10 in the second quarter. The average interest rate on September 30, 2021 was 1.9 percent (1.9).

Profit from property management amounted to MSEK 1,372 (969). Excluding changes in value and tax in joint ventures, profit from property management amounted to MSEK 957 (870).

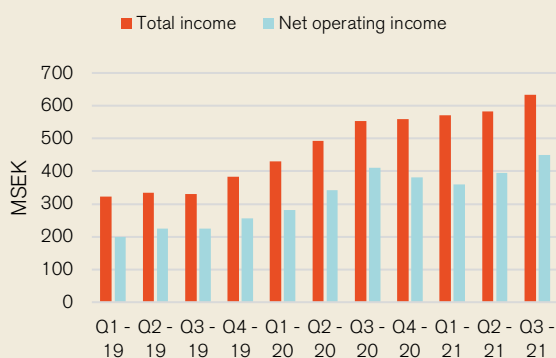
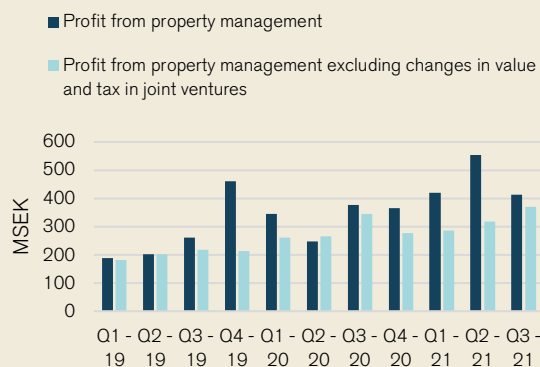
**Changes in value**

Revaluation of properties amounted to MSEK 985 (973) and was mainly impacted by lower yield requirements, signed new leases and renegotiated leases. Given continuing low interest rates, properties are an attractive type of investment and the limited supply of properties on the market means that the yield requirements were marginally adjusted downward.

**Tax**

The tax expense for the period was MSEK –309 (–216). The deviation from the nominal tax rate of 20.6 percent was mainly due to the fact that profit from participations in joint ventures comprised profit after tax, and thus did not constitute taxable income for Nyfosa, and add-back of deferred tax in connection with property sales. The effective tax rate was –13.1 percent (–11.1).

Earnings per share for the period after dilution amounted to SEK 10.94 (9.55).

**INCOME AND NET OPERATING INCOME PER QUARTER****PROFIT FROM PROPERTY MANAGEMENT PER QUARTER**

## CONDENSED STATEMENT OF FINANCIAL POSITION

MSEK	Sep 30		Dec 31
	2021	2020	2020
<b>ASSETS</b>			
Investment properties	34,506	28,587	29,411
Assets with right-of-use	202	182	163
Participations in joint ventures	2,310	1,772	1,916
Derivatives	5	3	3
Other assets	4	2	2
<b>Total non-current assets</b>	<b>37,026</b>	<b>30,545</b>	<b>31,495</b>
Current receivables	188	115	99
Cash and cash equivalents	553	1,012	312
<b>Total current assets</b>	<b>741</b>	<b>1,127</b>	<b>412</b>
<b>TOTAL ASSETS</b>	<b>37,767</b>	<b>31,673</b>	<b>31,907</b>
<b>EQUITY AND LIABILITIES</b>			
Equity attributable to Parent Company shareholders	15,379	12,836	13,333
Non-controlling interests	31	0	-
<b>Total equity</b>	<b>15,410</b>	<b>12,836</b>	<b>13,333</b>
Non-current interest-bearing liabilities	16,292	15,310	16,127
Liabilities attributable to right-of-use assets	195	176	158
Other non-current liabilities	35	11	19
Deferred tax liabilities	1,030	806	760
<b>Total non-current liabilities</b>	<b>17,551</b>	<b>16,303</b>	<b>17,064</b>
Current interest-bearing liabilities	3,771	1,826	928
Other current liabilities	1,035	708	582
<b>Total current liabilities</b>	<b>4,806</b>	<b>2,534</b>	<b>1,510</b>
<b>Total liabilities</b>	<b>22,357</b>	<b>18,837</b>	<b>18,573</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>37,767</b>	<b>31,673</b>	<b>31,907</b>

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

MSEK	Equity attributable to Parent Company shareholders	Non- controlling interests	Total equity
Opening equity, Jan 1, 2020	9,781	-	9,781
Issue/buyback of warrants	0	-	0
New share issue	1,327	-	1,327
<b>Comprehensive income, Jan–Dec 2020</b>	<b>2,225</b>	<b>-</b>	<b>2,225</b>
<b>Closing equity, Dec 31, 2020</b>	<b>13,333</b>	<b>-</b>	<b>13,333</b>
Opening equity, Jan 1, 2021	13,333	-	13,333
Issue/buyback of warrants	3	-	3
New share issue	743	-	743
Dividends to shareholders	-753	-	-753
Change in non-controlling interests	-	30	30
<b>Comprehensive income Jan-Sep 2021</b>	<b>2,055</b>	<b>0</b>	<b>2,055</b>
<b>Closing equity, Sep 30, 2021</b>	<b>15,379</b>	<b>31</b>	<b>15,410</b>

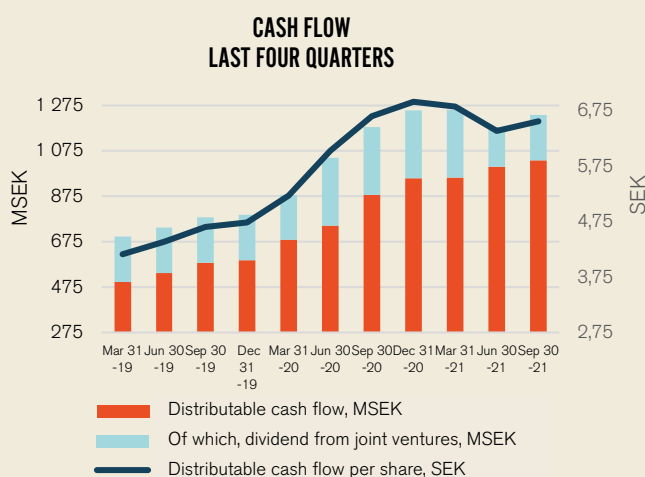


# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

MSEK	Jul-Sep		Jan-Sep		Last 4	Full-year
	2021	2020	2021	2020	quarters	2020
<b>Operating activities</b>						
Profit from property management	414	377	1,372	969	1,737	1,334
Adjustments for non-cash items	-89	-79	-541	-235	-674	-368
Dividend from holdings in joint ventures	25	0	200	300	200	300
Income tax paid	0	-1	-29	-10	-31	-11
<b>Distributable cash flow<sup>1</sup></b>	<b>349</b>	<b>296</b>	<b>1,002</b>	<b>1,024</b>	<b>1,233</b>	<b>1,254</b>
– per share, SEK	1.83	1.61	5.35	5.66	6.61	6.91
Change in operating receivables	28	7	13	-11	16	-8
Change in operating liabilities	-3	-24	74	144	-48	21
<b>Cash flow from operating activities</b>	<b>375</b>	<b>280</b>	<b>1,089</b>	<b>1,156</b>	<b>1,200</b>	<b>1,267</b>
<b>Investing activities</b>						
Direct and indirect acquisitions of investment properties	-2,521	-4,436	-4,422	-9,196	-7,253	-12,026
Direct and indirect divestments of investment properties	0	1,347	667	1,482	2,889	3,703
Investments in existing investment properties	-107	-72	-353	-176	-462	-285
Investments in joint ventures	-1	0	-17	0	-17	-
Other	-2	0	-2	0	-2	-
<b>Cash flow from investing activities</b>	<b>-2,631</b>	<b>-3,161</b>	<b>-4,128</b>	<b>-7,890</b>	<b>-4,846</b>	<b>-8,608</b>
<b>Financing activities</b>						
New issue of shares/warrants	-1	0	744	1,327	744	1,327
New share issue to non-controlling interests	0	0	30	0	30	-
Dividends to shareholders	-143	0	-466	0	-466	-
Loans raised <sup>2</sup>	2,042	2,749	6,643	6,827	10,334	10,518
Repayment of loans	-296	-871	-3,674	-997	-7,458	-4,781
<b>Cash flow from financing activities</b>	<b>1,602</b>	<b>1,878</b>	<b>3,278</b>	<b>7,157</b>	<b>3,185</b>	<b>7,064</b>
<b>Cash flow for the period</b>	<b>-654</b>	<b>-1,004</b>	<b>239</b>	<b>424</b>	<b>-460</b>	<b>-276</b>
Cash and cash equivalents at the beginning of the period	1,206	2,016	312	588	1,012	588
Exchange differences in cash and cash equivalents:	1	-	1	-	1	-
<b>Cash and cash equivalents at the end of the period</b>	<b>553</b>	<b>1,012</b>	<b>553</b>	<b>1,012</b>	<b>553</b>	<b>312</b>
Interest received	0	0	1	0	1	0
Interest paid	-78	-84	-259	-209	-350	-301

<sup>1</sup> Cash flow from operating activities before changes in working capital.

<sup>2</sup> Allocated arrangement fees attributable to loans raised were previously recognized in operating activities. From January 2021, the expenses were added back to Loans raised in financing activities to better reflect cash flow. Historical periods have been restated.



The distributable cash flow comprises the company's profit from property management, excluding non-cash items, such as share in profit of joint ventures and depreciation of equipment, including dividends received from holdings in joint ventures and tax paid.

The company's target is to achieve annual growth in cash flow per share of 10 percent.

The blue line in the graph shows growth in cash flow per share. Compared with the last four quarters, growth in cash flow per share as per September 30, 2020 amounted to –1 percent. The change compared with December 31, 2020 was –4 percent, which was mainly due to a lower dividend from joint ventures and the new share issue carried out during the year.

## INVESTMENT PROPERTIES

The property portfolio on September 30, 2021 comprised 418 properties (343) with a leasable area of 2,620 thousand sqm (2,434).

The largest property categories are office properties in high-growth municipalities and logistics/warehouse properties at transportation hubs in Sweden, which jointly accounted for 75 percent (81) of the total property value. The total rental value on October 1, 2021 was MSEK 2,027 (1,847) and the leasable area was 1,906 thousand sqm (1,912). The largest tenants in these property categories include Telia, the Swedish Transport Agency, Saab and Försäkringskassan. The average lease term for Office was 2.7 years (2.9) and for Logistics/warehouse was 4.2 years (3.7).

In addition to the office and logistics/warehouse properties, retail properties comprised 10 percent (8) of the total property value. The rental value and total leasable area on October 1, 2021 amounted to MSEK 299 (236) and 283 thousand sqm (206), respectively. The largest properties in terms of area are situated at the Storheden commercial area in Luleå, on Göteborgsvägen in Borås and Pentagonen in Kungens Kurva. The largest tenants in the retail category are City Gross, Coop and Decathlon. The retail properties are essentially external commercial areas. The leasing rate was 95 percent (93) and the remaining lease term was 5.4 years (4.6).

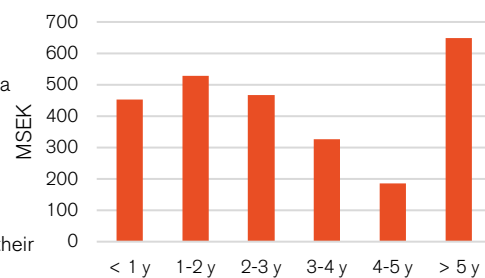
The remaining properties in the portfolio, which are categorized as Other, primarily generate rental income from industrial, office and warehouse premises. The leasing rate was 97 percent (95) and the remaining lease term was 5.0 years (4.8). Skepparen 11 in Karlstad and Öjebyn 119:1 are two of the largest properties in terms of area. Tenants include Nordic International School and ABB.

In addition to the wholly owned property portfolio, Nyfosa owns 50 percent of the shares in the property company Söderport, whose property portfolio has a total value of SEK 13.0 billion.

### LEASE STRUCTURE

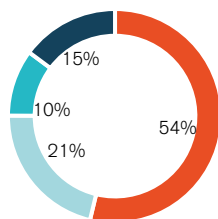
The rental value on October 1, 2021 amounted to MSEK 2,761, of which vacancy rent, including discounts, was MSEK 162. The share of CPI-linked annual rental income was 89 percent. Nyfosa had 6,130 leases including 2,334 leases for garages and parking spaces. The average lease term was 3.7 years. The lease term in the Finnish portfolio was 2.2 years. A large share of rental income in the Finnish portfolio refers to ongoing leases that run on a 12-month basis where the tenants have stayed in their premises for an average of 8.5 years.

### LEASE MATURITY STRUCTURE



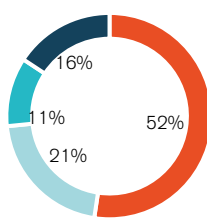
Nyfosa has a highly diverse tenant list featuring only a small number of dominant tenants. The ten largest tenants represent 13 percent of total rental income and are distributed between 208 leases. The largest tenants are Telia, the Swedish Transport Agency, Saab, Försäkringskassan, City Gross and the Swedish Public Employment Service, meaning a large share of companies that conduct tax-funded operations. Of total rental income, tax-financed rent contributed 28 percent.

#### PROPERTY VALUE BY CATEGORY



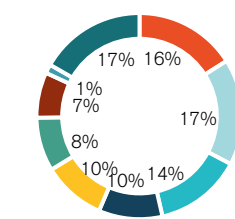
- Offices, MSEK 18,555
- Warehouse/Logistics, MSEK 7,351
- Retail, MSEK 3,483
- Other, MSEK 5,118

#### RENTAL VALUE BY CATEGORY



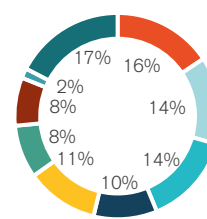
- Offices, MSEK 1,446
- Warehouse/Logistics, MSEK 581
- Retail, MSEK 299
- Other, MSEK 435

#### PROPERTY VALUE BY REGION



- Mälardalen, MSEK 5,524
- Greater Stockholm, MSEK 5,764
- Coast of Norrland, MSEK 4,728
- Värmland, MSEK 3,456
- Småland, MSEK 3,410
- Greater Malmö, MSEK 2,911
- Finland, MSEK 2,468
- Greater Gothenburg, MSEK 482
- Other, MSEK 5,763

#### RENTAL VALUE BY REGION



- Mälardalen, MSEK 431
- Greater Stockholm, MSEK 380
- Coast of Norrland, MSEK 398
- Värmland, MSEK 275
- Småland, MSEK 315
- Greater Malmö, MSEK 230
- Finland, MSEK 209
- Greater Gothenburg, MSEK 43
- Other, MSEK 480

Region	September 30, 2021					October 1, 2021			
	Property value, MSEK	Share, %	SEK per sqm	No. of properties	Leasable area, 000s sqm	Rental value, MSEK	Annual income, MSEK	Economic leasing rate, %	Lease term, years
Finland	2,468	7	25,927	19	95	209	198	95	2.2
Greater Gothenburg	482	1	10,759	5	45	43	37	87	3.3
Mälardalen	5,524	16	13,455	51	411	431	411	95	3.3
Greater Malmö	2,911	8	11,010	53	264	230	219	95	4.0
Coast of Norrland	4,728	14	12,377	49	382	398	360	90	3.8
Småland	3,410	10	9,017	65	378	315	295	94	4.3
Greater Stockholm	5,764	17	22,166	50	260	380	362	95	4.5
Värmland	3,456	10	15,509	44	223	275	265	96	4.5
Other	5,763	17	10,262	82	562	480	451	94	3.7
<b>Total</b>	<b>34,506</b>	<b>100</b>	<b>13,172</b>	<b>418</b>	<b>2,620</b>	<b>2,761</b>	<b>2,598</b>	<b>94</b>	<b>3.7</b>

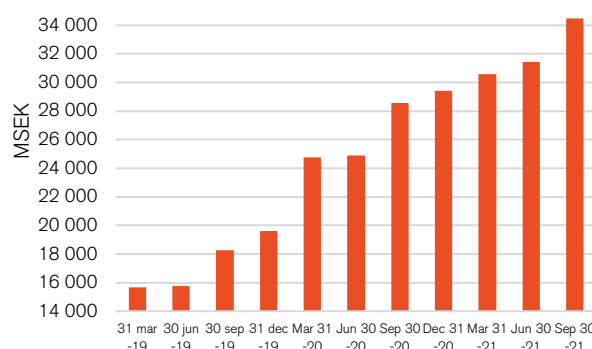
Property category	Property value, MSEK	Share, %	SEK per sqm	No. of properties	Leasable area, 000s sqm	Rental value, MSEK	Annual income, MSEK	Economic leasing rate, %	Lease term, years
Offices	18,555	54	17,679	161	1,050	1,446	1,350	93	2.7
Logistics/Warehouse	7,351	21	8,585	111	856	581	544	94	4.2
Retail	3,483	10	12,124	55	287	299	283	95	5.4
Other	5,118	15	11,998	91	427	435	420	97	5.0
<b>Total</b>	<b>34,506</b>	<b>100</b>	<b>13,172</b>	<b>418</b>	<b>2,620</b>	<b>2,761</b>	<b>2,598</b>	<b>94</b>	<b>3.7</b>

## TREND IN PROPERTY PORTFOLIO

### CHANGES IN VALUE

MSEK	Jan 1–Sep 30		Jan 1–Dec 31
	2021	2020	2020
<b>At the beginning of the period</b>	<b>29,411</b>	<b>19,602</b>	<b>19,602</b>
Acquired properties	4,417	9,350	12,217
Investments in existing properties	353	176	285
Divested properties	-675	-1,514	-3,756
Realized changes in value	-31	158	327
Unrealized changes in value	1,016	816	737
Translation effect, currency	14	-	-
<b>At the end of the period</b>	<b>34,506</b>	<b>28,587</b>	<b>29,411</b>

### TREND IN PROPERTY PORTFOLIO



### TRANSACTIONS AND INVESTMENTS

#### Acquired properties, January–September 2021

In April, Nyfosa announced its decision to build up a diversified property portfolio with a long-term perspective in the Finnish market. Possession was taken of properties in Finland in the third quarter for a value of approximately SEK 2.5 billion. The portfolio mainly comprises office and industrial properties in the cities of Jyväskylä, Oulu and Tampere.

In Finland, the company's main acquisition was a portfolio of modern, sustainable and centrally located office properties with an area totaling 67 thousand sqm in Jyväskylä. The rental value amounts to MSEK 182 and the remaining lease term is 1.3 years. Approximately 60 percent of current rental income refers to ongoing leases that run on a 12 months basis where the tenants have stayed in their premises for an average of 8.5 years. The economic leasing rate is 95 percent. The acquisition also includes an attractively located project property with existing building rights of 8 thousand sqm of office space.

In May, Nyfosa took possession of four out of a total of five properties in a deal totaling MSEK 657. The annual rental value totals MSEK 50 and the lease has an average remaining term of 6.6 years. The properties are located in Uppsala, Norrtälje, and Nacka and consist mainly of offices and industry/warehouses with a mix of different operations and companies. The leasing rate is 97 percent. Possession of the fifth property will be taken in November 2021.

Possession was also taken of a property portfolio comprising hardware retail in northern Sweden for a value of MSEK 377. The total leasable area amounts to 47 thousand sqm with a rental value of MSEK 27. The dominant tenant, with 95 percent of the rental value, is K-Bygg Fresks focused on professional hardware retail. The average remaining lease term is 11 years and the leasing rate is 97 percent.

Earlier in the year, Nyfosa took possession of a portfolio of warehouse, industrial and wholesale properties in connection with the acquisition of a portfolio from Galjaden Fastigheter AB for a total value of MSEK 870.

#### Closing by region and property category, January–September 2021

MSEK	Offices	Logistics/Warehouse	Retail	Other	Total
Finland	2,137	22	93	223	2,475
Mälardalen	55	0	0	39	94
Greater Malmö	40	15	289	53	397
Coast of Norrland	0	69	404	0	473
Småland	0	15	0	0	15
Greater Stockholm	178	266	125	43	611
Other	2	135	0	213	351
<b>Total</b>	<b>2,412</b>	<b>522</b>	<b>911</b>	<b>571</b>	<b>4,417</b>

#### Investments and major leasing in existing properties, January–September 2021

A new lease for the Vinga 5 property in Malmö was signed during the quarter. The lease encompasses an area of 3 thousand sqm and is for 9.1 years.

Previously during the period, a 12-year lease was signed with Shenzhen Senior Technology Material for the Grönsta 2:52 industrial property in Eskilstuna. The tenant will initially lease 14 thousand sqm, but intends to expand the area to a total of approximately 70 thousand sqm. The modern industrial facility will become one of the largest factories for production of separator film for lithium-ion batteries in Europe.

Investments of MSEK 353 were made in the existing property portfolio. The majority of investments were for projects, tenant-specific modifications and improvements related to finalized leases. The largest ongoing investments are presented in the table below. We are constructing a new building for the tenants Byggmax and Skånska Byggaror in Botkyrka. The premises in Mården 11 in Luleå are undergoing a complete renovation and modification for the Municipality of Luleå, which signed a ten-year lease and with occupancy scheduled for 2022. The premises in Norr 12:5 in Gävle are being renovated and modified for the existing tenant Försäkringskassan. The area for Schneider Electrics in Ånsta 20:262 in Örebro was expanded.

Municipality	Property	Category	Tenant	Area, 000s sqm	Total MSEK of accrued, investment	Estimated MSEK completion,	Scheduled year
Botkyrka	Genetikern 2	Retail	Byggmax & Skånska Byggaror	48	73	73	Q4 2021
Luleå	Mården 11	Offices	Luleå municipality	11	13	68	Q4, 2021
Gävle	Norr 12:5	Offices	Försäkringskassan	6	21	69	Q3 2022
Örebro	Ånsta 20:262	Logistics/Warehouse	Schneider Electrics	6	32	59	Q1 2022

#### Divested properties, January–September 2021

Properties for a value of MSEK 675 were vacated during the period. The properties sold were two project properties in Lund and Haninge as well as a centrally located property in Södertälje.

#### YIELD REQUIREMENT FOR VALUATION OF INVESTMENT PROPERTIES

The weighted yield requirement for externally valued properties on September 30, 2021 was 5.39 percent, and the weighted cost of capital for the present value calculation of cash flows and residual values was a nominal 7.60 percent and 7.70 percent, respectively. When last valued on June 30, 2021, the yield requirement was 5.90 percent, and the weighted cost of capital for the present value calculation of cash flows and residual values was 7.90 percent and 7.80 percent, respectively. In the valuation dated December 31, 2020, the yield requirement was 6.03 percent, the weighted cost of capital for the present value calculation of cash flows and residual values was 7.70 percent and 8.02 percent, respectively.

**Sensitivity analysis – change in value for changes in valuation parameters**

<b>September 30, 2021</b>	<b>%</b>	<b>MSEK</b>
Change in net operating income <sup>1</sup>	+/-5%	+/-1,130
Change in yield requirement	+/-0.25%	+/-1,377
Change in growth assumptions	+/-0.5%	+/-141
Change in discount rate	+/-0.25%	+/-1,083

1. According to earnings capacity.

**VALUATION TECHNIQUES**

The value of the properties has been assessed based on a market-adapted cash-flow estimate in which, by simulating the calculated future income and expenses, an analysis has been made of the market's expectations with respect to the subject property.

The yield requirement used in the estimate derives from sales of comparable properties. For additional information on valuation techniques, refer to Note 13 of Nyfosa AB's 2020 Annual Report on [www.nyfosa.se](http://www.nyfosa.se).

The company engages external, independent appraisers every quarter to quality assure the fair value measurement of the company's properties. All properties are valued every quarter, except for those properties for which possession was taken during the current quarter or properties for which a sales agreement exists. In these cases, the agreed property value is used. The prevailing uncertain business environment caused by the pandemic did not have any significant impact on Nyfosa's property values, mainly because the portfolio has a low exposure to tenants in the tourism industry and other operations that were markedly affected by pandemic.

**SUSTAINABILITY EFFORTS**

Work on reducing carbon emissions is continuing based on analysis to identify good investments in energy optimization measures, with the aim of reducing energy consumption and thus also carbon emissions from the use of our premises. Slightly more than 100 green appendices were signed during the year when new leases were signed or leases were renegotiated. The aim of these green appendices is to identify and follow up on various initiatives to reduce energy consumption in premises, such as more efficient heating and lighting. The process of environmentally certifying buildings is continuing, with the primary aim of preparing solid data for deciding on any investment in energy-optimization measures.

Possession was taken of a property portfolio in Jyväskylä, Finland for a total of SEK 2.1 billion during the quarter. Most of the buildings have a Very Good rating under various sustainability certification standards.

**Buildings with sustainability certification, September 30, 2021**

<b>Country</b>	<b>Municipality</b>	<b>Property</b>	<b>Category</b>	<b>Certification</b>
Sweden	Värnamo	Bodarna 2, Gillet 1, Jungfrun 11, Lejonet 11, Vindruvan 4, Vindruvan 15, Rågen 1, Almen 9, Bokbindaren 20	Offices and retail	BREEAM In Use Good
Sweden	Malmö	Byrådirektören 3	Offices	Sweden Green Building Council Bronze
Sweden	Sollentuna	Tackan 9	Offices	Green Building
Sweden	Sundsvall	Högom 3:178	Offices	Green Building
Sweden	Jönköping	Stensholm 1:754	Offices	LEED Gold
Sweden	Gävle	Söder 18:19	Offices	Sweden Green Building Council Silver
Sweden	Örebro	Karossen 19, Vindtunneln 1, Oxbacken 7, Vindrutan 1	Offices	BREEAM In Use
Finland	Jyväskylä	Innova 2, Innova 4	Offices	LEED
Finland	Jyväskylä	Mattilanniemi 6&8, Ohjelmakaari 2&10, Survontie 9, Ylistönmäentie 26, Innova 1	Offices	BREEAM In Use

Earlier in the year, Nyfosa prepared a green finance framework and issued a green senior unsecured bond. The green finance framework has been drawn up in accordance with the Green Bond Principles set by the International Capital Markets Association (ICMA) and has been audited by an independent third party, CICERO Shades of Green. More information is available on the Nyfosa website [www.nyfosa.se](http://www.nyfosa.se).

Nyfosa came joint first in Allbright's annual equality survey of Swedish listed companies. Allbright continually identifies the gender balance of business management teams and boards of directors to highlight the issue of representation.



## EARNINGS CAPACITY

	Oct 1
MSEK	2021
Rental value	2,761
Vacancy amount <sup>1</sup>	-162
<b>Rental income according to leases</b>	<b>2,598</b>
Property expenses	-668
Property administration	-92
<b>Net operating income</b>	<b>1,838</b>
Central administration	-107
Share in profit of joint ventures	247
Financial expenses	-434
<i>of which ground rent</i>	-6
<b>Profit from property management</b>	<b>1,543</b>
Equity per share on balance-sheet date, SEK	8.08

1. The vacancy amount includes the impact of granted rent discounts on profit or loss for the next 12 months.

The company's current earnings capacity on a 12-month basis on October 1, 2021 is presented above. Current earnings capacity is to be considered solely as a hypothetical instantaneous impression and is presented only for illustrative purposes. The aim is to present annualized income and expenses based on the property portfolio, borrowing costs, capital structure and organization at a given point in time. The earnings capacity does not include an assessment of future periods in respect of rents, vacancy rates, property expenses, interest rates, changes in value or other factors impacting earnings, other than the index-linking found in existing leases. The data does not include the possible effects of property transactions. The current earnings capacity must be considered together with other information in the interim report.

The following information is used as the basis for assessing current earnings capacity:

- rental value is based on annual contractual rental income from current leases on 1 October;
- vacancy amount is an assessed market rent for vacant premises. This amount also includes allocated rent discounts under current leases;
- property expenses, excluding property tax, are based on average actual outcome for the most recent 24 months, adjusted for the holding period.
- property tax is based on the current tax assessment value of the properties;
- costs for property and central administration have been calculated on the basis of the existing organization and the current size of the property portfolio;
- Nyfosa's shares of profit from property management from joint ventures before changes in value, calculated using the same method as Nyfosa;
- the assessment of earnings capacity does not assume any financial income; and
- financial expenses have been calculated on the basis of the company's average interest rate on September 30, 2021, including allocated opening charges, a total of 2.2 percent. The item also includes ground rent.

## KEY FIGURES EARNINGS CAPACITY

	Sep 30		Dec 31
	2021	2020	2020
Property value, MSEK	34,506	28,587	29,411
Rental value, MSEK	2,761	2,391	2,451
Leasable area, 000s sqm	2,620	2,434	2,380
No. of properties	418	343	361
Economic leasing rate, %	94.4	92.8	93.1
Remaining lease term, years	3.7	3.5	3.7
Surplus ratio, %	70.7	71.0	70.5
Yield, %	5.3	5.5	5.4

## PARTICIPATIONS IN JOINT VENTURES

Nyfosa owns 50 percent of the shares in the property company Söderport Property Investment AB ("Söderport"). The remaining portion of the shares is owned by AB Sagax (publ). The joint venture is governed by shareholders' agreements giving both owners equal power of decision, meaning that neither partner has a controlling influence. The holding is classified as Participations in joint ventures and Nyfosa's share in the profit of Söderport is recognized in the Group's profit from property management. The holding contributed SEK 15.26 per share (13.00) to Nyfosa's EPRA NRV on the balance-sheet date.

Söderport's property portfolio primarily comprises industrial, warehouse and office properties, which essentially presents a supplement to Nyfosa's wholly owned property portfolio. Söderport owns properties for a total value of MSEK 12,960 (11,433). The focal point of the property portfolio is in the Stockholm and Gothenburg regions. Söderport does not have its own operational organization. Instead, it procures property management and financial administration from Sagax. A small part of property management is procured from Nyfosa.

Net operating income amounted to MSEK 530 (507), profit from property management to MSEK 383 (347) and net loan-to-value ratio to 50 percent (53). The impact of the coronavirus pandemic on Söderport's operations has been limited. The total rental value for Söderport's property portfolio amounted to MSEK 919 (865). Leases have an average remaining term of 4.7 years (5.3). The total leasable area amounted to 784 thousand sqm (771). The economic leasing rate was approximately 95 percent (96).

### TORSLANDA PROPERTY INVESTMENT AB

78.4 percent of the company Torslanda Property Investment AB ("TPI") is owned and is thus consolidated with Söderport's statement of profit/loss and statement of financial position below. The minority share in TPI, corresponding to 21.6, is the reason that Nyfosa's participation does not correspond to 50 percent of Söderport's earnings and equity.

TPI is a Swedish property group that owns and manages office properties in Gothenburg and Stockholm. The property portfolio, which is valued at MSEK 3,331 (3,030), encompasses 227 thousand sqm (194) of leasable area that is mainly utilized as office space. The leasing rate is 99 percent (100), and the primary tenant is Volvo Cars. TPI's share has been listed on Nasdaq First North Growth Market since January 2015.

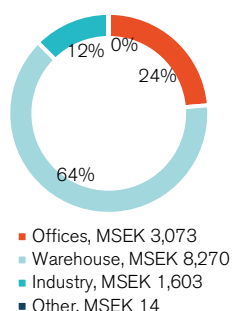
The Sörred 7:31 property in Torslanda, Gothenburg, was vacated during the quarter. Terminations of 48 thousand sqm of office space and a parking garage in the Sörred 8:4 property were also received. The terminated lease expires on December 31, 2024. The annual rent amounts to MSEK 49. The value of the property has been adjusted due to the termination.

After the quarter, the Board of TPI proposed a voluntary redemption offer at NAV for every fifth share. Under the proposal, a maximum of 14 million shares can be redeemed on the basis of a distribution of a maximum of MSEK 337. An Extraordinary General Meeting of TPI on November 18, 2021 will resolve on this proposal.

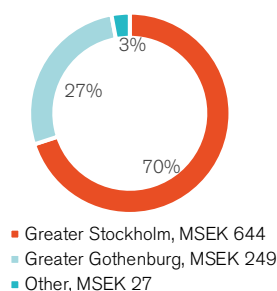
### KEY FINANCIAL DATA, SÖDERPORT

MSEK	Jan–Sep		Full-year	MSEK	Sep 30		Dec 31
	2021	2020	2020		2021	2020	2020
Rental income	643	607	818	Investment properties	12,960	11,433	11,910
Net operating income	530	507	679	Cash and cash equivalents	138	294	161
Net interest income	-126	-139	-185	Other assets	383	329	338
Profit from property management	383	347	466	Equity	4,959	3,836	4,136
Changes in value of properties and derivatives	860	341	594	of which, Nyfosa's share	2,310	1,772	1,916
Tax	-7	-143	-217	Interest-bearing liabilities	6,629	6,337	6,354
Profit for the period	1,236	545	844	Deferred tax liabilities, net	1,061	1,023	1,087
Of which, Nyfosa's share	594	260	404	Derivatives, net	147	229	221
				Other liabilities	685	631	612

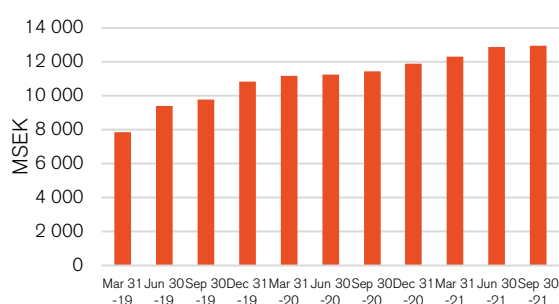
#### PROPERTY VALUE BY CATEGORY



#### RENTAL VALUE BY REGION



#### PROPERTY VALUE



## FINANCING

Nyfosa finances its assets through equity, bank loans with Nordic banks and bonds issued in the Swedish capital market. Equity on the balance-sheet date amounted to MSEK 15,421 and interest-bearing loans from the credit and capital markets to MSEK 20,063, of which bank loans with properties as collateral amounted to MSEK 18,208 and senior unsecured bond loans to MSEK 1,873.

The total net loan-to-value ratio of the properties was 56.5 percent (56.4). To support growth, the company has three prearranged lines of credit with banks, which have not always been fully utilized. The total scope in these revolving credit facilities can amount to a maximum of MSEK 3,880. This means that, against collateral in existing properties, Nyfosa can rapidly increase its borrowing at fixed terms to, for example, finance new property acquisitions. After having utilized the credit scope, the company has the opportunity to renegotiate credit facilities to a standard bank loan, at which point the unutilized portion of the facilities increases. On the balance-sheet date, the company had utilized the total amount granted of MSEK 1,866 against collateral in existing properties. To utilize the remaining MSEK 2,014 under this credit framework, recently acquired properties are firstly used as collateral. In addition to the revolving credit facilities, the company has unutilized overdraft facilities with banks totaling MSEK 200.

Combined, the available liquidity and strong financial position provide a solid platform to continue to grow and resilience to any negative effects from the business world. The company continuously monitors liquidity in the operations so that it can rapidly counter any negative impact.

### Available liquidity, September 30, 2021

MSEK	Sep 30		Dec 31
	2021	2020	2020
Cash and cash equivalents	553	1,013	312
Unutilized revolving credit facility <sup>1</sup>	0	200	896
Unutilized overdraft facilities	200	200	200
<b>Total</b>	<b>753</b>	<b>1,413</b>	<b>1,408</b>

1. Unutilized and previously granted loans on the balance-sheet date with existing properties as collateral. The loans are available to the company at short notice.

### Revolving credit facilities, September 30, 2021

MSEK	Framework	Amount granted	Amount utilized	Unutilized amount
Total	3,880	1,866	1,866	0

### Interest-bearing liabilities

A MSEK 1,000 green senior unsecured bond was issued during the period. The opportunity to repurchase existing bonds of MSEK 628 was also offered. Current bank loans and portions of the utilized revolving credit facility were also refinanced. Fixed-term loans totaling MSEK 1,417 were raised in connection with acquisitions. The utilization of revolving credit facilities increased by a net MSEK 365 during the period. Ongoing repayments of MSEK 153 on fixed-term loans were made. As a result, the company's fixed-rate periods and loan maturity on the balance-sheet date were as presented in the tables below.

### Changes in interest-bearing liabilities for the quarter

MSEK	Jan–Sep		Full-year
	2021	2020	2020
Interest-bearing liabilities at the beginning of the period	17,055	11,282	11,282
Repayment of bank loans	-3,046	-997	-4,781
Bond loans issued	1,000	-	-
Bond loans repurchased	-628	-	-
Bank loans raised	5,676	6,872	10,583
Changes in borrowing fees	1	-20	-29
Translation effect, currency	4	-	-
<b>Interest-bearing liabilities at the end of the period</b>	<b>20,063</b>	<b>17,136</b>	<b>17,055</b>

Loan maturity in the table shows the payment of outstanding principal loan amounts on the balance-sheet date, not including ongoing repayments.

#### Fixed-rate periods and loan maturity structure, September 30, 2021

Year	Fixed-rate period <sup>1</sup>		Loan maturity	
	MSEK	%	MSEK	%
Within 1 year	12,236	61	3,531	18
1–2 years	938	5	3,332	17
2–3 years	2,659	13	4,942	25
3–4 years	4,328	21	7,840	39
4–5 years	0	0	516	3
>5 years	0	0	0	0
<b>Total</b>	<b>20,161</b>	<b>100</b>	<b>20,161</b>	<b>100</b>

1. Interest-bearing liabilities in the statement of financial position include allocated arrangement fees, which is the reason for the deviation between the table and the statement of financial position.

#### Exposure to interest-rate changes

Nyfosa mainly works with floating interest rates in its loan agreements. Exposure to interest-rate risk is managed by making use of derivative instruments, currently exclusively interest-rate caps. The sensitivity analysis below presented the estimated impact on earnings if the market interest rate were to change and if the company's average interest rate were to change. Limiting interest-rate risk increases the predictability of profit from property management and changes in interest-rate levels in the market do not fully impact the company's interest expenses. The nominal volume of outstanding interest-rate caps amounted to MSEK 9,425 on the balance-sheet date, corresponding to 47 percent of interest-bearing liabilities.

#### Sensitivity analysis

Earnings effect of change in average interest on debt, MSEK	Change	Sep 30	
		2021	2020
Interest expenses assuming current fixed-interest periods and changed interest rates <sup>1</sup>	+/-1% point	+186/-18	+165/-16
Interest expenses assuming change in average interest rate <sup>2</sup>	+/-1% point	+/-201	+/-172
Revaluation of fixed-income derivatives attributable to shift in interest rate curves	+/-1% point	+/-11	+/-6

1. Taking into account derivative agreements

2. Today's average rate increases/decreases by 1 percentage point. Increase/decrease does not take into account eventual effects of the derivative portfolio.

Each variable in the table above has been addressed individually and on the condition that the other variables remain constant. The analysis refers to liability against the wholly owned property portfolio and does not pretend to be exact. It is merely indicative and aims to show the most relevant, measurable factors in the specific context.

#### Key figures for interest-bearing liabilities, September 30, 2021

	Sep 30		Dec 31
	2021	2020	2020
Debt/equity ratio, multiple	1.3	1.3	1.3
Average interest <sup>1</sup> , %	1.9	1.9	1.9
Average remaining fixed-rate period, years	1.2	1.3	1.6
Average remaining loan maturity period, years	2.4	2.7	2.9
Interest-rate hedged portion of liabilities, %	47	45	49
Fair value of derivatives, MSEK	5	3	3

1. Interest expense excluding opening charges charged to earnings over the term of the loan.

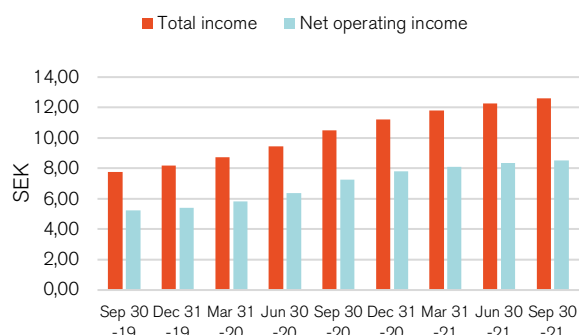
## KEY FIGURES

Presented below are the key figures for a period encompassing the results of the past four quarters that Nyfosa believes provide valuable supplementary information to investors and the company's management in their assessment of the company's performance. The table presents the key figures and performance measures that are not defined by IFRS which is why a reconciliation of key figures is also provided. Definitions can also be found on page 29 of this interim report.

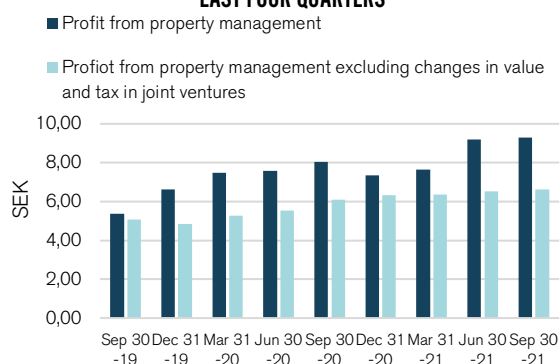
Under the company's financial target, cash flow from operating activities, before changes in working capital ("Distributable cash flow"), is to present annual growth per share of 10 percent. The financial risk limits are unchanged and stipulate that the company is to report an equity/assets ratio of at least 25 percent, the loan-to-value ratio is not to exceed 65 percent and the interest-coverage ratio is not to fall below a multiple of two.

	Last 4 quarters				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Property-related key figures</b>					
Income, MSEK	2,347	2,267	2,177	2,035	1,860
Property expenses, MSEK	-679	-651	-615	-557	-516
Property administration, MSEK	-80	-70	-68	-63	-55
Net operating income, MSEK	1,587	1,546	1,493	1,415	1,289
Surplus ratio, %	67.6	68.2	68.6	69.5	69.3
Property value on balance-sheet date, MSEK	34,506	31,428	30,605	29,411	28,587
<b>Share-related key figures</b>					
Profit from property management per share, SEK	9.32	9.20	7.64	7.35	8.05
Profit from property management excluding changes in value and tax in joint ventures, SEK	6.61	6.53	6.36	6.31	6.11
Distributable cash flow per share, SEK	6.61	6.38	6.82	6.91	6.65
Earnings per share before dilution, SEK	13.66	14.42	11.95	12.25	12.80
Earnings per share after dilution, SEK	13.65	14.41	11.94	12.25	12.80
EPRA NRV per share on balance-sheet date, SEK	89.20	85.44	83.99	79.91	77.32
EPRA NTA per share on balance-sheet date, SEK	84.08	80.47	79.00	75.33	72.55
EPRA NDV/Equity per share on balance-sheet date, SEK	80.67	76.99	75.72	72.27	69.57
<b>Key financial data</b>					
Return on equity, %	18.0	20.0	17.1	19.3	20.6
Equity/assets ratio on balance-sheet date, %	40.8	41.7	41.5	41.8	40.5
Loan-to-value ratio of properties on balance-sheet date, %	58.1	58.2	58.3	58.0	59.9
Net loan-to-value ratio of properties on balance-sheet date, %	56.5	54.4	56.5	56.9	56.4
Interest-coverage ratio, multiple	3.5	3.5	3.5	3.8	4.0

### INCOME AND NET OPERATING INCOME PER SHARE, LAST FOUR QUARTERS



### PROFIT FROM PROPERTY MANAGEMENT PER SHARE, LAST FOUR QUARTERS





## RECONCILIATION OF KEY FIGURES

	Last 4 quarters				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Distributable cash flow</b>					
Profit from property management last four quarters, MSEK	1,736	1,701	1,410	1,334	1,429
Depreciation of equipment, last four quarters, MSEK	1	0	1	1	1
Allocated arrangement fees on loans, last four quarters, MSEK	46	40	38	35	24
Share in profit of joint ventures last four quarters, MSEK	-720	-704	-457	-404	-554
Dividend received from joint ventures last four quarters, MSEK	200	175	300	300	300
Income tax paid last four quarters, MSEK	-31	-32	-34	-11	-20
Average number of shares, last four quarters, millions	186	185	185	182	177
<b>Distributable cash flow per share, SEK</b>	<b>6.61</b>	<b>6.38</b>	<b>6.82</b>	<b>6.91</b>	<b>6.65</b>

The performance measure corresponds to the items in profit from property management that affect cash flow, plus dividends received from holdings in joint ventures and income tax paid. Cash flow is stated in SEK per share.

	On balance-sheet date				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Net asset value</b>					
Equity, MSEK	15,410	14,706	13,971	13,333	12,836
Deferred tax, MSEK	1,030	912	855	760	806
Derivatives, MSEK	-5	-5	-5	-3	-3
Deferred tax in joint ventures, 50%, MSEK	531	622	587	544	511
Derivatives in joint ventures, 50%, MSEK	73	85	89	110	115
Number of shares, millions	191	191	185	185	185
<b>EPRA NRV per share, SEK</b>	<b>89.20</b>	<b>85.44</b>	<b>83.99</b>	<b>79.91</b>	<b>77.32</b>
Estimated actual deferred tax, MSEK <sup>1</sup>	-553	-512	-463	-419	-474
Estimated actual deferred tax in JV, Nyfosa's share, MSEK <sup>1</sup>	-425	-437	-458	-425	-406
<b>EPRA NTA per share, SEK</b>	<b>84.08</b>	<b>80.47</b>	<b>79.00</b>	<b>75.33</b>	<b>72.55</b>
Deferred tax, MSEK	-477	-400	-391	-341	-332
Derivatives, MSEK	5	5	5	3	3
Deferred tax in JV, Nyfosa's share, MSEK	-106	-200	-129	-118	-105
Derivatives in JV, Nyfosa's share, MSEK	-73	-85	-89	-110	-115
<b>EPRA NDV/Equity per share, SEK</b>	<b>80.67</b>	<b>76.99</b>	<b>75.72</b>	<b>72.27</b>	<b>69.57</b>

1. Assumptions include that loss carryforwards are expected to be used in the next five years with nominal tax of 20.6 percent. The property portfolio is expected to be realized over 50 years when the entire portfolio will be indirectly sold via companies and the purchaser's deduction for deferred tax is 7 percent. The discount rate amounted to 3 percent.

Net asset value is the total capital that the company manages on behalf of its owners and the value can be calculated in different ways depending on the time perspective and turnover rate in the property portfolio. EPRA NRV (Net Reinvestment Value) is based on the company never selling its assets and aims to reflect the value required for building up the operations again. Equity in the statement of financial position was adjusted for items that do not involve any payment in the near future, such as derivatives and deferred tax liabilities, both in Nyfosa's statement of financial position and Nyfosa's share of derivatives and deferred tax in joint ventures' statement of financial position. EPRA NTA (Net Tangible Assets) assumes that the company will make property transactions and thus be liable to pay certain taxes. The performance measure comprises equity according to the statement of financial position adjusted for the portion of deferred tax, both in Nyfosa's statement of financial position and Nyfosa's share of deferred tax in joint ventures' statement of financial position, measured at market value taking into consideration how the company has carried out property transactions in the past few years. EPRA NDV (Net Disposal Value) comprises equity according to the statement of financial position.

	Last 4 quarters				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Return on equity</b>					
Profit after tax last four quarters, MSEK	2,548	2,667	2,204	2,225	2,271
Average equity for last four quarters, MSEK	14,123	13,361	12,870	11,557	11,036
<b>Return on equity, %</b>	<b>18.0</b>	<b>20.0</b>	<b>17.1</b>	<b>19.3</b>	<b>20.6</b>

This performance measure is calculated by using profit after tax for the most recent 12-month period in relation to average equity during the same period.

	On balance-sheet date				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Equity/assets ratio</b>					
Equity, MSEK	15,410	14,706	13,971	13,333	12,836
Total assets, MSEK	37,767	35,243	33,643	31,907	31,673
<b>Equity/assets ratio, %</b>	<b>40.8</b>	<b>41.7</b>	<b>41.5</b>	<b>41.8</b>	<b>40.5</b>

The performance measure is calculated as equity as a percentage of total assets according to the statement of financial position. The performance measure shows how large a share of the company's assets are financed by the company's equity.

	On balance-sheet date				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Loan-to-value ratio and net loan-to-value ratio</b>					
Interest-bearing liabilities, MSEK	20,063	18,297	17,852	17,055	17,136
Property value, MSEK	34,506	31,428	30,605	29,411	28,587
<b>Loan-to-value ratio, %</b>	<b>58.1</b>	<b>58.2</b>	<b>58.3</b>	<b>58.0</b>	<b>59.9</b>
Cash and cash equivalents, MSEK	553	1,206	552	312	1,012
<b>Net loan-to-value ratio, %</b>	<b>56.5</b>	<b>54.4</b>	<b>56.5</b>	<b>56.9</b>	<b>56.4</b>

The loan-to-value ratio is calculated by using interest-bearing liabilities as a percentage of the value of the properties according to the statement of financial position. The net loan-to-value ratio is calculated by using net loans, meaning interest-bearing liabilities less cash and cash equivalents, as a percentage of the value of the properties according to the statement of financial position.

	Last 4 quarters				
	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021	Dec 31, 2020	Sep 30, 2020
<b>Interest-coverage ratio</b>					
Profit from property management last four quarters, MSEK	1,737	1,701	1,410	1,334	1,429
Share in profit of joint ventures last four quarters, MSEK	721	704	457	404	554
Depreciation last four quarters, MSEK	-1	0	-1	-1	-1
Financial income and expenses last four quarters, MSEK	-415	-395	-378	-327	-290
<b>Interest-coverage ratio, multiple</b>	<b>3.5</b>	<b>3.5</b>	<b>3.5</b>	<b>3.8</b>	<b>4.0</b>

The interest-coverage ratio is calculated by excluding shares in profit in joint ventures, depreciation/amortization and financial income and expenses from profit from property management. The performance measure treats ground rent as a property expense, similar to previous calculations. This profit is then expressed as a percentage of financial income and expenses to calculate the interest-coverage ratio.

## OTHER DISCLOSURES

### SHARE AND SHAREHOLDERS

The volume weighted average price on the interim period's last day of trading, September 30, 2021, was SEK 124.03, corresponding to a total market capitalization of MSEK 23,693. Nyfosa had 19,021 shareholders, of which Swedish investors, institutions and private individuals owned 73.1 percent of the shares and voting rights, and the remaining shares and votes were owned by foreign shareholders.

List of owners	No. of shares	Share of	
		Capital, %	Votes, %
AB Sagax	24,490,287	12.8	12.8
Länsförsäkringar Funds	17,931,846	9.4	9.4
Swedbank Robur Funds	14,266,436	7.5	7.5
Handelsbanken Funds	9,643,390	5.0	5.0
SEB Funds	8,880,602	4.6	4.6
BlackRock	6,816,370	3.6	3.6
Vanguard	6,506,394	3.4	3.4
Kåpan Pensioner Försäkringsförening	4,880,014	2.6	2.6
Jens Engwall	4,853,411	2.5	2.5
Norges Bank	4,274,266	2.2	2.2
Other	88,479,797	46.3	46.3
<b>Total</b>	<b>191,022,813</b>	<b>100.0</b>	<b>100.0</b>

### ANNUAL GENERAL MEETING

Nyfosa's 2022 Annual General Meeting (AGM) will be held in Stockholm on April 19, 2022. For more information about the AGM, visit [www.nyfosa.se](http://www.nyfosa.se).

### ASSURANCE FROM THE CEO

The CEO gives her assurance that this interim report provides a fair review of the company's and the Group's operations, financial position and earnings, and describes the material risks and uncertainties facing the Parent Company and the companies included in the Group.

Nacka, October 21, 2021

Nyfosa AB (Corp. Reg. No. 559131-0833)

**Stina Lindh Hök**

CEO

#### FINANCIAL CALENDAR

<b>Year-end report</b> <b>January–December 2021</b>	February 17, 2022
<b>Annual report 2021</b>	Week 12 2022
<b>Interim report</b> <b>January–March 2022</b>	April 19, 2022
<b>2022 Annual General Meeting</b>	April 19, 2022

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This interim report has been audited.

The information is inside information that Nyfosa AB is obligated to disclose in accordance with the EU Market Abuse Regulation. The information was submitted for publication through the agency of the aforementioned contact persons on October 21, 2021 at 7:30 a.m. CEST.

## NOTES

### NOTE 1 BASIS OF PREPARATION AND ACCOUNTING POLICIES

This condensed interim report for the Group has been prepared in accordance with IAS 34 Interim Reporting, as well as the applicable regulations of the Swedish Annual Accounts Act. The interim report for the Parent Company has been prepared in accordance with Chapter 9 Interim Reports of the Annual Accounts Act. The accounting policies and calculation methods were unchanged compared with 2020 Annual Report. Disclosures in accordance with IAS 34.16A are provided not only in the financial statements and the accompanying notes but also elsewhere in this interim report.

All amounts in the report are stated in millions of SEK ("MSEK") unless otherwise stated. There may be rounding errors in tables that have combined sums from already rounded amounts. Amounts in parentheses refer to the same period in the preceding financial year. Key figures regarding an earnings or cash flow measure, stated per share, are calculated on a weighted average number of shares during the period referred to. Key figures based on an amount in the statement of financial position, stated per share, are calculated on the number of shares on the balance-sheet date.

### NOTE 2 ESTIMATES AND ASSESSMENTS

The preparation of the interim report requires that company management make judgments and estimates, and make assumptions that affect the application of the accounting policies and the amounts of assets, liabilities, income and expenses recognized. The actual outcome may deviate from these judgments and estimates.

#### Measurement of investment properties

For significant assumptions and assessments affecting the measurement of Nyfosa's investment properties, refer to Note 13 of the 2020 Annual Report on [www.nyfosa.se](http://www.nyfosa.se). Nyfosa's property portfolio is recognized in the statement of financial position at fair value, Level 3 according to IFRS 13, and the changes in value are recognized in profit or loss. The fair value is based on internal valuations that are performed continuously and the properties are also valued every quarter by an external independent appraiser. The value of the properties is affected not only by supply and demand in the market but also by a number of other factors, in part property-specific factors such as the leasing rate, rent level and operating expenses, and in part such market-specific factors as the yield requirement and the cost of capital, which are derived from comparable transactions in the property market. Deterioration in either a property or the market could cause the value of the properties to decline, which could have a negative impact on Nyfosa's operations, financial position and earnings.

Valuations require assessments of and assumptions about future cash flows and determination of the discount factor (yield requirement). An uncertainty interval of +/- 5–10 percent is usually applied to property valuations to reflect the uncertainty of assumptions and assessments made.

#### Measurement of loss carryforwards

The regulatory framework governing taxation of the type of business operated by Nyfosa is complex and comprehensive in terms of both income tax and VAT/property taxation. Moreover, interpretation and application of these regulations by courts of law can change over time. Changes in these regulations, or in their interpretation by judicial bodies, could impact Nyfosa's earnings and position either positively or negatively. From time to time, Nyfosa has cases under review by, and ongoing dialog with, the Swedish Tax Agency regarding individual taxation matters. The Tax Agency makes tax rulings that can be appealed and reviewed in administrative courts of appeal. The regulations governing the recognition of taxes, and the property sector's application of these accounting regulations, are also complex. The regulatory framework is complex, the Tax Agency's review possibilities are comprehensive and the judicial bodies' interpretation and reviews take place in many stages, which means that it can take a long time to establish the correct application of legislation in complex taxation matters. This may entail that actions taken or completed transactions that were previously considered permissible according to the regulatory framework may need to be reappraised at a later juncture. Nyfosa monitors the taxation laws and practices that are in effect whenever it files tax returns. Nyfosa's assessments and calculations in the tax area, and the accounting of these matters, are reassessed at the end of each reporting period. Nyfosa had loss carryforwards from prior years. The Tax Agency decided in a review decision in 2018 not to grant the company full deductions for these loss carryforwards. The loss carryforwards in question amount to MSEK 1,215. Unutilized loss carryforwards are valued at MSEK 221, corresponding to 20.6 percent, in the statement of financial position. Nyfosa has not remeasured this amount since it believes that it is overwhelmingly probable that the deduction claimed will be granted following a court ruling.

#### Classification of acquisitions

The IFRS 3 accounting standard states that acquisitions must be classified as business combinations or asset purchases. An individual assessment of the character of the acquisition is required for each individual transaction.

Nyfosa's corporate acquisitions in 2021 encompass only properties and no material processes, which is why the transactions are deemed to be asset purchases.

### NOTE 3 OPERATING SEGMENTS

Nyfosa's operations comprise one operating segment, that is to say, Nyfosa's operations comprise a business that generates income and expenses and whose operating profit is regularly assessed by the company's chief operating decision maker as a basis for monitoring earnings and allocating resources.

### NOTE 4 TAX

The Group's effective tax rate for the interim period was 13.1 percent (11.1). The deviation from the nominal tax rate of 20.6 percent was due to the profit from participations in joint ventures comprising profit after tax, and thus did not constitute taxable income for Nyfosa, but was also due to any non-taxable capital gains on the divestment of properties via companies, and valuations of loss carryforwards.

According to the applicable rules, deferred tax is to include temporary differences on all assets and liabilities, except for temporary differences on properties when assets are acquired. The residual value of investment properties for tax purposes totaled MSEK 14,305, which means that temporary differences of MSEK 15,075 were not recognized in the statement of financial position.

Reconciliation of effective tax, MSEK	%	
Profit before tax		2,359
Tax according to applicable tax rate for Parent Company	-20.6%	-486
Non-deductible costs and tax-exempt income	0.2%	4
Profit from participations in joint ventures	5.1%	122
Capitalization and utilization of loss carryforwards not capitalized in prior years	0.5%	13
Non-taxable sales of properties	0.7%	16
Other	0.9%	21
<b>Recognized effective tax</b>	<b>-13.1%</b>	<b>-309</b>

### NOTE 5 EARNINGS PER SHARE

A long-term incentive program for employees of the Nyfosa Group was implemented in accordance with the resolution of the Annual General Meeting in April 2020. In order to implement the program, the Meeting resolved on a directed issue of not more than 1,098,000 warrants divided into two different series. A maximum of 549,000 warrants shall be issued in Series I and a maximum of 549,000 warrants shall be issued in Series II. Each warrant entitles the holder to subscribe for one new share in Nyfosa AB.

Under Series I, the subscription price per share upon exercise of the warrants shall be an amount corresponding to 122.5 percent of the average share price at the time of the issue of the warrants. Under Series II, the subscription price per share upon exercise of the warrants shall be the volume weighted average share price on the trading day Nyfosa publishes the interim report for the period January–March, 2024 reduced by an amount corresponding to the highest of (i) an amount corresponding to the average share price at the time of the issue of the warrants, multiplied with (a) the average total return index value for Nyfosa at the time of the issue of the warrants (starting index value 100) in comparison with the index value for the trading day that Nyfosa publishes the interim report for the period January–March, 2024, (b) reduced by the average total return index value for real estate companies listed on Nasdaq Stockholm during the same period (starting index value 100), and (ii) SEK 0.

There has been a long-term incentive program for employees of the Nyfosa Group since 2019. On the balance-sheet date, 1,304,300 warrants of a total of 1,950,000 issued warrants had been subscribed for, and the remainder were held by a company within the Group.

The dilutive effect from the existing warrants program amounted to 0.11 percent for the period and 0.13 percent for the last four quarters.

### NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS

Nyfosa measures its financial instruments at fair value or amortized cost in the statement of financial position, depending on the classification of the instrument. Financial instruments include rent receivables, derivatives and cash and cash equivalents among assets and interest-bearing liabilities, derivatives and accounts payable among liabilities. All derivatives are classified in Level 2 according to IFRS 13 and are measured at their fair value in the statement of financial position. Nyfosa has binding framework agreements for derivative trading (ISDAs), which enable Nyfosa to offset financial liabilities against financial assets in the event of the insolvency of a counterparty of other event, a process known as netting. No offset currently takes place.



The table below presents the fair value of the Group's derivatives, which is reflected in the statement of financial position. The carrying amount of accounts receivable, other receivables, cash and cash equivalents, accounts payable and other liabilities provides a reasonable approximation of the fair value.

Fair value, MSEK	Sep 30		Dec 31
	2021	2020	2020
Derivatives with positive values	5	3	3
Derivatives with negative values	-	-	-

#### NOTE 7 FINANCING

For information regarding changes in loans, interest rates and credit terms, refer to pages 16–17 of this interim report.

#### NOTE 8 SHAREHOLDERS' EQUITY

Date	Event	Change in share capital (SEK)	Change in number of shares	Share capital after change (SEK)	Number of shares after change
October 17, 2017	New formation	-	-	50,000.00	500
May 21, 2018	Division of shares	-	99,500	50,000.00	100,000
May 21, 2018	New share issue	78,814,124.50	157,628,249	78,864,124.50	157,728,249
August 21, 2018	New share issue	5,000,000.00	10,000,000	83,864,124.50	167,728,249
February 17, 2020	New share issue	3,231,412.00	6,462,824	87,095,536.50	174,191,073
March 9, 2020	New share issue	5,155,000.00	10,310,000	92,250,536.50	184,501,073
June 9, 2021	New share issue	3,260,870.00	6,521,740	95,511,406.50	191,022,813

#### NOTE 9 RELATED PARTIES

The Group owns participations in joint ventures, refer to page 15 of this interim report. Söderport is managed by AB Sagax, except for property management which is managed by Nyfosa. The company TPI, of which Söderport owns 78.4 percent, also purchases management services from Nyfosa and Sagax.

Property management fees between the companies are based on market terms. Nyfosa's fee totals MSEK 3 per year. The Group had no receivables from joint ventures on September 30, 2021.

The company signed a consultancy agreement with Board member Jens Engwall in 2020. His assignment under the agreement is to provide advisory services, in the first instance to the company's CEO, and also to continue to serve as the company's Board member in Söderport Holding AB and Torslanda Property Investment AB. The agreement came into effect on March 1, 2021 and expires on December 31, 2022. Annual fees of MSEK 1 are paid.

#### NOTE 10 SIGNIFICANT EVENTS AFTER THE END OF THE INTERIM PERIOD

After the end of the quarter, it was announced that Torslanda Property Investment (TPI), a subsidiary of Nyfosa's joint venture Söderport, proposes a voluntary redemption offer for a maximum of MSEK 337,458,776. The Board believes it appropriate to conduct a voluntary redemption offer aimed at reducing the number of shares in the company so as to facilitate comparability of NAV per share, earnings per share and dividend per share after the company divested a property for an underlying property value of MSEK 870 in June 2021. If an Extraordinary General Meeting of TPI on November 18, 2021 adopts the proposal, Söderport will receive MSEK 265 in redemption proceeds.

## PARENT COMPANY

Nyfosa AB is a holding company whose operations comprise owning and managing shares. The company owns 50 percent of the participations in Söderport Holding AB, which indirectly owns properties for SEK 13.0 billion. Furthermore, the company owns 100 percent of the participations in Nyfosa Holding AB, which indirectly owns properties for SEK 34.5 billion.

The company's organization comprises 67 people who work with property management, transaction operations, Group-wide administrative services and services specific to the listed company. Relevant services are provided to the subsidiaries in the Nyfosa Group through internal service level agreements.

During the quarter, the Parent Company divested its participations in Söderport Holding AB to a subsidiary in the Nyfosa Group. This transaction result in a gain of MSEK 1,088. A dividend of MSEK 200 was recognized for the period under Profit from participations in joint ventures.

### STATEMENT OF PROFIT/LOSS

MSEK	Jul-Sep		Jan-Sep		Full-year
	2021	2020	2021	2020	2020
Net sales	24	22	72	59	87
Personnel costs	-20	-19	-72	-62	-86
Other external costs	-10	-9	-34	-31	-42
Depreciation/amortization	0	0	0	0	0
<b>Loss before financial income and expenses</b>	<b>-6</b>	<b>-6</b>	<b>-34</b>	<b>-34</b>	<b>-42</b>
Profit from participations in joint ventures	0	0	1,288	300	300
Profit from participations in Group companies	0	0	0	0	1,850
Interest income and similar income items	31	8	92	310	82
Interest expenses and similar expense items	-17	-15	-60	-47	-62
<b>Profit before appropriations</b>	<b>8</b>	<b>-13</b>	<b>1,286</b>	<b>229</b>	<b>2,128</b>
<b>Appropriations</b>					
Provision to tax allocation reserve	0	0	0	7	7
Group contributions paid/received	0	0	0	0	35
<b>Profit before tax</b>	<b>8</b>	<b>-13</b>	<b>1,286</b>	<b>236</b>	<b>2,170</b>
Tax	0	0	0	0	1
<b>Profit</b>	<b>8</b>	<b>-13</b>	<b>1,286</b>	<b>236</b>	<b>2,171</b>

Profit/loss for the period is the same as comprehensive income for the period.

**STATEMENT OF FINANCIAL POSITION**

<b>MSEK</b>	<b>Sep 30</b>		<b>Dec 31</b>
	<b>2021</b>	<b>2020</b>	<b>2020</b>
<b>ASSETS</b>			
Participations in Group companies	0	0	0
Participations in joint ventures	0	412	412
Receivables from Group companies	5,377	1,902	5,377
Deferred tax assets	1		1
<b>Total non-current assets</b>	<b>5,377</b>	<b>2,314</b>	<b>5,791</b>
Current receivables from Group companies	9,230	8,622	5,239
Other current receivables	16	15	8
Cash and bank balances	104	710	145
<b>Total current assets</b>	<b>9,352</b>	<b>9,350</b>	<b>5,391</b>
<b>TOTAL ASSETS</b>	<b>14,730</b>	<b>11,664</b>	<b>11,181</b>
<b>EQUITY AND LIABILITIES</b>			
Restricted equity	96	92	92
Unrestricted equity	9,640	6,428	8,365
<b>Equity</b>	<b>9,735</b>	<b>6,520</b>	<b>8,458</b>
Untaxed reserves	0	0	0
Bonds	989	1,489	1,491
Other non-current liabilities	4	4	4
<b>Total non-current liabilities</b>	<b>993</b>	<b>1,494</b>	<b>1,495</b>
Bonds	873	-	-
Liabilities to Group companies	2,784	3,603	1,174
Other current liabilities	344	47	55
<b>Total current liabilities</b>	<b>4,002</b>	<b>3,649</b>	<b>1,229</b>
<b>Total liabilities</b>	<b>4,995</b>	<b>5,143</b>	<b>2,724</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>14,730</b>	<b>11,664</b>	<b>11,181</b>

# REVIEW REPORT

To the Board of Directors of Nyfosa AB  
Corp. id. 559131-0833

## Introduction

We have reviewed the condensed interim financial information (interim report) of Nyfosa AB as of 30 September 2021 and the nine-month period then ended. The Board of Directors and the Managing Director are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

## Scope of review

We conducted our review in accordance with International Standard on Review Engagements ISRE 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing practices and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, for the Group in accordance with IAS 34 and the Annual Accounts Act, and for the Parent Company in accordance with the Annual Accounts Act.

Stockholm 21 October 2021  
KPMG AB

Mattias Johansson  
Authorized Public Accountant

Translation from the Swedish original

## GLOSSARY

<b>Return on equity</b>	<p>Profit/loss for the most recent 12-month period in relation to average equity during the same period</p> <p>Purpose: The performance measure shows the return generated on the capital attributable to shareholders.</p>
<b>Loan-to-value ratio, properties*</b>	<p>Interest-bearing liabilities at the end of the period in relation to the value of the properties (in the statement of financial position).</p> <p>Purpose: The loan-to-value ratio is a measure of risk that indicates the degree to which the operation is encumbered with interest-bearing liabilities. The performance measure provides comparability with other property companies.</p>
<b>Yield*</b>	<p>Net operating income according to earnings capacity in relation to the fair value of the properties on the balance-sheet date.</p> <p>Purpose: The performance measure indicates the yield from operational activities in relation to the properties' value.</p>
<b>Net operating income*</b>	<p>Net operating income comprises the income and expense directly connected to the property, meaning rental income and the expenses required to keep the property in operation, such as operating expenses, maintenance costs and personnel costs for those who take care of the property and tenant contacts.</p> <p>Purpose: The measure is used to provide comparability with other property companies, but also to illustrate operational performance.</p>
<b>Economic leasing rate</b>	<p>Rental income before rent discounts as a percentage of the rental value at the end of the period.</p> <p>Purpose: The performance measure facilitates the assessment of rental income in relation to the total value of the leased and unleased floor space.</p>
<b>Property</b>	<p>Properties held under title or site leasehold.</p>
<b>Property value</b>	<p>The carrying amount of investment properties according to the statement of financial position at the end of the period.</p> <p>Purpose: The performance measure facilitates better understanding of the value development in the property portfolio and the company's statement of financial position.</p>
<b>Profit from property management*</b>	<p>Profit from property management comprises net operating income plus property management and administration expenses as well as financial income and expenses. This earnings measure does not include effects of changes in the value of wholly owned investment properties and derivatives. These are reported separately in the statement of profit/loss. However, changes in value and tax are included in the share in profit of joint ventures in profit from property management.</p>
<b>Rental income</b>	<p>Rents charged including supplements for heating and property tax.</p>
<b>Rental value</b>	<p>Rental income before rent discounts for leased areas and assessed market rent for the vacant floor space.</p> <p>Purpose: The performance measure facilitates assessment of the total potential rental income since the assessed market rent for vacant floor space is added to the rental income charged.</p>



<b>Net loan-to-value ratio, properties*</b>	<p>The net of interest-bearing liabilities and cash and cash equivalents at the end of the period as a percentage of the fair value of the properties in the statement of financial position.</p> <p>Purpose: The net loan-to-value ratio is a measure of financial risk that indicates the degree to which the operation is encumbered with interest-bearing liabilities, but taking into account bank balances. The performance measure provides comparability with other property companies.</p>
<b>Net leasing</b>	Signed new leases for the period less terminations.
<b>Revolving credit facility</b>	An agreement between a lender and a borrower that gives the borrower the right to use funds for a certain period of time and up to a certain amount, and repay at its own discretion before a certain date.
<b>Interest-rate cap</b>	An interest hedging instrument whereby the lender pays a variable interest up to a predetermined interest-rate level. The aim of interest-rate caps is to reduce interest-rate risk.
<b>Interest-coverage ratio*</b>	<p>Profit from property management before financial income and expenses, depreciation/amortization and shares in profit in joint ventures as a percentage of financial income and expenses.</p> <p>Purpose: The interest-coverage ratio is a measure of financial risk that shows how many times the company can pay its interest charges with its profit from operational activities.</p>
<b>Debt/equity ratio*</b>	<p>Interest-bearing liabilities as a percentage of equity.</p> <p>Purpose: The debt/equity ratio is a measure of financial risk that shows the company's capital structure and sensitivity to movements in interest rates.</p>
<b>Equity/assets ratio*</b>	<p>Equity as a percentage of total assets.</p> <p>Purpose: To show how large a share of the company's assets is financed by equity and has been included to enable investors to be able to assess the company's capital structure.</p>
<b>EPRA NRV*</b>	<p>Equity plus derivatives and deferred tax liabilities according to the statement of financial position.</p> <p>Purpose: To show the fair value of net assets from a long-term perspective. Accordingly, assets and liabilities in the statement of financial position that are not adjudged to be realized, such as the fair value of derivatives and deferred taxes, are excluded. The corresponding items in the company's participations in joint ventures are also excluded from the performance measure.</p>
<b>EPRA NTA*</b>	<p>Equity plus derivatives and adjusted for actual deferred tax liabilities instead of nominal deferred tax.</p> <p>Purpose: To show the fair value of net assets from a long-term perspective but under the assumption that assets are traded. Accordingly, assets and liabilities in the statement of financial position that are not adjudged to be realized, such as the fair value of derivatives, are excluded but the market value of deferred tax is included. The corresponding items in the company's participations in joint ventures are also excluded from the performance measure.</p>
<b>EPRA NDV*</b>	<p>Equity according to the statement of financial position.</p> <p>Purpose: The performance measure shows how large a share of the company's recognized equity each share represents.</p>

<b>Distributable cash flow*</b>	<p>Profit from property management excluding non-cash items in the earnings measure, such as share in profit of joint ventures and depreciation of equipment, including dividends received from holdings in joint ventures and tax paid.</p> <p>Purpose: The performance measure shows the amount of cash flow generated by the existing property portfolio under the company's management and the company's dividend capacity.</p>
<b>Leasable area</b>	<p>The total premises area that can potentially be leased.</p> <p>Purpose: Shows the total area that the company can potentially lease.</p>
<b>Vacancy rent</b>	<p>Assessed market rent for vacant floor space.</p> <p>Purpose: The performance measure states the potential rental income when all floor space is fully leased.</p>
<b>Surplus ratio*</b>	<p>Net operating income for the period as a percentage of total income.</p> <p>Purpose: The surplus ratio shows the percentage of each Swedish krona earned that the company can keep. The performance measure is an indication of efficiency that is comparable over time and among property companies.</p>

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\* Refers to alternative performance measures according to the European Securities and Markets Authority (ESMA).

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