

The background image is a photograph of a residential area, overlaid with a dark blue tint. On the left, there is a textured stone wall. To the right, a multi-story residential building with a tiled roof and several windows is visible. In the foreground, two people are walking on a paved path. One person is in the foreground, slightly to the right, wearing a dark t-shirt and dark pants. Another person is further back, to the left, wearing a light-colored shirt and dark pants. The overall scene suggests a modern, well-maintained residential environment.

Fortinova ■

Fortinova acquires, develops and manages residential properties in growth areas of Western Sweden



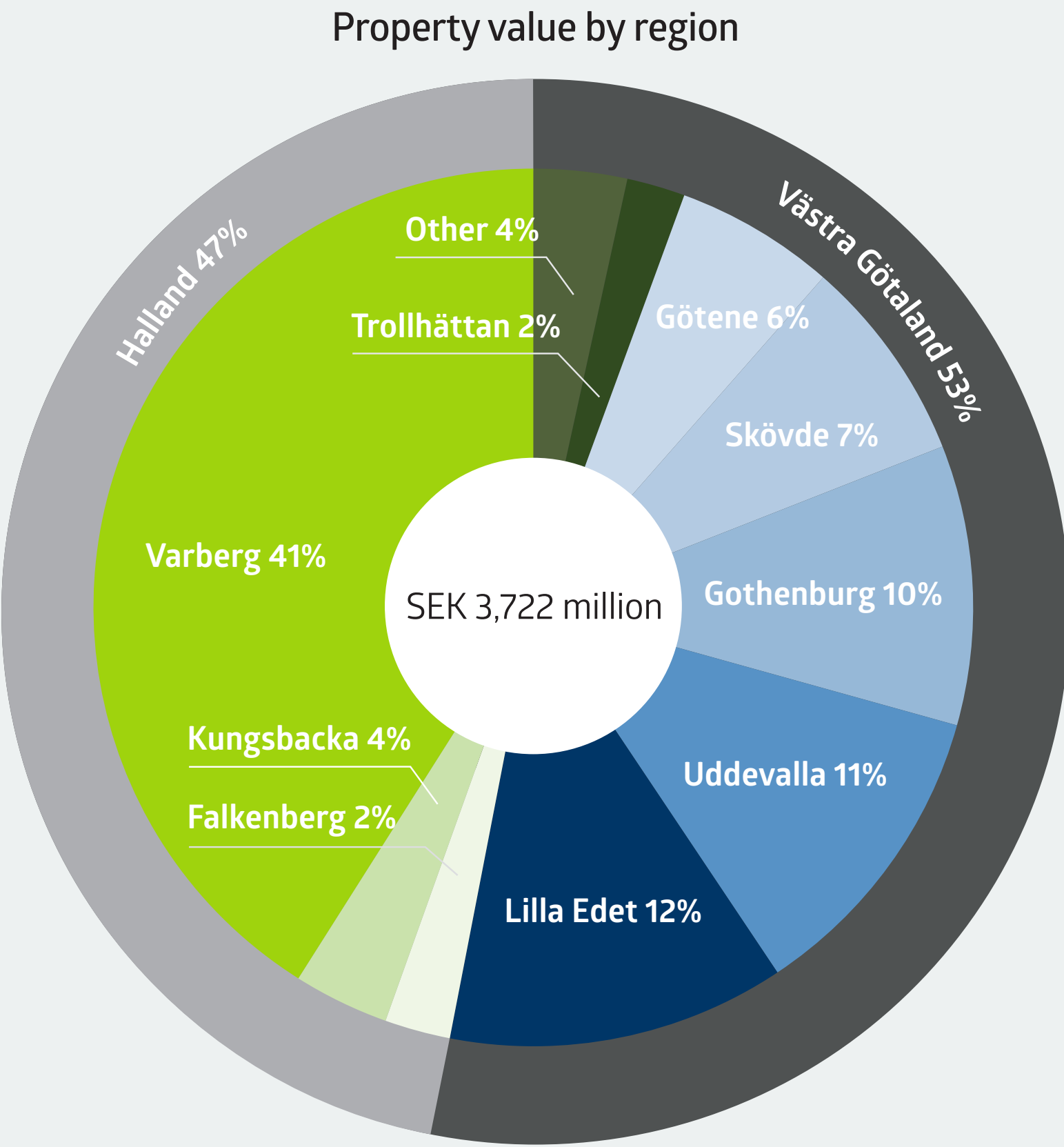
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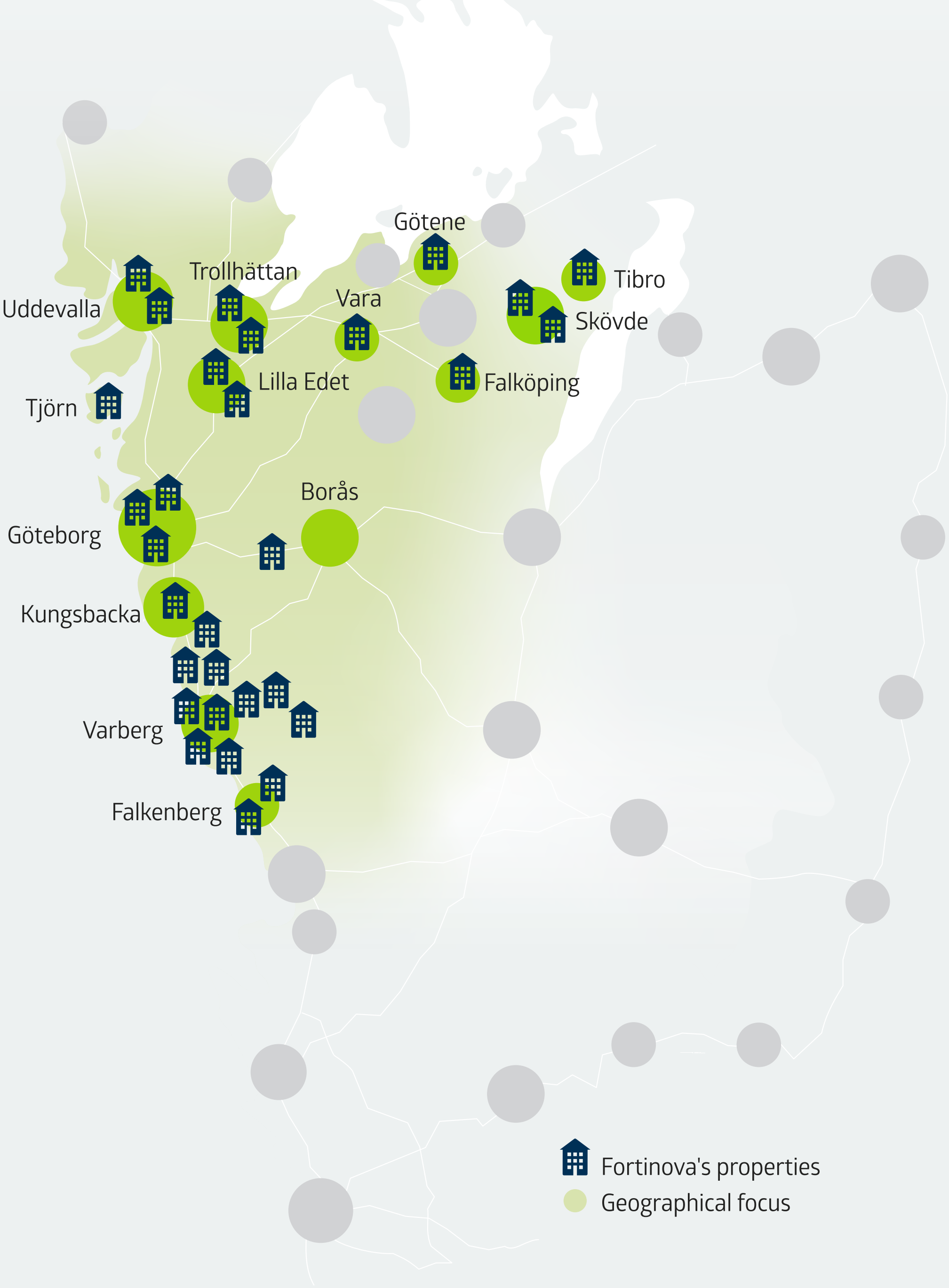
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Strong growth brings a lot of challenges but even more opportunities, which is why we've chosen to keep pushing forward.

PROPERTY VALUE BY TYPE AND REGION



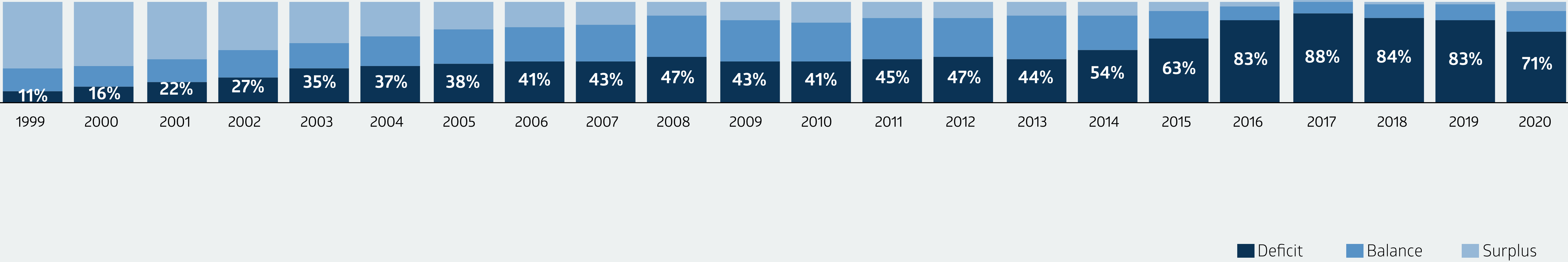
FOCUS AREA



KEY PERFORMANCE INDICATORS

| | | | |
|--|---|---|--|
| <div>PROPERTY VALUE</div> <div>3.7</div> <div>BSEK</div> | <div>RENTAL VALUE</div> <div>251</div> <div>MSEK</div> | <div>NUMBER OF APARTMENTS</div> <div>2,351</div> <div>UNITS</div> | <div>YIELD</div> <div>4.0</div> <div>%</div> |
| <div>RESIDENTIAL SHARE</div> <div>79</div> <div>%</div> | <div>LEVEL OF RENTAL OCCUPANCY</div> <div>99</div> <div>%</div> | <div>AVERAGE VALUE PER SQM</div> <div>16,224</div> <div>SEK</div> | <div>PROJECT</div> <div>~67,000</div> <div>SQM GLA</div> |

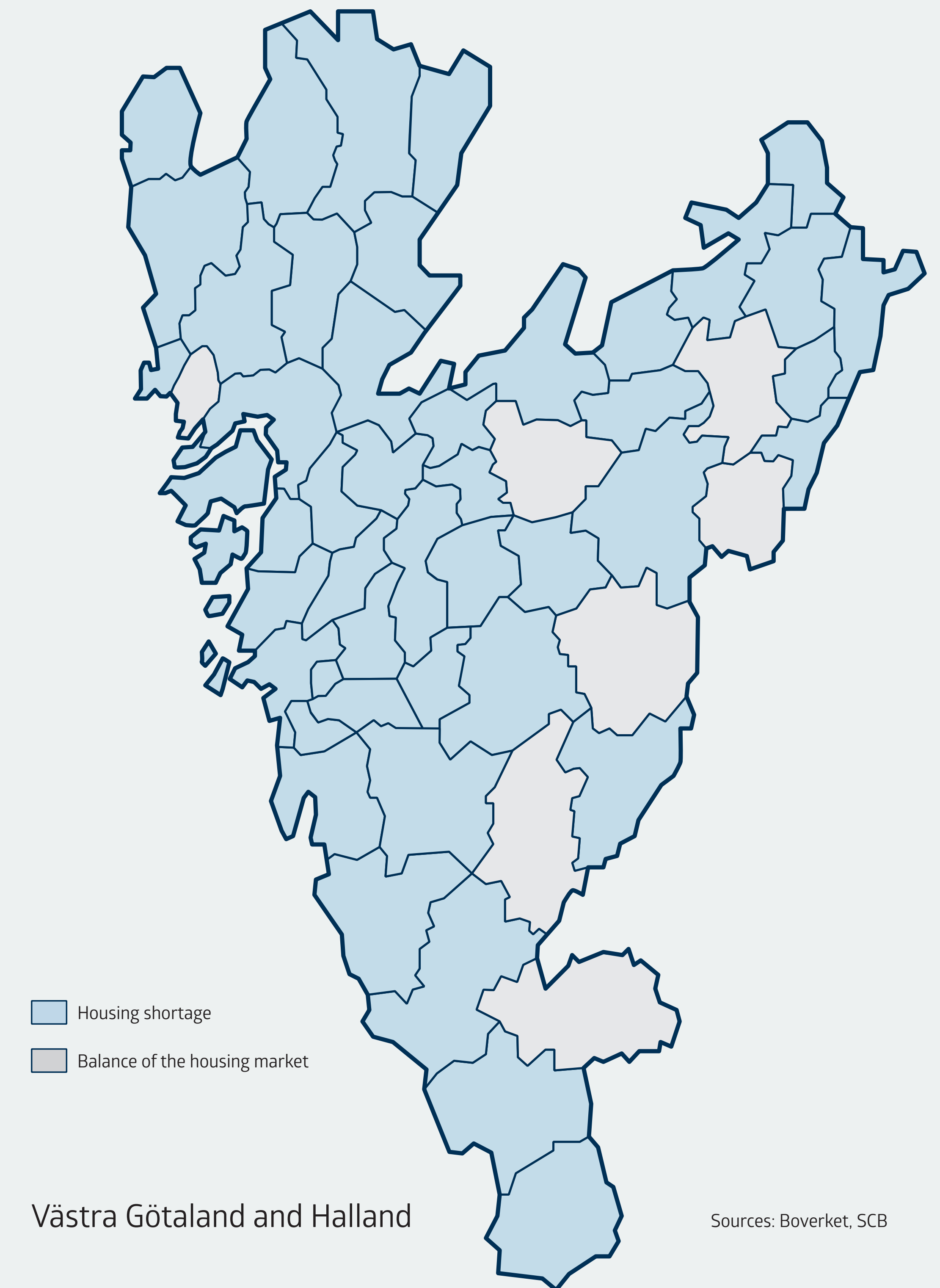
ACCOMMODATION DEFICIT IN SWEDEN



RESIDENTIAL PROPERTIES IN GROWTH AREAS OF WESTERN SWEDEN

Expected population growth 2020-2040

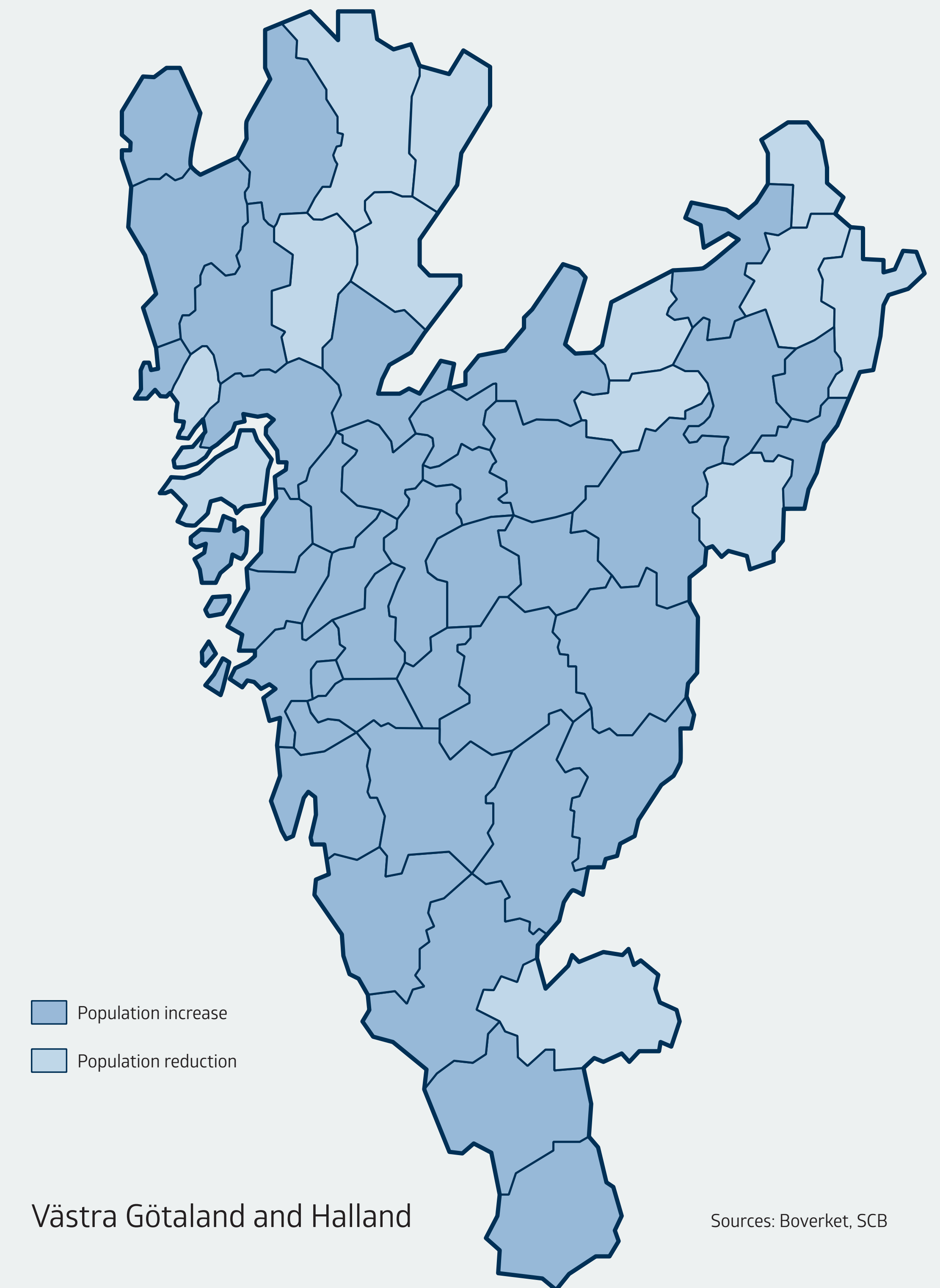
- Västra Götaland county: 9.4 percent
- Halland county: 12.0 percent
- Sweden total: 8.9 percent



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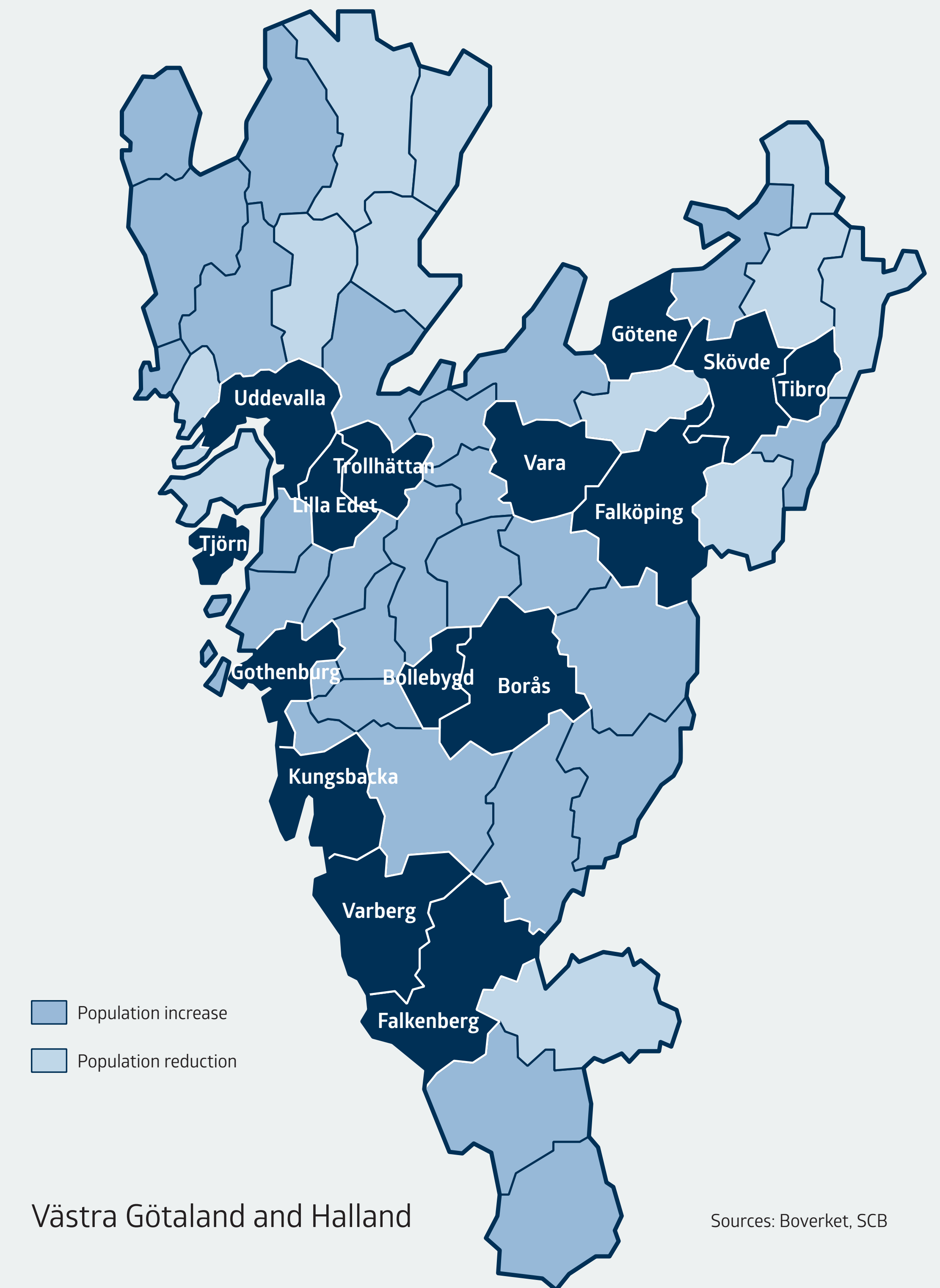
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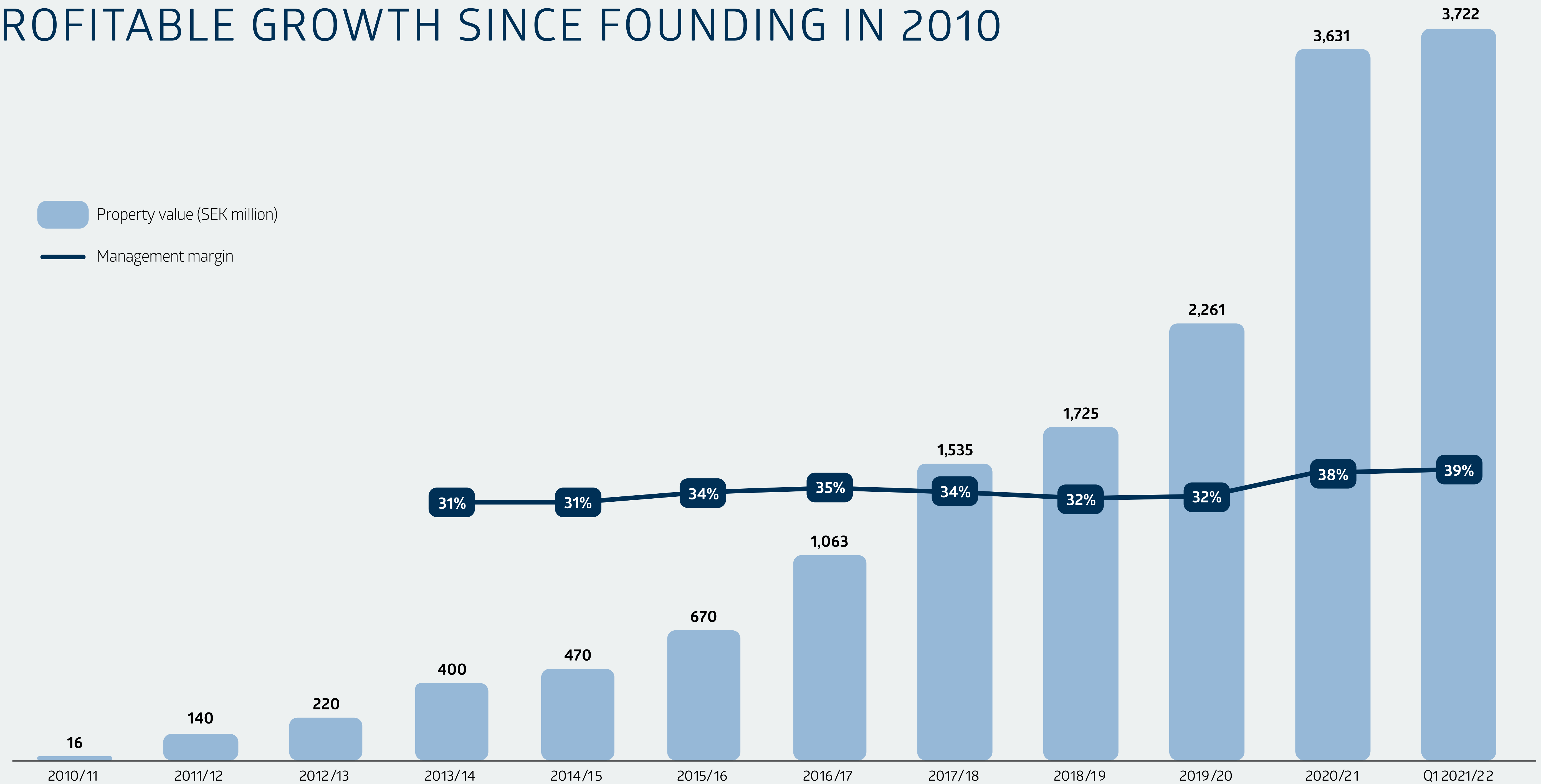
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PROFITABLE GROWTH SINCE FOUNDING IN 2010



OUR STRATEGY



PROPERTY MANAGEMENT

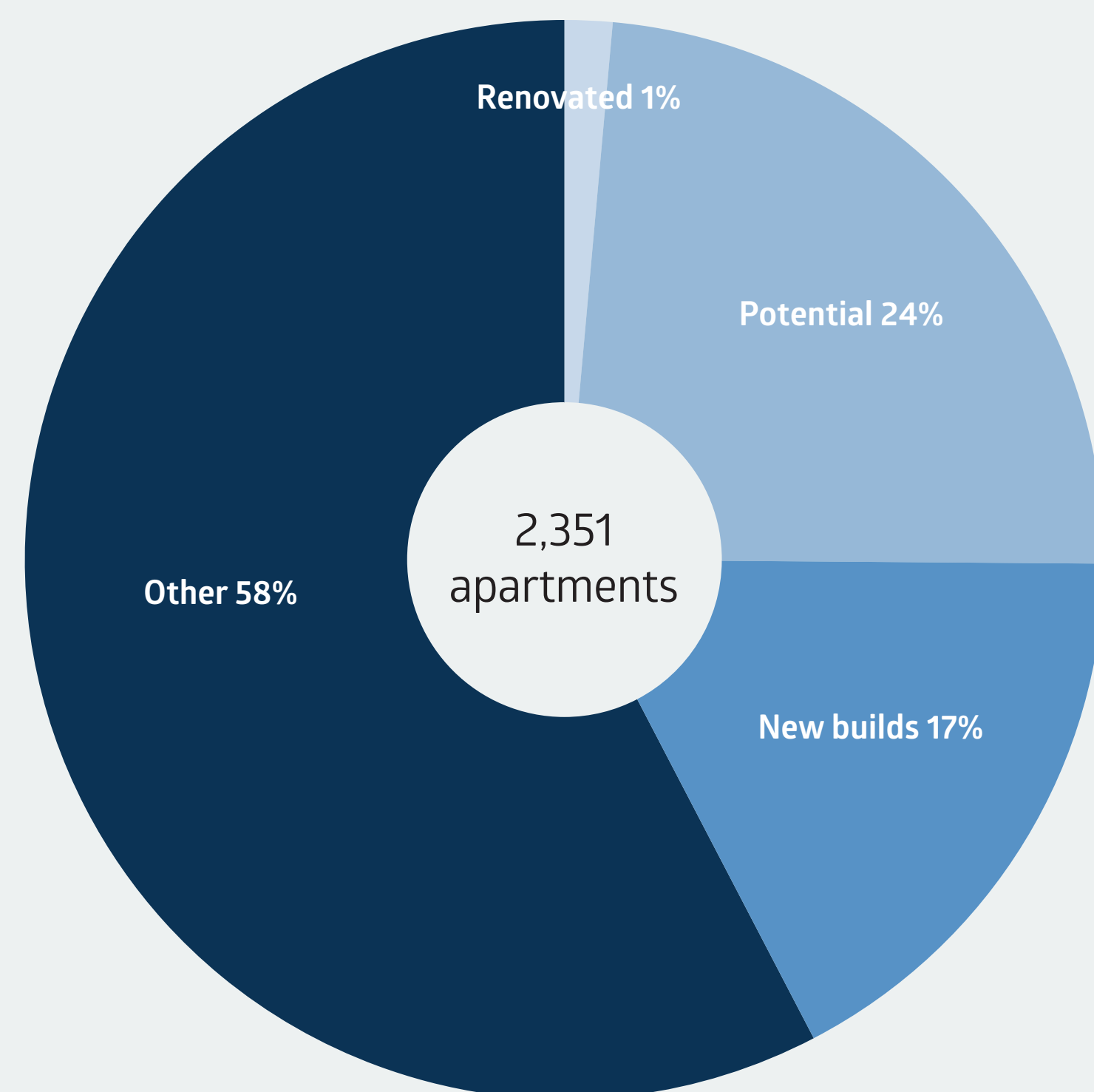
- Cost-effective internal property management
- Reduced costs when the company takes over property management from external players in acquired properties
- Local presence
- Committed property managers
- Property management system





DEVELOPMENT

- Renovating existing apartments to meet modern standards increases rental levels and property value
- Higher demand for properties and lower vacancy risk, as renovated apartments are more sought after by tenants

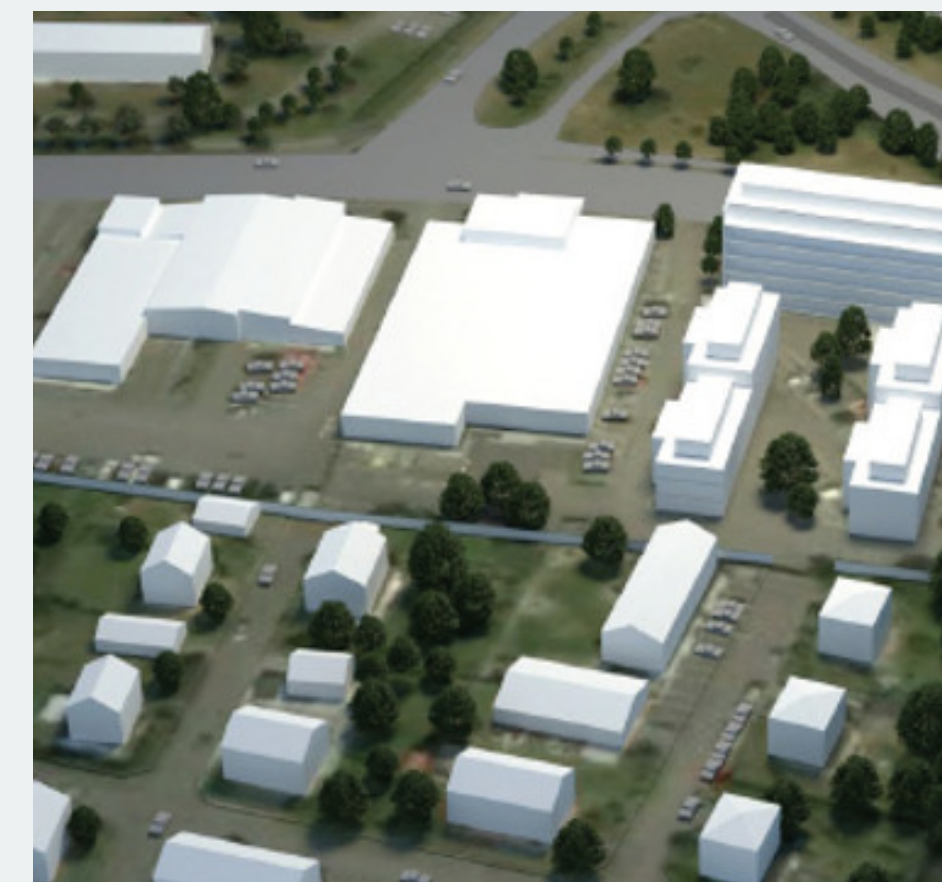




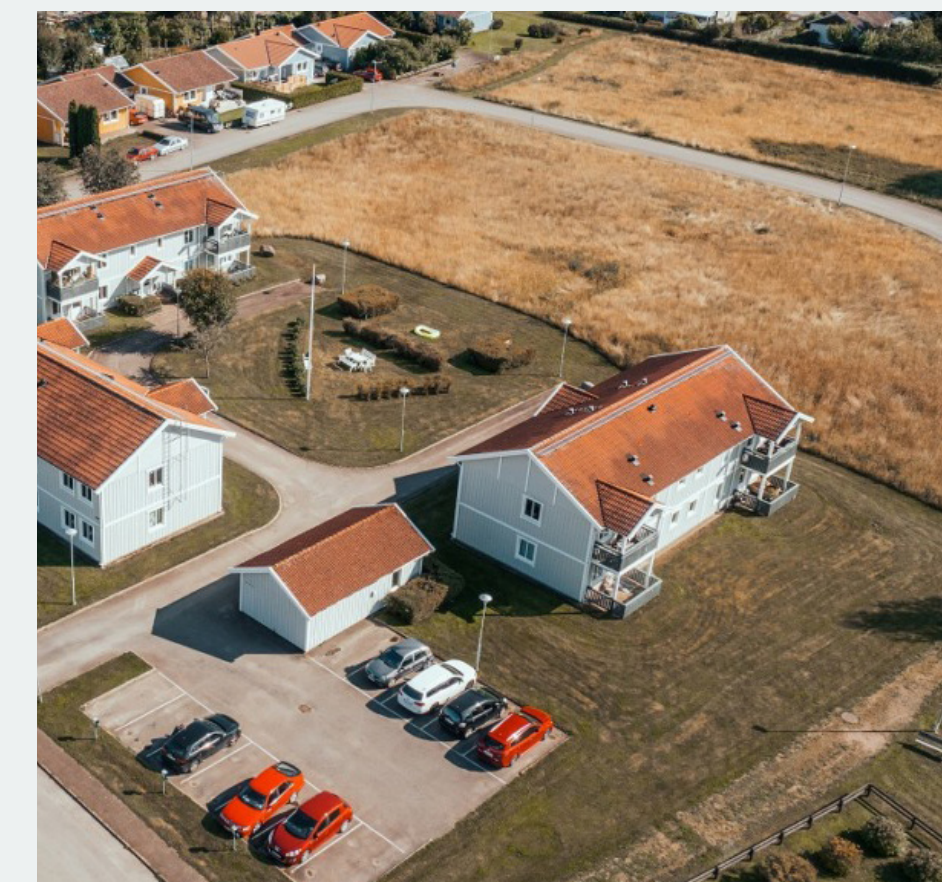
PROJECT DEVELOPMENT

| | Property | Estimated GLA | | Status |
|-----------------------|-----------------------|---------------|---|------------------------------|
| Legal zoning plans | | | | |
| Lilla Edet | Vävaren 10 | 3,000 | ✓ | Building permit |
| Skövde | Markisen3/Uterummet 1 | 13,285 | ✓ | Building permit* |
| Skövde | Värsås 8:94 | 1,000 | ✓ | Building permit |
| Varberg | Bälgen 1 | 12,000 | ✓ | Building permit |
| Total | | 29,285 | | |
| Zoning plan under way | | | | |
| Varberg | Trönninge 11:6 | 6,000 | ✓ | To be approved January 2022 |
| Varberg | Ekorren 11 | 1,500 | ✓ | Has been under review |
| Varberg | Munkagård 1:59,1:83 | 7,500 | ✓ | Planning in progress |
| Total | | 15,000 | | |
| Other | | | | |
| Bollebygd | Flässjum 1:88 | 4,500 | ✓ | Positive planning permission |
| Varberg | Katten 7 | 1,500 | ✓ | Potential densification |
| Varberg | Ljungpiparen 2 | 2,500 | ✓ | Potential densification |
| Varberg | Tolken 11 | 14,000 | ✓ | Positive planning permission |
| Total | | 22,500 | | |
| Total | | 66,785 | | |

* Land allocation where distribution has taken place but acquisition has not. Will be developed with a partner.



Tolken 11



Värsås 8:94



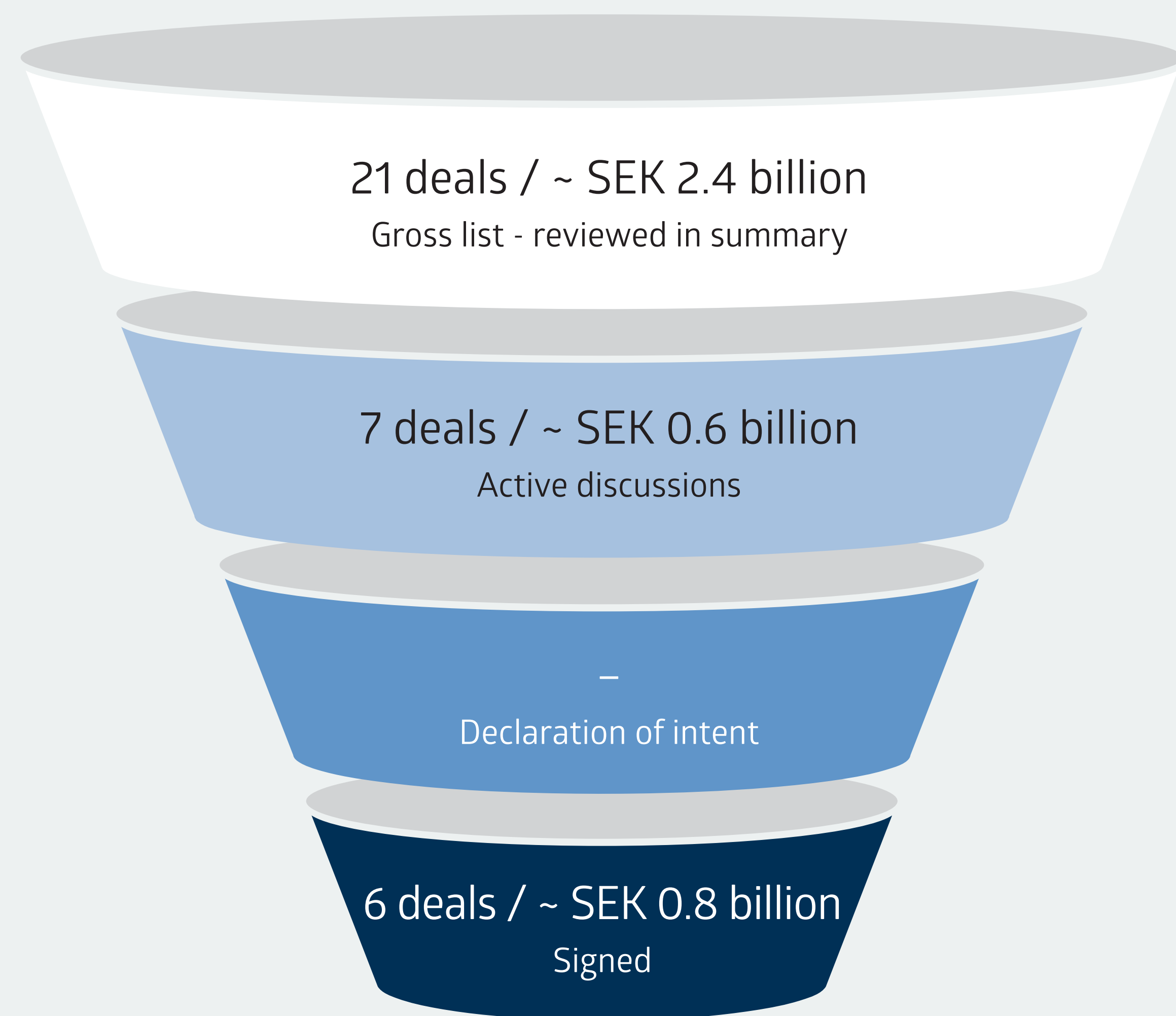
Trönninge 11:6



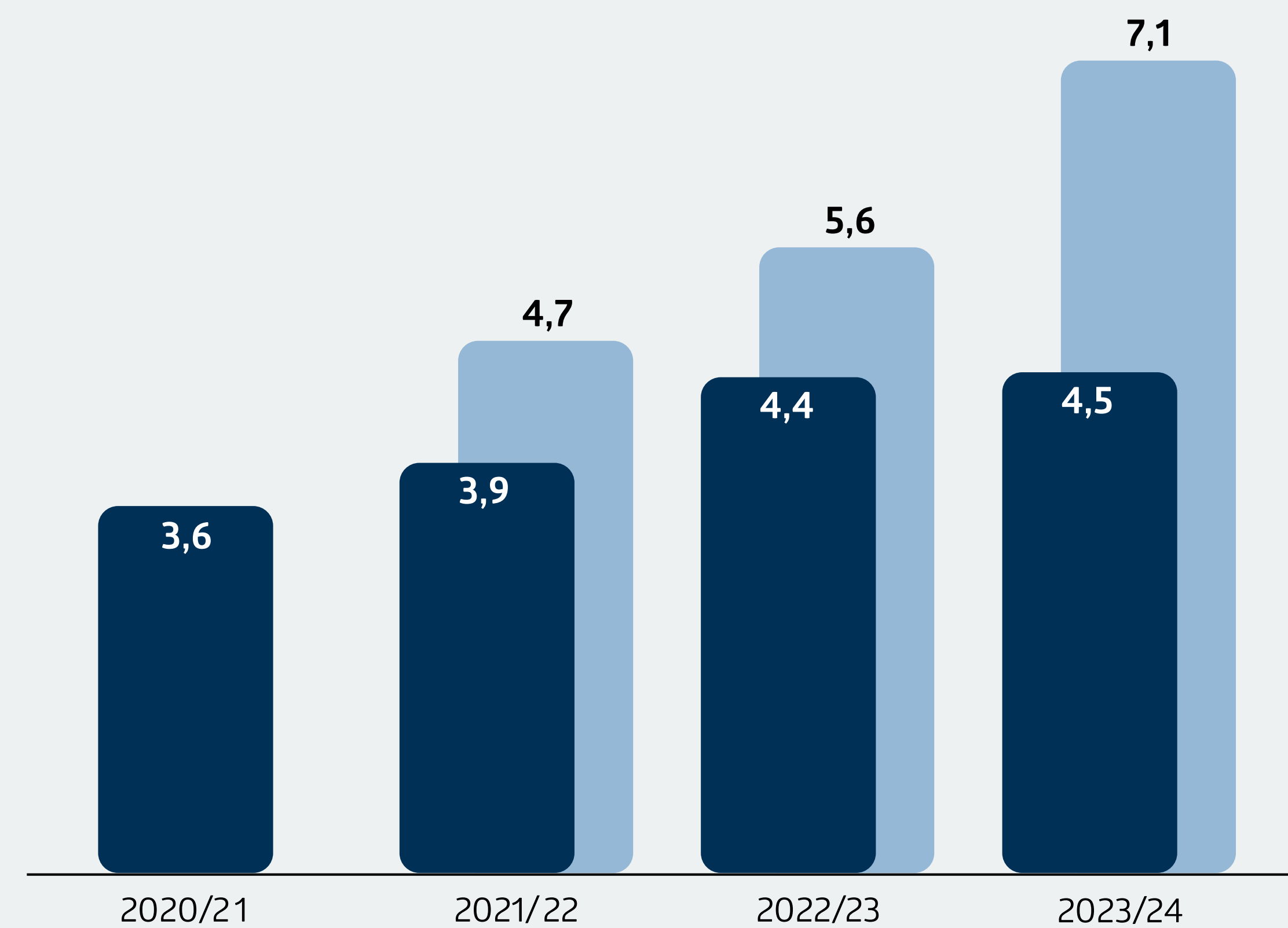
Bälgen 1

ACQUISITIONS

ACQUISITION PROSPECTS



EFFECT ON PROPERTY VALUE



SUSTAINABILITY

GLOBAL SUSTAINABILITY TARGETS



Agenda 2030, with 17 global goals for sustainable development, aims to eradicate poverty and hunger, make human rights a reality for everyone and ensure lasting protection for the planet and its natural resources. Fortinova has prioritised ten global goals. Within this framework, we are working in different ways to help achieve the goals.

FORTINOVA'S SUSTAINABILITY FOCUS

ENVIRONMENTAL SUSTAINABILITY

SIGNIFICANT ISSUES FOR FORTINOVA

- Carbon dioxide emissions
- Energy, water and waste
- Choice of materials and management of resources
- Biodiversity
- Environmental and climate risks

SOCIAL SUSTAINABILITY

- Sustainable rental levels and fairly divided apartments
- Equality and diversity
- Supplier review
- Working environment
- Security and comfort in the company's property stock
- Positive influence on our local societies/the wider community

ECONOMIC SUSTAINABILITY

- Long-term profitability and sustainability in investment decisions
- Business ethics and anti-corruption
- Board and directors are involved in sustainability work

SUSTAINABLE EVENTS DURING THE YEAR



MORE THAN JUST SUSTAINABLE
RENTS AT MARMORLYCKAN



FLOWER MEADOWS STRENGTHEN
BIODIVERSITY



READING ROLE MODELS IN SCHOOL

CURRENT EARNING CAPACITY ON A TWELVE-MONTH BASIS

| SEK million | 01.12.2021 | 01.09.2021 |
|-------------------------------|--------------|--------------|
| Rental value | 251,4 | 247,8 |
| Vacancies and discounts | -2,5 | -2,5 |
| Rental income | 248,9 | 245,3 |
| Property expenses | -98,9 | -97,2 |
| Operating profit | 150,0 | 148,1 |
| <i>Surplus level, %</i> | <i>60%</i> | <i>60%</i> |
| Central administration | -17,1 | -16,7 |
| Net interest income/expense | -25,4 | -23,4 |
| Management profit/loss | 107,5 | 108,0 |
| Attributable to: | | |
| Parent company's owner | 107,5 | 108,0 |
| SEK per share | 2,1 | 2,1 |

RENTAL VALUE
251.4
SEK MILLION
+51%

MANAGEMENT
PROFIT/LOSS
107.5
SEK MILLION
+62%

EARNING CAPACITY
2.1
SEK/SHARE

PROFIT AND LOSS STATEMENT

| SEK million | 01.09.2021– 30.11.2021 | 01.09.2020– 30.11.2020 | 01.12.2020– 30.11.2021 | 01.09.2020– 31.08.2021 |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Rental income | 61,4 | 41,1 | 217,4 | 197,1 |
| Property costs | -25,9 | -16,0 | -92,8 | -82,8 |
| Operating profit | 35,5 | 25,1 | 124,6 | 114,3 |
| Management profit/loss | 23,7 | 15,6 | 83,2 | 75,1 |
| Change in value, investment properties, unrealised | 42,1 | 0,9 | 327,5 | 286,2 |
| Change in value, investment properties, realised | - | - | 12,7 | 12,7 |
| Changes in value of interest derivatives | 5,9 | -0,2 | 11,6 | 5,5 |
| Profit/loss before tax | 71,7 | 16,3 | 435,0 | 379,5 |
| Tax | -15,9 | -2,2 | -82,0 | -68,3 |
| Profit/loss for the period | 55,8 | 14,1 | 353,0 | 311,2 |
| Attributable to owners of the parent company | 55,8 | 14,1 | 353,0 | 311,2 |

RENTAL INCOME
217.4
SEK MILLION

LAST 12 MONTHS

MANAGEMENT
PROFIT/LOSS
83.2
SEK MILLION

LAST 12 MONTHS

MGMT PROFIT/LOSS
1.6
SEK/SHARE

LAST 12 MONTHS

BALANCE SHEET

SEK million

| ASSETS | 30.11.2021 | 30.11.2020 | 31.08.2021 |
|-------------------------------------|----------------|----------------|----------------|
| Investment properties | 3,722.1 | 2,264.2 | 3,631.4 |
| Other assets | 60.8 | 26.6 | 64.7 |
| Cash and cash equivalents | 340.2 | 845.2 | 278.1 |
| Total assets | 4,123.1 | 3,136.0 | 3,974.2 |
| EQUITY AND LIABILITIES | | | |
| Equity | 2,308.6 | 1,899.7 | 2,252.8 |
| Interest-bearing liabilities | 1,571.4 | 1,085.2 | 1,478.0 |
| Other liabilities | 243.1 | 151.1 | 243.4 |
| Total equity and liabilities | 4,123.1 | 3,136.0 | 3,974.2 |

PROPERTY VALUE

3.7
SEK BILLION

LONG-TERM NET
ASSET VALUE

2.5
SEK BILLION

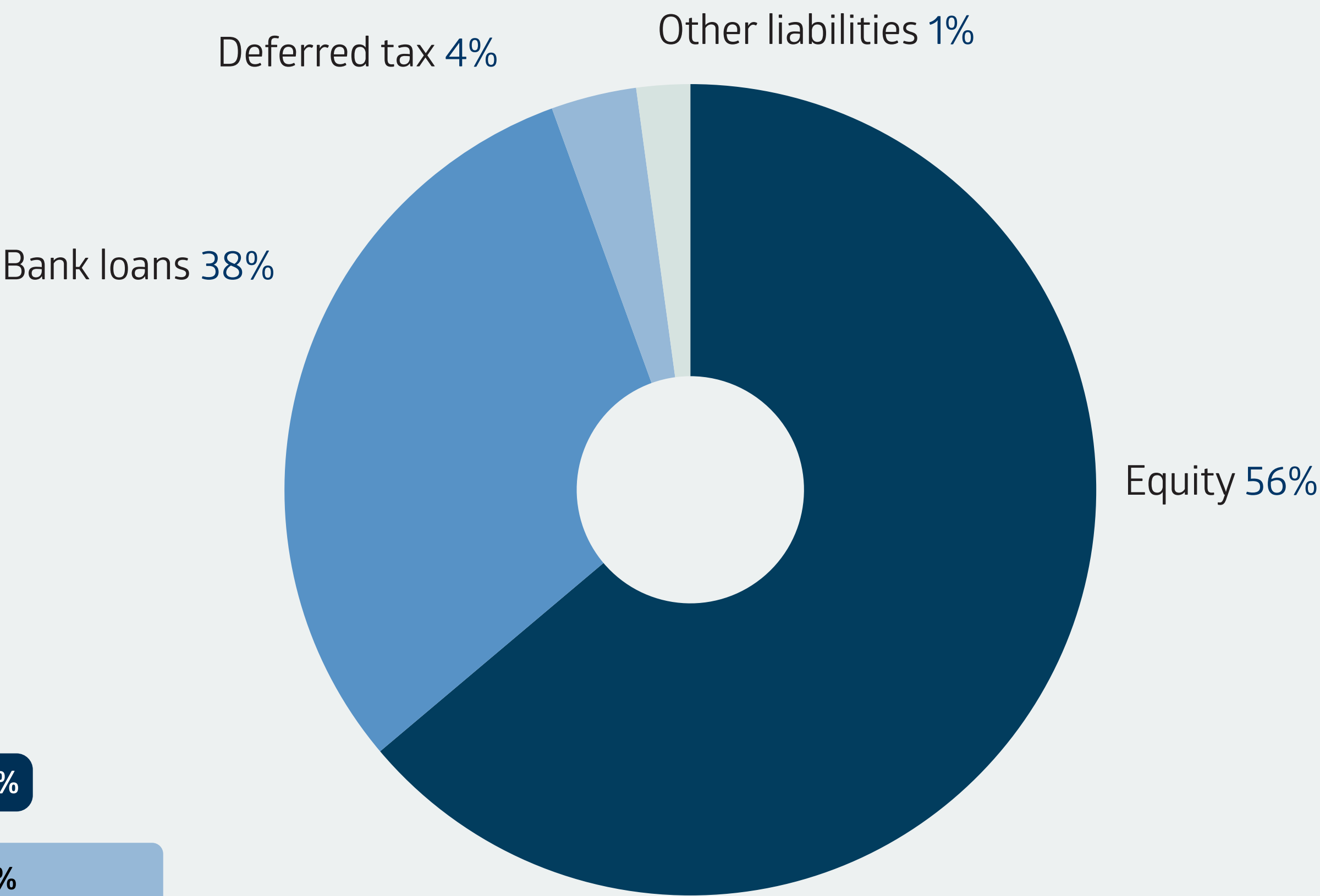
NET ASSET VALUE

48.7
SEK/SHARE

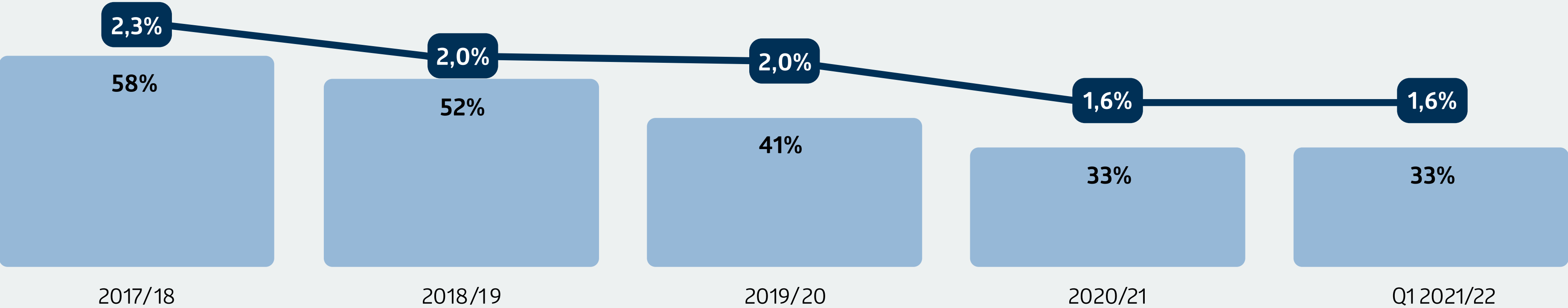
INTEREST-BEARING LIABILITIES

| Key performance indicators | 30.11.2021 |
|---|------------|
| Net loan-to-value ratio, % | 33.1 |
| Average interest rate, net | 1.6 |
| Interest coverage ratio, % | 481.7 |
| Fixed interest period, years | 1.5 |
| Capital tie, years | 3.0 |
| Share of interest-hedged loan portfolio,% | 35.5 |

Financing structure



Net debt/equity ratio and development of average interest rate over time



CONTINUED GROWTH



Acquisitions
in Western Sweden



Continued high
rental occupancy level



Investments
in existing properties



New construction
of apartments



THANK YOU!

Fortinova