



PRESS RELEASE

16 February 2022

Year-end report 2021

OCT-DEC 2021

- Rental income increased to SEK 79.7 million (57.5)
- Net operating income amounted to SEK 49.6 million (37.6)
- Profit from property management amounted to SEK 131.9 million (14.8)
- Value changes from investment properties amounted to SEK 371.4 million (156.4)
- Net profit for the period amounted to SEK 433.6 million (125.4) and earnings per ordinary share amounted to 4.86 SEK (1.36)

JAN-DEC 2021

- Rental income increased to SEK 272.7 million (202.2)
- Net operating income amounted to SEK 183.9 million (139.5)
- Profit from property management amounted to SEK 167.6 million (41.7)
- Value changes from investment properties amounted to SEK 741.9 million (217.7)
- Net profit for the year amounted to SEK 756.5 million (219.6) and earnings per ordinary share amounted to 8.10 SEK (2.28)
- Total number of apartments under management at the end of the year amounted to 3,910 (2,981)
- The Board of Directors proposes that a dividend of SEK 0.15 per ordinary share (0.10) be paid to ordinary shareholders. The Board of Directors proposes that a dividend be paid to preference shareholders in accordance with the Articles of Association, which means a quarterly dividend of SEK 5.00 per preference share (a total of 20.00 per year).

2021 was a strong year for K2A with sustained high levels of activity in transactions, project development and management. For the full year, rental income amounted to SEK 272.7 million and the net operating income was SEK 183.9 million, up 34.8% and 31.8%, respectively. Our target for the operating surplus is annual average growth of 25%, which means that our growth target was exceeded.

The Swedish property market was strong in 2021 and more and more capital is being allocated to real estate investments. Stronger demand has led to falling yield requirements and higher property valuations. The interest in secure assets such as rental apartments and public properties has been particularly high and favoured K2A. Value changes amounted to SEK 371 million for the fourth quarter, and SEK 742 million for the full year. The value changes are helping to grow EPRA NRV. K2A's growth target for EPRA NRV is an average annual growth of at least 20%. In 2021, EPRA NRV per ordinary share rose 54.6%.

- K2A's focus on rental units and public properties combined with organic growth and a strong green profile means that we are also well positioned for a continued positive trend and high activity moving forward, says Johan Knaust, CEO K2A.



For further information:

Johan Knaust, VD, +46 707 40 04 50, johan.knaust@k2a.se

Christian Lindberg, Vice Vd, +46 707 23 39 48, christian.lindberg@k2a.se

Ola Persson, CFO, +46 708 32 99 93, ola.persson@k2a.se

This disclosure contains information that K2A Knaust & Andersson Fastigheter AB is obliged to make public pursuant to the EU Market Abuse Regulation (EU nr 596/2014). The information was submitted for publication, through the agency of the contact person, on February 16, 2022.

K2A Knaust & Andersson Fastigheter AB (publ) – the green real estate company – with a focus on long-term management of self-produced rental apartments and social service properties. Main markets are Stockholm, Mälardalen and several university/college cities across Sweden. Visit www.k2a.se for more information. K2A's share B (K2A B) and preference share (K2A PREF) are listed on Nasdaq Stockholm.