

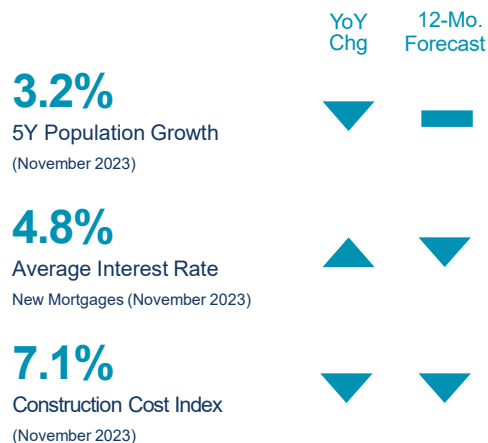
Supply still held down by macroeconomic factors

The number of new apartments in the recently started residential projects all over Sweden dropped to about 5,900 units in Q2 2023, marking a decrease exceeding 45 percent YoY. Developers are still facing significant challenges due to the maintained high construction costs and increasingly expensive debt. As a result, multiple projects are still left on hold despite a severe apartment shortage in 180 out of 290 Swedish municipalities.

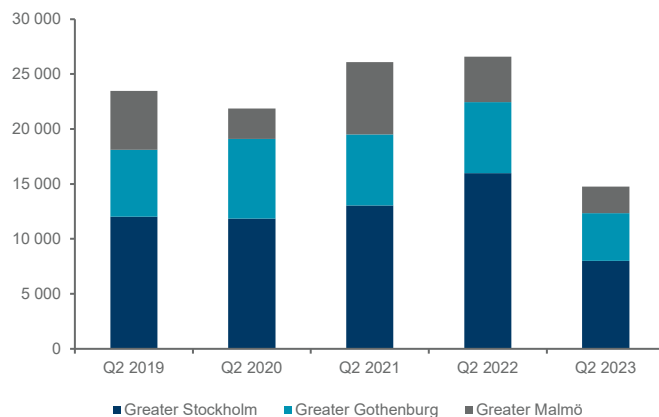
Regulated rents and prime yields still moving upwards

Regulated rents have risen by 14 to 21 percent YoY across the major cities in Sweden. Simultaneously, the yields have continued their upward trajectory in Gothenburg and Malmö reaching 4.6 and 4.7 percent, respectively. Yields in Stockholm remained flat at 4.1 percent. Meanwhile, the residential investment volume amounted to SEK 2.6 billion, reflecting a decrease of 64 percent quarter-to-quarter and 26 percent YoY. Total investment volume for 2023 came in at SEK 21.3 billion, corresponding to a drop of about 54 percent compared to 2022.

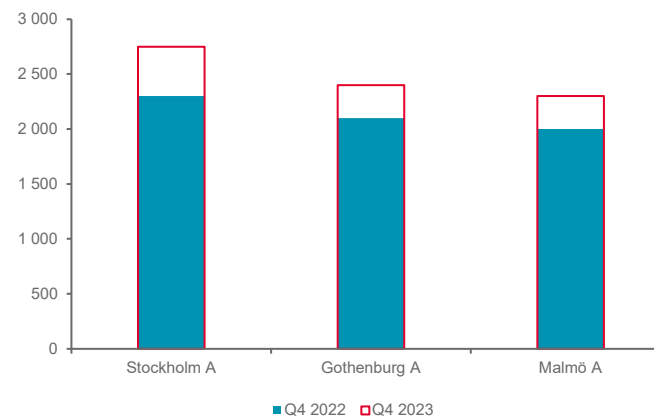
ECONOMIC INDICATORS



RESIDENTIAL PROJECTS STARTED - ROLLING 12M (NO. OF APARTMENTS)



REGULATED RENT (SEK/SQM/YEAR)



KEY SALES TRANSACTIONS

PROPERTY NAME	BUYER	SELLER	SIZE (SQM)	PRICE (MSEK)	PRICE (SEK/SQM)	LOCATION
Mullvaden Andra 27	Gemfast	Heimstaden	2,100	Conf.	Conf.	Stockholm
Brännaren 7	Private investor	Riksbankens Jubileumsfond	2,548	Conf.	Conf.	Stockholm
Trappsteget 2	Arne Dufva Förvaltning	John Mattsson	4,447	236	53,100	Stockholm
Guldgubben 1	Resinova	Unobo	4,846	197	40,700	Helsingborg
Euron 2	Länshem	Acrinova	4,230	152	35,800	Trelleborg

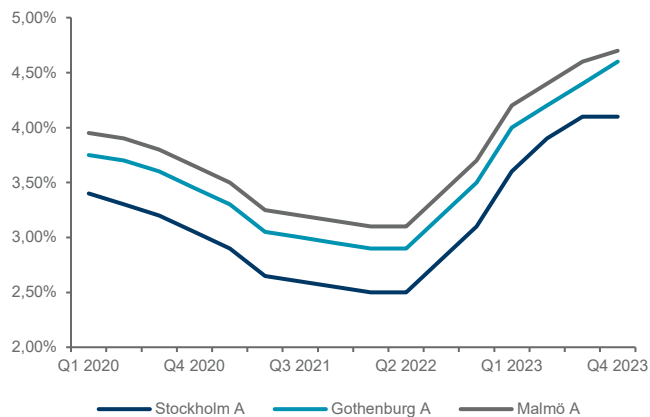
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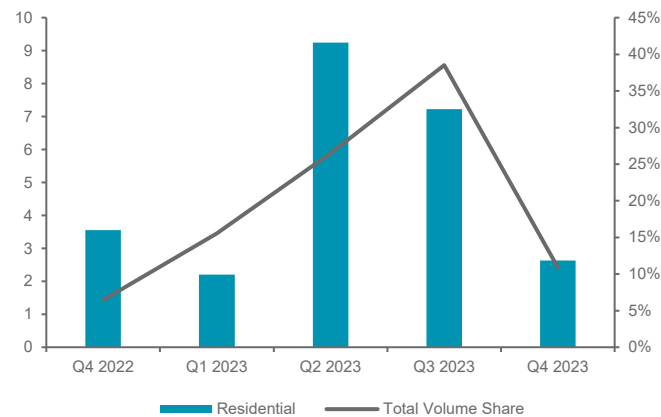
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PRIME YIELD



RESIDENTIAL INVESTMENT VOLUME (SEK, billion)



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