



# Interim Report

## January 1 – June 30, 2010

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- Rental revenue amounted to SEK 2,500 million (2,455). The increase in rental revenue can be attributed to completed projects.
- Vacant space amounted to 4.2 per cent (3.9) of the total floor space. In terms of value, vacant space amounted to 1.9 per cent (1.9).
- Net operating income has increased and amounted to SEK 1,618 million (1,604). Operating and maintenance costs totalled SEK 761 million (736). The cold winter has led to an increase in costs, primarily for heating and snow clearance.
- The net operating income ratio was 62 per cent (63).
- Net changes in property values amounted to SEK -502 million (-431).
- Net financial income/expense for the period amounted to SEK -281 million (-137). The figure includes changes in the value of financial instruments totalling SEK -133 million (65).
- Profit before tax for the period amounted to SEK 817 million (1,016).
- Profit for the period was SEK 602 million (749).
- Investments in redevelopment and new construction to date for the year amounted to SEK 983 million (759).
- The direct yield on a full-year basis (excluding properties under construction) was 6.9 per cent (6.9).



## Akademiska Hus project portfolio continues to grow

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### STATEMENT BY THE PRESIDENT MIKAEL LUNDSTRÖM:

»Akademiska Hus is an expert in knowledge environments for universities and colleges and the leading property company in this field. With the aim of establishing world-class education and research, Sweden as a nation of knowledge is growing. This is where Akademiska Hus has a strategic role to play. The constant increase in demand for the development of new and existing knowledge environments means that property operations will continue to be strong and sound.

The Akademiska Hus project portfolio continues to grow and now amounts to approximately SEK 16 billion, which makes us one of the largest property developers in the country. During the second quarter, Akademiska Hus was assigned the task of leading and financing the construction of Skandionkliniken in Uppsala. Skandionkliniken, which will provide cancer treatment, is a national project run jointly by the seven county councils in Sweden that have university hospitals. The expected cost of the project is estimated at SEK 550 million.

Recovery in the economy following the financial crisis continues although at the same time there is the fear of setbacks. The substantial budget deficit in certain countries will probably have an impeding effect on economic development in the future. We have yet to see a return to what can be regarded as a normal situation on the finance market. Standard and Poor's confirmed in its latest report, dated July 8, that the AA with a Stable Outlook rating for Akademiska Hus will remain unchanged. It is extremely gratifying that the rating will be retained for a further year. This puts us in a unique position as we have had AA with a Stable Outlook ever since the first rating was issued back in 1996.

During the period we have seen a certain degree of downward pressure on the direct yield requirements in the very best locations in the strongest towns and cities. However, this does not include the Akademiska Hus property holdings and at other locations, towns and cities the direct yield requirements are considered to have remained unchanged. Consequently, neither the direct yield requirement nor the cost of capital changed during the period.

The first half of the year has produced a satisfactory result. Net operating income has improved despite the cold winter, which led to higher costs for heating and snow clearance. One of the owner's financial objectives for Akademiska Hus was changed at the Annual General Meeting in April. The Group's equity ratio will now amount to between 30 and 40 per cent compared with previously where it was stipulated that the equity ratio ought to be at least 35 per cent. In line with other government-owned property companies, Akademiska Hus now has a long-term equity ratio target in the form of a range set in accordance with an assessment of the optimal capital structure. This change means that there is still good capacity to implement the investments demanded by our customers.

The extensive construction operations represent an increasingly important part of the Group's business. At the same time, development of management operations has been prioritised. During the period, work continued on a Group initiative to raise the net operating profit ratio through long-term co-ordination and greater management efficiency.»

AKADEMISKA HUS - SUMMARY	2010 JAN-JUNE	2009 JAN-JUNE	ROLLING 12-MONTH PERIOD JULY 2009-JUNE 2010	2009 FULL-YEAR	2008 FULL-YEAR
Rental revenue, SEK m	2,500	2,455	4,972	4,927	4,793
Net operating income, SEK m	1,618	1,604	3,163	3,149	3,053
Changes in value, investment properties, SEK m	-502	-431	-1,279	-1,208	-2,192
Profit before tax, SEK m	817	1,016	1,131	1,330	232
Vacant space, rent, %	1.9	1.9	1.9	1.9	1.5
Vacant space, area, %	4.2	3.9	3.9	3.8	3.7
Assessed fair value, investment properties, SEK m (including properties under construction)	48,222	47,854	47,222	47,723	47,524
Direct yield, % (excluding properties under construction)	6.9*	6.9*	6.8	6.8	6.4
Direct yield, % (including properties under construction)	6.7*	6.6*	6.6	6.6	6.3
Net operating income, SEK/m <sup>2</sup>	1,001*	1,004*	981	986	955
Return on equity after standard tax, %	4.8*	6.0*	3.5	4.0	0.7
Return on total assets, %	5.1*	5.1*	3.6	3.6	1.6
Equity ratio, %	46.0	47.1	46.0	47.3	46.5
Interest coverage ratio, %**	832	751	718	866	369
Loan-to-value ratio, %	33.8	33.0	33.8	32.5	32.6

\*The key figures for the period are based on the Statement of Comprehensive Income for the period recalculated on a full-year basis. The outcome could differ from the figures stated above.

\*\*Excluding changes in the value of investment properties and financial derivatives.

## COMMENTS ON THE STATEMENT OF COMPREHENSIVE INCOME AND STATEMENT OF FINANCIAL POSITION ITEMS

### Rental revenue

Rental revenue amounted to SEK 2,500 million (2,455). Completed projects have increased rental revenue whilst a change in the index has led to a slight fall in the rent level compared with the same period the previous year.

### Rental and vacancy levels

The total holdings amount to 3.2 million square metres of rentable space, which is the same as at the turn of the year.

Vacant space totalled 4.2 per cent (3.9) of the total floor space, which is equivalent to 136,700 square metres (126,000). In terms of value, this figure is 1.9 per cent (1.9). Of the total vacant space, 0.9 per cent (0.3) of the floor space and 0.5 per cent (0.1) of the value of vacant space can be attributed to redevelopment. The vacant space has a lower rental value than the average for the holdings. The largest individual blocks of vacant space can be found at Pedagogen in Mölndal, totalling 35,978 square metres, Electrum 3 in Kista totalling 10,980 square metres, the Mathematics Centre in Gothenburg totalling 10,259 square metres and Terra in Linköping totalling 6,785 square metres. In the Ultuna area of Uppsala total vacant space amounts to 12,155 square metres.

### Leases

The average term for newly signed leases is just over 10 years. At the end of the period the average remaining lease term was 5.3 years (5.4 at the turn of the year). For the larger, complex specialist buildings for laboratory and research activities a lease is normally signed with a term of 10, 15 or 20 years.

### Operating and maintenance costs

Operating costs for the period amounted to SEK 504 million (462), of which energy, fuel and water amounted to SEK 351 million (320) or 70 per cent. Energy use was high during the cold winter, coupled with substantial snow-related costs. Compared with other property companies, operating costs in SEK per square metre are relatively high within Akademiska Hus due to the high proportion of technically advanced premises. Laboratories and similar premises total 1.1 million square metres (34 per cent) and from an energy point of view they are considerably more resource-intensive than other premises.

Akademiska Hus property holdings are of a high standard, which has been achieved through extensive investment in maintenance carried out previously. Maintenance costs for the period amounted to SEK 257 million (274).

### Investment properties (property valuation)

The fair value of Akademiska Hus investment properties as of June 30, 2010 was SEK 48,222 million, an increase of SEK 499 million since the turn of the year. Investment properties under construction amounted to SEK 1,472 million (2,010), reported at fair value, and are included under

the heading "Investment properties". The fair value has been set through an internal property valuation, which included all the Group's properties. The unrealised change in value for the period is negative and totalled SEK -502 million compared with SEK -1,208 million for the whole of 2009. The negative change in value for 2010 is mainly a result of an overview of premises with long leases and is included in the item "Other changes in value" in the table on page 4. As regards these premises, a renewed assessment has been made of rent levels following the end of the current lease periods. The fair value per square metre is SEK 14,112, excluding properties under construction (14,196). In its property valuation as of June 30, 2010, Akademiska Hus decided not to increase the direct yield requirement or the cost of capital compared with the year-end. As of June 30, 2010, the average direct yield requirement was 6.6 per cent (same as at the turn of the year) and the average cost of capital was 8.7 per cent (same as at the turn of the year). There will be no increase in rents as a result of negative indexing during 2010, which has been taken into account in the valuation. In addition to financial parameters, the property value is affected by factors such as the rent level, net operating income, lease term, property category and type of customer. Akademiska Hus is characterised by long leases with stable, creditworthy customers. Over 90 per cent of the Group's income derives from the dominant customer group, universities and colleges. All the universities and colleges, except Chalmers University of Technology, have the Swedish government as principal and none constitute a credit risk. The average remaining lease term is 5.3 years (5.4 at the turn of the year).

With the economy still relatively weak there is a certain degree of uncertainty. The market is difficult to assess due to the few transactions that have taken place and analysts and external valuation companies report unchanged risk premiums in the property valuations even if a certain reduction is noticeable in the Stockholm CBD. At the beginning of 2010 an increase in volume on the transaction market was noted and as the potential for financing has improved there are conditions for greater intensity on the investment market. However, the assessment is that it will be primarily objects with a high occupancy ratio in prime locations that will attract investors. Akademiska Hus valuation variables have been verified by NAI Svefa and DTZ.

Sweden as a nation of knowledge is growing and several customers have reported an increase in demand for the development of new and existing premises. As part of the general growth in education, the government also proposed in the budget for 2010 that the number of places in education, including universities and colleges, will be increased temporarily. There will be a further 10,000 places at universities and colleges. The increased investment in education and research is having a reinforcing effect on Akademiska Hus business operations and has reduced the risk of a general increase in vacant space – Akademiska Hus property operations continue to be strong and sound.

For a more detailed account of Akademiska Hus's views regarding property valuation, reference can be made to the 2009 Annual Report.

ASSESSED FAIR VALUE, INVESTMENT PROPERTIES (SEK M) (Change in the property holdings, including properties under construction)	01-01-2010- 30-06-2010	01-01-2009- 31-12-2009
Opening assessed fair value	47,723	47,524
+ Investments in new construction and redevelopment	867	1,348
+ Acquisitions	115	37
+ Capitalised interest expense	21	22
- Sales	-2	-0
- Change in fair value	-502	-1,208
of which decrease in value due to increased cost of capital and direct yield requirement	(-)	(-722)
of which decrease in value as a result of the change in the value index* (valuation location, average remaining lease term, property category)	(-55)	(-272)
of which decrease in value as a result of a change in the upward indexing of rental revenue	(-)	(-579)
of which other change in value (see page 3)	(-447)	(+364)
<b>CLOSING ASSESSED FAIR VALUE</b>	<b>48,222</b>	<b>47,723</b>

\*A change in the value index affects the cost of capital, direct yield requirement and standard maintenance cost.

## INVESTMENTS AND SALES

Investments in investment properties and new construction in progress amounted to SEK 983 million. Net investment in properties during the period amounted to SEK 981 million.

## FINANCING

The economic recovery following the financial crisis is continuing although at the same time there is concern that there could be setbacks. The stimulation measures taken to counteract the crisis in Europe and the USA are now being gradually wound down, which has resulted in a more modest level of growth. The unrest in Greece has expanded into a European debt crisis. The dramatic savings that need to be made in order to in time deal with the budget deficit will have a restraining effect on economic growth in the future. Recovery in the US has now gained a firm footing and at the same time there is continued expansion in the more rapidly growing economies.

Maturity has fallen slightly, to 3.8 years from 4.0 years at the end of the first quarter when no new bond issues took place. Renewed concern on the credit market has meant that use was only made of the short-term financing programmes during the second quarter.

The fixed interest period has remained unchanged at 3.1 years, the same as at the end of the first quarter.

Net financial income/expense amounted to SEK -281 million (-137), including changes in financial derivatives of SEK -133 million (65), of which SEK -8 million has been realised. This is equivalent to an interest cost for the period of 3.7 per cent (1.8). Short-term interest rates have fallen slightly during the quarter despite the fact that the first increase in the interest rate by the Swedish Central Bank has already been priced in the market. Long-term interest rates have also fallen, which has resulted in a deterioration in value of the financial instruments used for the purpose of extending the fixed interest period. The unrealised changes in value represent the current value of future cash flows at current interest rates.

The interest coverage ratio, which is calculated on the impact on cash flow of net financial income/expense, amounted to 832 per cent (751) as a result of continued low interest rates and good cash flow from property operations.

As of June 30, 2010, derivative instruments at fair value (net asset), amounted to SEK 2,339 million (1,761), of which SEK 2,119 million (1,525) refers to hedging instruments.

FINANCING COST, BREAKDOWN	IFRS			ACCORDING TO EARLIER PRINCIPLES		
	01-01-2010- 30-06-2010	01-01-2009- 30-06-2009	01-01-2009- 31-12-2009	01-01-2010- 30-06-2010	01-01-2009- 30-06-2009	01-01-2009- 31-12-2009
Loan financing cost, %	0.95	2.34	1.70	0.95	2.34	1.70
Interest swaps, net interest, %	1.08	0.23	0.60	1.08	0.23	0.60
Period allocation and charges, %	0.02	0.02	0.02	0.54	0.13	0.09
Changes in value, financial derivatives, %	1.62	-0.79	1.31	0.02	-	-
<b>TOTAL FINANCING COST, %</b>	<b>3.67</b>	<b>1.80</b>	<b>3.63</b>	<b>2.59</b>	<b>2.70</b>	<b>2.39</b>

## RISK MANAGEMENT

Akademiska Hus is the second-largest property company in Sweden and has a strong position on the market. For Akademiska Hus the current recession has not involved any fall in demand for existing premises. On the contrary – Sweden as a nation of knowledge is growing and demand for premises for higher education and research is on the increase. This is reflected in the fact that construction project volume is higher than ever. The general uncertainty in the property sector, however, has persisted. The higher risk premiums which emerged primarily during 2008, still remain and have had a negative impact on the property valuations.

The Akademiska Hus property portfolio has a certain strategic risk; campuses are created for a specific purpose and are not general in a broad sense. At the same time, locations in larger towns and cities with an efficient rental market limit this risk. Investment in specially adapted premises takes place once a long lease that justifies the investment has been signed. Purchases and sales of properties take place to handle the strategic risk in the property portfolio.

Rental revenue is assured through leases which, by comparison with the industry in general, are long. The average term for a newly signed lease with Akademiska Hus is ten years and the average remaining lease term is 5.3 years. Follow-up of vacant space is a top pri-

ority and special measures have been drawn up for all vacant space. Compared with other property companies the level of vacant space within Akademiska Hus is very low.

Akademiska Hus is not exposed fully to increases in operating costs, mainly energy, fuel and water, as approximately 50 per cent are passed on to tenants as a rent supplement. The price of electricity is hedged to counter any price increases. The purchase of electricity takes place on a group basis directly through Nord Pool. Maintenance costs are to a large extent floating and can be reduced to counter a decrease in profit or increase in vacant space. The management organisation works on maintenance planning for each individual building. The measures taken over the years have meant that the property holdings are now well maintained.

Akademiska Hus carries on financing operations with well-adapted strategies, striking a balance between financial risk and a low financing cost. The Finance Policy decided by the Board of Directors lays down the Group's risk approach and how exposure to financial risks should be handled. The handling of the liability portfolio interest risk takes place within a separate fixed interest mandate. For a more detailed description of Akademiska Hus's risk management, reference can be made to the 2009 Annual Report.

**OBJECTIVES AND PROFITABILITY**

The owner's financial objectives have been set as follows:

- The return (profit after tax) on average equity should be equivalent to the average five-year government bond interest rate plus four percentage points viewed over a business cycle.
- The Group's dividend target is 50 per cent of the profit after financial items, excluding unrealised changes in value with a deduction for current tax. The dividend decision taken each year shall take into account the Company's strategy, financial position and other financial objectives.
- The Group's equity ratio should be between 30 and 40 per cent.

The return on equity for the period was 4.8 per cent (6.0). During the past five years the average return on equity has been 5.5 per cent. During the five-year period the owner's financial target has on average been 7.3 per cent.

**EVENTS AFTER THE REPORTING PERIOD**

No events of material significance occurred after the reporting period.

**NET OPERATING INCOME**



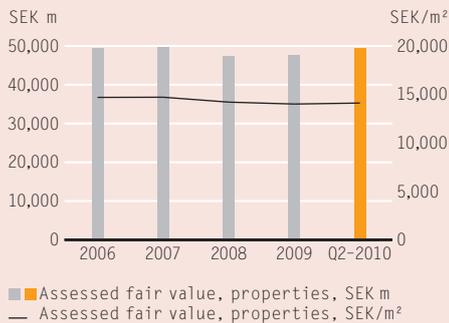
**RETURN ON EQUITY**



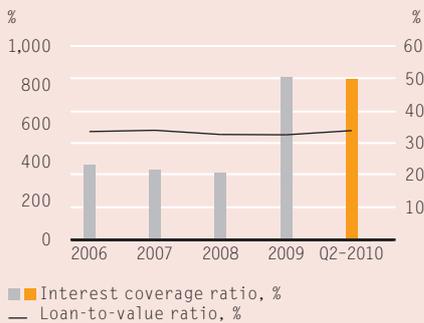
**TOTAL YIELD**



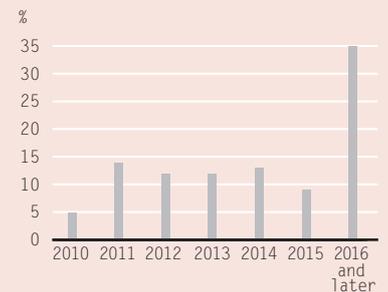
**FAIR VALUE, INVESTMENT PROPERTIES**



**INTEREST COVERAGE RATIO AND LOAN-TO-VALUE RATIO**



**LEASE RENEWAL STRUCTURE**



The figures for January-June 2010 have been recalculated on a full-year basis. The outcome could differ from the above.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME, SUMMARY (SEK M)	2010	2009	2010	2009	ROLLING 12-MONTH PERIOD JULY 2009- JUNE 2010	2009
	APRIL-JUNE	APRIL-JUNE	JAN-JUNE	JAN-JUNE		FULL YEAR
Rental revenue	1,252	1,221	2,500	2,455	4,972	4,927
Other property management income	48	45	97	101	184	188
Total property management income	1,300	1,266	2,597	2,556	5,156	5,115
Operating costs	-206	-197	-504	-462	-908	-866
Maintenance costs	-143	-189	-257	-274	-640	-657
Property administration	-65	-63	-125	-123	-254	-252
Other property management expenses	-51	-44	-93	-93	-191	-191
Total property management expenses	-465	-493	-979	-952	-1,993	-1,966
<b>NET OPERATING INCOME</b>	<b>835</b>	<b>773</b>	<b>1,618</b>	<b>1,604</b>	<b>3,163</b>	<b>3,149</b>
Changes in property values, positive	268	345	498	751	1,237	1,490
Changes in property values, negative	-433	-647	-1,000	-1,182	-2,516	-2,698
Total changes in property values	-165	-302	-502	-431	-1,279	-1,208
Central administration expenses	-10	-11	-18	-20	-33	-35
<b>PROFIT BEFORE FINANCIAL ITEMS</b>	<b>660</b>	<b>460</b>	<b>1,098</b>	<b>1,153</b>	<b>1,851</b>	<b>1,906</b>
Financial income/expense	-31	-115	-281	-137	-720	-576
<b>PROFIT BEFORE TAX</b>	<b>629</b>	<b>345</b>	<b>817</b>	<b>1,016</b>	<b>1,131</b>	<b>1,330</b>
Tax	-158	-88	-215	-267	-306	-358
<b>NET PROFIT FOR THE PERIOD</b>	<b>471</b>	<b>257</b>	<b>602</b>	<b>749</b>	<b>825</b>	<b>972</b>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME, SUMMARY (SEK M)	2010	2009	2010	2009	ROLLING 12-MONTH PERIOD JULY 2009- JUNE 2010	2009
	APRIL-JUNE	APRIL-JUNE	JAN-JUNE	JAN-JUNE		FULL YEAR
Income for the period	471	257	602	749	825	972
Other comprehensive income						
Result from cash flow hedges	8	28	-21	1	-5	17
Tax attributable to items reported directly against equity	-3	-8	4	-	-	-7
Cash flow hedges	2	3	4	-	-	9
<b>TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>7</b>	<b>23</b>	<b>-13</b>	<b>1</b>	<b>-5</b>	<b>19</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>478</b>	<b>280</b>	<b>589</b>	<b>750</b>	<b>820</b>	<b>991</b>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION, SUMMARY (SEK M)	30-06-2010	30-06-2009	31-12-2009
<b>ASSETS</b>			
Fixed assets			
Tangible fixed assets			
Investment properties	48,222	47,854	47,723
Equipment and fittings	21	23	22
Total tangible fixed assets	48,243	47,877	47,744
Financial fixed assets			
Derivatives	2,333	2,288	1,811
Other non-current receivables	440	427	440
Total financial fixed assets	2,773	2,715	2,251
<b>TOTAL FIXED ASSETS</b>	<b>51,016</b>	<b>50,592</b>	<b>49,995</b>
<b>CURRENT ASSETS</b>			
Derivatives	353	4	311
Other current receivables	367	552	599
Liquid funds	115	327	882
<b>TOTAL CURRENT ASSETS</b>	<b>835</b>	<b>883</b>	<b>1,792</b>
<b>TOTAL ASSETS</b>	<b>51,851</b>	<b>51,475</b>	<b>51,787</b>
<b>EQUITY AND LIABILITIES</b>			
Equity	23,846	24,235	24,476
<b>LIABILITIES</b>			
Non-current liabilities			
Loans	13,360	12,304	11,300
Derivatives	305	243	251
Deferred tax	6,576	6,594	6,574
Other non-current liabilities	276	253	277
Total non-current liabilities	20,517	19,394	18,403
Current liabilities			
Loans	4,702	5,084	6,396
Derivatives	40	303	109
Other current liabilities	2,746	2,459	2,404
Total current liabilities	7,488	7,846	8,909
<b>TOTAL LIABILITIES</b>	<b>28,005</b>	<b>27,240</b>	<b>27,311</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>51,851</b>	<b>51,475</b>	<b>51,787</b>
Memorandum items			
Pledged assets	64	318	170
Contingent liabilities	3	3	3

CHANGES IN GROUP EQUITY (SEK M)	ATTRIBUTABLE TO THE PARENT COMPANY'S SHAREHOLDER				
	SHARE CAPITAL	SHARE PREMIUM RESERVE	HEDGE RESERVE	PROFIT BROUGHT FORWARD	TOTAL EQUITY
Equity, 01-01-2009	2,135	2,135	-11	20,203	24,462
Dividend	–	–	–	-978	-978
Total comprehensive income, Jan-June 2009	–	–	1	749	750
Equity, 30-06-2009	2,135	2,135	-10	19,974	24,235
Total comprehensive income, July-Dec 2009	–	–	19	222	241
Equity, 31-12-2009	2,135	2,135	9	20,196	24,476
Dividend	–	–	–	-1,219	-1,219
Total comprehensive income, Jan-June 2010	–	–	-13	602	589
EQUITY, 30-06-2010	2,135	2,135	-4	19,579	23,846

CONSOLIDATED STATEMENT OF CASH FLOWS (SEK M)	2010 JAN-JUNE	2009 JAN-JUNE	2009 FULL YEAR
<b>CURRENT OPERATIONS</b>			
Profit after financial items	817	1,016	1,330
Adjustment items not included in the cash flow	549	215	1,236
Tax paid	-218	-216	-285
<b>CASH FLOW FROM CURRENT OPERATIONS BEFORE CHANGES IN WORKING CAPITAL</b>	<b>1,148</b>	<b>1,015</b>	<b>2,281</b>
<b>CASH FLOW FROM CHANGES IN WORKING CAPITAL</b>			
Increase (-)/decrease (+) in current receivables	233	–	-91
Increase (+)/decrease (-) in current liabilities	129	-164	-429
<b>CASH FLOW FROM CURRENT OPERATIONS</b>	<b>1,510</b>	<b>851</b>	<b>1,761</b>
<b>INVESTMENT</b>			
Investment in participations in Group companies	–	-6	-19
Investment in investment properties	-983	-747	-1,128
Sale of investment properties	2	–	–
Investment in other fixed assets	-4	-5	-9
Sale of other fixed assets	–	–	1
Increase (-)/decrease (+) in non-current receivables	-73	-9	32
<b>CASH FLOW FROM INVESTMENT</b>	<b>-1,058</b>	<b>-767</b>	<b>-1,123</b>
<b>FINANCING</b>			
Raising of interest-bearing loans, excluding refinancing	–	209	207
Amortisation of interest-bearing liabilities	–	–	–
Dividend paid	-1,219	-978	-978
<b>CASH FLOW FROM FINANCING</b>	<b>-1,219</b>	<b>-769</b>	<b>-771</b>
<b>CASH FLOW FOR THE PERIOD</b>	<b>-767</b>	<b>-688</b>	<b>-133</b>
Liquid funds at the beginning of the period	882	1,015	1,015
Liquid funds at the period-end	115	327	882
Change in liquid funds	-767	-688	-133

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2010 - 30-06-2010	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMINA- TION	GROUP
Income, including other operating income	369	402	267	431	879	249	2,597	—	—	2,597
Intra-segment sales	—	—	—	—	—	—	0	58	-58	0
Total income	369	402	267	431	879	249	2,597	58	-58	2,597
Costs for property management, including other operating costs	-190	-162	-87	-153	-267	-110	-969	-47	37	-979
Changes in value, properties	51	-187	-258	-142	30	4	-502	—	—	-502
Central overheads	-3	-3	-1	-3	-5	-2	-17	-18	17	-18
Result from financial items (net)	-33	-41	-28	-33	-104	-22	-261	887	-907	-281
Tax for the period	-51	-3	28	-26	-140	-31	-223	8	—	-215
Result for the period according to the Statement of Comprehensive Income	143	6	-79	74	393	88	625	888	-911	602
<b>TOTAL ASSETS</b>	<b>6,510</b>	<b>7,058</b>	<b>4,306</b>	<b>8,177</b>	<b>19,352</b>	<b>3,839</b>	<b>49,242</b>	<b>25,442</b>	<b>-22,833</b>	<b>51,851</b>
<b>TOTAL LIABILITIES</b>	<b>3,738</b>	<b>4,289</b>	<b>2,808</b>	<b>4,932</b>	<b>11,212</b>	<b>2,275</b>	<b>29,254</b>	<b>19,276</b>	<b>-20,525</b>	<b>28,005</b>

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2009 - 30-06-2009	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMINA- TION	GROUP
Income, including other operating income	371	404	257	405	876	242	2,555	1	—	2,556
Intra-segment sales	—	—	—	—	—	—	0	60	-60	0
Total income	371	404	257	405	876	242	2,555	61	-60	2,556
Costs for property management, including other operating costs	-176	-144	-72	-177	-284	-98	-951	-41	40	-952
Changes in value, properties	23	-83	-103	48	-294	-22	-431	—	—	-431
Central overheads	-3	-3	-2	-3	-5	-2	-18	-20	18	-20
Result from financial items (net)	-38	-38	-33	-45	-118	-22	-294	969	-812	-137
Tax for the period	-46	-36	-12	-60	-47	-25	-226	-41	—	-267
Result for the period according to the Statement of Comprehensive Income	131	100	35	168	128	73	635	928	-814	749
<b>TOTAL ASSETS</b>	<b>6,322</b>	<b>7,392</b>	<b>4,485</b>	<b>7,871</b>	<b>19,033</b>	<b>3,941</b>	<b>49,044</b>	<b>25,349</b>	<b>-22,918</b>	<b>51,475</b>
<b>TOTAL LIABILITIES</b>	<b>3,731</b>	<b>4,458</b>	<b>2,860</b>	<b>4,645</b>	<b>11,260</b>	<b>2,283</b>	<b>29,237</b>	<b>18,681</b>	<b>-20,678</b>	<b>27,240</b>

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2009 - 31-12-2009	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMINA- TION	GROUP
Income, including other operating income	746	818	516	814	1,738	483	5,115	1	-1	5,115
Intra-segment sales	—	—	—	—	—	—	0	129	-129	0
Total income	746	818	516	814	1,738	483	5,115	130	-130	5,115
Costs for property management, including other operating costs	-338	-315	-155	-403	-545	-203	-1,959	-95	88	-1,966
Changes in value, properties	23	-291	-159	-88	-454	-239	-1,208	—	—	-1,208
Central overheads	-6	-6	-4	-6	-10	-5	-37	-35	37	-35
Result from financial items (net)	-64	-71	-54	-61	-199	-38	-487	725	-814	-576
Appropriations	-28	-38	-10	-25	-111	-8	-220	-8	228	0
Tax for the year	-88	-28	-36	-62	-112	2	-324	24	-58	-358
Result for the year according to the Statement of Comprehensive Income	245	69	98	169	307	-8	880	741	-649	972
<b>TOTAL ASSETS</b>	<b>6,400</b>	<b>7,140</b>	<b>4,500</b>	<b>8,045</b>	<b>19,099</b>	<b>3,786</b>	<b>48,970</b>	<b>25,238</b>	<b>-22,421</b>	<b>51,787</b>
<b>TOTAL LIABILITIES</b>	<b>3,665</b>	<b>4,195</b>	<b>2,803</b>	<b>4,795</b>	<b>11,036</b>	<b>2,200</b>	<b>28,694</b>	<b>18,729</b>	<b>-20,112</b>	<b>27,311</b>

PARENT COMPANY INCOME STATEMENT, SUMMARY (SEK M)	2010 APRIL-JUNE	2009 APRIL-JUNE	2010 JAN-JUNE	2009 JAN-JUNE	2009 FULL YEAR
Revenue	29	30	58	61	130
Expenses	-27	-27	-65	-61	-130
Total, Other operating items	2	3	-7	0	0
Result before financial items	2	3	-7	0	0
Net financial items	1,007	817	887	969	725
Result after financial items	1,009	820	880	969	725
Appropriations	-	-	-	-	-8
Result before tax	1,009	820	880	969	717
Tax	-19	-2	8	-41	24
<b>RESULT FOR THE PERIOD</b>	<b>990</b>	<b>818</b>	<b>888</b>	<b>928</b>	<b>741</b>

PARENT COMPANY BALANCE SHEET, SUMMARY (SEK M)	30-06-2010	30-06-2009	31-12-2009
Fixed assets	3,929	3,857	3,387
Current assets	21,511	21,492	21,849
<b>TOTAL ASSETS</b>	<b>25,440</b>	<b>25,349</b>	<b>25,236</b>
Equity	5,798	6,310	6,141
Untaxed reserves	366	358	366
Non-current liabilities	13,586	12,519	11,471
Current liabilities	5,690	6,162	7,258
Total liabilities	19,276	18,681	18,729
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>25,440</b>	<b>25,349</b>	<b>25,236</b>

## PARENT COMPANY

Akademiska Hus AB is the Parent Company in the Akademiska Hus Group. Operations comprise Group management and other Group functions. The Parent Company handles all financing and electricity procurement within the Group.

### Income and profit/loss

The Company's income totalled SEK 58 million (61). Of this figure, income from regional companies amounted to SEK 58 million (60). The operating profit was SEK -7 million (0) and net financial income/expense was SEK 887 million (969). The profit after financial items was SEK 880 million (969).

### Investments

Investment in machinery and equipment amounted to SEK 0 million (3).

### Equity

Equity totalled SEK 5,798 million compared with SEK 6,141 million at the turn of the year.

## ACCOUNTING PRINCIPLES

Akademiska Hus complies with the EU-approved International Financial Reporting Standards (IFRS) and the interpretations made by the International Financial Reporting Interpretations Committee (IFRIC). This Interim Report for the Group has been prepared according to IAS 34 Interim Financial Reporting, and for the Parent Company in accordance with the Annual Accounts Act and the recommendation of the Financial Reporting Board RFR 2.3 Accounting for Legal Entities.

Accounting principles and computation methods are the same as the accounting principles employed in the most recent Annual Report. The new standards and interpretations from IFRIC that came into effect on January 1, 2010 have not had any effect on the Group's profit and financial position.

The Board of Directors and the President hereby certify that this Interim Report provides a true and fair overview of the Company's and the Group's operations, financial position and results and describes material risks and uncertainties that face the Company and the companies that are included in the Group.

Gothenburg, July 14, 2010

Eva-Britt Gustafsson  
Chairwoman

Sigbrit Franke  
Board Member

Marianne Föranders  
Board Member

Per Granath  
Board Member

Gunnar Svedberg  
Board Member

Maj-Charlotte Wallin  
Board Member

Anders Larsson  
Employee Representative

Ingemar Ziegler  
Board Member

Thomas Jennlinger  
Employee Representative

Mikael Lundström  
President

Our auditor's report was submitted on July 14, 2010.

DELOITTE AB  
Hans Warén  
Authorised Public Accountant

Auditor's report on a review of a summary of interim financial information (interim report) prepared in accordance with IAS 34 and Section 9 of the Annual Accounts Act (1995:1554)

To the Board of Directors of Akademiska Hus AB (publ)

Reg. no. 556459-9156

#### Introduction

We have reviewed the summary of the financial interim information (interim report) for Akademiska Hus AB as of June 30, 2010 and the six-month period ending as of this date. The Board of Directors and the CEO are responsible for the preparation and presentation of this Interim Report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express an opinion on this Interim Report based on our review.

#### Scope of review

We conducted our review in accordance with the Swedish Standard on Review Engagements (SÖG) 2410 Review of Interim Report Performed by the Independent Auditor of the Company. A review consists of making inquiries, primarily involving persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review has a different orientation and is substantially more limited in scope than an audit conducted in accordance with the Auditing Standards in Sweden (RS) and other generally accepted auditing standards in Sweden. The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. An opinion based on a review therefore does not have the certainty of an opinion based on an audit.

#### Conclusion

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

Gothenburg July 14, 2010

DELOITTE AB  
Hans Warén  
Authorised Public Accountant

# Definitions

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The key ratios that are dependent on the results for the full year are for 2010 based on the outcome for January-June 2010, recalculated on a full-year basis.

The key ratios for a rolling 12-month period have, where the Statement of Financial Position is the basis, been calculated on the Statement of Financial Position item as of 30-06-2010.

## Assessed fair value

The assessed most probable price of property at a certain given valuation point in a free and open market. Financial instruments are also reported at assessed fair value.

## Changes in value

Changes in the fair value of properties and financial instruments.

## Consumer price index (CPI)

The consumer price index (CPI) is the most used means of indicating price changes and is used, among other things, as a measure of inflation in conjunction with adjustment of agreements. The aim of the CPI is to show how consumer prices have changed on average. Approximately 70 per cent of Akademiska Hus leases are linked to changes in the CPI.

## Direct yield

Operating surplus in relation to the average assessed fair value.

## Equity ratio

Reported equity in relation to total assets carried forward.

## Floor space, m<sup>2</sup>, gross

The gross floor space of the buildings. Comprises rentable floor space as well as common areas and the area surrounding the building.

## Floor space, m<sup>2</sup>

Rentable floor space in square metres.

## Gross investments

Closing balance minus opening balance for fixed assets plus depreciation and impairments minus revaluations.

## Interest-bearing liabilities

Interest-bearing loans, including pension provisions and similar items.

## Interest-bearing net loan liability

Interest-bearing loans, financial derivatives and current interest-bearing investments. Pension provisions and similar items are not included.

## Interest coverage ratio

Profit before financial items, excluding changes in the value of properties in relation to net financial income/expense, excluding changes in value, financial derivatives.

## Letting and vacant space levels

Let or vacant floor space in relation to the total floor space. Financial letting or vacant space levels are rental revenue for space let and estimated rental revenue for vacant space in relation to the total rental revenue.

## Loan-to-value ratio

Interest-bearing net loan debt in relation to the closing value of investment properties.

## Maintenance costs

Costs for measures taken to reinstate worn or damaged parts of buildings to their original standard and function.

## Net investments

Closing balance minus the opening balance for investment properties plus depreciation and impairments minus revaluations.

## Net operating income

Rental revenue minus costs for operation, maintenance and property administration.

## Net operating income ratio

Net operating income in relation to management income.

## Operating expenses

Expenses for measures taken with an expected interval of less than once a year aimed at maintaining the function of a management object. Operating expenses are divided into energy and water supply and other operating expenses.

## Property administration

Cost of management, day-to-day accounting administration, letting, contact with tenants, handling of registers, contracts and drawings, technical planning and follow-up and human resource administration.

## Rental revenue

The basic rent, index-linked, and estimated rent for vacant rentable floor space and supplements, with a deduction for vacancies and rent reductions.

## Return on capital employed

Operating profit, excluding financial income, in relation to the average total assets.

## Return on equity after standard tax

Earnings after financial income and expense with a deduction for full tax in relation to average equity.

## Total yield

Total of the direct yield from the investment properties and their change in value, expressed in per cent.

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**REPORT SCHEDULE**

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Interim Report July-September 2010	October 28, 2010
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Year-end Report 2010	February 2011
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Annual Report 2010	March 2011
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**AKADEMISKA HUS**