



# Interim Report

## January 1 – September 30, 2011

---

- Rental revenue amounted to SEK 3,837 million (3,707). The increase can be attributed to the commissioning of completed projects and index rises.
- Net operating income amounted to SEK 2,583 million (2,468). The improvement is mainly a result of a rise in rental revenue.
- Net changes in property values amounted to SEK 343 million (-273).
- Net financial income/expense for the period amounted to SEK -363 million (-350). This figure includes changes in the value of financial instruments totalling SEK 2 million (-128).
- Profit before tax for the period amounted to SEK 2,534 million (1,819) and profit for the period was SEK 1,872 million (1,340).
- Net investment in redevelopment and new construction for the year to date amounted to SEK 1,569 million (1,292).
- The yield on a full-year basis (excluding properties under construction) was 6.9 per cent (7.0).
- To create a cohesive, stronger Akademiska Hus, the merger is taking place of the Parent Company and the regional companies. The merger is expected to be completed during 2012.
- On September 19, Kerstin Lindberg Göransson took over as CEO. Kerstin Lindberg Göransson was previously at Swedavia AB, where she was Airport Director at Stockholm-Arlanda Airport. For the past four years, Kerstin has been chairman of Svensk Bilprovning AB.



## Akademiska Hus – a sound company with very strong tenants

---

### STATEMENT BY THE CEO KERSTIN LINDBERG GÖRANSSON:

»Akademiska Hus is not just a property company – we are also involved in the planning and development of centres of education, towns and cities. At the Company we work actively to create an arena for discussion on the build-up of Sweden as a nation of knowledge. It is important to clarify what Akademiska Hus represents and what we want our role to be in the community.

During the past two years we have worked extensively within the Group to become a clearer, more co-ordinated and stronger Akademiska Hus, contributing in a carefully considered, structured way to the success of its customers. We have made good progress in co-ordinating and improving efficiency in our working methods. We are concentrating our efforts to be in an even better position to offer our customers the collective national strength that exists in our Group and yet still retaining clear local links. A further aim is to create a more flexible capital structure in order to satisfy the owner's demand for long-term financial strength and yield.

Sweden as a nation of knowledge is continuing to grow. We can see a steady increase in demand for the development of new and existing knowledge environments and as a result the project portfolio is larger than ever. Over the next few years projects worth SEK 20 billion are planned. With such a large project portfolio it is vital that financing is assured. Recently we had the benefit of issuing three bond loans on the Swedish bond market with terms as long as 25 and 30 years – evidence of the considerable confidence shown by lenders in Akademiska Hus.

An area that could become a problem at universities and colleges is the lack of student accommodation. In only four of the country's 30 student towns and cities is accommodation for students guaranteed. The greatest shortage of student accommodation is in Gothenburg, Lund, Stockholm, Uppsala and Malmö. In Lund, Akademiska Hus sold a site in August to a foundation, AF Bostäder, for the construction of student accommodation. It is not part of Akademiska Hus's remit to own or manage student accommodation although we are proactive and are discussing with colleges and universities

about ways in which we can be involved in the construction of student accommodation.

During the third quarter, Akademiska Hus, in collaboration with Chalmersfastigheter, produced an urban planning concept for the southern part of the Chalmers Johanneberg Campus in Gothenburg. Six well-reputed firms of architects contributed as part of a parallel preliminary study. The expansion is linked to the Johanneberg Science Park, located at the southern edge of the Chalmers Campus, and an area of at least 70,000 square metres will be developed. In September, the ground-breaking ceremony took place to mark the start of construction of the Student Building on the Frescati Campus in Stockholm. The Student Building will provide students at Stockholm University with a new, natural meeting point that offers a stimulating and creative environment.

Is the property industry once again facing hard times? The situation is uncertain – and more difficult to interpret than in the autumn of 2008. There is increased concern regarding government finances in Europe and the USA and the financial markets have been marked by uncertainty and risk aversion. This has impacted on the real economy and we are currently experiencing a slow-down. We are of the opinion that this increased risk aversion has yet to reach the property market in Sweden, which can still be regarded as stable. Our assessment, however, is that yield requirements have now bottomed out. During the third quarter, we did not change the yield requirements whilst during the first quarter they were unchanged or fell slightly, which had a positive impact on the valuation. Market monitoring will be very much in focus during the final part of the year.

The profit for the first three quarters of the year shows an improvement on 2010. Net operating income has risen, due mainly to increased rental revenue and lower operating costs. The improvement in profit is largely a result of changes in value of properties, totalling SEK 343 million for the period compared to SEK -273 million for the same period in 2010.. »

AKADEMISKA HUS - SUMMARY	2011 JAN-SEPT	2010 JAN-SEPT	ROLLING 12-MONTH PERIOD OCT 2010 - SEPT 2011	2010 FULL YEAR	2009 FULL YEAR
Rental revenue, SEK m	3,837	3,707	5,113	4,983	4,927
Net operating income, SEK m	2,583	2,468	3,249	3,134	3,149
Changes in value, investment properties, SEK m	343	-273	703	87	-1,208
Profit before tax, SEK m	2,534	1,819	3,636	2,921	1,330
Vacant space, rent, %	1.2	1.7	1.4	2.0	1.9
Vacant space, area, %	2.6	3.4	2.9	3.5	3.8
Assessed fair value, investment properties, SEK m (including properties under construction)	51,461	48,779	51,461	49,497	47,723
Yield, % (excluding properties under construction)	6.9*	7.0*	6.8	6.7	6.8
Yield, % (including properties under construction)	6.7*	6.7*	6.5	6.4	6.6
Net operating income, SEK/m <sup>2</sup>	1,076*	1,010*	1,016	979	986
Return on equity after standard tax, %	9.6*	7.2*	10.6	8.6	4.0
Return on total assets, %	6.6*	5.8*	6.9	6.5	4.4
Equity ratio, %	42.5	45.6	42.5	47.5	47.3
Interest coverage ratio, % **	748	784	1,669	741	841
Internal financing ratio, %	101	153	112	151	165
Loan-to-value ratio, %	32.4	32.9	32.4	31.8	32.5

\*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 ITEMS IN THE STATEMENT OF COMPREHENSIVE INCOME AND STATEMENT OF FINANCIAL POSITION

### Rental revenue

Rental revenue amounted to SEK 3,837 million (3,707). The increase can be attributed mainly to the commissioning of completed projects and index rises.

### 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 as of September 30, 2011 totalled 2.6 per cent (3.4) of the total floor space, which is equivalent to 83,000 square metres (110,000). In terms of value, this figure is just 1.2 per cent (1.7) as the vacant space has a lower rental value than the average for the holdings. The largest individual blocks of vacant space are at the former Mathematical Sciences Centre in Gothenburg totalling 8,459 square metres, Terra in Linköping totalling 5,657 square metres and Electrum 1 in Kista totalling 3,395 square metres. In the Ultuna area of Uppsala total vacant space amounts to 10,286 square metres.

### Leases

Akademiska Hus leases are long and the average term for newly signed leases is just over 10 years. At the end of the period the average remaining lease term was 5.6 years (5.5 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.

Customers are stable and creditworthy – almost 90 per cent of the revenue comes from universities and colleges.

All universities and colleges, apart from Chalmers University of Technology, have the Swedish government as principal and thus have the highest credit rating.

### Operating and maintenance costs

Operating costs for the period amounted to SEK 651 million (674), of which energy, fuel and water amounted to SEK 454 million (462) or 70 per cent (69). Both 2011 and 2010 resulted in high energy use. The cold winters have also resulted in significant snow clearance costs although the cost of energy, fuel and water was lower than the previous year. Electricity prices in 2010 were higher due to reduced nuclear power production because of maintenance work, the low water levels in the reservoirs and a winter that was colder than normal. Akademiska Hus has a high proportion of laboratories, 1.1 million square metres or 34 per cent, and from an energy point of

view they are considerably more resource-intensive compared to holdings at other property companies.

Maintenance costs amounted to SEK 423 million (392). Since the very beginning in 1993, Akademiska Hus has invested extensively in maintenance to raise the standard. The technical standard of the property holdings is now very satisfactory.

### Investment properties (property valuation)

The fair value of Akademiska Hus investment properties as of September 30, 2011 was SEK 51,461 million, an increase of SEK 1,965 million since the year-end. The fair value also includes investment properties under construction amounting to SEK 2,191 million (1,723). All property assets are reported at fair value. The fair value has been set through an internal property valuation, which included all the Company's properties. Compared with the previous valuation point, June 30, 2011, none of the valuation parameters have changed. The unrealised change in value for the period is positive, amounting to SEK 343 million (-673). The fair value per square metre is SEK 15,026, excluding properties under construction (14,201).

As of September 30, 2011, the average direct yield requirement was 6.4 per cent (6.4) and the average cost of capital was 8.5 per cent (8.6). Apart from financial parameters, the property value is affected by factors such as rent levels, net operating income, lease term, property category and type of customer. Akademiska Hus valuation variables have been verified by NAI Svefa and DTZ.

Through strong public finances and an expansive finance policy, Sweden has up to now managed to withstand the effects of European government crises and a low rate of growth in the USA. Nonetheless, growing concern worldwide has resulted in financial turbulence with falling share prices and the transfer of capital to safer investments, including property. For Akademiska Hus, the current trend does not mean a downturn in demand for existing properties. Quite the opposite, higher education and research are counter-cyclical. At centres of education throughout the country there has been considerable investment in research, development and education, generating a demand for Akademiska Hus properties. Sweden as a nation of knowledge is growing and several centres of education are working systematically on upgrading their use of premises to attain a greater level of efficiency and at the same time increase their attractiveness. Universities and colleges are rearranging, entering into new leases and ordering the redevelopment of premises that are lacking in modernity and are difficult to work in. For Akademiska Hus, this means that agreements regarding major redevelopment will come about and this can be seen clearly in Akademiska Hus's large project portfolio. This large project

portfolio will mean the continuation of strong, sound property operations for Akademiska Hus. The properties on the market that are in greatest demand are mainly residential properties and high-quality commercial properties. Many of Akademiska Hus properties fall into the high-quality property category.

The Swedish economy has continued to be strong although the optimism noted previously has been curbed and a slowdown in growth in the Swedish economy is anticipated.

On the property market, concern in the world economy has resulted in a drop in investment activity during the quarter and rental expectations are now being assessed more cautiously. However, interest rate forecasts and a fall in yield on alternative investments are expected to result in a yield requirement that will not rise to any great extent in the immediate future. In the longer term, there is a risk of a fall in demand, primarily on the office rental market, if the financial crisis were to spread to the real economy in Sweden. As regards education properties, Akademiska Hus's assessment is

that demand will continue to be strong. There is a continued influx of students, partly as a result of the high proportion of young people and also as a result of the state of the economy and the labour market. Apart from the new students, an increasing number of students are opting to continue studying after they have graduated.

The financial concern has, up to now at least, not spread to the property market. As yet no change in yield requirements has been detected and Akademiska Hus has chosen not to raise yield requirements during the third quarter. There are also positive aspects, such as lower interest rates and continued strong demand within our segment. The change in atmosphere in the social economy generally, however, means that yield trends will be monitored even more closely during the fourth quarter.

For a more detailed account of Akademiska Hus's views regarding property valuation, reference can be made to the Annual Report for 2010.

ASSESSED FAIR VALUE, INVESTMENT PROPERTIES (SEK M) (Change in property holdings, including properties under construction)	01-01-2011 - 30-09-2011	01-01-2010 - 31-12-2010
Opening assessed fair value	49,497	47,723
+ Investments in new construction and redevelopment	1,640	1,604
+ Acquisitions	-	115
+ Capitalised interest expense	53	51
- Sales	-71	-101
- Change in fair value	343	106
of which change in value due to a change in the cost of capital and yield requirement	249	863
of which change in value as a result of the change in the value index* (valuation location, average remaining lease term, property category)	-36	-41
of which other changes in value	130	-716
<b>CLOSING ASSESSED FAIR VALUE</b>	<b>51,461</b>	<b>49,497</b>

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

## INVESTMENTS AND SALES

Net investment in properties during the period amounted to SEK 1,569 million.

## FINANCING

The financial markets have been marked by a high degree of uncertainty and increased risk aversion. Stock markets worldwide have fallen and both, long-term and short-term interest rates have fallen significantly. Concern regarding the trend in government finances in the Eurozone and the USA has increased and confidence indicators for both households and companies have dropped.

The central banks have once again been forced to take stimulus measures. In August, Federal Reserve decided to allow the federal funds rate to remain the same through to the middle of 2013. In September 'Operation Twist' was announced. The aim was to stimulate the economy through bond transactions thus holding back interest rates. The ECB and the Bank of England have taken measures to support liquidity on the market. The Swedish Central Bank

chose in September to allow the repo rate to remain unchanged and at the same time the repo interest rate path was adjusted downwards.

During the third quarter a further bond issue took place worth SEK 1,000 million at a fixed rate of interest and a term of 30 years. Long issues assure the long-term part of the financing of the substantial investments that will be made in the years to come. There is great uncertainty on the financial markets and the implementation of these issues has benefited from the considerable confidence shown by lenders.

Bonds with fixed interest rates and maturity in excess of 15 years are having a significant impact on the average fixed interest rate and maturity and are reported separately. One of the addenda to the Finance Policy decided by the Board of Directors specifies that these bonds are permitted to account for no more than 30 per cent of the portfolio. At the end of the quarter, they accounted for approximately 10 per cent. During the year to date, bond issues have taken place totalling SEK 5,805 million.

## BOND ISSUES DURING 2011

AMOUNT	TERM
CHF 200 million (c. SEK 1,480 million)	10 years
SEK 150 million	15 years
SEK 300 million	7 years
CHF 150 million (c. SEK 1,050 million)	Just under 5 years
SEK 500 million	Just over 5 years
SEK 325 million	25 years
SEK 1,000 million	30 years
SEK 1,000 million	30 years

The average maturity in the total portfolio was 7.2 years (3.8) compared to 4.1 years at the turn of the year. The change can be explained by the fact that the long-term portfolio maturity was 29.2 years. The fixed interest, excluding bonds in the long-term portfolio, changed insignificantly during the period to 3.2 years (3.3) compared with 2.8 years at the turn of the year.

Net financial income/expense amounted to SEK -363 million (-350), including changes in the value of financial derivatives of SEK 2 million (-128). The changes in value comprise a fall in value of SEK 345 million as a result of the fall in interest rates and a

positive effect of SEK 347 million as a result of a revaluation of the cross-currency interest rate swaps entered into to convert foreign financing into Swedish kronor. The revaluation is a result of the change in valuation practice on the financial markets. Net financial income/expense is equivalent to an interest cost of 3.1 per cent (3.1) during the period. The unrealised changes in value represent the current value of future cash flows at current interest rates. The 3-month STIBOR reference rate has remained stable during the third quarter at around 2.50 per cent.

FINANCING COST, BREAKDOWN	IFRS			EXCLUDING IFRS		
	01-01-2011-30-09-2011	01-01-2010-30-09-2010	01-01-2010-31-12-2010	01-01-2011-30-09-2011	01-01-2010-30-09-2010	01-01-2010-31-12-2010
Loan financing cost, %	2.64	1.00	1.18	2.64	1.00	1.18
Interest swaps, net interest, %	0.48	1.04	0.96	0.48	1.04	0.96
Period allocation and charges, %	0.03	0.02	0.03	0.03	0.74	0.63
Changes in value, financial derivatives, %	-0.01	1.03	-0.33	-0.19	-	-
<b>TOTAL FINANCING COST, %</b>	<b>3.14</b>	<b>3.09</b>	<b>1.84</b>	<b>2.96</b>	<b>2.78</b>	<b>2.77</b>

LOANS	30-09-2011		31-12-2010	
	CARRYING VALUE	FAIR VALUE	CARRYING VALUE	FAIR VALUE
Amounts in SEK m				
Commercial paper	0	0	1,563	1,557
ECP	1,587	1,581	680	678
Bonds & MTN	2,648	2,682	2,797	2,756
EMTN	15,283	15,696	8,780	8,844
Other loans	4,190	4,168	3,968	3,938
<b>TOTAL LOANS</b>	<b>23,708</b>	<b>24,127</b>	<b>17,788</b>	<b>17,773</b>

The amounts presented in the above table are excluding coupon interest.

Derivatives are used to handle interest risk exposure and to eliminate exchange risks in conjunction with financing in a foreign currency.

DERIVATIVES	30-09-2011		31-12-2010	
	ASSETS	LIABILITIES	ASSETS	LIABILITIES
Amounts in SEK m				
Independent derivatives	648	404	532	223
Hedging instruments, fair value hedging	2,901	0	1,726	7
Hedging instruments, cash flow hedging	113	14	72	27
<b>TOTAL, DERIVATIVES</b>	<b>3,662</b>	<b>418</b>	<b>2,330</b>	<b>257</b>

The fair value of interest rate swaps and cross-currency interest rate swaps includes underlying capital amounts and accrued interest. Fair value is equivalent to the carrying value in the table above.

## RISK MANAGEMENT

The risk level at a property company is decided primarily by the type of properties and the location of the properties. Akademiska Hus applies risk control to continually identify, value and limit risks. 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 5.6 years. Follow-up of vacant space is a top priority and special plans have been drawn up to deal with all vacant space. Compared to 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 half of these

costs are passed on to tenants as a rent supplement. The price of electricity is hedged to counter any price changes. 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 Annual Report for 2010.

RENEWAL STRUCTURE FOR FIXED INTEREST AND LOAN MATURITY SEK M	MATURITY, LOANS	FIXED INTEREST, LOANS	FIXED INTEREST, DERIVATIVES	FIXED INTEREST, TOTAL
2011:4	2,449	4,199	4,335	8,534
2012	1,429	1,583	1,079	2,662
2013	2,286	2,286	-750	1,537
2014	1,905	1,905	-770	1,135
2015	4,724	3,224	-2,474	750
2016	1,993	1,993	-743	1,250
2017	0	0	400	400
2018	3,102	3,102	-2,402	700
2019	120	120	1,000	1,120
2020 and later	4,853	4,499	-1,524	2,975
<b>TOTAL</b>	<b>22,911</b>	<b>22,911</b>	<b>-1,849</b>	<b>21,063</b>

The above table shows nominal amounts. The nominal amounts have been recalculated at the closing rate. As all loans raised in foreign currency are swapped to Swedish kronor the exchange rate effect is neutralised. A positive figure means that the Group pays interest, a negative figure means that the Group receives interest.

**OBJECTIVES AND PROFITABILITY**

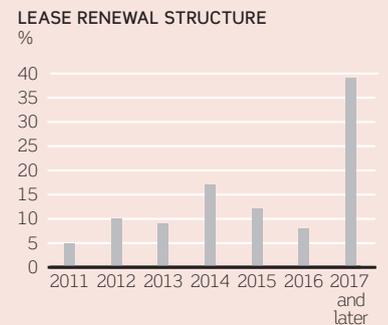
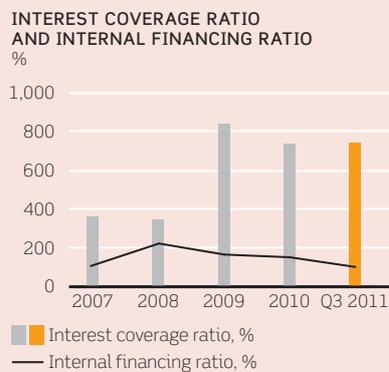
The owner's financial objectives have been set as follows:

- 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 is estimated to be 9.6 per cent (7.2). During the past five years the average return on equity has been 5.6 per cent. During the five-year period the owner's financial target has on average been 7.1 per cent.

**EVENTS AFTER THE REPORTING PERIOD**

Nothing of material significance occurred after the end of the reporting period.



\* The figures for 2011 are based on January-September, recalculated on a full-year basis. The outcome could differ from the above.

CONSOLIDATED INCOME STATEMENT, SUMMARY (SEK M)	2011		2010		ROLLING 12-MONTH PERIOD, OCT 2010 - SEPT 2011		2010 FULL YEAR
	JULY - SEPT	JULY - SEPT	JAN - SEPT	JAN - SEPT			
Rental revenue	1,277	1,207	3,837	3,707	5,113	4,983	
Other property management income	63	45	173	142	225	193	
Total property management income	1,340	1,252	4,010	3,849	5,338	5,176	
Operating costs	-170	-170	-651	-674	-915	-939	
Maintenance costs	-167	-135	-423	-392	-688	-657	
Property administration	-57	-50	-193	-175	-268	-249	
Other property management expenses	-61	-47	-160	-140	-218	-197	
Total property management expenses	-455	-402	-1,427	-1,381	-2,089	-2,042	
<b>NET OPERATING INCOME</b>	<b>885</b>	<b>850</b>	<b>2,583</b>	<b>2,468</b>	<b>3,249</b>	<b>3,134</b>	
Changes in property values, positive	351	679	1,224	1,177	1,795	1,748	
Changes in property values, negative	-265	-450	-881	-1,450	-1,092	-1,661	
Total changes in property values	86	229	343	-273	703	87	
Central administration expenses	-8	-8	-29	-26	-40	-37	
<b>PROFIT BEFORE FINANCIAL ITEMS</b>	<b>963</b>	<b>1,071</b>	<b>2,897</b>	<b>2,169</b>	<b>3,912</b>	<b>3,184</b>	
Financial income/expense	-11	-69	-363	-350	-276	-263	
<b>PROFIT BEFORE TAX</b>	<b>952</b>	<b>1,002</b>	<b>2,534</b>	<b>1,819</b>	<b>3,636</b>	<b>2,921</b>	
Tax	-251	-264	-662	-479	-980	-797	
<b>NET PROFIT FOR THE PERIOD</b>	<b>701</b>	<b>738</b>	<b>1,872</b>	<b>1,340</b>	<b>2,656</b>	<b>2,124</b>	

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (SEK M)	2011		2010		ROLLING 12-MONTH PERIOD, OCT 2010 - SEPT 2011		2010 FULL YEAR
	JULY - SEPT	JULY - SEPT	JAN - SEPT	JAN - SEPT			
Income for the period	701	738	1,872	1,340	2,656	2,124	
Other comprehensive income							
Profit/loss from cash flow hedges	-16	-7	-73	-28	-17	27	
Tax attributable to items reported in other comprehensive income	3	1	12	5	-2	-9	
Cash flow hedges, dissolved against profit and loss	7	2	28	6	28	7	
<b>TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>-6</b>	<b>-4</b>	<b>-33</b>	<b>-17</b>	<b>9</b>	<b>25</b>	
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>695</b>	<b>734</b>	<b>1,839</b>	<b>1,323</b>	<b>2,665</b>	<b>2,149</b>	

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION, SUMMARY (SEK M)

	30-09-2011	30-09-2010	31-12-2010
<b>ASSETS</b>			
Fixed assets			
Investment properties	51,461	48,779	49,497
Equipment and fittings	20	20	19
Derivatives	3,337	1,869	2,141
Other non-current receivables	446	445	432
Total fixed assets	55,264	51,113	52,089
Current assets			
Derivatives	325	217	189
Other current receivables	553	467	556
Liquid funds	5,179	2,098	692
Total current assets	6,057	2,782	1,437
<b>TOTAL ASSETS</b>	<b>61,321</b>	<b>53,895</b>	<b>53,526</b>
<b>EQUITY AND LIABILITIES</b>			
Equity	26,040	24,580	25,406
<b>LIABILITIES</b>			
Non-current liabilities			
Loans	20,596	14,905	14,024
Derivatives	351	365	216
Deferred tax	7,371	6,717	7,067
Other non-current liabilities	290	279	284
Total non-current liabilities	28,608	22,266	21,591
Current liabilities			
Loans	3,112	4,316	3,764
Derivatives	67	117	41
Other current liabilities	3,494	2,616	2,724
Total current liabilities	6,673	7,049	6,529
<b>TOTAL LIABILITIES</b>	<b>35,281</b>	<b>29,315</b>	<b>28,120</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>61,321</b>	<b>53,895</b>	<b>53,526</b>
<b>MEMORANDUM ITEMS</b>			
Pledged assets	94	64	54
Contingent liabilities	3	3	3

## ATTRIBUTABLE TO THE PARENT COMPANY'S SHAREHOLDER

CHANGES IN GROUP EQUITY (SEK M)	SHARE CAPITAL	SHARE PREMIUM RESERVE	HEDGE RESERVE	PROFIT BROUGHT FORWARD	TOTAL EQUITY
Equity, 01-01-2010	2,135	2,135	9	20,197	24,476
Dividend	-	-	-	-1,219	-1,219
Total comprehensive income, Jan-Sept 2010	-	-	-17	1,340	1,323
Equity, 30-09-2010	2,135	2,135	-8	20,318	24,580
Total comprehensive income, Oct-Dec, 2010	-	-	42	784	826
Equity 31-12-2010	2,135	2,135	34	21,102	25,406
Dividend	-	-	-	-1,207	-1,207
Total comprehensive income, Jan-Sept 2011	-	-	-33	1,872	1,839
<b>EQUITY, 30-09-2011</b>	<b>2,135</b>	<b>2,135</b>	<b>0</b>	<b>21,767</b>	<b>26,040</b>

CONSOLIDATED STATEMENT OF CASH FLOWS, SUMMARY (SEK M)	2011 JAN - SEPT	2010 JAN - SEPT	2010 FULL YEAR
<b>CURRENT OPERATIONS</b>			
Profit after financial items	2,534	1,819	2,921
Adjustment of items not included in the cash flow	-493	480	-106
Tax paid	-463	-321	-295
<b>CASH FLOW FROM CURRENT OPERATIONS BEFORE CHANGES IN WORKING CAPITAL</b>	<b>1,578</b>	<b>1,978</b>	<b>2,520</b>
<b>CASH FLOW FROM CHANGES IN WORKING CAPITAL</b>			
Increase (-)/decrease (+) in current receivables	96	132	72
Increase (+)/decrease (-) in current liabilities	107	40	-148
<b>CASH FLOW FROM CURRENT OPERATIONS</b>	<b>1,781</b>	<b>2,150</b>	<b>2,444</b>
<b>INVESTMENT</b>			
Investment in investment properties	-1,640	-1,295	-1,495
Sale of investment properties	71	3	53
Investment in other fixed assets	-7	-5	-6
Increase (-)/decrease (+) in non-current receivables	-30	-65	-11
<b>CASH FLOW FROM INVESTMENT</b>	<b>-1,606</b>	<b>-1,362</b>	<b>-1,459</b>
<b>FINANCING</b>			
Raising of interest-bearing loans, excluding refinancing	5,519	1,647	44
Dividend paid	-1,207	-1,219	-1,219
<b>CASH FLOW FROM FINANCING</b>	<b>4,312</b>	<b>428</b>	<b>-1,175</b>
<b>CASH FLOW FOR THE PERIOD</b>	<b>4,487</b>	<b>1,216</b>	<b>-190</b>
Liquid funds at the beginning of the period	692	882	882
Liquid funds at the period-end	5,179	2,098	692

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2011 - 30-09-2011	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMIN- ATION	GROUP
Income, including other operating income	580	597	396	706	1,342	389	4,010	-	-	4,010
Intra-segment sales	-	-	-	-	-	-	0	87	-87	0
Total income	580	597	396	706	1,342	389	4,010	87	-87	4,010
Property management costs, including other operating costs	-310	-214	-114	-250	-394	-154	-1,436	-61	70	-1,427
Changes in value, properties	-40	42	105	-71	296	11	343	-	-	343
Central overheads	-4	-5	-3	-5	-8	-3	-28	-28	27	-29
Profit/loss from financial items (net)	-53	-66	-47	-58	-181	-37	-442	842	-764	-363
Tax for the period	-46	-88	-89	-85	-277	-55	-640	-20	-2	-662
Profit for the period according to the Statement of Comprehensive Income	127	266	248	237	778	151	1,807	820	-756	1,872
<b>TOTAL ASSETS</b>	<b>6,734</b>	<b>7,157</b>	<b>4,495</b>	<b>9,105</b>	<b>21,034</b>	<b>4,102</b>	<b>52,627</b>	<b>31,786</b>	<b>-23,092</b>	<b>61,321</b>
Total assets include:										
Investments	94	87	57	516	763	128	1,645	2	-	1,647
<b>TOTAL LIABILITIES</b>	<b>3,713</b>	<b>4,164</b>	<b>2,746</b>	<b>5,377</b>	<b>11,871</b>	<b>2,372</b>	<b>30,243</b>	<b>25,776</b>	<b>-20,738</b>	<b>35,281</b>

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2010 - 30-09-2010	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMIN- ATION	GROUP
Income, including other operating income	557	587	397	636	1,304	367	3,848	1	-	3,849
Intra-segment sales	-	-	-	-	-	-	0	94	-94	0
Total income	557	587	397	636	1,304	367	3,848	95	-94	3,849
Property management costs, including other operating costs	-275	-227	-121	-216	-397	-144	-1,380	-66	65	-1,381
Changes in value, properties	158	-323	-274	-141	265	42	-273	-	-	-273
Central overheads	-4	-5	-3	-5	-8	-3	-28	-25	27	-26
Profit/loss from financial items (net)	-53	-67	-44	-51	-167	-34	-416	976	-910	-350
Tax for the period	-101	9	12	-58	-263	-60	-461	-18	-	-479
Profit/loss for the period according to the Statement of Comprehensive Income	282	-26	-33	165	734	168	1,290	962	-912	1,340
<b>TOTAL ASSETS</b>	<b>6,636</b>	<b>7,033</b>	<b>4,288</b>	<b>8,366</b>	<b>19,668</b>	<b>3,927</b>	<b>49,918</b>	<b>26,747</b>	<b>-22,770</b>	<b>53,895</b>
Total assets include:										
Investments	65	71	70	570	430	93	1,299	1	-	1,300
<b>TOTAL LIABILITIES</b>	<b>3,724</b>	<b>4,295</b>	<b>2,744</b>	<b>5,031</b>	<b>11,187</b>	<b>2,283</b>	<b>29,264</b>	<b>20,513</b>	<b>-20,462</b>	<b>29,315</b>

THE GROUP'S GEOGRAPHICAL AREAS, SUMMARY (SEK M) 01-01-2010 - 31-12-2010	SOUTH	WEST	EAST	UPPSALA	STOCK- HOLM	NORTH	TOTAL, OPERATING SEGMENTS	OTHER OPERA- TIONS	ELIMIN- ATION	GROUP
Income, including other operating income	751	794	530	858	1,746	496	5,175	1	-	5,176
Intra-segment sales	-	-	-	-	1	-	1	130	-131	0
Total income	751	794	530	858	1,747	496	5,176	131	-131	5,176
Property management costs, including other operating costs	-392	-330	-169	-373	-561	-204	-2,029	-101	88	-2,042
Changes in value, properties	174	-238	-262	25	363	25	87	-	-	87
Central overheads	-6	-6	-4	-6	-13	-4	-39	-37	39	-37
Profit/loss from financial items (net)	-70	-89	-59	-68	-224	-45	-555	1,201	-909	-263
Appropriations	-11	-30	-18	-48	-71	-16	-194	-	194	0
Tax for the year	-120	-37	-6	-111	-329	-67	-670	-77	-50	-797
Profit/loss for the year according to the Statement of Comprehensive Income	326	64	12	277	912	185	1,776	1,117	-769	2,124
<b>TOTAL ASSETS</b>	<b>6,684</b>	<b>7,071</b>	<b>4,389</b>	<b>8,707</b>	<b>19,949</b>	<b>3,957</b>	<b>50,757</b>	<b>25,347</b>	<b>-22,578</b>	<b>53,526</b>
Total assets include:										
Investments	96	104	104	728	567	124	1,724	1	-	1,725
<b>TOTAL LIABILITIES</b>	<b>3,717</b>	<b>4,212</b>	<b>2,782</b>	<b>5,211</b>	<b>11,218</b>	<b>2,280</b>	<b>29,420</b>	<b>18,914</b>	<b>-20,214</b>	<b>28,120</b>

PARENT COMPANY INCOME STATEMENT, SUMMARY (SEK M)	2011 JULY - SEPT	2010 JULY - SEPT	2011 JAN - SEPT	2010 JAN - SEPT	2010 FULL YEAR
Revenue	29	37	87	95	131
Expenses	-20	-26	-89	-91	-138
Total, operating profit/loss	9	11	-2	4	-7
Profit/loss before financial items	9	11	-2	4	-7
Net financial income/expense	147	89	842	976	1,201
Profit before tax	156	100	840	980	1,194
Tax	-41	-26	-20	-18	-77
<b>PROFIT FOR THE PERIOD</b>	<b>115</b>	<b>74</b>	<b>820</b>	<b>962</b>	<b>1,117</b>

PARENT COMPANY STATEMENT OF COMPREHENSIVE INCOME, SUMMARY (SEK M)	2011 JULY - SEPT	2010 JULY - SEPT	2011 JAN - SEPT	2010 JAN - SEPT	2010 FULL YEAR
Profit for the period	115	74	820	962	1,117
Other comprehensive income					
Profit/loss from cash flow hedges	-16	-7	-73	-28	27
Tax attributable to items reported in other comprehensive income	3	1	12	5	-9
Cash flow hedges, dissolved against profit and loss	7	2	28	6	7
Total other comprehensive income for the period	-6	-4	-33	-17	25
<b>COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>109</b>	<b>70</b>	<b>787</b>	<b>945</b>	<b>1,142</b>

PARENT COMPANY BALANCE SHEET, SUMMARY (SEK M)	30-09-2011	30-09-2010	31-12-2010
Fixed assets	4,906	3,463	3,709
Current assets	26,880	23,282	21,636
<b>TOTAL ASSETS</b>	<b>31,786</b>	<b>26,745</b>	<b>25,345</b>
Equity	5,644	5,866	6,065
Untaxed reserves	366	366	366
Non-current liabilities	20,844	15,193	14,151
Current liabilities	4,932	5,320	4,763
Total liabilities	25,776	20,513	18,914
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>31,786</b>	<b>26,745</b>	<b>25,345</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 87 million (95). Of this figure, income from regional companies amounted to SEK 87 million (95). The operating result was SEK -2 million (4) and net financial income/expense was SEK 842 million (976). The profit before tax was SEK 840 million (980).

**Investments**

Investment in machinery and equipment amounted to SEK 2 million (1).

**Equity**

Equity totalled SEK 5,644 million compared to SEK 6,065 million at the year-end.

**ACCOUNTING PRINCIPLES**

Akademiska Hus complies with the EU-endorsed 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 2.2 Accounting for Legal Entities.

Accounting principles and computation methods are, unless stated otherwise below, the same as the accounting principles used in the most recent Annual Report. New standards and interpretations which came into effect in 2011 have not had any impact on the financial statements.

---

The Board of Directors and the CEO 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 form part of the Group.

Gothenburg, October 28, 2011

Eva-Britt Gustafsson  
Chairwoman

Olle Ehrlén  
Board member

Marianne Förander  
Board member

Per Granath  
Board member

Gunnar Svedberg  
Board member

Maj-Charlotte Wallin  
Board member

Pia Sandvik Wiklund  
Board member

Kerstin Lindberg Göransson  
CEO

Ingemar Ziegler  
Board member

Anders Larsson  
Employee representative

Thomas Jennlinger  
Employee representative

**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 September 30, 2011 and the nine-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 ISA and other generally accepted auditing standards. 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, October 28, 2011

DELOITTE AB

Hans Warén

Authorised Public Accountant

# Definitions

---

The key ratios that are dependent on the results for the full year are for 2011 based on the outcome for January-September 2011, 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 30-09-2011.

## **CHANGES IN VALUE**

Changes in the fair value of properties or financial instruments.

## **CPI**

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

## **YIELD**

Operating surplus in relation to the average assessed fair value.

## **EQUITY RATIO**

Reported equity in relation to total assets carried forward.

## **FAIR VALUE**

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

## **FLOOR SPACE, M<sup>2</sup>, GROSS**

The gross floor space of a building. 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 and expense, excluding changes in value, financial derivatives.

## **INTERNAL FINANCING RATIO**

Cash flow from current operations before changes in working capital in relation to investments in fixed assets.

## **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 income for space let and estimated rental income for vacant space in relation to the total rental income.

## **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 INCOME**

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**

The operating profit plus 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.

**CONTACT PERSONS:**

---

Kerstin Lindberg Göransson, CEO  
Telephone: +46 31 63 24 60  
E-mail: Kerstin.LindbergGoransson@akademiskahus.se

---

Gunnar Oders, Director of Accounting and Financing  
Telephone: +46 31 63 24 26  
E-mail: gunnar.oders@akademiskahus.se

---

**PLANNED FINANCIAL INFORMATION:**

---

Year-End Report 2011	February 2012
Annual Report 2011	March 2012

---

**ADDRESS GROUP OFFICE:**

Akademiska Hus AB  
Box 483  
Stampgatan 14  
SE-401 27 Göteborg

Telephone: +46 31 63 24 00  
akademiskahus.se  
info@akademiskahus.se  
Reg. no. 556459-9156



AKADEMISKA HUS