

Interim report

January 1 – March 31 2016

“We contribute to Sweden as a nation of knowledge”

KUBARKTEKTER



Akademiska Hus is investing SEK 668 million in the new Humanisten (Humanities) building at Renström Park in central Gothenburg. The project is an important aspect of the development of the Näckrosen Campus.

We develop, build and manage for a wiser Sweden

We take a long-term strategic approach to continually create attractive and sustainable campus plans with our customers. We take full responsibility for the development of campuses at colleges and universities, where student accommodation plays an important role.

- Rental revenue was SEK 1,382 million (1,341). Revenue increased by SEK 43 million due to completion of new buildings.
- Net operating income was SEK 947 million (911), an increase of SEK 36 million, which is largely attributable to increased income. Operating costs are largely unchanged.
- Net interest income and expense for the period amounted to SEK -246 million (-224). This figure includes changes in the value of financial instruments totalling SEK -164 million (-131), of which SEK -103 million (-121) is unrealised.
- Profit before tax for the period amounted to SEK 991 million (1,211) and profit for the period was SEK 755 million (944). The decrease is mainly because the properties did not change quite as much in value as previously, SEK 308 million (541).
- Investment in redevelopment and new construction during the period totalled SEK 449 million (559).
- The yield (excluding properties under construction) was 6.3 per cent (6.7) on a rolling twelve-month basis. The reason for the change is that the value of the properties increased faster than net operating income.
- Return on operating capital was 6.8 per cent (7.0) on a rolling twelve-month basis.
- The equity ratio at the end of the period was 39.8 per cent (48.1).



AKADEMISKA HUS

We are building the future together with the young people



Construction has now begun to enable the police training programme to expand its activities at the Flemingsberg Campus in Huddinge. Akademiska Hus and Södertörn University are developing both new and existing premises that will be completed in 2017 with room for about 700 police trainees.

PRESIDENT KERSTIN LINDBERG GÖRANSSON COMMENTS:

When I summarise the events of the first quarter of this year, I can conclude that we have many future-oriented projects in progress and we are increasingly encouraging young people to become involved in our processes. Some may believe that is a given, since our campuses are largely being built for the students of today and tomorrow. One good example is when we used the upcoming campus plan for Uppsala University as a starting point. We invited students to enter a contest called “Our great campus” to discuss how the campus can become even more attractive and simultaneously more accessible and inclusive. As we start working on the campus plan this spring, thoughts and ideas from the contest will be an important component of this initiative. In Uppsala we also held a case contest for students to make the Swedish University of Agricultural Sciences (SLU) Campus even greener through innovative sustainability solutions. It is extremely important for us as a major community stakeholder to become

involved with young people. This ranges from driving development of student housing construction, like the 230 units we built under our own auspices at KTH, to our recent involvement in the We-change youth project to promote sustainable development. In the HSB Living Lab project, in which we are partners, young tenants will shape the future of student accommodation using new innovative solutions.

At the beginning of the year we took several important investment decisions. In Gothenburg we will begin development of the Näckrosen Campus, where we are investing SEK 668 million on redevelopment and extension of the Humanisten building. The student housing under construction at KTH and referred to above represents an investment of over SEK 400 million. In Stockholm, we are also investing more than SEK 118 million in a total renovation of the GIH swimming centre to modernise the facility and make it accessible for all guests. We have started construction of

both the new premises for the police training programme at Södertörn University and the major renovation project for Chalmers Built Environment.

Property management continues to deliver strong results and is progressing according to plan. Net operating income increased by SEK 36 million to SEK 947 million; the increase is mainly attributable to increased income. Profit for the period decreased by SEK 189 million to SEK 755 million, mainly because the property portfolio did not increase as much in value compared with the previous year.

With a strong performance behind us, we were also recently named the most attractive employer in the property industry by future engineers – confirmation that our activities are perceived as future-oriented and attract young people who want to contribute to building society.

Kerstin Lindberg Göransson
President

AKADEMISKA HUS IN BRIEF

	2016 Jan-March	2015 Jan-March	Rolling 12-months April 2015- March 2016	2015 full-year	2014 full-year
Income from property management, SEK m	1,430	1,392	5,684	5,646	5,630
Net operating income, SEK m	947	911	3,776	3,740	3,717
Changes in value, properties, SEK m	308	541	2,422	2,655	3,529
Profit before tax, SEK m	991	1,211	6,125	6,141	6,261
Vacant space, rent, %	0.9	1.0	1.1	1.1	1.2
Vacant space, area, %	3.5	3.6	3.8	3.8	3.6
Fair value, properties, SEK m	67,351	62,527	67,351	66,575	61,437
of which properties under construction, SEK m	3,815	5,886	3,815	3,484	5,407
Yield, % (excluding properties under construction)	—	—	6.3	6.4	6.8
Yield, % (including properties under construction)	—	—	5.8	5.8	6.2
Net operating income, SEK/m ²	—	—	1,179	1,174	1,160
Return on operating capital, %	—	—	6.8	6.9	7.3
Return on equity after standard tax, %	—	—	14.1	15.0	15.5
Equity ratio, %	—	—	39.8	40.7	48.0
Interest coverage ratio, % ¹	—	—	771	743	671
Internal financing level, %	—	—	133	132	278
Loan-to-value ratio, %	—	—	37.1	36.6	30.7

1) Excluding changes in the value of properties and financial derivatives.

COMMENTS ON INCOME STATEMENT AND BALANCE SHEET ITEMS

Rental revenue

Rental revenue was SEK 1,382 million (1,341). Revenue increased by SEK 43 million due to completion of new buildings. Rental revenue per square metre increased somewhat compared with the same period the previous year, mainly because of completion of new buildings.

Rental and vacancy levels

Property holdings as of 31 March 2016 amounted to 3.21 million square metres (3.15) of lettable area. In all, 113,000 square metres (112,000) of this space was vacant, for a vacancy rate of 3.5 per cent (3.6). The vacant space has a distinctly lower rental value than the average for the holdings. In terms of value, the vacant space amounts to SEK 12.7 million (14.3) or just 0.9 per cent (1.0) of rental value. The largest individual blocks of vacant space can be found on the Ultuna Campus and amount to about 78,000 square metres. One reason is that Klinikcentrum (the Clinical Centre, KC)

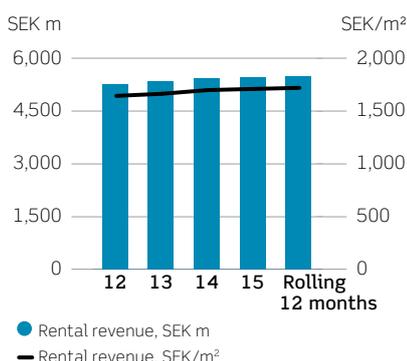
is almost vacant after tenants moved to the Centre for Veterinary Medicine and Animal Science (VHC). Vacant space for KC totalled 30,000 square metres.

Leases

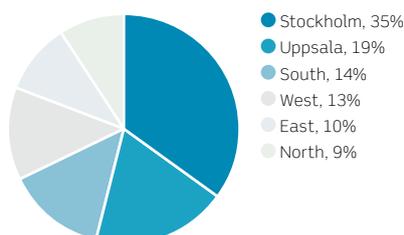
A characteristic feature of Akademiska Hus is long leases with universities and colleges. The average term of a newly signed lease is eleven years. At the end of the period, the average remaining lease term was 5.9 years (5.9). In the case of the complex specialist buildings for laboratory and research work, a lease is normally required where a large proportion of the investment is repaid during the term of the lease. In these cases, leases are signed with terms of 10, 15 or 20 years.

Around 90 per cent of income comes from the dominant customer group, universities and colleges, which are stable and credit-worthy customers. All customers comprising centres of education, apart from Chalmers University of Technology, have the Swedish state as principal and thus have the highest credit rating.

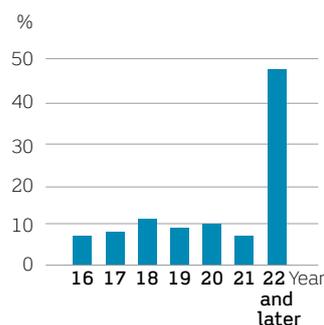
RENTAL REVENUE



RENTAL REVENUE PER REGION



LEASE RENEWAL STRUCTURE



Operating and maintenance costs

Operating costs for the period amounted to SEK 233 million (231), equivalent to SEK 241/m² (247). Of the operating costs, media provision amounted to SEK 169 million (164), equivalent to SEK 164/m² (171). The reduction in SEK per square metre can be explained by the essentially unchanged cost that is distributed over a larger managed space along with our systematic efforts to improve energy efficiency.

Maintenance costs amounted to SEK 131 million (85). The increase can be attributed to maintenance initiatives at the library at Frescati in the Stockholm Region. The cost amounted to SEK 207/m² (194), calculated on a rolling twelve-month basis. We continue to invest in maintenance in order to maintain a good standard in our property holdings.

Property administration

Costs for property administration for the period amounted to SEK 68 million (108). The decrease is attributable to our decision last year to co-finance SEK 40 million for an expansion of the underground from Odenplan to Arenastaden. The project will be carried out with others, including the City of Stockholm and the City of Solna over the next five years.

Changes in value, properties

Net changes in property values for the period on the income statement amounted to SEK 308 million (541), of which SEK 0 million (396) is a result of reduced yield requirements and cost of capital. The changes in value for the period mainly relate to changes in cash flow, including as a result of ongoing projects approaching completion, as well as renegotiated leases.

Equity ratio

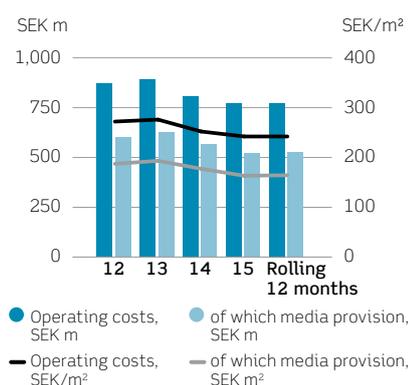
The Akademiska Hus Group's equity ratio at the end of the period was 39.8 per cent (48.1). The reduction is due to an adjustment of Akademiska Hus' capital structure to the owner's objective (equity ratio between 30 and 40 per cent).

On 19 October 2015 Akademiska Hus held an Extraordinary General Meeting, which resolved to pay an additional distribution of SEK 6,500 million to its owner, the Swedish state. The additional distribution was disbursed in several instalments, of which SEK 4,500 million was paid in 2015. The remaining SEK 2,000 million was paid on 1 April 2016.

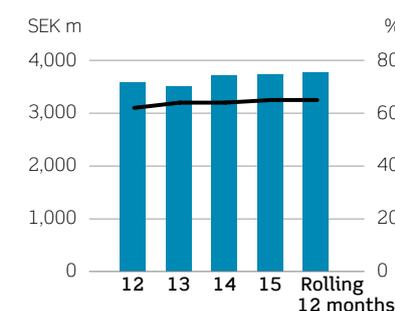
PROPERTIES

	31-03-2016 Group	31-03-2015 Group	31-12-2015 Group
Change in property holdings, in SEK m			
Opening fair value	66,575	61,437	61,437
+ Investment in new construction and redevelopment	449	559	2,497
+ Acquisitions	—	—	2
+ Capitalised interest expense	19	35	108
- Sales	—	—	-33
+/- Change in value, unrealised	308	497	2,564
of which change in value due to a change in the cost of capital and yield requirement	—	396	1,245
of which change in value due to adjusted value index (valuation status, average remaining term, property type)	-45	103	256
of which capitalised interest expense	-19	-35	-108
of which other change in value	372	33	1,171
CLOSING FAIR VALUE	67,351	62,527	66,575

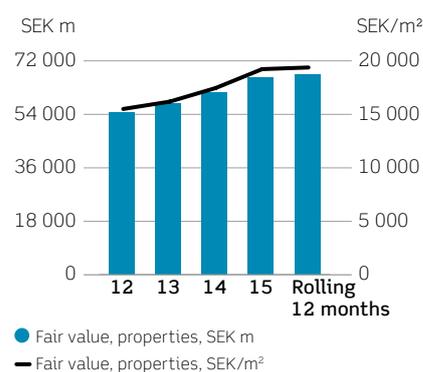
OPERATING COSTS



NET OPERATING INCOME



FAIR VALUE, PROPERTIES





case

We invest in student housing at KTH Campus

Stockholm has a huge student housing shortage and availability of accommodation is critical for the city's centres of education to remain attractive in the future. More student housing will also contribute to a more vibrant campus with round-the-clock activity. Akademiska Hus is therefore investing over SEK 400 million to build and own approximately 230 housing units at Teknikringen on the KTH Campus in Stockholm with room for over 400 students. Occupancy for the first phase is planned for late 2017 and the last phase at the turn of 2018/2019.

PROPERTY MARKET

In 2015 the Swedish property market showed strong growth which has continued during the beginning of 2016. In February, the Riksbank decided to cut the repo rate further. The stock market ended 2015 on a weak note with only a minor recovery during the first quarter of 2016 and combined with low key interest rates, capital continues to be allocated to the property market. A situation in which few alternative forms of return are available and the gap between property yields and interest rates is growing creates favourable conditions for business deals. The transaction volume for the first quarter of 2016 amounts to over SEK 25 billion, which is an increase of SEK 2 billion compared with the same period in 2015.

Access to financing is still considered to be good, especially for safe properties with low vacancy risk or low tenant risk. Demand for centrally located properties with modern and flexible spaces is high among tenants. The vacancy risk for this type of property is low and rental prices are inching upwards. Community properties are generally expected to have low tenant risk, since the properties often have long-term contracts with stable, publicly funded tenants.

While purchasers are predominantly Swedish investors, the trend with continued growing interest from foreign buyers continues. More and more of the transactions involve entire portfolios – a trend that tends to attract foreign stakeholders. In the market for community properties, however, Swedish companies and institutions are the main stakeholders. Community properties are attractive investment opportunities and many parties specialise in community properties because of the stable returns in relation to risk.

Against this background Akademiska Hus' property holdings benefit from trends on the Swedish property market. We have a geographically diverse portfolio of properties in both attractive cities and locations. A large proportion of specially adapted premises entails an increased risk, particularly in small communities with fewer potential tenants. Akademiska Hus' risk-taking in these locations is limited by stable tenants who are highly insensitive to short-term economic fluctuations. The ongoing investments in new construction and the development of existing property holdings,

where the use of campuses is broadening, will in time lead to the campuses becoming more attractive.

PROPERTY VALUATION

The fair value of Akademiska Hus properties as at 31 March 2016 was SEK 67,351 million, a total change in value of SEK 776 million (1.2%) compared with 31 December 2015. The increase is partly due to investments in new construction and redevelopment of SEK 449 million, as well as a change in value that had an impact on profit of SEK 308 million. The total fair value of properties includes current new construction totalling SEK 3,815 million (3,484).

The fair value has been calculated by means of an internal property valuation covering all the Company's properties. The valuation reflects the general trend in the property market and the community property sector through adjustments to the yield requirement and the cost of capital. In 2015, several of these parameters were lowered. Although the trend is for continued good market growth, the situation has not changed significantly and the average yield requirement and interest rates remain at 5.79 per cent and 7.91 per cent, respectively, since December 2015. Each quarter Akademiska Hus engages two independent valuation institutes, NAI Svefa and Cushman & Wakefield, to verify the valuation conditions. Akademiska Hus' internal valuation model is described in greater detail in the 2015 annual report.

In addition to financial parameters, the property value is affected by the level of vacant space, rent levels, net operating income, lease term, property category and type of customer. The change in value attributable to factors such as these as at 31 March 2016 amounts to SEK 308 million (497). The Akademiska Hus financial level of vacant space in recent years has been stable at around 1 per cent and it is expected to remain on that level for the next few years.

To assure the internal valuation, selected properties are valued each year by external valuation companies authorised by the Swedish Society of Real Estate Economics. External valuations are used as a benchmark for the internal valuation, thereby confirming its reliability.

All property valuation includes elements of assessment that have a certain degree of uncertainty. A normal uncertainty range in conjunction with a property valuation is +/- five–ten per cent, which would be equivalent to approximately SEK +/- 3,300–6,700 million in the Akademiska Hus portfolio.

PROJECT OPERATIONS, INVESTMENTS AND SALES

The project portfolio with decided and planned projects totalled SEK 18,020 million, of which SEK 3,815 million has already been invested in ongoing projects. We also have a series of concept projects worth SEK 5,407 million. Concept projects refer to projects deemed probable, but that are uncertain in time and scope. The project portfolio refers to future investments over several years, with an emphasis on the Stockholm and Uppsala regions, where there are several large new construction and renovation projects. For further information about the large projects, reference can be made to the 2015 Annual Report.

PROJECT PORTFOLIO (SEK M)	31-03-2016	31-12-2015
Decided projects	10,402	9,610
Planned projects	7,618	7,865
DECIDED AND PLANNED PROJECTS	18,020	17,475
of which already invested in current projects	-3,815	-3,484
REMAINDER OF DECIDED AND PLANNED PROJECTS	14,205	13,991
Concept projects	5,407	5,301
TOTAL REMAINING PROJECTS	19,612	19,292

Net investments in properties during the period amounted to SEK 449 million (559). Gross investments in properties amounted to the same amount, since no properties were sold during the period. On 1 July 2015 contracts were signed for the sale of land in Ultuna, Uppsala. The buyer is expected to take possession in 2016 and 2017.

FINANCING

Financial markets have shown a somewhat cautious approach to date this year. After 2015 ended on a weak note, some stability and improvement occurred in the stock markets. The year began with a significant decline in long rates, which can be explained by the pro-

longation of the time horizon for monetary tightening. The uncertainty regarding future economic developments has made itself felt and the central banks continue to be troubled by low inflation. The risk scenario is described as asymmetric, with greater risk of weaker growth. Commodity prices, especially oil prices, have significantly recovered. However, this has not yet affected inflation expectations and interest rates to any significant extent.

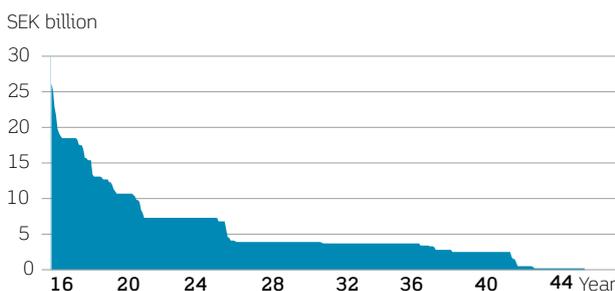
The economic cycle is in a slightly more mature stage in the United States. Recently, however, some doubts have been expressed about the sustainability of growth and inflation and the Federal Reserve has recently adopted a more dovish tone. The European Central Bank (ECB) cut its interest rate by 0.10 percentage points to minus 0.40 per cent in March. Meanwhile, the bond purchasing programme was expanded to include other bond categories. The measures were in response to the prolonged period of excessively low inflation. The Riksbank cut the repo rate to minus 0.50 per cent in February and the most recent communication from the Riksbank indicates that it is doubtful whether any further reductions will be forthcoming. Despite good access to liquidity in the wake of the central bank bond purchases, the financial markets are demonstrating impaired functionality and difficulties with risk management.

From a borrower perspective, the market has stabilised and the upward trend for risk premiums in the credit market has been broken. As a result of the increased financing requirement, Akademiska Hus has had a more frequent presence in the bond market over the past six months. High flexibility has made it possible to carry out a wide range of issuances. During the quarter, four bond issues totalled approximately SEK 1,870 million, including SEK 1,000 million with maturity of two years and a bond denominated in Australian dollars of AUD 60 million, equivalent to SEK 360 million.

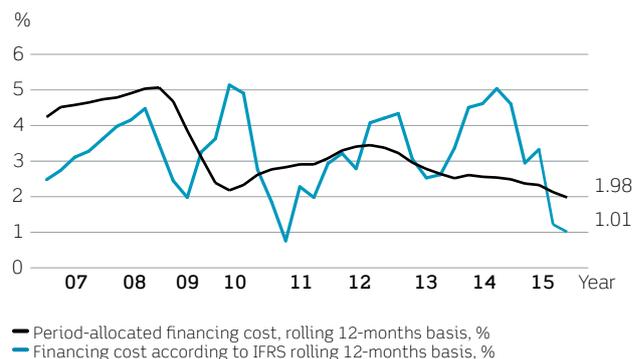
During the quarter, the high level of activity was maintained in the current market with ECP and commercial paper, where the Akademiska Hus benefits from negative financing rates. Liquidity was continued to be maintained at a good level prior to the final payment of the additional distribution (SEK 2,000 m), the ordinary dividend (SEK 1,290 m) and maturing bonds.

Fixed interest period and maturity remain at about the same level as at year-end.

DEBT MATURITY



COMPARISONS, DIFFERENT CALCULATIONS OF FINANCING COST



Net loan debt

The table below shows the fixed interest period and maturity structure for the net liability portfolio.

FIXED INTEREST PERIOD AND MATURITY

	SEK m	Fixed interest, years, March 2016	Fixed interest, years, Dec. 2015	Maturity, years, March 2016	Maturity, years, Dec. 2015
Non-current portfolio	3,617	24.4	24.7	24.4	24.7
Basic portfolio	19,651	4.1	3.6	2.3	2.6
Index-linked bond portfolio	900	6.5	6.8	6.5	6.8
Total portfolio	24,168	7.2	6.9	5.8	6.1

Net interest income and expense

Net interest income and expense totalled SEK –246 million (–224), of which SEK –164 (–131) relates to changes in value of financial derivatives. SEK –103 million (–121) of the change in value is unrealised and SEK –61 million is realised (–10). The changes in value can be explained by somewhat falling market interest rates and flatter return curves. Net interest income and expense is equivalent to an interest cost of 4.0 per cent (4.8) during the period in which the changes in value correspond to an increase in interest expense of 2.5 percentage points (2.5). Interest-bearing net loan liability increased by SEK 602 million since year-end and amounted to SEK 24,987 million at the end of the period. The interest coverage ratio, calculated on the cash flow impact of net interest income and expense, amounted to 771 per cent (667) on a rolling twelve-month basis.

NET INTEREST INCOME AND EXPENSE, BREAKDOWN, SEK M

	01-01-2016–31-03-2016	01-01-2015–31-03-2015	01-01-2015–31-12-2015
Interest cost, net loans and financial assets	-65	-85	-309
Net interest derivatives	-34	-30	-129
Change in value, independent financial derivatives			
-unrealised	-145	-166	256
-realised	-61	-10	-132
Changes in value, fair value hedges	42	45	41
Other interest costs	-2	-13	-17
Capitalised interest expense, projects	19	35	108
Reported net interest income and expense	-246	-224	-182

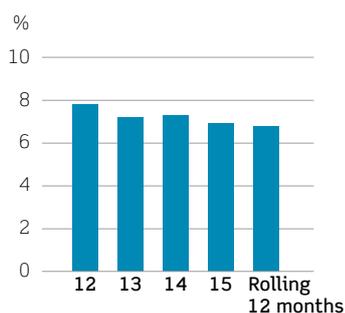
FINANCING COST, BREAKDOWN

	01-01-2016–31-03-2016	01-01-2015–31-03-2015	01-01-2015–31-12-2015
Loan financing cost, including charges, %	0.98	1.67	1.38
Interest swaps, net interest, %	0.51	0.58	0.58
LOAN FINANCING COST, %	1.49	2.25	1.96
Changes in value, financial derivatives, %	2.47	2.53	-0.74
TOTAL FINANCING COST, %	3.96	4.78	1.22

Effect of financial derivatives on profit

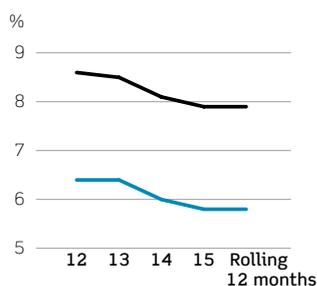
Independent interest rate derivatives are reported at market value (fair value) and variations in market value are recognised in net interest income and expense. Interest derivatives are mainly entered into with the aim of extending the fixed interest period in the liability portfolio, which largely consists of financing at variable interest rates. Falling interest rates entail a negative impact on profit from these interest rate derivatives; the opposite is true when interest rates rise. The changes in value relate to the changed current value of future cash flows from interest rate derivatives, at prevailing interest rates. Consequently these do not have any immediate effect on cash flow, as long as they remain unrealised.

RETURN ON OPERATING CAPITAL



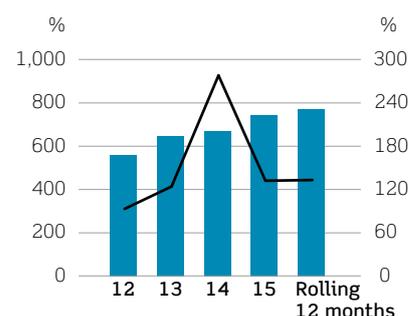
● Return on operating capital, %

YIELD REQUIREMENT AND COST OF CAPITAL



— Yield target, %
— Cost of capital, %

INTEREST COVERAGE RATIO AND INTERNAL FINANCING RATIO



● Interest coverage, %
— Internal financing ratio, %

Certain interest rate derivatives are closed and settled on an ongoing basis (monthly or quarterly) and replaced with new ones, which means that profits are continuously realised. Falling interest rates, combined with interest rate derivatives for purposes of extension, mean that interest expense will be higher than if the extension had not been implemented. However, the lower interest rate can be used when refinancing and with sales of fixed interest at a later date. As time passes, no surplus or deficit values of interest rate derivatives will remain at maturity.

The currency and interest risks that arise in conjunction with long-term financing, usually bonds in foreign currency, are hedged with currency-interest rate swaps. The changes in value for each instrument can be attributed to changes in both exchange rates and interest rates. Hedge accounting is applied for these forms of financing, where only the inefficiencies that arise due to different valuation practices are recognised in the income statement.

RISK MANAGEMENT

The Board decides each year on long-term development, the strategic plan, the competitive situation and total risk exposure. The Board of Directors has routines and processes for examining how the organisation handles the risks that can arise in business operations. This means that risks can be identified, analysed, assessed and handled effectively. Major disputes are reported on an ongoing basis to the Board of Directors. An Audit Committee assists the Board in matters related to financial risk, reporting and control, as well as property valuation. In addition, there is a Finance Committee, which follows financial risks in more detail and prepares the means to handle these risks.

Regarding changes in value, reporting according to IFRS means that properties are recorded at fair value in the Balance Sheet and that the changes in value affect the Income Statement. The value of the properties is determined by general market factors such as risk premiums, availability and demand on the property market as well as specific circumstances related to the properties.

Rental revenue is assured through long leases. The average term for a newly signed lease with Akademiska Hus is 11 years and the average remaining lease term is 5.9 years. Follow up of vacant space is a top priority and special measures are prepared. Vacant space was 3.5 per cent of the floor space and 0.9 per cent of the

rental value. Compared with other property companies the level of vacant space at Akademiska Hus is very low.

Akademiska Hus is not exposed fully to increases in operating costs as more than 60 per cent of the cost of media provision is passed on to tenants as a rent supplement.

The use of energy is hedged to offset any price increases. The purchase of energy takes place directly through Nord Pool and is governed by the Company's "Guidelines for Purchasing Electricity". Maintenance costs are largely variable and can be reduced to counter a decrease in profit or increase in vacant space. The management organisation is working 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 risks 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 will be handled. The interest risk in the liability portfolio is handled within a separate fixed interest mandate. For a more detailed description of Akademiska Hus' risk management, please see the 2015 Annual Report.

FINANCIAL OBJECTIVES

The owner's financial objectives are as follows:

- Return on operating capital excluding changes in value of at least 6.5 per cent (see definition on page 17).
- The dividend should be between 40 and 60 per cent of the profit for the year after tax, as well as after reversal of changes in value and related deferred tax.
- The equity ratio should be between 30 and 40 per cent.

EVENTS AFTER THE END OF THE REPORTING PERIOD

No events of a material nature occurred after the end of the reporting period.

CONSOLIDATED INCOME STATEMENT

CONSOLIDATED INCOME STATEMENT,
SUMMARY, SEK M

	2016 Jan-March	2015 Jan-March ¹	Rolling 12-months April 2015- March 2016 ¹	2015 Full-year ¹
Rental revenue	1,382	1,341	5,491	5,450
Other property management income	48	51	193	196
Total property management income	1,430	1,392	5,684	5,646
Operating costs	-233	-231	-773	-771
Maintenance costs	-131	-85	-664	-618
Property administration	-68	-108	-276	-316
Other property management expenses	-51	-57	-195	-201
Total costs from property management	-483	-481	-1,908	-1,906
NET OPERATING INCOME	947	911	3,776	3,740
Central administration costs	-18	-17	-73	-72
Changes in value, properties	308	541	2,422	2,655
PROFIT BEFORE FINANCIAL ITEMS	1,237	1,435	6,125	6,323
Net financial income/expense	-246	-224	-204	-182
PROFIT BEFORE TAX	991	1,211	5,921	6,141
Tax	-236	-267	-1,330	-1,361
PROFIT FOR THE PERIOD	755	944	4,591	4,780
Of which attributable to the shareholder in the Parent Company	755	944	4,591	4,780
PROFIT PER SHARE				
Profit per share, SEK	354	442		
Profit per share after dilution, SEK	354	442		
Number of shares, average and at the period-end	2,135,000	2,135,000		

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME,
SUMMARY, SEK M

	2016 Jan-March	2015 Jan-March ¹	Rolling 12-months April 2015- March 2016 ¹	2015 Full-year ¹
Profit for the period	755	944	4,591	4,780
Items that have been reclassified or can be reclassified to profit for the period				
Profit/loss from cash flow hedges	1	-1	-19	-21
Tax attributable to cash flow hedges	—	—	3	3
Cash flow hedges, dissolved against profit and loss	—	1	4	5
Items that cannot be reclassified to profit for the period				
Revaluation of defined benefit pensions	—	—	22	22
Tax attributable to pensions	—	—	-5	-5
TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD	1	0	5	4
COMPREHENSIVE INCOME FOR THE PERIOD	756	944	4,596	4,784
Of which attributable to the shareholder in the Parent Company	756	944	4,596	4,784

1) 2015 figures have been adjusted to facilitate comparison. The reason is the change in accounting of tenant improvements. In addition, the distribution between property administration costs and central administration has changed.

CONSOLIDATED BALANCE SHEETS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION,
SUMMARY, SEK M

	31-03-2016	31-03-2015	31-12-2015
ASSETS			
Non-current assets			
Tangible non-current assets			
Properties	67,351	62,527	66,575
Equipment, fixtures and fittings	13	17	14
Total tangible, non-current assets	67,364	62,544	66,589
Financial assets			
Derivatives	1,828	2,149	1,658
Other non-current receivables	363	485	343
Total financial assets	2,191	2,634	2,001
Total non-current assets	69,555	65,178	68,590
Current assets			
Current receivables			
Derivatives	230	548	251
Other current receivables	1,941	813	1,287
Total current receivables	2,171	1,361	1,538
Cash and cash equivalents			
Cash and cash equivalents	6,271	4,888	4,305
Total cash and cash equivalents	6,271	4,888	4,305
Total current assets	8,442	6,249	5,843
TOTAL ASSETS	77,997	71,427	74,433
EQUITY AND LIABILITIES			
Equity	31,027	34,376	30,271
LIABILITIES			
Non-current liabilities			
Loans	20,565	13,801	18,622
Derivatives	797	832	602
Deferred tax	8,898	7,911	8,761
Other non-current liabilities	456	462	452
Total non-current liabilities	30,716	23,006	28,437
Current liabilities			
Loans	10,133	9,802	9,777
Derivatives	389	126	217
Other current liabilities	5,732	4,117	5,731
Total current liabilities	16,254	14,045	15,725
Total liabilities	46,970	37,051	44,162
TOTAL EQUITY AND LIABILITIES	77,997	71,427	74,433
MEMORANDUM ITEMS			
Pledged assets	740	273	589
Contingent liabilities	4	4	4

GROUP EQUITY AND STATEMENTS OF CASH FLOWS

CHANGES IN GROUP EQUITY IN BRIEF, SEK M	Attributable to the Parent Company's shareholder					Total equity
	Share capital	Other contribu- ted capital	Hedge reserve	Actuarial profit and loss	Profit for the year brought forward	
EQUITY, 01-01-2015	2,135	2,135	-19	23	29,158	33,432
Total comprehensive income, Jan.-March 2015	—	—	—	—	944	944
Equity, 31-03-2015	2,135	2,135	-19	23	30,102	34,376
Dividends ¹	—	—	—	—	-7,945	-7,945
Reductions in share capital ²	-5,000	—	—	—	5,000	0
Bonus issue ²	5,000	—	—	—	-5,000	0
Total comprehensive income, April-Dec. 2015	—	—	-13	17	3,836	3,840
EQUITY, 31-12-2015	2,135	2,135	-32	40	25,993	30,271
Total comprehensive income, Jan.-March 2016	—	—	1	—	755	756
EQUITY, 31-03-2016	2,135	2,135	-31	40	26,748	31,027

1) Dividend of SEK 1,445,000,000 was authorised by the Annual General Meeting on 28 April 2015 and additional distribution of SEK 6,500,000,000 was authorised by the Extraordinary General Meeting 19 October 2015.

2) On 28 April 2015 the Annual General Meeting reached a decision to reduce the Parent Company's share capital by a total of SEK 5,000,000,000 for allocation to non-restricted equity. Furthermore, the Annual General Meeting approved bonus issues of a total of SEK 5,000,000,000 by raising the value of properties.

CONSOLIDATED STATEMENT OF CASH FLOWS, SUMMARY, SEK M

	2016 Jan.-March	2015 Jan.-March	2015 Jan.-Dec.
CURRENT OPERATIONS			
Profit before tax	991	1,211	6,141
Adjustment for items not included in the cash flow	-130	-258	-2,593
Tax paid	-101	-84	-296
CASH FLOW FROM CURRENT OPERATIONS BEFORE CHANGES IN WORKING CAPITAL	760	869	3,252
CASH FLOW FROM CHANGES IN WORKING CAPITAL			
Increase (-)/decrease (+) in current receivables	-652	135	-373
Increase (+)/decrease (-) in current liabilities	—	9	-394
CASH FLOW FROM CURRENT OPERATIONS	108	1,013	2,485
INVESTMENTS			
Investment in properties	-449	-559	-2,499
Sale of properties	—	28	124
Investment in other non-current assets	-1	-5	-7
Increase in non-current receivables	-14	-136	—
Decrease in non-current receivables	—	—	178
CASH FLOW FROM INVESTMENTS	-464	-672	-2,204
FINANCING			
Raising of interest-bearing loans, excluding refinancing	2,322	—	5,411
Amortisation of interest-bearing liabilities	—	-11	—
Dividend paid	—	—	-5,945
CASH FLOW FROM FINANCING	2,322	-11	-534
CASH FLOW FOR THE PERIOD	1,966	330	-253
Opening cash and cash equivalents	4,305	4,558	4,558
Closing cash and cash equivalents	6,271	4,888	4,305

SEGMENT INFORMATION

THE GROUP'S GEOGRAPHICAL SEGMENTS IN BRIEF

SEGMENT INFORMATION 01-01-2016-31-03-2016, SEK M	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions ¹	Group
Revenue, including other operating revenue	200	196	131	275	512	116	1,430	—	1,430
Property management costs, including other operating costs	-63	-68	-36	-73	-175	-37	-452	-31	-483
NET OPERATING INCOME	137	128	95	202	337	79	978	-31	947
Central administration costs									-18
Changes in value, properties									308
PROFIT BEFORE FINANCIAL ITEMS									1,237
Profit/loss from financial items (net)									-246
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									991
Total assets include:									
Properties	8,169	8,192	4,934	12,899	28,692	4,465	67,351	—	67,351
of which invested during the period	20	42	-5	116	240	36	449	—	449
SEGMENT INFORMATION 01-01-2015-31-03-2015, SEK M	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions¹	Group
Revenue, including other operating revenue	188	198	136	259	493	118	1,392	—	1,392
Property management costs, including other operating costs	-64	-60	-38	-69	-165	-43	-439	-42	-481
NET OPERATING INCOME	124	138	98	190	328	75	953	-42	911
Central administration costs									-17
Changes in value, properties									541
PROFIT BEFORE FINANCIAL ITEMS									1,435
Profit/loss from financial items (net)									-224
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									1,211
Total assets include:									
Properties	7,952	7,565	4,979	12,643	25,174	4,214	62,527	—	62,527
of which invested during the period	62	21	4	59	388	25	559	—	559
SEGMENT INFORMATION 01-01-2015-31-12-2015, SEK M	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions¹	Group
Revenue, including other operating revenue	801	780	536	1,060	1,986	482	5,645	1	5,646
Property management costs, including other operating costs	-272	-259	-148	-271	-631	-188	-1,769	-137	-1,906
NET OPERATING INCOME	529	521	388	789	1,355	294	3,876	-136	3,740
Central administration costs									-72
Changes in value, properties									2 655
PROFIT BEFORE FINANCIAL ITEMS									6,323
Profit/loss from financial items (net)									-182
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									6,141
Total assets include:									
Properties	8,191	8,124	4,935	12,691	28,214	4,420	66,575	—	66,575
of which invested during the year	208	125	26	242	1,752	146	2,499	—	2,499

1) 'Other operations' refer to operations that are not attributable to the regions.

PARENT COMPANY INCOME STATEMENTS

PARENT COMPANY INCOME STATEMENT,
SUMMARY, SEK M

	2016 Jan.-March	2015 Jan.-March ¹	2015 Full-year ¹
Rental revenue	1,382	1,341	5,450
Other property management income	48	95	300
Total property management income	1,430	1,436	5,750
Operating costs	-232	-230	-769
Maintenance costs	-131	-85	-618
Property administration	-70	-101	-297
Other property management expenses	-52	-58	-204
Total costs from property management	-485	-474	-1,888
NET OPERATING INCOME	945	962	3,862
Central administration costs	-18	-17	-72
Depreciation and impairment as well as reversed impairment in property management	-325	-329	-1,598
PROFIT BEFORE FINANCIAL ITEMS	602	616	2,192
Net financial income/expense	-265	-258	-290
PROFIT AFTER FINANCIAL ITEMS	337	358	1,902
Appropriations	—	—	-158
PROFIT BEFORE TAX	337	358	1,744
Tax	-92	-79	-394
PROFIT FOR THE PERIOD	245	279	1,350

PARENT COMPANY STATEMENT OF COMPREHENSIVE INCOME,
SUMMARY SEK M

	2016 Jan.-March	2015 Jan.-March ¹	2015 Full-year ¹
Profit for the period	245	279	1,350
Items that have been reclassified or can be reclassified to profit for the period			
Profit/loss from cash flow hedges	1	-1	-21
Tax attributable to cash flow hedges	—	—	4
Cash flow hedges, dissolved against profit and loss	—	1	5
TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD	1	0	-12
COMPREHENSIVE INCOME FOR THE PERIOD	246	279	1,338
PROFIT PER SHARE			
Profit per share, SEK	115	131	627
Profit per share after dilution, SEK	115	131	627
Number of shares, average and at the period-end	2,135,000	2,135,000	2,135,000

1) 2015 figures have been adjusted to facilitate comparison. The reason is the change in accounting of tenant improvements. In addition, the distribution between property administration costs and central administration has changed.

PARENT COMPANY BALANCE SHEETS

PARENT COMPANY BALANCE SHEET, SUMMARY, SEK M

	31-03-2016	31-03-2015	31-12-2015
ASSETS			
Non-current assets			
Tangible non-current assets			
Properties	40,024	32,836	39,900
Equipment, fixtures and fittings	13	17	14
Total tangible, non-current assets	40,037	32,853	39,914
Financial assets			
Shares in Group companies	1	1	1
Derivatives	1,828	2,149	1,658
Other non-current receivables	362	485	343
Total financial assets	2,191	2,635	2,002
Total non-current assets	42,228	35,488	41,916
Current assets			
Current receivables			
Derivatives	230	548	251
Other current receivables	1,941	813	1,287
Total current receivables	2,171	1,361	1,538
Cash and bank balances			
Cash and bank balances	6,271	4,888	4,304
Total cash and bank balances	6,271	4,888	4,304
Total current assets	8,442	6,249	5,842
TOTAL ASSETS	50,670	41,737	47,758
EQUITY AND LIABILITIES			
Equity	6,806	8,446	6,560
Untaxed reserves	3,850	3,693	3,850
Non-current liabilities			
Loans	20,565	13,801	18,622
Derivatives	797	832	602
Deferred tax	2,067	598	2,074
Other non-current liabilities	329	319	323
Total non-current liabilities	23,758	15,550	21,621
Current liabilities			
Loans	10,133	9,802	9,777
Derivatives	389	126	217
Other current liabilities	5,734	4,120	5,733
Total current liabilities	16,256	14,048	15,727
Total liabilities	40,014	29,598	37,348
TOTAL EQUITY AND LIABILITIES	50,670	41,737	47,758
MEMORANDUM ITEMS			
Pledged assets	740	273	589
Contingent liabilities	4	4	4

PARENT COMPANY BALANCE SHEETS

CHANGES IN PARENT COMPANY'S EQUITY,
IN BRIEF, SEK M

	Restricted equity		Non-restricted equity		Total equity
	Share capital	Statutory reserve	Fair value reserve	Profit for the year brought forward	
EQUITY, 01-01-2015	2,135	2,135	-19	3,917	8,168
Total comprehensive income, Jan.-March 2015	—	—	—	279	279
EQUITY, 31-03-2015	2,135	2,135	-19	4,196	8,446
Dividends ¹	—	—	—	-7,945	-7,945
Reductions in share capital ²	-5,000	—	—	5,000	0
Bonus issue ²	5,000	—	—	—	5,000
Total comprehensive income, April-Dec. 2015	—	—	-12	1,071	1,059
EQUITY, 31-12-2015	2,135	2,135	-31	2,322	6,560
Total comprehensive income, Jan.-March 2016	—	—	1	245	246
EQUITY, 31-03-2016	2,135	2,135	-30	2,567	6,806

1) Dividend of SEK 1,445,000,000 was authorised by the Annual General Meeting on 28 April 2015 and additional distribution of SEK 6,500,000,000 was authorised by the Extraordinary General Meeting 19 October 2015.

2) On 28 April 2015 the annual general meeting reached a decision to reduce the parent company's share capital by a total of SEK 5,000,000,000 for allocation to non-restricted equity. Furthermore, the annual general meeting approved bonus issues of a total of SEK 5,000,000,000 by raising the value of properties.

PARENT COMPANY

Akademiska Hus AB is the Parent Company in the Akademiska Hus Group and is wholly owned by the Swedish state. Operations comprise mainly owning and managing university and college properties. The majority of the Group's revenue is derived from leasing property for education purposes under government auspices.

Revenue and profit/loss

The Company's sales for the period amounted to SEK 1,430 million (1,436). Of this amount, revenue from subsidiaries accounted for SEK 0 million (0). The profit before financial items was SEK 602 million (616) and net financial income/expense was SEK -265 million (-258). Profit after tax was SEK 245 million (279).

Depreciation

The depreciation schedule for the Company's buildings changed with effect from 2016. The buildings are now depreciated over 60 years (previously 40 years), which better reflects the economic life of the buildings. The new schedule is applied prospectively. No retroactive restatement has been made.

The revaluations of investment properties made in 2014 and 2015 are depreciated at a rate such that the revaluation is fully written off when the rest of the building is fully depreciated. For the first quarter, the outcome for depreciation is essentially unchanged from the same quarter last year as a result of these measures.

Investments

Investment in machinery and equipment amounted to SEK 1 million (5) and in properties to SEK 449 million (559).

Equity

Equity totalled SEK 6,806 million compared with SEK 6,560 million for the previous year. The Board proposes that the Annual General Meeting resolve on a dividend of SEK 604.22 (676.81) per share, a total of SEK 1,290 million.

ACCOUNTING PRINCIPLES

Akademiska Hus complies with the EU-endorsed International Financial Reporting Standards (IFRS). 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 Accounting for Legal Entities.

Unless stated otherwise below, the accounting principles and computation methods are the same as the accounting principles used in the most recent Annual Report.

Disclosures under IAS 34.16A are presented in the financial statements and related notes as well as in other parts of the interim report.

New accounting principles 2016

No new accounting policies applicable from 2016 have significantly affected the Akademiska Hus Group.

This Interim Report has not been the subject of an examination by the auditors.

The President hereby certifies 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 the Company and the companies that form part of the Group face.

Gothenburg, 28 April 2016

Kerstin Lindberg Göransson
President

DEFINITIONS

Return on equity after standard tax

Earnings after financial items with a deduction for full tax in relation to average equity.

Return on operating capital

Earnings before financial items, excluding changes in value in relation to average operating capital.

Return on total assets

Earnings before financial items plus financial income in relation to the average total assets.

Loan-to-value ratio

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

Yield

Operating surplus in relation to the average fair value, excluding buildings under construction.

Operating costs

Operating costs are costs incurred to keep a property, installation or similar facility functioning. Operating costs are divided into media provision, monitoring and service.

Net operating income ratio

Net operating income in relation to property management income.

Additional distribution

Distribution decided by the Extraordinary General Meeting.

Property administration

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

Financing cost according to IFRS

Net financial income/expense in the form of the financing cost for loans, net interest for financial derivatives and the change in fair value of financial derivatives, in relation to average interest-bearing capital.

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.

FLOOR SPACE, M², GFS

Gross floor space of building. Comprises rentable floor space as well as common areas and the areas surrounding the building.

FLOOR SPACE, M²

Rentable floor space in square metres.

Net investments

Closing balance minus the opening balance for non-current assets plus depreciation and impairments minus revaluations.

Operating capital

Equity plus interest-bearing net loan liability.

Period-allocated financing cost

Net interest income and expense in the form of the financing cost for loans, net interest for financial derivatives and period allocation of realised profits on financial derivatives over the remaining term of the underlying instrument, in relation to average, interest-bearing capital.

Interest-bearing net loan liability

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

Interest-bearing liabilities

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

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, including period allocation of realised profits from derivatives and including capitalised interest in projects.

Internal financing ratio

The part of the tangible, non-current assets procured during the year that could be financed using funds earned internally during the year.

Equity ratio

Reported equity (for Parent Company including equity share in untaxed reserves) in relation to total assets carried forward.

Total yield

Direct yield from properties and their change in value, expressed in per cent.

Maintenance costs

Costs for measures taken aimed at reinstating the original standard and function of worn or damaged parts of a building.

Rental and vacancy levels

Leased or vacant floor space in relation to the total floor space. Financial leasing or vacant space levels are rental revenue for space leased and estimated rental revenue for vacant space in relation to the total rental revenue.

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REPORT CALENDAR

Annual General Meeting	28 April 2016
Interim Report, January-June 2016	15 July 2016
Interim Report January-September 2016	27 October 2016
Year-end report 2016	February 2017
Annual Report 2016	March 2017



AKADEMISKA HUS