

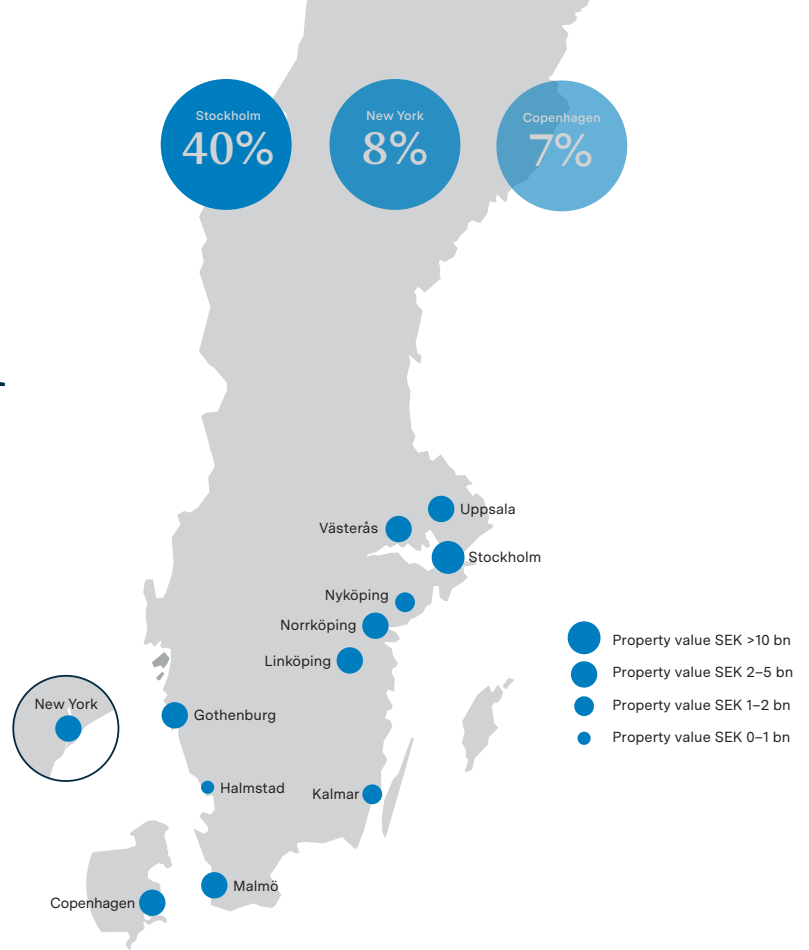
Year-end Report
January–December 2020



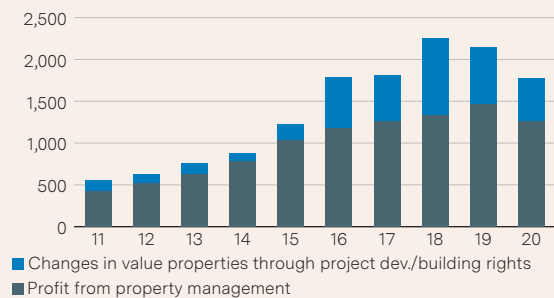
KLÖVERN

This is Klöver

Klöver is one of Sweden's largest listed real estate companies, mainly focusing on commercial properties.



PROFIT FROM PROPERTY MANAGEMENT AND CHANGES IN VALUE OF PROPERTIES THROUGH PROJECT DEVELOPMENT, INCLUDING BUILDING RIGHTS, SEKm

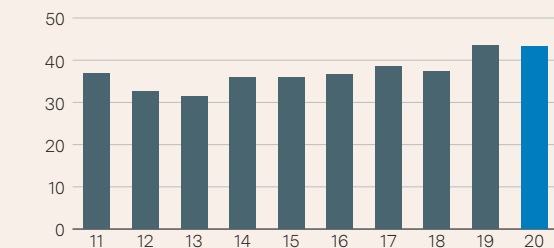


PROPERTY VALUE BY TYPE OF PROPERTY, %

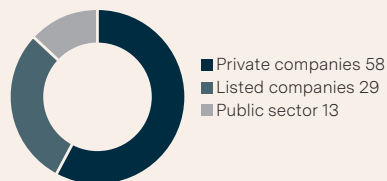


*) Including education, health care, other.

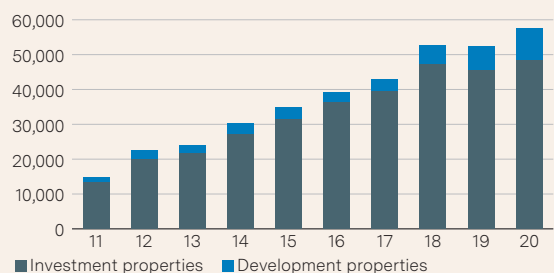
EQUITY RATIO, adjusted, %



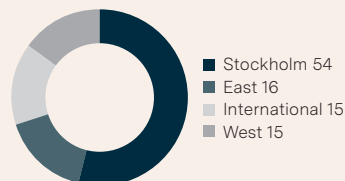
CONTRACT VALUE BY CUSTOMER CATEGORY, %



PROPERTY VALUE, SEKm



PROPERTY VALUE BY REGION, %



January–December 2020

- » Income amounted to SEK 3,294 million (3,638). The decline is due to divestment of properties during 2019, including the whole portfolio in Karlstad and all investment properties in Örebro which together accounted for SEK 278 million of income in 2019. For a comparable portfolio, i.e. properties owned for the whole of 2019 and 2020, income was stable and amounted to SEK 3,128 million (3,150).
- » The operating surplus amounted to SEK 2,194 million (2,463). For a comparable portfolio, the operating surplus amounted to SEK 2,113 million (2,121).
- » Profit from property management amounted to SEK 1,269 million (1,462).
- » Profit before tax amounted to SEK 2,467 million (3,431) and net profit, attributable to the parent company's shareholders, totalled SEK 1,908 million (3,002), corresponding to SEK 1.67 (2.92) per ordinary share.
- » The year 2020 was characterized by a continued strong focus on project development. Investments amounted to SEK 2,376 million. Project development, including development of building rights, contributed to increases in value of properties of SEK 513 million (681). In total, changes in value of properties amounted to SEK 1,322 million (2,125).
- » After taking possession of 9 properties for SEK 2,613 million and transfer of possession of 5 properties for SEK 387 million, the value of the property portfolio amounted to SEK 57,448 million.
- » The interest coverage ratio amounted to 2.5 (2.6), leverage to 50 per cent (50) and the adjusted equity ratio to 43.2 per cent (43.5).
- » The net asset value (NRV) per ordinary share amounted to SEK 19.87.
- » The Board of Directors proposes to the Annual General Meeting, for the 2020 financial year, a dividend of in total SEK 0.26 (0.26) per ordinary share to be paid in two instalments and a dividend of in total SEK 20.00 (20.00) per preference share to be paid in four instalments.

350

Number
of properties

57.4

Value of
properties,
SEKbn

3.8

Rental value,
SEKbn

43.2

Equity ratio,
adjusted, %

Good earnings as a conclusion of the year and for me as CEO

Klövern is ending this different, pandemic-affected year with good earnings and a strengthened financial position. After nine years as the company's CEO, I am leaving a company that is very different from when I started in 2012. The property value then totalled SEK 15 billion, the corresponding figure is now SEK 57 billion. During the same period, the average rent/sq.m. has increased by 49 per cent, which reflects the upgrading of the portfolio. It has been a fantastic journey together with all of Klöverns highly motivated personnel.



GOOD EARNINGS

Klövern's earnings for 2020 are good and have, thanks to effective property management, among other things, developed in a stable way despite some loss of income associated with the challenging conditions in the world. Some tenants have, of course, had a tough time but overall our diversified portfolio has provided stability. Klöverns has received 99 per cent of the rents invoiced for 2020.

For a comparable portfolio, both income and the operating surplus were at the same level as in 2019. Profit from property management amounted to SEK 1,269 million and after positive changes in value of properties of SEK 1,322 million, profit before tax was SEK 2,467 million.

A RECOVERING MARKET

The pandemic has had a marked negative effect on both the global and the Swedish economy. The consequences can be seen, in, for instance, reduced GDP growth and increased unemployment. However, it can be noted in the fourth quarter that some macroeconomic forecasts have been adjusted upwards and the ongoing vaccination provides hope for a good recovery during 2021. We can ourselves see clear indications that the market is gradually recovering by increasing demand in the rental and transaction market and by an increasing improvement in financing conditions in the capital market.

NET MOVING-IN POSITIVE AGAIN

During the fourth quarter, the external net moving-in amounted to SEK 11 million, bringing to an end the series of negative moving-in figures during the first three quarters. During the last quarter of the year, we have welcomed a number of new tenants including Volvo Cars and NetOnNet and two new leases were signed in Copenhagen for a total of approximately 2,900 sq.m. with Dior and Politiforbundet.

In December/January, we have also extended three large leases for a total of approximately 52,600 sq.m. in Kista. The aggregate lease contract value for the extended periods of between three and five years, amounts to SEK 430 million.

“Our diversified portfolio has provided stability. Klöverner has received 99 per cent of the rents invoiced for 2020.”

CONTINUED STREAMLINING

We have worked for many years with the strategy of focusing the property portfolio on the growth locations and markets where we want to be long-term owners, and primarily on office properties. During the fourth quarter, we took another big step in line with our strategy through divesting 12 properties in a transaction with Mileway, mainly consisting of warehouse and logistics premises. The transaction took place at a premium of 21 per cent in relation to book value. In total, the contracts for divestment of properties signed during 2020 have exceeded book values by 20 per cent.

In addition to the acquisition of a large project property on Park Avenue in New York which took place in early 2020, we have only carried out additional smaller, although strategically important, add-on acquisitions. Through these, we have complemented the portfolios in Linköping, Gothenburg and Lund among other places. At the end of the year, the value of the real estate portfolio totalled SEK 57 billion, of which the foreign portfolio in Copenhagen and New York accounted for 15 per cent.

GROWTH THROUGH PROJECT DEVELOPMENT

Klöverner engages in project development in all prioritized locations and thus makes an active contribution to urban development. At the end of the year, development properties accounted for 16 per cent of the total property value and investments amounted to SEK 2,376 million during the year. In all, project development, including development of building rights, contributed to increases in value of properties of SEK 513 million in 2020.

The two largest ongoing projects, both in New York, are expected to be completed in the third quarter of 2021 and the beginning of 2022 respectively, after which additional tenant customizations will take place. Letting work is in process and last week the first lease contract was signed in the project 1245 Broadway. In total, the ongoing projects in New York, Sweden and Copenhagen are expected to have a large positive effect on net moving-in during the coming two years.

STRONGER FINANCIAL POSITION

During 2020, we have placed special emphasis on securing good long-term financing and enhancing our financial strength even more.

During the second quarter, SEK 5 billion in existing bank loans and secured bonds were refinanced. We also obtained new loans and credit decisions for new loans of over SEK 4 billion. In June, Klöverner obtained an investment grade rating (BBB- with stable outlook) from Scope Ratings and in October SEK 2 billion of green bonds were issued.

At the end of the year, a fully guaranteed rights issue of around SEK 2 billion was completed which provides us with even greater opportunities of value creation through efficiently financed project development of commercial and residential premises.

SUSTAINABLE DEVELOPMENT AND SMART CLIMATE CHOICES

At Klöverner, sustainable development is about making our properties better both for the environment and for our tenants at the same time as making them more profitable. We have set up goals where we make great demands on ourselves and I can note that we have already come a good way towards achieving them. One of the goals, that at least half of our properties shall have energy consumption lower than 100 kWh/sq.m., was achieved a long time ahead of the plan which led to us raising that target an additional step.

During 2020, we have built an additional 6 new solar cell facilities. Our total solar cell capacity is now 1.5 GWh/year, which corresponds to just under 2 per cent of the company's total electricity consumption.

POSITIONED FOR A CONTINUED RECOVERY

During the past year, some of our tenants in industries that are particularly affected have had a tough situation. However, these tenants account only for a limited part of our total customer base. Through close dialogue, we have made a number of assessments of conditions for e.g. discounts and respite in combination with the government rent support.

I hope that we now – when vaccination can take place on a broad scale – will see a gradual return to our normal existence. It is difficult to say anything about the long-term effects of the pandemic but Klöverner has shown in the past year that it stands on a stable foundation and we are now positioned for a continued economic recovery.

Finally, I would like to emphasize the fine, committed work that all Klöverner's employees have done during my nine years as CEO. I am also happy to conclude this Statement by the CEO with good hope of a more stable year for society at large in 2021.

Rutger Arnhult, CEO Klöverner

On 29 December 2020 Rutger Arnhult informed Klöverner's board of directors that he will leave his position as CEO. This as a consequence of him being positive to the proposal of Castellum's Nomination Committee that he is appointed Chairman of the company. Rutger Arnhult will leave his position as CEO at the latest on 25 March 2021. See separate press release.

The income statement items are compared with the corresponding time period last year. The balance sheet items refer to the position at the end of the period and are compared with the preceding year-end. The quarter refers to October–December and the period refers to January–December.

INCOME AND EXPENSES

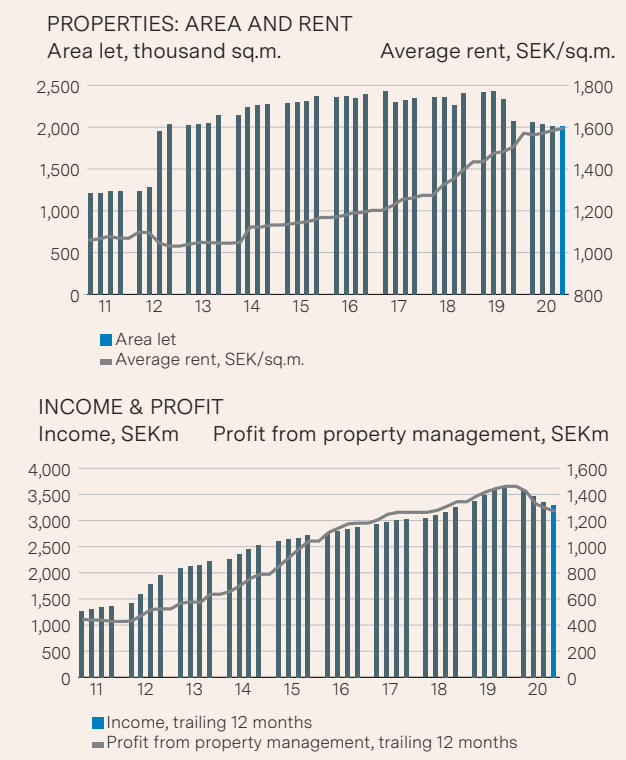
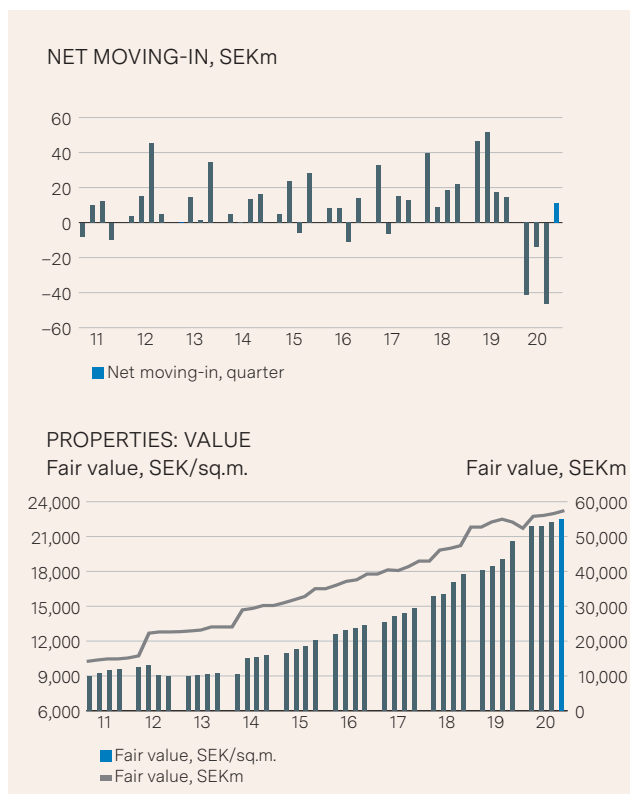
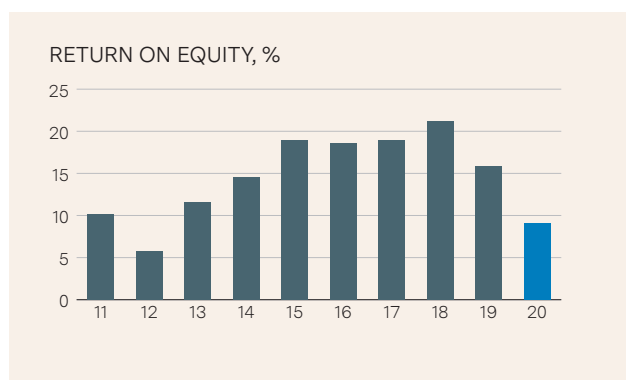
Income amounted to SEK 837 million (900) during the fourth quarter and SEK 3,294 million (3,638) during the year. Income was positively affected by rising rental levels and a one-off item of SEK 17 million (18) in the fourth quarter for insurance indemnity but negatively affected by net divestment of properties during 2019, including the whole portfolio in Karlstad and all investment properties in Örebro. Discounts related to covid-19 had a negative effect amounting to SEK 1 million during the quarter and SEK 11 million during the year. For a comparable portfolio, i.e. properties owned for the whole of 2019 and 2020, income amounted to SEK 774 million (794) during the quarter and SEK 3,128 million (3,150) during the year.

Property costs totalled SEK 308 million (330) during the quarter and SEK 1,100 million (1,175) during the year. Provision for and actual rent losses amounted to SEK 4 million in the fourth quarter and SEK 26 million during the year. For a comparable portfolio property costs amounted to SEK 280 million (296) during the quarter and SEK 1,015 million (1,029) during the year. Central administration costs amounted to SEK 53 million (53) during the quarter and SEK 157 million (159) during the year.

PROFIT

The operating surplus amounted to SEK 529 million (570) during the quarter and SEK 2,194 million (2,463) during the year. The operating surplus for a comparable portfolio amounted to SEK 494 million (498) during the quarter and SEK 2,113 million (2,121) during the year. The operating margin amounted to 63 per cent (63) during the quarter and 67 per cent (68) during the year. The profit from property management amounted to SEK 288 million (313) during the quarter and SEK 1,269 million (1,462) during the year.

Profit before tax amounted to SEK 806 million (1,289) during the quarter and was affected, among other things, by SEK 504 million (1,028) relating to changes in value of properties. During the year, profit before tax amounted to SEK 2,467 million (3,431). The return on equity during 2020 amounted to 9.1 per cent (15.9).



NET MOVING-IN AND OCCUPANCY RATE

External net moving-in amounted to SEK 11 million (14) during the fourth quarter and SEK –90 million (130) during the year. Net moving-in including internal leases, amounted to SEK –67 million during the year.

Among the largest tenants moving in during the quarter were Volvo Cars to 1,346 sq.m. in Stockholm and NetOnNet to 2,878 sq.m. in Norrköping.

Among the largest tenants moving out during the quarter were ÅbyMässan on 14,819 sq.m. A new lease contract has been signed with a company that has moved into ÅbyMässan's previous premises in order to operate a padel business.

The average remaining lease contract period as at 31 December was 3.5 years (3.6). The economic occupancy rate for all properties was 87 per cent (90) and the area-based occupancy rate 79 per cent (81). The economic occupancy rate for investment properties was 90 per cent (92) and for development properties 66 per cent (71).

CASH FLOW

The cash flow from current operations amounted during the quarter to SEK 558 million (338). Investment operations have affected the cash flow by a net SEK –936 million (2,012), mainly by a combination of property transactions and investments in existing properties. Financing operations have affected the cash flow by SEK 315 million (–2,326). In total, the cash flow amounted to SEK –63 million (24). Liquid assets at the end of the year amounted to SEK 571 million, compared with SEK 449 million as at 31 December 2019.

FINANCING

On 31 December 2020, the interest-bearing liabilities amounted to SEK 33,165 million (31,653). Accrued borrowing overheads totalled SEK 129 million, which means that the reported interest-bearing liabilities in the balance sheet total SEK 33,036 million (31,538). The average financing rate for the whole financial portfolio was 2.4 per cent (2.3). Net financial items, including residential development, amounted during the quarter to SEK –197 million (–204), of which financial income accounted for SEK 4 million (4) and site

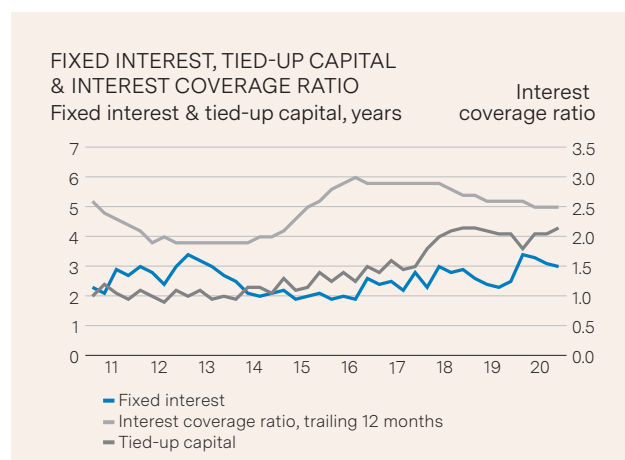
leasehold expenses amounted to SEK –10 million (–12). The interest coverage ratio amounted to 2.4 (2.3) during the quarter and 2.5 (2.6) during the year.

The average period of fixed interest at the end of the quarter was 3.0 years (2.5). Credit volumes with swap agreements or interest rate caps are treated as having fixed interest. At the end of the period, Klöver had interest rate swaps totalling SEK 6,500 million (4,415) and interest rate caps totalling SEK 21,500 million (24,000). The average remaining term of derivatives amounted to 3.3 years. The share of credit volume that is hedged or at a fixed rate amounted to 87 per cent.

The average period of tied-up capital was 4.3 years (4.1) on 31 December. Unutilized credit volumes, including unutilized overdraft facilities of SEK 558 million (558), amounted to SEK 4,274 million (3,760).

Klöver's interest-bearing liabilities are mainly secured by mortgages in properties. Unsecured interest-bearing liabilities consist of outstanding commercial paper and unsecured bonds, SEK 2,220 million (2,472) and SEK 6,500 million (6,950) respectively at the end of the period and utilized overdraft facilities of SEK 0 million (0). The commercial paper programme has a framework amount of SEK 4,000 million.

Klöver has a secured Medium-Term Note programme (MTN) with a framework amount of SEK 10,000 million, se-



FIXED INTEREST AND TIED-UP CAPITAL

Year due	Fixed interest		Tied-up capital		
	Loan volume, SEKm	Contract volume, SEKm	Utilized, SEKm	Of which bonds outstanding, SEKm	Unutilized, SEKm
Floating ¹	25,703	—	—	—	—
2021	50	7,694 ²	5,600	1,750	2,094
2022	14	7,967	7,147	2,500	820
2023	—	6,272	5,590	700	682
2024	898	2,824	2,824	2,000	—
2025	—	8,445	7,767	—	678
2026	—	70	70	—	—
Later	6,500	4,167	4,167	—	—
TOTAL	33,165	37,439	33,165	6,950	4,274

1) SEK 21,500 million of Floating volume is covered by interest-rate caps.

2) Adjusted for the refinancing of a bond in February 2021, and commercial paper with back-up facilities, SEK 3,174 million remains.

cured by a property as underlying asset and fully covered by property mortgage certificates. As of 31 December 2020, SEK 450 million had been issued within the framework amount.

Derivatives effectively limit the interest rate risk. An increase in short market rates of one percentage point normally affects Klöver's average borrowing rate by 0.8 percentage points. The effect of larger interest rate increases is significantly limited by interest rate caps. Changes in value of derivatives totalled SEK 49 million (15) during the quarter. As of 31 December, the value was SEK –86 million (–65).

Unrealized changes in value do not affect the cash flow; on maturity the value of the derivatives is always zero. All derivatives are classified at Level 2 according to IFRS 13. No derivatives have changed classification during the period. Klöver's assessment is that there is no significant difference between the book value and the fair value of interest-bearing liabilities.

At the end of the year, the adjusted equity ratio was 43.2 per cent (43.5).

COMPULSORY REDEMPTION OF TOBIN PROPERTIES

The housing developer Tobin Properties is consolidated in Klöver from 4 April 2018.

In June 2019, Klöver requested compulsory redemption of all remaining shares in Tobin Properties. At the end of the same month, Tobin Properties was delisted from Nasdaq First North.

Klöver's ownership of Tobin Properties amounted as of 31 December 2019 to 114,739,749 ordinary shares, corresponding to 93.5 per cent of the share capital and the voting rights.

During 2020, Klöver acquired an additional 388,822 ordinary shares. Ownership as of 31 December 2020 amounted to 115,128,571 ordinary shares, corresponding to 93.8 per cent of the share capital and the voting rights. The redemption process is still continuing.

LISTED SHAREHOLDINGS

Klöver's holding of its own shares amounted on 31 December 2020 to 90,956,740 class B ordinary shares, corresponding to 8.0 per cent of the total number of registered shares. The shares have been acquired for a net total of SEK 984 million, corresponding to SEK 10.82 per share. As of 30 December 2020, Klöver's holding of its own shares was worth SEK 1,413 million.

At the end of 2020, Klöver's holding in the property company SBB amounted to 2,670,621 Class D shares, with a value of SEK 80 million on 30 December. The holding is reported as a financial asset valued at fair value through the statement of income.

PROJECT DEVELOPMENT AND BUILDING RIGHTS

Investments in existing properties often take place in connection with new lettings with the aim of customizing and modernizing the premises and thus increasing the rental value. SEK 2,376 million (1,550) was invested during the year. As of 31 December 2020, 377 projects (332) were in process and SEK 1,827 million (2,309) remained to be invested. Total estimated expenditure for the same projects amounts to SEK 4,465 million (4,074).

The two ongoing projects in New York, 1245 Broadway and 28&7 (322-326 7th Ave) are planned to be completed in the third quarter of 2021 and the first quarter of 2022 respectively, after which additional tenant customization will take place. Interest expenses attributable to the projects in New York are capitalized from and including the second quarter of 2020.

At the end of the period, assessed building rights and building rights with zoning plans (excluding 184,000 sq.m. in Tobin Properties) totalled 1,880,000 sq.m. (1,893,000) and are valued at SEK 1,894 million (1,592). 427,000 sq.m. (439,000) of the building rights have zoning plans and the remainder are classified as assessed. Residential building rights accounted for 15 per cent of the building rights with zoning plans in Klöver and 31 percent including Tobin Properties' building rights with zoning plans.

Within the building rights portfolio, Klöver is working with a number of residential development projects. Klöver makes the assessment that there is potential, within the existing portfolio, mostly by new or amended zoning plans, to create as many as 10,000 apartments, in Stockholm, Uppsala, Västerås and Nyköping, among other places.

In addition, there are around 2,550 apartments where construction has not yet started in Tobin Properties, which also had 477 apartments in ongoing projects on 31 December, including 60 apartments in the first phase of the Nacka Strand 1 project, where construction started in the fourth quarter. During the quarter, 22 apartments were sold, entailing that 66 apartments were sold during 2020.

In total, Klöver's project development – including development of building rights – contributed to increases in value of properties of SEK 267 million (440) during the fourth quarter, or by SEK 513 million (681) during the whole of 2020.

PROPERTY TRANSACTIONS

During the period January–December, 9 properties (3) were taken possession of for a total purchase price of SEK 2,613 million (959) and 5 properties (86) have been divested and handed over for a total of SEK 387 million (5,029). In total, the contracts for divestment of properties signed during 2020 have exceeded book values by 20 per cent.

On 17 January 2020, transfer of possession of the divested part of the property Fyrislund 6:6 in Uppsala took place for an underlying property value of SEK 258 million.

On 30 January 2020, two development properties were taken possession of in Linköping. This acquisition was made for an underlying property value of SEK 345 million.

In February 2020, Klöver announced that all units of a co-op, which owns a 14-storey residential building in Manhattan had been acquired. The total purchase price was USD 184 million. This building, encompassing around 8,300 sq.m. has the address 417 Park Avenue.

On 1 July, two properties in Västerås were divested for a total underlying property value of SEK 116 million.

In September, a small complementary property in New York located next door to Klöver's project property on 118 10th Avenue was taken possession of in order to additionally improve development opportunities for the project.



KLÖVERN'S LARGEST ONGOING COMMERCIAL PROJECTS – 31 DECEMBER 2020

City	Property	Project type	Contractor	Largest tenant, moving-in year/quarter	Project area, sq.m.	Fair value, SEKm	Estimated investment, SEKm	Remaining investment, SEKm	Increase in rental value, SEKm	Estimated completion year/quarter
New York	1245 Broadway	Office	Triton Construction	—	16,700	1,068	1,122	505	156	21Q3
New York	28&7	Office	Triton Construction	—	9,100	745	626	264	75	22Q1
Örebro	Olaus Petri 3:234	Hotel/office	Peab AB	Scandic Hotels, 22Q1	8,638	174	274	151	22	22Q2
Linköping	Morellen 1	Office	Åhlin & Ekroth	Trafikverket, 21Q2	3,687	126	110	18	9	21Q2
Gothenburg	Mejramen 1	Office	WH Fastighets- och Byggservice	Kollmorgen Automation, 21Q4	3,519	15	82	70	7	22Q1
TOTAL					41,644	2,128	2,214	1,008	269	

KLÖVERN'S LARGEST PLANNED COMMERCIAL PROJECTS – 31 DECEMBER 2020

City	Property	Project type	Project area, sq.m.	Estimated investment, SEKm	Estimated project start, year
New York	417 Park Avenue	Office	27,300	2,137	2022/2023
New York	118 10th Avenue	Office	13,200	1,033	2022/2023
Stockholm	Orgelpipan 4	Office	4,240	225	2021
Örebro	Olaus Petri 3:234	Office	8,320	177	2021
TOTAL			53,060	3,572	

TOBIN PROPERTIES' LARGEST ONGOING RESIDENTIAL PROJECTS – 31 DECEMBER 2020

City	Location	Project name	Ownership share, %	Zoning/ No zoning	No. of units	Units sold	Share of units sold, %	Gross area, sq.m.	Area, sq.m.	Sales start, year	Expected completion, year
Stockholm	Sundbyberg	Rio	100	Zoning	173	162	94	11,700	8,700	2017	2021
Stockholm	Nacka	Vyn	100	Zoning	96	72	75	9,600	7,500	2016	2021
Stockholm	Roslags-Näsby	Unum	30	Zoning	148	131	89	6,900	5,000	2017	2021
Stockholm	Nacka	Nacka Strand 1A	100	Zoning	60	0	0	5,000	3,700	2021	2022
TOTAL					477	365	77	33,200	24,900		

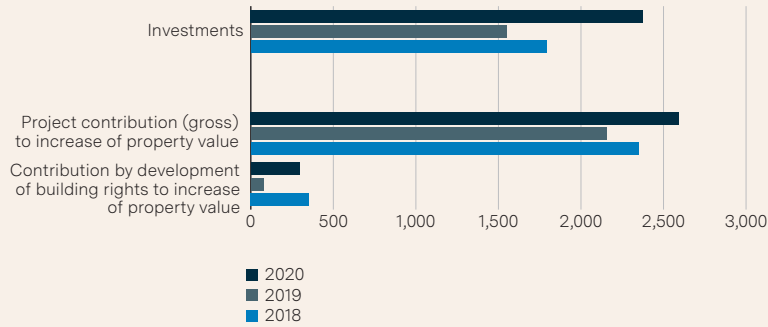
TOBIN PROPERTIES AND KLÖVERN'S LARGEST PLANNED RESIDENTIAL PROJECTS – 31 DECEMBER 2020

City	Location	Project name	Ownership share, %	Zoning/ No zoning	No. of units	Gross area, sq.m.	Area, sq.m.	Project start, year	Expected completion, year
Tobin Properties									
Stockholm	Tyresö	Golfbäcken 1	44,4	No zoning	180	14,500	10,900	2022	2024
Stockholm	Tyresö	Golfbäcken 2	44,4	No zoning	200	14,900	11,400	2023	2025
Stockholm	Nacka	Nacka Strand 1	100	Zoning	180	15,300	11,600	2023	2025
Stockholm	Nacka	Nacka Strand 2 ¹	100	Zoning	160	15,400	11,200	2025	2028
Stockholm	Nacka	Nacka Strand 3	100	Zoning	160	14,000	11,300	2024	2027
Stockholm	Sundbyberg	Slaktaren 1 ¹	100	No zoning	70	5,600	4,200	—	—
Stockholm	N:a Djurgårdstaden	Kolkajen ²	100	No zoning	150	13,250	9,000	2029	2032
Stockholm	Liljeholmen	Marievik ¹	100	No zoning	300	24,500	17,000	2023	2027
Stockholm	Kista	Kista Square ¹	49,9	Zoning	1,000	48,600	27,900	2021	2027
Stockholm	Nacka	Orminge1	100	No zoning	150	13,300	10,000	—	—
TOTAL					2,550	179,350	124,500		
Klövern									
Västerås	Västerås	Öster Mälarstrand ¹	100	No zoning	865	80,700	62,900	2022	2034
Stockholm	Kista	Myvatten/Dalvik ¹	100	No zoning	460	51,000	32,900	2021	2031
Nyköping	Nyköping	Spelhagen ^{1,2}	100	No zoning	495	44,700	34,900	2022	2034
Uppsala	Uppsala	Kungstorget ¹	100	No zoning	470	40,000	30,000	2024	2028
Västerås	Västerås	Mälarporten ¹	100	No zoning	400	35,000	27,300	2022	2037
Västerås	Västerås	Kopparlunden ¹	100	No zoning	700	64,820	13,000	2022	2029
Stockholm	Meatpacking District	Söderstaden, phase 3 ²	100	No zoning	90	9,000	6,750	2023	2025
Stockholm	Meatpacking District	Hjälpslaktaren 4 ²	100	No zoning	130	11,550	9,000	2024	2027
Gothenburg	Askim	Askim ²	100	No zoning	300	25,000	19,500	2025	2029
TOTAL					3,910	361,770	236,250		

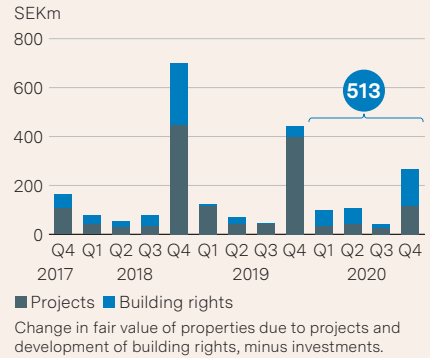
1) Includes a property that generates an operating surplus during the period of development.

2) Purchase contract/Land allocation agreement. Transfer of possession when zoning plan gains legal force.

VALUE CREATION THROUGH PROJECTS/BUILDING RIGHTS SEKm



NET VALUE CREATION THROUGH PROJECTS/BUILDING RIGHTS SEKm



PROPERTY ACQUISITIONS, TRANSFER OF POSSESSION 2020

City	Property	Category	Lettable area, sq.m.	Quarter
Linköping	Morellen 1	Office	18,817	Q1
Linköping	Mekanikern 18	Land	0	Q1
Visby	Gotland Visby S:ta Maria 37	Other	115	Q1
New York	417 Park Avenue ¹	Office	8,300	Q1
Möln dal	Väs kan 2	Office	2,280	Q2
New York	116,10th Avenue ¹	Office	225	Q3
Gothenburg	Göteborg Majorna 223:5	Warehouse/ logistics	1,745	Q4
Uppsala	Uppsala Fyrislund 6:7	Land	0	Q4
Lund	St Clemens 8	Office	3,754	Q4
TOTAL			35,236	

1) Project property.

PROPERTY DIVESTMENTS, TRANSFER OF POSSESSION 2020

City	Property	Category	Lettable area, sq.m.	Quarter
Uppsala	Part of Fyrislund 6:6	Other	9,518	Q1
Västerås	Manfred 6	Other	4,275	Q3
Västerås	Ringborren 13	Office	1,627	Q3
Karlstad	Viken 2:16	Land	0	Q4
Karlstad	Kanoten 11	Land	0	Q4
TOTAL			15,420	



On 1 October, the site leasehold of a property in Gothenburg with a lettable area of 1,745 sq.m. was taken possession of. On the same day, almost 33,000 sq.m. of land at Fyrislund in Uppsala was also taken possession of as a part of the future development of Uppsala Business Park.

In November, a contract was signed to divest 12 properties, mainly consisting of premises for warehousing/logistics in Malmö, Lund, Norrköping and Västerås for an underlying property value of SEK 610 million.

In December, Klöver acquired and took possession of a property in Lund for an underlying property value of SEK 134 million.

PROPERTIES AND CHANGES IN VALUE

On 31 December 2020, Klöver's portfolio consisted of 350 properties (343), excluding the 12 properties that are a part of Tobin Properties' portfolio, which are all classified as current assets. The rental value amounted to SEK 3,846 million (3,819) and the fair value of the properties was SEK 57,448 million (52,377). The total lettable area amounted to 2,551,000 sq.m. (2,542,000).

The changes in value of the properties totalled SEK 1,322 million (2,125) during the period January–December, corresponding to 2.5 per cent of Klöver's property value at the beginning of the year. The changes in value include realized changes in value of SEK 116 million (14) and unrealized changes in value of SEK 1,206 million (2,111). The unrealized changes in value do not affect the cash flow. On average, Klöver's property portfolio, as at 31 December 2020, has been valued with a yield requirement of 5.3 per cent (5.4). The value of the properties has increased, mainly due to investments made in connection with new lettings and renegotiations as well as increased net operating income in several office properties. During the period, the value of some properties has been lowered due to a weaker development of the restaurant, hotel and retail segment.

Klöver values 100 per cent of the property portfolio every quarter, of which 20 to 30 per cent are normally valued externally. The external valuations have been performed by Cushman & Wakefield, Savills and Newsec. Every property in the portfolio is valued externally at least once during a rolling 12-month period. All properties are classified at Level 3 in accordance with IFRS 13. No properties have changed classification during the period. See Klöver's annual report for 2019 for a detailed description of valuation principles.

PROPERTIES: FAIR VALUE

SEKm	2020 Jan–Dec	2019 Jan–Dec
Fair value, as of 1 January	52,377	52,713
Aquisitions	2,613	959
Investments	2,376	1,550
Divestments	-275	-5,029
Unrealized changes in value	1,206	2,111
Currency conversion	-849	73
FAIR VALUE AT THE END OF THE PERIOD	57,448	52,377

SHARES

As at 31 December 2020, the total number of registered shares in Klöver was 1,138,697,289 of which 86,698,378 were ordinary shares of class A, 1,035,554,911 ordinary shares of class B and 16,444,000 preference shares. An ordinary share of class A confers one vote while an ordinary share of class B, like a preference share, confers a tenth of a vote. Klöver's shares are listed on Nasdaq Stockholm. On 30 December, the closing price was SEK 15.55 per ordinary share of class A, SEK 15.54 per ordinary share of class B and SEK 320.00 per preference share, corresponding to a total market capitalization of SEK 22,703 million (27,177). The number of shareholders at the end of the period amounted to around 61,200 (53,800). 76 per cent (78) of the total number of shares are Swedish-owned. As at 31 December, the company's holding of its own shares consisted of 90,956,740 ordinary shares of class B, corresponding to 8.0 per cent of the total number of registered shares. Repurchased shares cannot be represented at general meetings.

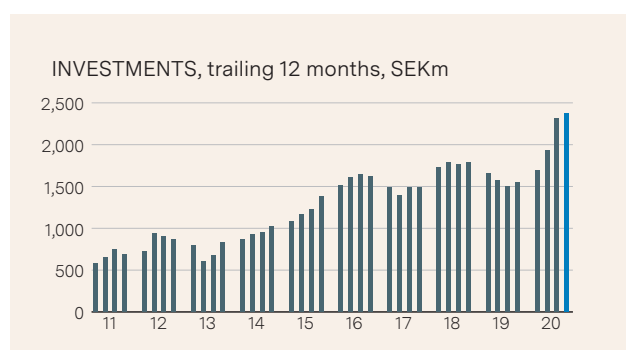
TAXES

During the fourth quarter, deferred tax amounted to SEK -162 million (56) and current tax to SEK -43 million (-25). During the year, deferred tax amounted to SEK -506 million (-365) and current tax to SEK -59 million (-45).

Current tax is calculated at 21.4 per cent for 2020 while deferred tax has been calculated at 20.6 per cent which applies from 2021. Klöver has no ongoing tax disputes.

ORGANIZATION

Klöver's business model entails closeness to the customer by having own local staff at all 12 geographic business units, allocated to three geographic regions in Sweden and



CHANGES IN FAIR VALUE OF PROPERTIES, EXCL. TRANSACTIONS AND CURRENCY CONVERSION

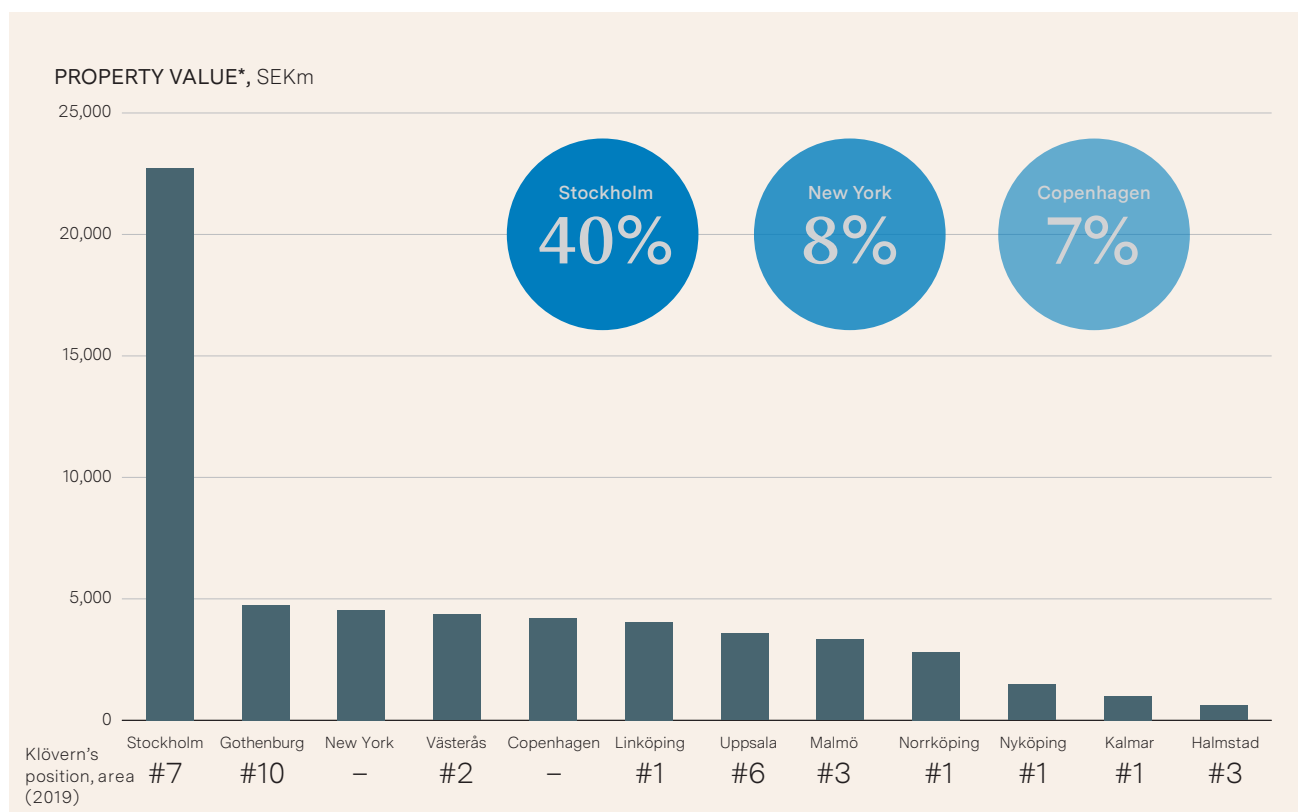
SEKm	20Q1	20Q2	20Q3	20Q4	Full year 2020
Operating surplus and required yield	389	90	-16	230	693
Development of building rights	62	65	16	151	294
Projects >25 million	217	207	261	410	1,095
Projects <25 million	285	385	458	372	1,500
TOTAL	953	747	719	1,163	3,582

LARGEST SHAREHOLDERS SORTED BY SHARE OF CAPITAL – 31 DECEMBER 2020

Name	No. ordinary shares A, thousands	No. ordinary shares B, thousands	No. preference shares, thousands	Share of capital, %	Share of votes % ¹
Rutger Arnhult via companies	15,661	159,274	655	15.4	17.3
Corem Property Group	11,875	161,750	—	15.2	15.3
Gårdarike	39,475	77,106	50	10.2	25.8
Länsförsäkringar fondförvaltning	—	75,846	—	6.7	4.1
Handelsbanken fonder	—	54,773	—	4.8	3.0
State Street Bank and Trust Co, W9	0	50,144	203	4.4	2.8
Swedbank AS (Estonia)	2	23,219	58	2.0	1.3
CBNY-Norges Bank	716	18,738	175	1.7	1.4
Alfred Berg	—	16,221	—	1.4	0.9
JPM Chase NA	1	13,246	197	1.2	0.7
UBS Switzerland AG	208	10,456	15	0.9	0.7
Avanza Pension	666	8,685	717	0.9	0.9
Prior & Nilsson	—	10,051	—	0.9	0.5
SEB Investment Management	—	9,294	14	0.8	0.5
JP Morgan Bank Luxembourg S.A.	—	8,702	—	0.8	0.5
TOTAL LARGEST SHAREHOLDERS	68,604	697,505	2,084	67.5	75.8
Other shareholders	18,094	247,093	14,360	24.5	24.2
TOTAL OUTSTANDING SHARES	86,698	944,598	16,444	92.0	100.0
Repurchased own shares	—	90,957	—	8.0	—
TOTAL REGISTERED SHARES	86,698	1,035,555	16,444	100.0	100.0

Due to routines at Ålandsbanken and Banque Internationale à Luxembourg, the banks have been registered in Euroclear's share register as owners to some of their clients' Klöver's shares. Klöver assesses that the table above gives a correct picture of the company's 15 largest owners.

1) Repurchased own shares have no voting rights at general meetings.



* The chart shows property value by business unit and New York. The business units Stockholm North and Stockholm South are shown in the same bar.

international operations in Copenhagen (which is a business unit of its own) and New York.

On 31 December, Klöver AB had 276 employees (267). The average age was 44 years (42) and the proportion of women was 45 per cent (43).

SIGNIFICANT RISKS AND UNCERTAINTY FACTORS

A real estate company is exposed to various risks in its business activities. Internal regulations and policies limit exposure to different risks. Klöver AB's significant risks and exposure and their management are described on pages 66–69 of the 2019 annual report.

DISPUTES

Klöver AB has no ongoing disputes that can have a significant profit impact. There is an ongoing dispute, although not with a significant profit impact, as Region Uppsala has made claims for compensation due to the cancellation of a property transfer contract. During the fourth quarter of 2019, Klöver AB made a provision of SEK 24 million due to this claim, which was charged to the line *Costs for residential development* in the income statement.

ACCOUNTING POLICIES

Klöver AB prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). The interim report for the Group has been prepared in accordance with the Annual Accounts Act and IAS 34, Interim Financial Statements and, in the case of the Parent Company, in accordance with the Annual Accounts Act. The accounting policies applied in this interim report are in essential parts those described in Note 1 of Klöver AB's annual report for 2019.

As from 2020, Klöver AB consolidates projects with tenant-owners' associations in the Group and reports income in accordance with the completed contract method instead of the percentage of completion method. This change follows on from the decision by the Swedish financial supervisory authority, Finansinspektionen, on the application of IFRS 10 Consolidated Financial Statements. This entails a change in the time at which project income and project expenses are recognized. Income for transferring a residential project to a tenant-owners' association is reported when control passes to the final purchaser of the tenant-owned housing. The changed accounting policy has not had any significant effect on Klöver AB's income statement and balance sheet. The changed application has been adjusted retroactively in accordance with IAS 8. In the balance sheet as at 31 December 2019, the total assets decrease by SEK 97 million (0.17 per cent) and equity attributable to the parent company's shareholders by SEK 122 million (0.60 per cent). Historical key figures have not been recalculated as there is no significant difference for the Group. Klöver AB's risk scenario and financial position are not changed due to the changed accounting.

IAS 20 Accounting for Government Grants and Disclosures of Government Assistance has been applied for government assistance in the form of compensation for reduced rents that are expected to be received. Government

assistance is reported when there is reasonable assurance that the company will comply with the conditions attached to the grants and the grants will with reasonable assurance be obtained. The assistance is reported within Income in Profit from property management in the same period as the reduced rental income. During the period January–December 2020, SEK 9 million in the form of government assistance has been reported.

Otherwise, the accounting policies of the Group and the Parent Company are unchanged compared with the 2019 annual report.

DIVIDEND

The Board of Directors proposes to the Annual General Meeting, for the 2020 financial year, a dividend of in total SEK 0.26 (0.26) per ordinary share to be paid in two instalments of SEK 0.13 and a dividend of in total SEK 20.00 (20.00) per preference share to be paid in four instalments of SEK 5.00. 30 September 2021 and 31 March 2022 are proposed as record dates for dividends on ordinary shares. 30 June 2021, 30 September 2021, 30 December 2021 and 31 March 2022 are proposed as record dates for dividends on preference shares.

During the fourth quarter, dividend of SEK 5.00 per preference share totalling SEK 82 million has been paid.

The Annual General Meeting of shareholders will be held on 28 April 2021. Notice of the annual general meeting and prerequisites for attendance will be published in Post & Inrikes Tidningar and on www.klovern.se. Information that a Notice has been published will be given in an advertisement in Svenska Dagbladet. Shareholders wishing to make proposals to the Nominations Committee may do so by e-mail.

EVENTS AFTER THE END OF THE PERIOD

On 18 January, Klöver AB announced that contracts had been signed in two separate transactions to acquire two office properties in Lund and Malmö for a total underlying property value of SEK 113 million.

On 3 February, Klöver AB announced that SEK 2,500 million of green bonds with a tenor of 4 years had been issued and that a tender offer for outstanding bonds maturing on 26 February will be completed.

During the first quarter of 2021, covid-19 has continued to create uncertainty about the development of the economy, Klöver AB is monitoring the situation carefully and is engaged in a long-term constructive dialogue with tenants in industries that are particularly affected. In some cases, including tenants in the hotel and restaurant sectors, this has resulted in rental payments for the first quarter of 2021 being made as a prepayment on a monthly basis instead of a quarterly basis. Klöver AB's received rental payments and payments assessed as secure as at 15 February 2021 totalled 98 per cent of the invoiced rents for the first quarter. At the corresponding time in 2020, 99 per cent of the rents had been received.

Stockholm, 17 February 2021

The Board of Directors of Klöver AB (publ).

This year-end report has not been subject to a review by Klöver AB's auditors.

INCOME STATEMENT ITEMS AND INVESTMENTS PER PROPERTY SEGMENT AND ORGANIZATIONAL UNIT

	Income, SEKm		Property costs, SEKm		Operating surplus, SEKm		Operating margin, %		Investments, SEKm	
	2020 Jan-Dec	2019 Jan-Dec	2020 Jan-Dec	2019 Jan-Dec	2020 Jan-Dec	2019 Jan-Dec	2020 Jan-Dec	2019 Jan-Dec	2020 Jan-Dec	2019 Jan-Dec
Region Stockholm	1,760	1,806	-617	-596	1,143	1,210	65	67	570	453
Region East	711	740	-226	-243	485	497	68	67	471	332
Region West	614	621	-206	-227	408	394	66	63	318	234
International	209	197	-51	-25	158	172	76	87	1,017	459
Divested operations ¹	—	274	—	-84	—	190	—	69	—	72
<i>where of</i>										
Investment	3,055	3,408	-961	-1,033	2,094	2,375	69	70	1,123	660
Development	239	230	-139	-142	100	88	42	38	1,253	890
TOTAL	3,294	3,638	-1,100	-1,175	2,194	2,463	67	68	2,376	1,550

KEY RATIOS PER PROPERTY SEGMENT AND ORGANIZATIONAL UNIT

	Fair value, SEKm		Yield requirement ² , %		Area, 000 sq.m.		Rental value ³ , SEKm		Ec. occupancy rate, %	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019	31.12.2020	31.12.2019	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Region Stockholm	30,663	29,534	5.1	5.2	1,118	1,129	2,077	2,078	86	88
Region East	9,355	8,485	6.3	6.4	722	708	821	771	89	91
Region West	8,675	8,067	6.1	6.2	618	609	752	729	87	87
International	8,755	6,291	4.2	4.2	93	96	196	241	96	100
<i>where of</i>										
Investment	48,472	45,743	5.4	5.5	2,249	2,222	3,504	3,455	90	92
Development	8,976	6,634	4.9	5.2	302	320	342	364	66	71
TOTAL	57,448	52,377	5.3	5.4	2,551	2,542	3,846	3,819	87	90

1) Divested properties in Karlstad and Örebro. The year 2019's figures for Region West and Region East have been adjusted for this.

2) Yield requirement is estimated excluding building rights.

3) From Q1 2020 the rental value of the Danish properties is reported according to Danish accounting policies.

Region Stockholm consists of the business units Stockholm North, Stockholm South, Västerås and Uppsala.

Region West consists of the business units Gothenburg, Malmö and Halmstad.

Region East consists of the business units Linköping, Norrköping, Nyköping and Kalmar.



Consolidated Statement of Income *Summary*

SEKm	2020 3 months Oct-Dec	2019 3 months Oct-Dec	2020 12 months Jan-Dec	2019 12 months Jan-Dec
Income	837	900	3,294	3,638
Property costs	-308	-330	-1,100	-1,175
Operating surplus	529	570	2,194	2,463
Central administration	-53	-53	-157	-159
Net financial items	-188	-203	-768	-842
Profit from property management (properties)	288	313	1,269	1,462
Income, residential development	13	-4	35	6
Costs, residential development	-29	-66	-95	-181
Net financial items, residential development	-9	-1	-26	9
Profit from residential development	-25	-71	-86	-166
Share in earnings of associated companies	-6	9	7	17
Changes in value, properties	504	1,028	1,322	2,125
Changes in value, derivatives	49	15	-32	-14
Changes in value, financial assets	-4	-2	-13	13
Write-down of goodwill	—	-3	—	-6
Profit before tax	806	1,289	2,467	3,431
Taxes	-205	32	-565	-410
Net profit for the period	601	1,321	1,902	3,021
Net profit for the period attributable to:				
The parent company's shareholders	609	1,312	1,908	3,002
Holdings without controlling influence	-8	9	-6	19
	601	1,321	1,902	3,021
Other comprehensive income, items which may later be reversed in the income statement				
Translation difference regarding foreign operations	-419	-146	-651	33
Comprehensive income for the period	182	1,175	1,251	3,054
Comprehensive income for the period attributable to:				
The parent company's shareholders	190	1,166	1,257	3,035
Holdings without controlling influence	-8	9	-6	19
	182	1,175	1,251	3,054
Earnings per ordinary share, SEK ¹	0.55	1.37	1.67	2.92
No. of ordinary shares outstanding at the end of the period, million	1,031.3	825.0	1,031.3	825.0
No. of preference shares outstanding at the end of the period, million	16.4	16.4	16.4	16.4
Average no. of outstanding ordinary shares, million	925.4 ¹	825.0	897.5 ¹	824.9
Average no. of outstanding preference shares, million	16.4	16.4	16.4	16.4

There are no outstanding warrants or convertibles that can lead to any dilution.

1) Adjusted for the discount in the rights issue completed in Q4 2020, weighted average adjustment factor ordinary shares A/B: 0.929.

Consolidated Balance Sheet *Summary*

SEKm	31.12.2020	31.12.2019
ASSETS		
Goodwill	148	148
Investment properties	57,448	52,377
Right of use assets	730	733
Machinery and equipment	61	28
Participation rights in associated companies	437	411
Financial assets at fair value through statement of income	160	145
Properties classified as current assets	1,107	1,055
Other receivables	1,733	2,268
Liquid funds	571	449
TOTAL ASSETS	62,395	57,615
SHAREHOLDERS' EQUITY AND LIABILITIES		
Equity attributable to the parent company's shareholders	22,649	20,031
Equity attributable to holdings without controlling influence	108	129
Other provisions	24	48
Deferred tax liability	3,722	3,220
Interest-bearing liabilities	33,036	31,538
Derivatives	86	65
Right of use liabilities	730	733
Accounts payable	279	247
Other liabilities	776	634
Accrued expenses and prepaid income	986	970
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	62,395	57,615

Change in Consolidated Shareholders' Equity *Summary*

SEKm	Shareholders' equity attributable to		
	The parent company's shareholders	Holdings without controlling influence	Total shareholders' equity
Shareholders' equity 31.12.2018	17,972	172	18,144
Effect of changed accounting policy	-119	-1	-120
Adjusted shareholders' equity 01.01.2019	17,853	171	18,024
Repurchase of own shares	-7	—	-7
Dividend	-709	-8	-717
Hybrid bond	-78	—	-78
Change in holding without controlling influence	-62	23	-39
Redemption of preference shares	—	-76	-76
Other comprehensive income	33	—	33
Net profit for the period	3,002	19	3,021
Shareholders' equity 31.12.2019	20,031	129	20,160
Rights issue	2,028	—	2,028
Dividend	-597	—	-597
Hybrid bond	-80	—	-80
Change in holding without controlling influence	10	-15	-4
Other comprehensive income	-651	—	-651
Net profit for the period	1,908	-6	1,901
Shareholders' equity 31.12.2020	22,649	108	22,757

Consolidated Cash Flow Statement

Summary

SEKm	2020 3 months Oct-Dec	2019 3 months Oct-Dec	2020 12 months Jan-Dec	2019 12 months Jan-Dec
Current operations				
Operating surplus including central administration and residential development	451	447	1,951	2,140
Adjustment for items not included in the cash flow	10	5	32	15
Interest received	3	4	15	19
Interest paid	-189	-149	-787	-843
Income tax paid	—	6	-44	-3
Cash flow from current operations before change in working capital	275	313	1,167	1,328
Changes in working capital				
Change properties (current assets)	4	-2	-52	-134
Change in operating receivables	-43	781	50	-52
Change in operating liabilities	322	-754	113	-374
Total change in working capital	283	25	111	-560
Cash flow from current operations	558	338	1,278	768
Investment operations				
Divestment of properties	20	3,169	391	5,014
Acquisition of and investment in properties	-945	-593	-4,989	-2,510
Acquisition of machinery and equipment	-13	6	-54	-16
Change in financial assets	2	-570	431	-723
Cash flow from investment operations	-936	2,012	-4,221	1,765
Financing operations				
Change in interest-bearing liabilities	-1,607	-2,064	1,708	-1,760
Change in financial instruments	—	—	-46	—
Repurchase of own shares	—	—	—	-7
Rights issue	2,028	—	2,028	—
Dividend	-82	-173	-527	-692
Hybrid bond	-20	-19	-80	-78
Change in holding without controlling influence	-4	-70	-5	-123
Cash flow from financing operations	315	-2,326	3,078	-2,660
Total cash flow	-63	24	134	-127
Liquid funds at the beginning of the period	649	425	449	576
Exchange rate differences in liquid funds	-15	—	-12	—
Liquid funds at the end of the period	571	449	571	449

Parent Company Income Statement

Summary

SEKm	2020 3 months Oct–Dec	2019 3 months Oct–Dec	2020 12 months Jan–Dec	2019 12 months Jan–Dec
Net sales	80	85	307	264
Cost of services sold	-59	-54	-248	-201
Gross profit	21	31	59	63
Central administration	-53	-45	-156	-137
Operating profit	-32	-14	-97	-74
Changes in value, derivatives	49	19	-32	24
Net financial items	1,247	1,256	1,150	1,174
Profit before tax	1,264	1,261	1,021	1,124
Taxes	26	-86	-75	-87
Net profit for the period	1,290	1,175	946	1,037
Other comprehensive income	—	—	—	—
Comprehensive income for the period	1,290	1,175	946	1,037

Parent Company Balance Sheet

Summary

SEKm	31.12.2020	31.12.2019
ASSETS		
Machinery and equipment	10	6
Participation rights in group companies	1,766	1,917
Receivables from group companies	30,676	30,626
Derivatives	9	16
Deferred tax assets	227	300
Other receivables	341	810
Liquid funds	59	309
TOTAL ASSETS	33,088	33,984
SHAREHOLDERS' EQUITY AND LIABILITIES		
Shareholders' equity	10,273	7,976
Interest-bearing liabilities	20,409	19,356
Derivatives	86	65
Liabilities to group companies	1,711	6,069
Accounts payable	14	14
Other liabilities	477	408
Accrued expenses and prepaid income	118	96
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	33,088	33,984



1245 Broadway, New York

Key ratios

	31.12.2020 3 months Oct-Dec	31.12.2019 3 months Oct-Dec	2020	2019	2018	2017	2016
Property							
Number of properties	350	343	350	343	426	405	431
Lettable area, 000 sq.m.	2,551	2,542	2,551	2,542	2,969	2,900	2,943
Rental value, SEKm	3,846	3,819	3,846	3,819	4,063	3,507	3,386
Rental value per lettable area, SEK/sq.m.	1,508	1,502	1,508	1,502	1,368	1,209	1,151
Fair value properties, SEKm	57,448	52,377	57,448	52,377	52,713	42,961	39,234
Yield requirement valuation, %	5.3	5.4	5.3	5.4	5.7	5.9	6.2
Operating margin, %	63	63	67	68	67	66	66
Occupancy rate, economic, %	87	90	87	90	89	89	89
Occupancy rate, area, %	79	81	79	81	81	81	82
Average lease term, years	3.5	3.6	3.5	3.6	3.5	3.6	3.7
Financial							
Return on equity, %	2.8	6.7	9.1	15.9	21.2	18.9	18.6
Equity ratio, %	36.3	34.9	36.3	34.9	31.8	32.8	32.1
Equity ratio, adjusted, %	43.2	43.5	43.2	43.5	37.4	38.5	36.7
Leverage, %	50	50	50	50	56	57	58
Leverage secured, %	36	34	36	34	42	40	42
Interest coverage ratio	2.4	2.3	2.5	2.6	2.7	2.9	2.9
Average interest, %	2.4	2.3	2.4	2.3	2.3	2.5	2.5
Average period of fixed interest, years	3.0	2.5	3.0	2.5	2.9	2.8	2.6
Average period of tied-up capital, years	4.3	4.1	4.3	4.1	4.3	3.0	3.0
Interest-bearing liabilities, SEKm	33,165	31,653	33,165	31,653	33,688	25,529	23,869
Share							
Equity per ordinary share, SEK ¹	16.17	15.97	16.17	15.97	13.50	10.42	8.45
NRV per ordinary share, SEK ¹	19.87	19.67	19.87	19.67	16.84	13.52	10.94
Equity per preference share, SEK	283.92	283.92	283.92	283.92	283.92	283.92	283.92
Profit from property management per ordinary share, SEK ¹	0.20	0.24	0.96	1.19	1.07	0.96	0.86
Earnings per ordinary share, SEK ¹	0.55	1.37	1.67	2.92	3.26	2.35	1.96
Share price ordinary share A at end of period, SEK ¹	15.55	21.29	15.55	21.29	9.44	10.11	8.72
Share price ordinary share B at end of period, SEK ¹	15.54	21.35	15.54	21.35	9.55	9.96	8.87
Share price preference share at end of period, SEK	320.00	373.00	320.00	373.00	307.00	309.60	288.50
Market capitalization, SEKm	22,703	27,177	22,703	27,177	14,455	14,922	13,479
Total no. of registered ordinary shares at end of period, million	1,122.3	916.0	1,122.3	916.0	916.0	916.0	916.0
Total no. of outstanding ordinary shares at end of period, million	1,031.3	825.0	1,031.3	825.0	825.8	876.6	916.0
Total no. of registered preference shares at end of period, million	16.4	16.4	16.4	16.4	16.4	16.4	16.4
Total no. of outstanding preference shares at end of period, million	16.4	16.4	16.4	16.4	16.4	16.4	16.4
Dividend per ordinary share, SEK	—	—	0.26 ²	0.26	0.46	0.44	0.40
Dividend per preference share, SEK	—	—	20.00 ²	20.00	20.00	20.00	20.00
Dividend in relation to profit from property management, %	—	—	47 ²	37	53	57	59
Dividend preference shares in relation to profit from property management, %	—	—	26 ²	22	24	26	28

Klövern shows some key figures in the interim report which have not been defined by IFRS. The company considers that these key figures provide important complementary information about the company. For further information about these key figures, see Klövern's website under the flap Financial Statistics.

1) Adjusted for the discount in the rights issue completed in Q4 2020, weighted average adjustment factor ordinary shares A/B: 0.929.

2) Proposed dividend.

Definitions

Property

CHANGES IN VALUE PROPERTIES, REALIZED

Property divestments after deduction of the properties' most recent fair value and selling expenses.

CHANGES IN VALUE PROPERTIES, UNREALIZED

Change in fair value excluding acquisitions, divestments, investments and currency conversions.

AREA-BASED OCCUPANCY RATE

Let area in relation to total lettable area.

DEVELOPMENT PROPERTIES

Properties where conversion or extension projects are in process or planned, which lead to a higher standard or changed use of premises.

ECONOMIC OCCUPANCY RATE

Contract value in relation to rental value.

INVESTMENT PROPERTIES

Properties currently being actively managed.

LEASE VALUE

Rent of premises, index and rent supplement according to lease.

NET MOVING-IN

Lease value of tenants moving in less lease value of vacating tenants.

OPERATING MARGIN

Operating surplus in relation to income.

PROPERTIES HELD AS CURRENT ASSETS

Properties in Tobin Properties with ongoing production of tenant-owned apartments or which are intended for future tenant-owned production.

RENTAL VALUE

Lease value plus assessed market value for space not rented.

YIELD REQUIREMENT, VALUATION

The required yield of property valuations on the residual value.

57.4

Value of properties,
SEKbn

3.8

Rental value,
SEKbn

2,551

Lettable area,
thousand sq.m.

Financial

EQUITY RATIO

Equity¹ in relation to total assets.

EQUITY RATIO, ADJUSTED

Equity¹ adjusted for the value of derivatives, goodwill, repurchased shares (based on the share price at the end of the respective period) and deferred tax liabilities exceeding 5 per cent of the difference between tax value and fair value of the properties in relation to total assets adjusted for goodwill and right of use assets.

INTEREST COVERAGE RATIO

Profit from property management plus earnings from residential development, excluding financial costs in relation to financial costs².

LEVERAGE

Interest-bearing liabilities after deduction of the market value of listed shareholdings and liquid funds in relation to total assets.

LEVERAGE, SECURED

Interest-bearing liabilities with secured financing in properties after deduction of the market value of listed shareholdings and liquid funds in relation to total assets.

RETURN ON EQUITY

Net profit in relation to average equity¹.

Share

EARNINGS PER ORDINARY SHARE

Net profit, after deduction of dividend on preference shares and interest on hybrid bonds, in relation to the average number of outstanding ordinary shares.

EQUITY PER ORDINARY SHARE

Equity¹ after deduction of equity attributable to preference shares and hybrid bonds in relation to the total number of outstanding shares.

EQUITY PER PREFERENCE SHARE

The preference share's average issue price.

NRV PER ORDINARY SHARE⁴

Equity¹ after deduction for equity attributable to preference shares and hybrid bonds adding back derivatives and deferred tax liability in relation to the number of outstanding ordinary shares.

PROFIT FROM PROPERTY MANAGEMENT PER ORDINARY SHARE

Profit from property management after deduction of dividend on preference shares and interest on hybrid bonds, in relation to the average number of outstanding ordinary shares.

1) Equity attributable to the Parent Company's shareholders.

2) Excluding site leasehold expenses.

3) The name of the key figure NAV has been changed to NRV in 2020. On 31 December 2020, equity attributable to preference shares amounted to SEK 4,669 million and outstanding hybrid bonds to SEK 1,300 million.

4) The definition of the key figure was changed in connection with the interim report for January–June 2020. Historic figures have been adjusted in line with the new definition.

2.5

Interest coverage ratio, Jan–Dec

43.2

Equity ratio, adjusted, %

61,200

Number of shareholders

Calendar

Annual report	26 March 2021
Final day for trading conferring the right to dividend for holders of ordinary and preference shares	29 March 2021
Record date for dividend to holders of ordinary and preference shares	31 March 2021
Expected date for dividend to holders of ordinary and preference shares	7 April 2021
Interim report, January–March 2021	28 April 2021
Annual General Meeting	28 April 2021
Interim report, January–June 2021	14 July 2021
Interim report, January–September 2021	22 October 2021

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KLÖVERN

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