

## ANNUAL REPORT 2010

Our project portfolio increased during 2010 from SEK 15 billion to almost SEK 18 billion, which is an increase of around 20 per cent. As Sweden as a nation of knowledge grows, the rate of construction on Swedish campuses is higher than ever.

+20%



AKADEMISKA HUS

# Contents

2010 in brief	1
Statement by the President	3
Our vision	4
MARKET AND REGIONS	
Rental and property market	6
Higher education and research	8
Competitors	11
Five-year summary	12
Prospects and forecast	14
Regional overview	17
Regions	20
RESULTS	
Lease agreements, rental income and vacant space	32
Operating and maintenance costs	35
Profitability and yield	38
FINANCIAL POSITION	
Property valuation	39
Construction operations	44
Financing	48
Risk and sensitivity analysis	52
SUSTAINABLE DEVELOPMENT	
Environment	56
Employees	58
GROUP CORPORATE GOVERNANCE REPORT	
Corporate Governance Report 2010	60
Board of Directors	61
Executive Management	63
Remuneration	64
Internal control report from the Board of Directors	66
FINANCIAL STATEMENTS	
Financial result summary	69
Income statements	70
Statements of comprehensive income	71
Statements of financial position	72
Changes in equity	74
Statements of cash flow	76
Notes	77
Audit report	99
Property specification	101
Definitions and addresses	116

The statutory Annual Report, including the Administration Report, has been audited and comprises pages 4-13, 17-55 and 60-115.

# AKADEMISKA HUS - PRESENTATION

Together with universities and colleges we are seeking to reinforce Sweden as a knowledge nation. We are doing so by building, developing and maintaining modern environments for research, education and innovation. Our properties are to be found at 29 locations throughout the country, from Kiruna in the north to Malmö in the south. Each day around 300,000 people study, conduct research and work in our properties.

## **KNOWLEDGE OF KNOWLEDGE ENVIRONMENTS.**

Universities and colleges are a dominant customer group and account for 89 per cent of our income. Our knowledge of the education and research methodology of the future is vital if we are to be able to offer premises that meet our customers' needs and challenges. However, our assignment is not simply to satisfy the need for premises. We also have a key role to play in the community. The development of campuses takes place together with students, researchers, teaching staff, community representatives and industry and generates growth for the whole region. Our contribution to this process is our collective know-how and experience.

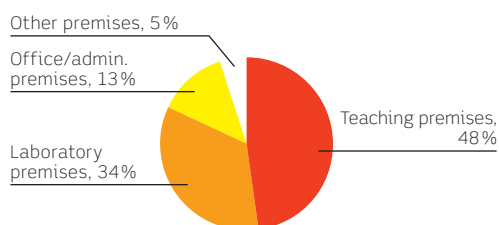
## **THE LEADING PROVIDER OF PREMISES TO UNIVERSITIES AND COLLEGES.**

We are the second-largest property owner in the country. A market share of 64 per cent makes us the leading provider of premises to universities and colleges. However, size also entails responsibility and if we are to avoid distorting the competitive equilibrium it is important that our rents, terms and conditions are in line with the rest of the market.

## **MAJOR INVESTMENTS REGARDLESS OF THE ECONOMIC CLIMATE.**

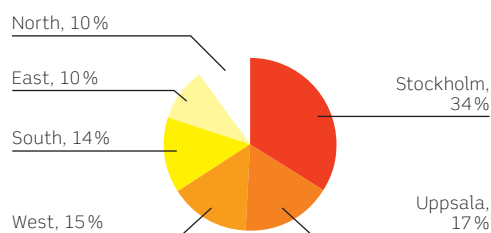
We are owned by the government. The stable ownership structure and long-term customer relationships make us an attractive borrower on the international capital markets. This means that we can afford to allow colleges and universities to grow regardless of the economic climate. This is a source of security for our customers and a guarantee that our country can continue to develop as a knowledge nation. Each year we invest an average of SEK 2 billion in new construction and redevelopment on Swedish campuses. With a project portfolio of almost SEK 18 billion we have an exciting future ahead of us.

TYPE OF PREMISES TOTAL 3,200,000 M<sup>2</sup>



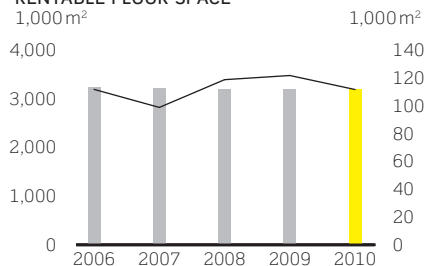
Teaching premises account for the largest proportion of floor space, 48 per cent. Laboratory premises also account for a large proportion, 34 per cent, and in terms of value the proportion is even higher.

RENTAL INCOME PER REGION. TOTAL SEK 4,983 MILLION



Stockholm is clearly the largest region with 34 per cent of the rental income. Stockholm is also the region in the country that has most students and two of the most highly merited centres of education, the Karolinska Institute and Stockholm University. The Uppsala Region is the second-largest region with 17 per cent of the rental income, closely followed by the Western Region and the Southern Region.

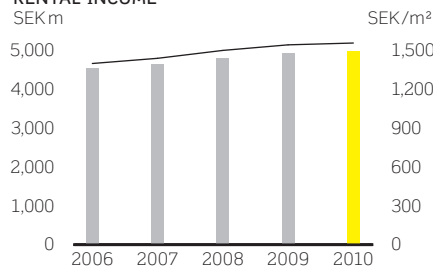
RENTABLE FLOOR SPACE



■ Non-residential premises, 1,000 m<sup>2</sup>  
 — Vacant space, 1,000 m<sup>2</sup>

The rentable floor space is approximately 3,200,000 square metres. In terms of floor space, Akademiska Hus is the second-largest property company in Sweden. Vacant space amounts to approximately 112,000 square metres, equivalent to 3.5 per cent. In terms of value, vacant space accounts for just 2.0 per cent of the rental income. A large proportion of the vacant space has a distinctly lower rental value than the average for the holdings as a whole.

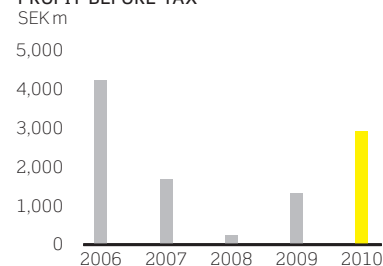
RENTAL INCOME



■ Rental income, SEK m  
 — Rental income, SEK/m<sup>2</sup>

Rental income was SEK 4,983 million compared with SEK 4,927 million the previous year. It is mainly the addition of newly constructed and redeveloped properties that has contributed positively to the increase. On average, the rental income is SEK 1,557/m<sup>2</sup> (1,543).

PROFIT BEFORE TAX



■ Profit before tax, SEK m

The profit before tax amounted to SEK 2,921 million (1,330). The improvement in profit can be attributed mainly to a positive change in the value of the investment properties compared with 2009. The profit before tax, although excluding changes in the value of investment properties, increased from SEK 2,538 million in 2009 to SEK 2,834 million in 2010. The improvement in profit was a result of the fact that net financial income and expense was SEK 313 million better than the preceding year.

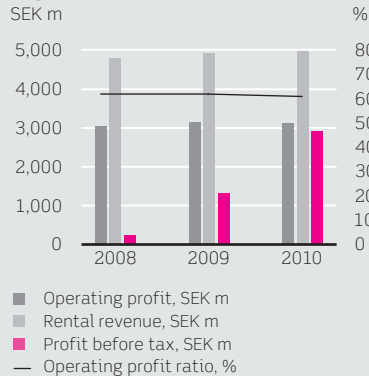
# 2010 in brief

PROFIT AND KEY FIGURES	2010	2009
Rental revenue, SEK m	4,983	4,927
Net operating profit, SEK m	3,134	3,149
Changes in value, investment properties, SEK m	87	-1,208
Profit before tax, SEK m	2,921	1,330
Vacant space, rent, %	2.0	1.9
Vacant space, area, %	3.5	3.8
Assessed fair value, investment properties, SEK m	49,497	47,723
Rentable floor space, m <sup>2</sup>	3,200,000	3,219,000
Total yield, properties, %	7.0	4.3
of which direct yield, %	6.7	6.8
of which change in value, 0.3 %	0.3	-2.5
Net operating income SEK/m <sup>2</sup>	979	986
Return on equity after standard tax, %	8.6	4.0
Equity ratio, %	47.5	47.3
Interest coverage level, % <sup>1)</sup>	741	841
Internal financing level, %	151	165

1) Excluding change in value, investment properties, and financial derivatives.

ANNUAL REPORT 2010

## PROFIT TREND



- Property operations continued to report a very stable cash flow with a slight fall in net operating profit for the period. Rental income increased to SEK 4,983 million (4,927).
- Net operating profit amounted to SEK 3,134 million (3,149). The net operating income ratio was 61 per cent (62).
- The assessed fair value was SEK 49,497 million (47,723). The unrealised changes in value of investment properties amounted to SEK 106 million (-1,208). The change in fair value can be attributed largely to an increase in risk premiums in the valuations and a revaluation of properties with long leases.
- The profit before tax amounted to SEK 2,921 million (1,330). The improvement can be attributed mainly to a positive change in value of investment properties compared with 2009 of SEK 87 million (-1,208). The profit before tax, excluding changes in value of investment properties, increased from SEK 2,538 million in 2009 to SEK 2,834 million in 2010. The improvement in profit was a result of the fact that net financial income and expense was SEK 313 million up on the previous year.
- The total yield on investment properties was 7.0 per cent (4.3).
- The direct yield was 6.7 per cent (6.8).
- The change in value was 0.3 per cent (-2.5).
- Gross investments amounted to SEK 1,725 million (1,385). Property sales took place during the year in Mölndal, Uppsala and Skinnskatteberg with a total sales sum of SEK 83 million (0).
- Major commissionings during the year were the new construction of Blåsenhus in Uppsala and the Karolinska Institute Science Park in Solna as well as the redevelopment of the Biology Centre in Lund and the Visualisation Centre in Norrköping.
- The Board of Directors proposes a dividend of SEK 1,207 million.



# Focus on the knowledge environments of the future.

«Our aim is not only to be a provider of premises but also to play a key role in the community and be involved in the planning and development of centres of learning and the towns and cities in which they are located.»

– Mikael Lundström,  
President and CEO



In the future, global competition for students and researchers will increase. At Akademiska Hus we want to be involved in developing Sweden into a successful knowledge nation. Our endeavour is to work closely with Swedish universities and colleges in order to reinforce their competitiveness with the aid of attractive knowledge environments. Together we can create unique, dynamic environments, promoting innovation and attracting students and researchers from all over the world.

The Akademiska Hus vision is to be a world leader in knowledge environments. This is a long-term goal and a driving force behind our constant endeavour to improve. For 17 years we have successfully developed knowledge environments at around 30 towns and cities throughout the country. Whilst no other property company has our collective know-how we refuse to rest on our laurels. We are constantly examining new research findings and studying successful examples from the rest of the world. We are not satisfied to simply follow the flow; we want to be at the forefront of development. In order to be able to provide those who are studying, researching and working in our premises with the best possible prerequisites, we will continue throughout 2011 to seek to identify their future needs by developing our dialogue with them even further.

During the year work will continue on clarifying Akademiska Hus, what we represent and the role we are seeking to assume in society. Our aim is not only to be a provider of premises but also to play a key role in the community and be involved in the planning and development of centres of learning and the towns and cities in which they are located. Akademiska Hus is therefore working actively to create an arena for discussions dealing with the build-up of Sweden as a knowledge nation. As we already have well-established relationships with academia, local authorities, decision-makers and industry it is natural for us to take the initiative in such discussions.

During 2010 we conducted a series of seminars under the banner "City in the light of knowledge", which focused on the importance of knowledge environments in the development of our cities, economic development in general and as a competitive advantage on the global market. At the seminars, discussions

took place on common challenges and issues. It was noted that education and research act as a driving force in community development and it is therefore vital to establish dynamic meeting points for academia, society, visionaries and entrepreneurs. It requires interaction to meet global competition and bringing about successful collaboration requires a common vision, commitment and, not least, courage on the part of all concerned.

The general recovery in the economy following the financial crisis is also noticeable on the property market and the number of property transactions has increased. Conditions on the credit market have improved and the potential for funding investment is greater even if the higher risk premiums still remain. During 2010, Akademiska Hus invested SEK 1.7 billion in new properties, making us one of the largest developers in the country. We manage a property portfolio worth SEK 49.5 billion. Our project portfolio has increased in size and now stands at almost SEK 18 billion. This also includes what are termed concept projects worth SEK 9 billion, where implementation and the time perspective are uncertain. In contrast to 2009, the change in value of the investment properties was positive during 2010, which is the principal reason why Akademiska Hus has been able to report a considerable improvement in profit.

Akademiska Hus is encountering increasing competition from other property companies. A positive effect of this is that it helps us to focus on cost efficiency throughout our operations. To meet the competition we need to continue to improve efficiency in our processes and to become even better at co-ordinating and benefiting from the knowledge and experience that exists within the Company throughout the country. Together we are well equipped for a challenging and exciting 2011.

Gothenburg, March 14, 2011

 A handwritten signature in blue ink, appearing to read "Mikael Lundström".
 

Mikael Lundström

In Lund, at the Department of Design Science, is the Ingvar Kamprad Design Centre. In this beautiful building, students of industrial design have the pleasure of studying in attractive, inspirational conditions and surroundings.



## Vision: New strategies point the way forward

In 2009, work commenced on creating a clearer, more co-ordinated Akademiska Hus. The first step was to produce a new vision and new core values which state what we represent what we are good at, and to clarify our combined role in both the market and in society. This work continued during 2010. Five strategic objectives and associated strategies now point the way forward to realise our vision.

Our vision and long-term focus is to become a world leader in knowledge environments. To make the vision more manageable and to make it clearer how we can all contribute in the day-to-day work, we have concretised the vision in the form of five strategic objectives:

- Successful knowledge environments
- Optimal delivery
- A strong brand
- Unique expertise
- Long-term profitability

Each objective is underpinned by firmly accepted and established strategies that help us to focus on and ultimately achieve our vision. This offers better potential to control and follow up operations and is part of our new management model. The model makes it easier for everyone in the organisation to work towards common objectives and to help us to be distinct and consistent.

In our strategies we make it clear that the build-up of successful knowledge environments requires proactiveness and close col-

laboration with colleges and universities. Together with each centre of education we can formulate visions for the physical development of their future operations. This collaboration also offers unique knowledge of their present and future needs in terms of premises and services and through this we can as an active partner offer them optimal solutions.

These strategies also indicate that we must capitalise on our local presence and our national cutting-edge expertise at the same time that we co-ordinate our processes in order to ensure that we work efficiently and in the long term.

In the dialogue with the colleges and universities and with other external parties we constantly endeavour to be clear, uniform and consistent. Our strategies and brand platform help us to constantly check our message against our core values. We work in a planned, co-ordinated manner in order to build up the Akademiska Hus brand and to be even better experts and active

partners with a firm focus on the future.

It is when we apply the strategies throughout the whole organisation, down to the individual level, that they generate results. Consequently, Akademiska Hus works with individualised activity plans where each individual employee specifies what they can do to help achieve the strategic objectives.

By implementing our core values and strategies in everything we do, every employee contributes to the operating focus and the success of the customers. Our core values guide us in our future work by developing a common corporate culture. A key element in this task is talking about our values and how we work with leadership and employee empowerment on every level in the Company. Leadership should be clear and the aim is that every employee must feel they have the support and commitment of the management.

On the next page there is a presentation of the strategies, objectives and fulfilment of objectives that reflect 2010.



**FOLLOW-UP OF THE OBJECTIVES FOR 2010**

AkaVision is the Akademiska Hus strategy document, which points the way forward in four areas: Marketing, Profitability, Properties and Employees. As a result of the new brand platform, AkaVision was revised during 2010. The new vision and the new core values replaced earlier sections and the corporate culture at the same time that key figures for the fulfilment of objectives remained.



**STRATEGY**

**OBJECTIVES**

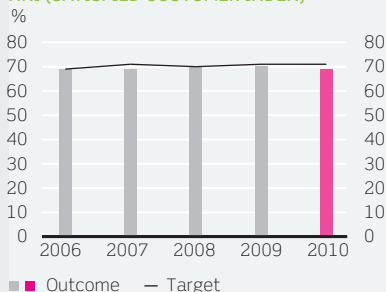
**FULFILMENT OF OBJECTIVES**

**MARKET LEADER**

We operate throughout the country in a number of larger towns and cities with advanced knowledge and research activities. In the development of Sweden as a knowledge nation the large, well-established university towns and cities are particularly important because of their research activities. At these locations, which it is felt offer greater operational stability, Akademiska Hus has focused on a strong presence. We are endeavouring to be the leading operator in a balanced local market. Through local presence and external monitoring we are developing our knowledge of existing and potential customers and we offer competitive solutions that include both premises and services.

The factors which have the greatest impact on the NKI (Satisfied Customer Index) are Property Management (good co-operation regarding operation and maintenance, good routines for handling reported faults and maintaining assurances regarding service quality), construction operations, quality and environment as well as personal service. Akademiska Hus runs its own customer surveys as well as smaller 'event surveys' - following redevelopment for example.

**NKI (SATISFIED CUSTOMER INDEX)**



The NKI (Satisfied Customer Index) was 69 (70). The target for 2010 was 72. The survey covered over 800 decision-makers and operational representatives and the response rate was high at 70 per cent.

**PROFITABILITY**

We strive to achieve good profits, economic sustainability and financial capacity. We run cost-effective operations with ongoing improvement and we can offer competitive rents and other services.

The owner's three financial objectives are

- The yield (profit after tax) on average equity should be equivalent to the five-year government bond interest rate plus four percentage points over a business cycle.
- The equity ratio should be between 30 and 40 per cent.
- The dividend shall amount to 50 per cent of the profit after financial items, excluding unrealised changes in value, with a deduction for current tax.

**RETURN ON EQUITY**



For 2010 the return on equity was 8.6 per cent compared with the target of 6.3 per cent. The yield requirement should, however, be viewed over a business cycle and the average return on equity during the past five years has been between 6 and 13 per cent. Viewed over a business cycle, the target is considered to have been achieved.

**LONG-TERM APPROACH TO SUSTAINABILITY AND PROPERTIES**

We develop campuses and buildings which are competitive in the long-term and we manage these in an efficient and environmentally adapted way with careful consideration given to the customers' operations. We build and acquire for long-term ownership and in-house management of properties.

The main objective is energy savings expressed in percentage terms. For energy management the volume of purchased energy stated in kWh/m<sup>2</sup> will be reduced by 40 per cent through to 2025 compared with 2000. This means an annual saving of approximately 2 per cent.

**PURCHASED ENERGY**



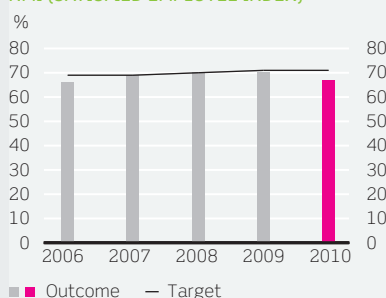
The outcome for 2010 was 241 kWh/m<sup>2</sup> and the target for the year was 254 kWh/m<sup>2</sup>. If this positive trend continues the long-term objective will be achieved.

**LEADERSHIP AND SATISFIED EMPLOYEES**

Through our brand platform we will pursue a common course of action that is firmly established and accepted by all employees. The demand for business thinking is just as important as ensuring in our relationships with customers and personnel that we live up to the demands regarding ethics, morals and openness that ensue from our position as a public company.

The Satisfied Employee Index (NMI) describes how satisfied the employees are with their working situation. The factors that have the greatest impact on the NMI are the employer, duties, co-operation and organisation as well as competence and development.

**NMI (SATISFIED EMPLOYEE INDEX)**



The Satisfied Employee Index (NMI) for 2010 was 67 (70). The NMI target for 2010 was 72 and was thus not reached. The overall results for Akademiska Hus are generally acceptable even if a number of areas have developed negatively during the past year. The employees are very happy with their duties and leadership. One area of improvement is referral and discussion of the change process in order to increase involvement and security among employees.



Akademiska Hus's position as owner of well-located, sought-after properties means that we are not affected to the same degree by economic fluctuations. Pictured is the Centre for Language and Literature in Lund. Three older buildings have been renovated and linked by a new building that forms the heart of the centre.

## Positive reverberations on the property market

The increasingly positive reverberations from the market regarding growth and economic development are expected to have a positive impact on the Swedish property market.

### GENERAL PROSPECTS

During 2010, prospects for the world economy looked considerably brighter. An extremely light monetary policy in many countries, in combination with wide-ranging, quantitative relief measures, have contributed to stronger prospects for growth, reflected in particular in the turnaround on the stock markets. Towards the end of the year the increasingly optimistic tone from financial quarters in the USA reflected a more upbeat feeling following the disappointments during the summer months. In Europe, particularly in Germany and a number of the Nordic countries, the trend is better than expected. At the same time, financial uncertainty and unrest on the central government level in southern Europe and Ireland have been compounded. Sweden is one of the few countries to have embarked on normalisation of monetary policy with a series of

increases in the repo rate, from 0.25 per cent to 1.25 per cent, and have allowed fixed interest loans to fall due. The growth in the GDP in Sweden during 2010 far exceeded expectations.

Growth during 2011 will probably be strong even if Sweden will be affected by more moderate growth in several other countries. Major savings programmes are being implemented in many countries in Europe in an attempt to bring some order to central government finances. The ensuing cutbacks have led to repercussions, including salary cuts and increases in the retirement age, and demand has been curbed. The situation is leading to considerable tension within the euro area. In contrast, the Swedish labour market has developed surprisingly positively. There is a clear demand for workers and a continued fall in unemployment is expected during 2011. A structural change, however, has been noted as many jobs in industry have

## KEY FIGURES FOR THE LARGEST PROPERTY COMPANIES IN SWEDEN 2010

	Property value, SEK m	Floor space, 1,000 m <sup>2</sup>	Rental income, SEK m	Vacant space, %	Direct yield, %
Vasakronan	77,633	2,817	5,508	7.2	5.0
Akademiska Hus	49,497	3,200	4,983	2.0	6.7
Fabege	26,969	1,138	2,007	12.0	4.8
Kungsleden	21,501	2,510	2,120	8.8	6.4
Castellum	31,768	3,311	2,759	11.0	5.9
Hufvudstaden	20,148	358	1,321	5.1	5.0
Wihlborgs	16,678	1,369	1,294	6.0	6.1

The above figures have been taken from the companies' year-end reports for 2010.

disappeared in recent years and are only returning to a limited extent. Expansion now is in the construction sector and the private service sector. Although there were mounting fears of a rise in inflation at the end of 2010, inflation is set to remain moderate during the coming year. The risk of a rise in inflation is reflected mainly in increasing food, energy and interest costs although the strengthening of the Swedish krona during the past year and expected low pay rises in the future will have a countering effect. The credit market improved during 2010 although higher risk premiums are expected to persist throughout 2011.

### PROPERTY MARKET

The increasingly positive signs of economic growth have had a beneficial impact on the Swedish property market. The banking system is easing its lending restrictions and the banks are once again more willing to fund property investments. A clear rise in interest was noted and there was a significant increase in the transaction volume compared with 2009. The investment market has gradually recouped a large proportion of the fall in turnover during the financial crisis. The total transaction volume, however, will still be lower than during 2006–2007. This is a healthy sign as volumes during that particular period were driven by speculation and anticipation. Whilst residential properties are still top of the list, properties outside the prime areas are beginning to move. Despite this, there still remains quite a wide difference of opinion regarding the various property categories and interest in industrial properties, for example, is low. The strong Swedish economy, with solid public finances and a higher rate of growth, has led to renewed interest among international investors in the Swedish market.

### RENTAL MARKET

The general demand for premises during the autumn has increased although as was the case in previous periods of economic recovery there is a certain lag in relation to the improvement in the labour market. There has been a rise in the number of prospective buyers for vacant premises and the risk of an increase in vacant space is considered to be limited. On the majority of sub-markets there is the potential for higher rental levels as a result of demand for non-residential premises and leases have been signed on what are in market terms good levels. The market is still somewhat divided and with regard to premises that are older, of a lower standard and in poor locations it continues to be very much a tenant's market.

### CONSTRUCTION MARKET AND PROJECTS

During 2010, new office space materialised at a number of locations where construction began prior to the financial crisis.

The addition of new office space in 2011 is expected to be lower than 2010 as a large number of construction projects came to a halt during the crisis. The generally low speculative injection of office premises in Sweden however has had a balancing effect on the rental market. By tradition, development companies have regarded a recession as a golden opportunity to acquire market shares. Those that have kept a watchful eye on their balance sheets see the crisis as an opportunity to make interesting acquisitions of project properties or to restructure their portfolio.

Following a downturn in 2009, the construction market began to recover in 2010. This has resulted in developers facing the risk of a shortage of consultants and contractors coupled with rising prices.

### MARKET POSITION

Akademiska Hus is the second-largest property company in Sweden. Its position as owner of well-located, sought-after properties means that it is not affected to the same degree by economic fluctuations.

Akademiska Hus was not affected to any great extent by the recession that hit the market in 2008. The number of applicants for places at college and university was affected by various factors, including the trend on the labour market and the rise in the number of young people in the 19–23 age range. The number of jobs fell in 2009 only to rise again in 2010. Coupled with a slight fall in the number of young people aged 19–23 this curbed the increase in the number of applicants for universities and colleges that was noted in 2009. The recovery in the economy in 2010 could have a positive impact generally on demand for premises, which could lead to a fall in vacant space and stable rent levels with a subsequent positive effect on property values. This effect will also apply to Akademiska Hus.

The lease portfolio structure, with long lease periods and a good lease expiry spread over a number of years, will contribute to maintaining stability. Akademiska Hus's focus on premises for higher education and research offers a solid basis for continued operational stability. Our core operations are characterised by good, long-term demand, long leases and stable customers in a highly diversified lease portfolio with good cost control. The Group's investment plan during 2010 has expanded and now stands at SEK 18 billion. Several major projects have already commenced, amounting to SEK 6 billion, and a number are being examined following requests from major customers. The most extensive investments are to be found in Uppsala and Stockholm. Future investment in education and research is set to facilitate growth in property capital in the years to come.

## All time high

In May 2010 the first two buildings were opened as part of the Karolinska Institute Science Park on the Solna Campus. The construction of a third building means that the Science for Life Laboratory can expand its operations.



Interest in higher education is greater than ever. This requires new and updated premises. Akademiska Hus is well positioned to develop attractive knowledge environments in collaboration with colleges and universities.

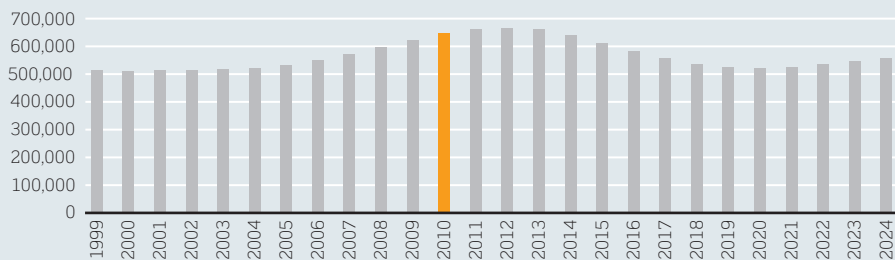
### FINANCES

Swedish universities and colleges are currently in a very strong financial situation. The number of young people aged 19–23 has peaked and there is a record number of applicants for higher education. The state of the economy and the allocation of research funding are also contributing to the good financial situation. The total result reported by the colleges and universities throughout the country for 2009 was in the region of SEK 2 billion. The total balance was SEK 7 billion, which means that the majority of colleges and universities will have a good cash base for several years to come. The balance sheets do not include research funding that has already been allocated but which has not yet been utilised. In 2009, funds of this nature totalled SEK 12.3 billion and should be taken into account when analysing the financial status of research and education establishments. There is a risk that part of this very large, unutilised capital could be withdrawn to finance other government operations or that savings could be used as an argument to reduce funding in the years to come. During 2010, the education sector continued to expand and there ought to be potential for further improvements in 2010 compared with 2009. As regards the use

of premises by centres of education, there was a substantial rise through to 2004 after which vacant floor space fell. Universities are under greater pressure to perform and produce results. This in turn requires organisations that are up to the mark with systems that are efficient. It is difficult to achieve profitability in old, poorly adapted premises and which do not in every instance contribute to optimal use of human resources. A number of centres of education are working systematically to upgrade their premises to achieve greater efficiency and at the same time increase their attractiveness. This involves moving operations around, signing new leases and placing orders for the redevelopment of premises that are less modern and difficult to work in. For Akademiska Hus this means that leases are terminated but also that new leases are signed and that agreements for large-scale redevelopment reach fruition. This trend will continue and will be reflected clearly in the large Akademiska Hus project portfolio. One of the consequences of this will be that Akademiska Hus will need to work more actively to develop less attractive properties or areas that are under threat of becoming vacant. A major project of this nature is currently taking place in Ultuna.

TOTAL NUMBER OF PEOPLE IN SWEDEN AGED 19-23 YEARS, 1999-2009. FORECAST 2010-2024

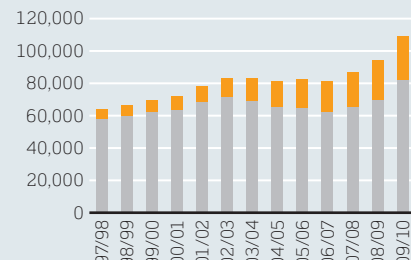
Number



Source: Statistics Sweden

NEW ADMISSIONS TO UNIVERSITIES AND COLLEGES

Number



Foreign students  
From Sweden

Source: Swedish National Agency for Higher Education

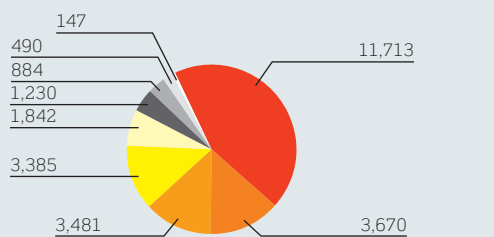
TOTAL NUMBER OF PEOPLE IN SWEDEN AGED 19-23 YEARS AS WELL AS THE NUMBER OF REGISTERED STUDENTS, ACADEMIC YEARS 1999/2000-2009/2010

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
19-23-year-olds	511,373	512,234	515,164	517,400	522,055	532,694	548,728	571,796	588,104	621,536	645,067
Academic year	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Registered students	319,000	330,000	354,500	385,200	397,500	394,400	389,000	380,100	384,700	400,600	433,600

In this context registered students are persons who are enrolled for a least one higher education course at undergraduate or postgraduate level. Students who are only re-enrolled, registered for examinations or on commissioned programmes are not included in the statistics below.

Source: Swedish National Agency for Higher Education

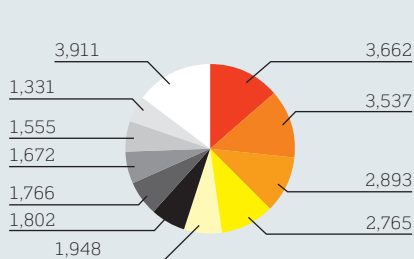
RESEARCH FUNDING BODIES, TOTAL SEK 26,842 MILLION



- Direct government funding
- Companies and private organisations in Sweden
- Research councils
- Government authorities, excluding research councils; and colleges and universities
- Foreign, including EU
- Municipal authorities and county councils
- Public research foundations
- Universities and colleges
- Others

Source: Swedish National Agency for Higher Education

RECIPIENTS OF RESEARCH FUNDING, TOTAL SEK 26,842 MILLION



- Karolinska Institute
- Lund University
- Uppsala University
- Gothenburg University
- Stockholm University
- Umeå University
- Royal Institute of Technology
- Swedish University of Agricultural Sciences
- Chalmers University of Technology
- Linköping University
- Others

Source: Swedish National Agency for Higher Education

## STUDENT TRENDS

The influx into higher education was greater than ever during 2010. In total, the number of applicants for the autumn term 2010 increased by four per cent compared with 2009 and totalled 374,000, the highest figure ever. The number of applicants for the spring term 2011 also increased in total. 2010 was the year in which the number of 19-year-olds reached a peak. The majority of young people commence higher education between 19 and 25 years of age, which means that the number of individuals in the largest group of applicants for university and colleges in terms of age will continue to be high for a couple of years to come even if there is a downward trend. The greatest increase in the number of students was reported by Stockholm University, Uppsala University, Mid Sweden University and Gothenburg University. During the autumn term 2010, however, the upward trend noted in recent years for the number of new admissions – people who had not previously attended a college or university – came to a halt. The number of university admissions fell for the first time in four years, one reason being the strong economic recovery coupled with a rise in unemployment.

With effect from the autumn term 2011, fees will be introduced in higher education in Sweden for persons domiciled outside the EU and Switzerland. The number of newly enrolled foreign students increased considerably during 2010 compared with 2009.

Possible negative economic effects from the fall in the number of students can be counteracted for a time by the fact that centres of education have in recent years had an overproduction of education. This can be used as a buffer as the number of students falls and the colleges and universities are paid for education that has already been completed but does not fall within the framework of the education grants.

Income during 2009 for undergraduate and postgraduate education totalled SEK 24 billion.

### Education during 2010 was characterised by:

- The number of 19-year-olds reached a peak.
- The number of persons enrolled at a Swedish university or college reached an all-time high.
- The number of new college and university admissions fell for the first time in four years.
- An expanding economy with higher levels of employment and a slight fall in unemployment.

## RESEARCH

Research grants continue to rise based on the programmes adopted in the 2008 Research Bill. In 2009, research income for universities and colleges totalled SEK 29.7 billion. Of this amount, around 44 per cent comprised direct government grants. In addition, the public sector contributed with approximately 33 per

cent. This part came from a variety of sources, including research councils, other government authorities, municipal authorities and county councils. Funding from companies or non-profit organisations is relatively limited, totalling just over SEK 4 billion.

Medicine received 30 per cent of the income for research and development and the biggest recipients were the Karolinska Institute and the universities in Lund, Uppsala, Gothenburg and Stockholm. During the same year investments by colleges and universities in buildings, land, properties and machinery amounted to just over SEK 1.2 billion, with the highest proportion in areas devoted to medical research. Medical education and research is often carried out in close collaboration with work at university hospitals and at times it can be difficult to distinguish between the different operating areas. County councils allocate significant amounts of funding for research and development and Akademiska Hus has already seen the whole area surrounding medical research and development as a growth area. The Company is one of the few Swedish property companies with substantial expertise in complex, advanced technology and research environments and it can see excellent potential to further develop its property holdings in new, specifically oriented research environments.

### Research operations are characterised by:

- The increase in income, in fixed price terms, has in recent years been higher than ever.
- Approximately 44 per cent of the income comprises direct government grants and around 79 per cent comes from the public sector.
- The medical field is the largest beneficiary and last year received 30 per cent of the total available funding.
- Four centres of education together received around 50 per cent of the total funding.

## KNOWLEDGE ENVIRONMENTS AND CAMPUS DEVELOPMENT

Knowledge environments are being increasingly regarded as a driving force in urban development. For Akademiska Hus it has been something of a success factor to collaborate with colleges and universities and municipal planners in the development of campus environments to make them diverse and attractive and to contribute to development outside the academic sphere. Many of our campuses have assumed an increasingly central role in the towns and cities in which they are located and represent a valuable asset that has the potential for further densification and be made available and attractive to more than just students and university employees. Several of our campuses are homogeneous and risk losing their attractiveness if they are not supplemented

by services and the potential for contact with other operating areas. Akademiska Hus is working more systematically to expand the campus concept and to utilise knowledge of how changes in the physical environment affect behaviour and movement on campus. During the year we have worked on new campus plans and revised existing plans at a number of locations.

The development of research and innovation with a mixture of parties from academia and industry is receiving encouragement from other quarters, including politicians. Akademiska Hus commissioned the valuation company NAI Svefa to produce success factors for research parks and to assess a number of the parks at university and college locations. The resulting assessment is that the winners among Sweden's research parks are those where the college or university is the owner or a partner in a research park or where a college, university or university hospital is located within or directly adjacent to such a park. Ideally, a research park should be in an attractive location and have land available for expansion. At several of our locations there are good conditions for working to bring about collaboration and physical planning in areas at the interface between a university campus and a research park. This is an operating area that is expanding more and more at Akademiska Hus.

During the year Akademiska Hus attempted to find indicators in order to evaluate and discuss successful knowledge environments. Our vision is to be a world leader in knowledge environments. In collaboration with other bodies we are seeking to contribute to developing such environments and know-how about what it is that makes these environments attractive. This knowledge is to a certain extent diffuse and it is difficult to gain a firm understanding. We are now in a phase where we are testing a number of indicators for successful knowledge environments which we have taken from research and developed in collaboration with our tenants and internal and external experts. The ultimate aim is to arrive at a method which, together with tenants and other parties, we can use to jointly plan initiatives aimed at developing the best knowledge environments. Major changes can be brought about with the aid of physical planning although to achieve true success it is necessary to have a blend of initiatives in different areas and from different bodies at the same time. We are looking forward to being able to present and use this new tool during 2011.

In order to develop our own know-how and expertise and to disseminate it to our customers we are also working on systematically searching for and making available research and research results from this area.

# Competitor situation

## MARKET SHARES BY REGION, CENTRE OF EDUCATION AND COMPETITORS, %

REGIONS	SOUTH	(54)	WEST	(52)	EAST	(63)	UPPSALA	(72)	STOCKHOLM	(74)	NORTH	(73)
Centre of education (market share, Akademiska Hus)	Lund Univ. (66)		Gothenburg Univ. (55)		Linköp. Univ. (75)		Uppsala Univ. (73)		Stockholm Univ. (82)		Umeå Univ. (80)	
	Malmö Univ. (16)		Karlstad Univ. (89)		Örebro Univ. (96)		Ultuna SUAS (85)		Karolinska Inst. (90)		Luleå Univ. of Tech (82)	
	Alnarp SUAS (83)		Borås Univ. (78)				Gävle Univ. (80)		Royal Inst. Tech. (91)		Mid Sweden Univ. (39)	
	Kalmar Univ. (20)		Skövde Univ. (49)								SUAS (71)	
	Kri.stad Univ. (90)		Chalmers (66)									

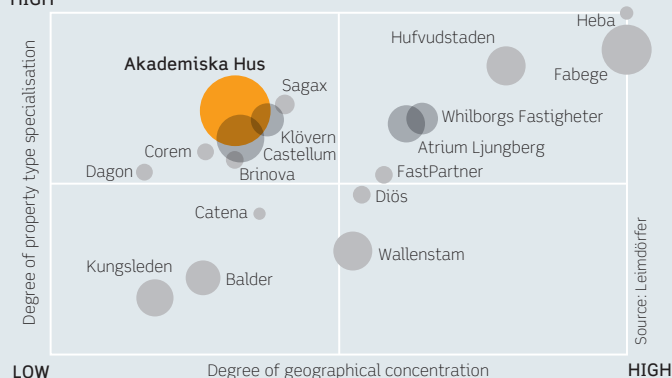
## AVAILABLE FLOOR SPACE, TOTAL, PER REGION, M<sup>2</sup>

FLOOR SPACE, M <sup>2</sup>	841,705	958,872	450,800	632,456	966,449	470,240
Competitors <sup>1)</sup>	Stat. fastigh. verk	Chalmers fastigh.	Landstinget Link.	Stat. fastigh. verk	Stift. Clara	A4 Vasallen AB
	DIL Nordic Malmö	Kulturfastigheter Gbg		SLU Egendom förv.	Fysikhuset i Sthlm	
	Utv. AB Kranen	Frageus Halmstad		Hushagen	Telefonfabriken	
	Kruthusen	HIGAB/KIGAB Gbg		Uppsala County Council	Stat. fastigh. verk	
	Regionfast. Skåne	Alecta Halmstad		Uppsala akademif.	Landic VII Huddinge	
	Malmö Municipal Authority	Chalmers T. Högskola				
	Alecta Helsingborg	Lokalförs.förv. Gbg				
	KIFAB Kalmar					

1) Competitors according to region, with rented space in excess of 12,000 square metres, reported on a falling scale. Source: Swedish National Financial Management Authority, October 2010.

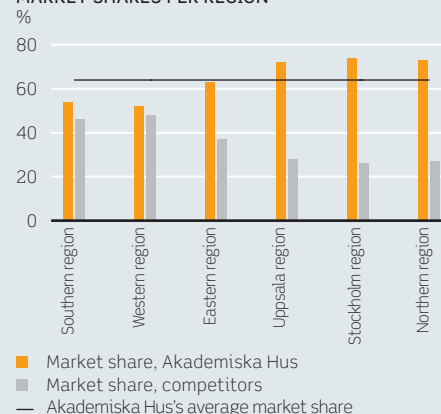
## CONCENTRATION AND SPECIALISATION

### HIGH



### LOW

## MARKET SHARES PER REGION



## BRAND NAME

Having a strong brand name as a landlord is a definite advantage in an increasingly competitive market. Akademiska Hus is Sweden's expert in knowledge environments. No one else can offer the collective experience and expertise that we can. Clarifying the offer to our customers is part of the challenge in the brand process that commenced in 2009 and which was developed further during 2010.

## CAMPUS CONCEPT

Akademiska Hus's unique position as a landlord is primarily on campuses. The campuses and their closely connected properties, with education and research buildings, libraries and restaurants gathered in one place, interact and create unique conditions. Through the campus concept, Akademiska Hus works together with the customers to develop and manage their operations and brands.

## OTHER COMPETITIVE FACTORS

The brand name is also based on creating and maintaining good, long-term relationships with customers. Customer requirements change and nowadays demand for modern, efficient, well-located premises is on the increase. Akademiska Hus works on a long-term basis, regardless of the economic climate. We satisfy customer requirements and at present 30 or so new construction and redevelopment projects are in progress to offer the best and most cost-effective solutions in the provision of premises.

## MARKET POSITION

Akademiska Hus property holdings involve a very high degree of specialisation in a specific type of property: knowledge environments. Universities and colleges account for 89 per cent of the rental value. The degree of geographical concentration, however, is low as

Akademiska Hus has operations at 29 locations. Geographically, 75 per cent of the rental value is concentrated on the six largest towns and cities. Stockholm accounts for 29 per cent of the rental value. Other large cities in terms of proportion of rental value are Uppsala with 15 per cent, Lund with 11 per cent and Gothenburg with 10 per cent.

## COMPETITORS

Demand for premises for education and research is on the increase and our market segment is expanding. Competition is also on the increase and there is a growing interest in properties with safe, long-term cash flows. The competitors are to be found among commercial property companies, property companies owned by municipal authorities and county councils as well as other government property companies. The Physics Building in Stockholm is an example that PPP (public-private partnership) companies are also to be found in Sweden.

# MARKET AND REGIONS: FIVE-YEAR SUMMARY

AKADEMISKA HUS

2010

FIVE-YEAR SUMMARY 2006-2010	Graph	2010	2009	2008	2007	2006
<b>INCOME STATEMENT, SEK M</b>						
Property management revenue		5,176	5,115	4,957	4,786	4,704
Operating costs		-939	-866	-864	-786	-803
Maintenance costs		-657	-657	-585	-658	-624
Property administration		-249	-252	-258	-239	-253
Net operating profit		3,134	3,149	3,053	2,930	2,813
Change in value, investment properties		87	-1,208	-2,192	-617	1,874
Central administration costs		-37	-35	-40	-30	-38
Operating profit	1	3,184	1,906	821	2,283	4,649
Net financial income		-263	-576	-589	-610	-419
Profit before tax	1	2,921	1,330	232	1,673	4,229
Profit for the year		2,124	972	749	1,253	3,038
<b>STATEMENT OF FINANCIAL POSITION, SEK M</b>						
Assessed fair value, properties	2	49,497	47,723	47,524	49,705	49,348
Other assets		4,029	4,064	5,139	2,449	3,147
Equity		25,406	24,477	24,462	24,700	24,801
Interest-bearing liabilities		18,973	18,782	19,414	18,009	18,270
Other liabilities and provisions		9,147	8,528	8,787	9,445	9,424
<b>CASH FLOW, SEK M</b>						
Cash flow from current operations		2,444	1,761	1,981	1,814	1,777
Cash flow from investments	3	-1,459	-1,123	290	-685	-1,000
Cash flow before financing		985	638	2,271	1,129	777
Cash flow from financing		-1,175	-771	-2,100	-1,664	-624
Cash flow for the year	3	-190	-133	171	-535	153
<b>PROPERTY-RELATED KEY FIGURES</b>						
Total yield, properties, %		7.0	4.3	1.9	4.6	9.8
of which direct yield, % <sup>1)</sup>		6.7	6.8	6.4	6.0	6.0
of which change in value, %		0.3	-2.5	-4.5	-1.4	3.8
Rental revenue, SEK per m <sup>2</sup>		1,557	1,543	1,500	1,439	1,399
Operating costs, SEK per m <sup>2</sup>		293	271	270	244	247
Maintenance costs, SEK per m <sup>2</sup> (including tenant adaptations)		205	206	183	204	192
Net operating profit in relation to administration income, %		61	62	62	61	60
Net operating profit, SEK/m <sup>2</sup>		979	986	955	909	866
Level of vacant space, area, %		3.5	3.8	3.7	3.1	3.5
Level of vacant space, rent, %		2.0	1.9	1.5	2.1	2.6
Fair value, properties, SEK per m <sup>2</sup> <sup>2)</sup>	2	14,645	13,896	14,207	14,713	14,695
<b>FINANCIAL KEY FIGURES</b>						
Return on equity after standard tax, % <sup>3)</sup>	4	8.6	4.0	0.7	4.9	12.9
Return on total assets, %	4	6.5	4.4	2.1	4.8	10.0
Interest-bearing net loan liability, SEK m		15,726	15,531	15,090	16,411	16,250
Equity ratio, %	5	47.5	47.3	46.5	47.8	47.2
Interest coverage ratio, %	6	741	841	347	362	388
Interest cost in relation to average capital in interest-bearing liability, %		1.8	3.6	3.5	3.6	2.5
Loan-to-value ratio, %	6	31.8	32.5	32.6	33.9	33.5
Internal financing level, %		151	165	222	106	111
Dividend, SEK m		1,207 <sup>4)</sup>	1,219	978	967	1,400
<b>CUSTOMERS AND PERSONNEL</b>						
Satisfied Customer Index (NKI)		69	70	70	69	69
Average number of employees		401	399	399	397	398
Satisfied Employee Index (NMI) ***		67	70	70	69	66

1) Excluding properties under construction.

2) Excluding the value of properties under construction and expansion reserves.

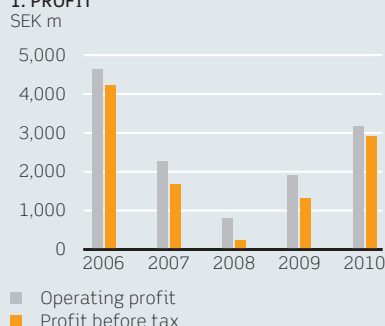
3) The owner's yield requirement is that the return on average equity should be equivalent to the five-year government bond interest rate plus 4.0 percentage points viewed over a business cycle. In 2010, the average five-year government bond interest rate was 2.3 per cent.

4) According to a proposal by the Board of Directors at the Annual General Meeting on April 27, 2011.

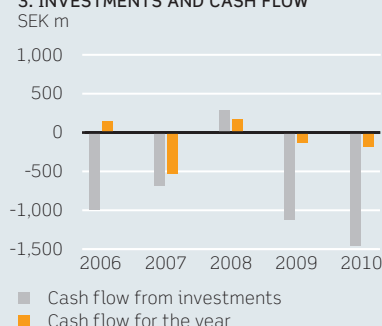


# Five-year summary

## 1. PROFIT



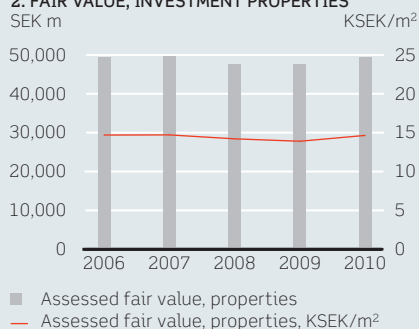
## 3. INVESTMENTS AND CASH FLOW



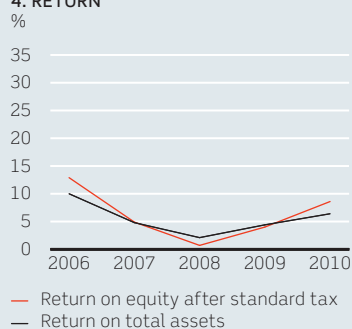
## 5. EQUITY RATIO



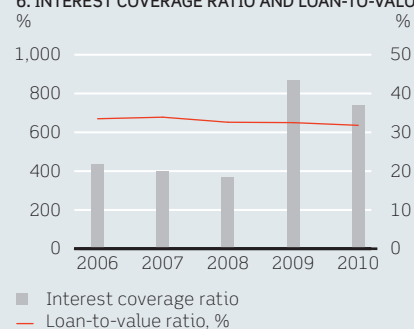
## 2. FAIR VALUE, INVESTMENT PROPERTIES



## 4. RETURN



## 6. INTEREST COVERAGE RATIO AND LOAN-TO-VALUE RATIO



## COMMENTS

### 1. Profit, SEK m

The Group's operating profit was SEK 3,184 million (1,906). The change in value of the property holdings for the year amounted to SEK 87 million (-1,208). The improvement in profit can be attributed mainly to the positive change in the value of investment properties compared with 2009. The net operating profit for the year fell slightly compared with the previous year and amounted to SEK 3,134 million (3,149). The profit before tax was SEK 2,921 million (1,330). Net financial income/expense for the year was SEK -263 million compared with SEK -576 million the previous year. The profit after tax amounted to SEK 2,124 million (972).

### 2. Fair value, investment properties

The assessed fair value amounted to SEK 49,497 million (47,723). There was a positive change in value amounting to SEK 106 million (-1,208). The financial crisis is now considered to have culminated. This has affected Swedish property companies, which for 2010 report a positive picture regarding the market value trend. Akademiska Hus has followed the changing view on the market of risk premiums in the valuation and has therefore reduced

both the direct yield requirements and cost of capital. Akademiska Hus property operations continued to be strong and steady. Apart from financial parameters, the value of a property is affected by the letting level/level of vacant space, rent level, net operating profit, length of lease, property category and type of customer and none of these factors deteriorated during 2010.

### 3. Investments and cash flow

Net investments for 2010 totalled SEK 1,623 million (1,395). Gross investment in investment properties amounted to SEK 1,719 million (1,385). Property sales took place during the year in Skinnskatteberg, Mölndal and Uppsala with a total sales sum of SEK 83 million (0).

The profit before tax was SEK 2,921 million and adjustments for items not included in the cash flow, unrealised values, properties, totalled SEK -106 million. Following a decrease in current receivables and an increase in current liabilities, cash flow from current operations was SEK 2,444 million. Investments had a negative impact on cash flow to the amount of SEK 1,459 million. The dividend for 2010 was SEK 1,219 million and reduced the cash flow from financing

operations. Cash flow for the year amounted to SEK -190 million.

### 4. Return

The return was 8.6 per cent on equity and 6.5 per cent on total assets. The target set by the owner of a return on equity equivalent to the average five-year government bond interest rate plus 4.0 percentage points amounted to 6.3 per cent and was thus achieved for the year. The target must be viewed over a business cycle.

### 5. Equity ratio

The equity ratio was 47.5 per cent (47.3). The high equity ratio is particularly reassuring in times of extreme uncertainty and financial concern. This means that the large project portfolio can to a considerable extent be financed through the company's own balance sheet.

### 6. Interest coverage ratio and loan-to-value ratio

The loan-to-value ratio was 31.8 per cent for the year. The interest coverage ratio was 741 per cent. Net financial income/expense for 2010 amounted to SEK -263 million, of which SEK 55 million referred to the change in the value of financial derivatives not included in the computation basis for the interest coverage ratio.

# Brighter future for knowledge environments

Visualisation is a highly effective means of mediating information. The fact is that almost three-quarters of the body's sense cells are to be found in the eyes. The Visualisation Centre in Norrköping is a meeting point for visualisation that combines cutting-edge research, industry, education and work in the public domain.



The Group's future cash flow is considered to be stable. A low level of vacant space and long leases with stable customers are success factors for the future. Rental revenue is expected to increase by SEK 97 million during 2011.

## THE PROPERTY AND NON-RESIDENTIAL PROPERTY RENTAL MARKET

During 2010, the investment market succeeded in regaining a great deal of the loss of turnover that occurred during and after the financial crisis. Strong economic development has contributed to an increased propensity among investors to take risks and financing potential has improved. Even if the turnover trend is positive the total transaction volume for 2011 will probably not reach the volumes seen in 2006 and 2007. This should, however, be seen as a healthy sign as the high turnover levels experienced in 2006 and 2007 were largely driven by speculation and anticipation of rapid increases in value. A market trend is that the number of potential investors in public properties is increasing. The tenant structure and payment capacity are playing an increasingly important role when making an investment assessment, which is also an advantage for Akademiska Hus as universities and colleges generally are long-term tenants with good payment capacity. Many of Akademiska Hus properties are considered to be of high quality and would attract considerable attention if they were to appear on the transaction market.

The general demand for premises during the autumn increased. As with previous upturns in the economy, this has taken place with a certain lag in relation to the improvement in the labour market. There is a reported increase in the number of prospective buyers and at present the risk of an increase in vacant space is considered to be limited. In 2010, the rent trend in the Stockholm CBD was positive whilst in Gothenburg and Malmö it did not change to any significant degree. As regards future development, the additional new non-residential floor space in Gothenburg and other towns and cities, as well as vacant premises in central locations in Malmö, will lead to a relatively stable rent level at these locations whilst in the Stockholm CBD the shortage of vacant, modern floor space will lead to upward pressure on rents as the economic climate continues to improve.

## LEASES AND VACANT SPACE

Rental revenue for 2011 is expected to increase by SEK 97 million. Among other things, it is the commissioning of investment properties that will increase rents.

PROFIT FORECAST	BUDGET FORECAST FORECAST			
	2010	2011	2012	2013
<b>HOLDINGS</b>				
Average rentable floor space, 1,000 m <sup>2</sup>	3,200	3,221	3,225	3,264
Level of vacant space as a percentage of total floor space	3.5	3.4	2.8	2.0
Property value, SEK m	49,497	52,308	56,303	59,378
Net investment in properties, SEK m	1,618	2,600	3,800	2,900

**KEY FIGURES**

Rental revenue, SEK/m <sup>2</sup>	1,557	1,583	1,624	1,659
Net operating income, SEK m	3,134	3,513	3,652	3,810
Net operating income, SEK/m <sup>2</sup>	979	1,090	1,132	1,167
Total yield, properties, %	7.0	6.9	6.7	6.6
of which direct yield, %	6.7	6.9	6.7	6.6
of which change in value, %	0.3	-1	-1	-1

**FINANCIAL KEY FIGURES**

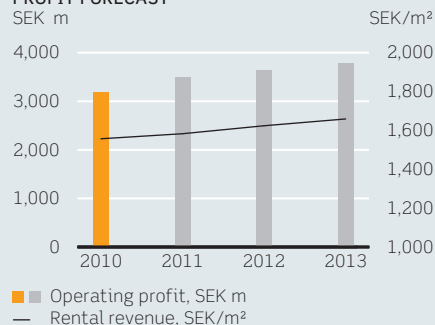
Operating profit, SEK m	3,184	3,489	3,627	3,785
Profit before tax, SEK m	2,921	2,921	3,019	3,025
Equity ratio, %	48	46	45	44
Return on equity, %	8.6	8.5	8.4	8.0
Return on capital employed, %	6.5	6.3	6.2	6.1
Dividend, SEK m	1,207 <sup>2</sup>	1,000	1,000	1,000
Interest coverage level, %	741	562	561	479

**SENSITIVITY ANALYSIS, SEK M**

Interest +/- 1 percentage point	189	189	203	217
Operating and maintenance costs +/- 1%	16	16	15	14
Rent +/- 1%	50	51	52	54

1) Change in value not forecast.

2) According to a proposal by the Board presented at the Annual General Meeting on April 27, 2011.

**PROFIT FORECAST**


The property Väckhuset 2 (Pedagogen) in Mölndal, with a total floor space of 36,000 square metres, was sold in 2010, reducing vacant space in 2011 in the Western region significantly. In Uppsala (Ultuna) vacant space during 2011 will rise as tenants move from old premises to new premises. No other major new blocks of vacant space are expected to materialise during 2011. Akademiska Hus's existing vacant space is to be found primarily in Kista, Ultuna and Lund. In Gothenburg, the Mathematics Centre, located beside the Chalmers campus and comprising 10,200 square metres, is vacant. Since 2005, work has been in progress to change the detailed development plan in order to allow the area to be transformed into a residential area with student housing and cooperative-owned apartments. The aim, after the new development plan has taken legal effect, is to sell the area to Stiftelsen Göteborgs Studenthem (SGS) and HSB. To support the development of Johanneberg Science Park, which was established in autumn 2009, Akademiska Hus intends to retain approximately two-thirds of the existing building. Vacant space in Kista totals 5,800 square metres. In the Ultuna area in Uppsala, where the main customer is

the Swedish University of Agricultural Sciences, the vacant space is largely in the form of small buildings of a low standard which for the most part cannot be let to another customer without substantial redevelopment. The long-term planning for the Ultuna Campus includes several major new constructions along with extensive demolition. Vacant space on the Ultuna Campus totals 11,800 square metres.

**ENERGY COSTS**

Electricity, heating and water make up a large proportion of the variable costs and the use of energy, apart from being a key environmental issue, is also a major cost that can be influenced.

Akademiska Hus's long-term objective when it comes to reducing energy use means that the volume of purchased energy per square metre will be reduced by 40 per cent by 2025 compared with 2000. Continued development of technical solutions will mean that the buildings will to a greater extent be able to produce their own energy and will thus be self-sufficient. In order to succeed with this we must work

continuously on both technical measures in property management and also involve our customers in this work.

A more detailed description of the Akademiska Hus sustainability programme, and in particular work on energy management, will be provided in the Group's Sustainability Report for 2010.

#### CONTINUED EXTENSIVE PROJECT WORK

Akademiska Hus project operations continue to increase and at the end of 2010 amounted to SEK 17,500 million (14,800). The increase can be attributed largely to additional projects at Albano and Biomedicum in Stockholm. The three projects amount to a total of approximately SEK 1,000 million. The increase has taken place at the same time that major projects such as the Karolinska Institute Science Park in Solna, Blåsenhus in Uppsala and the Biology Centre in Lund, were commissioned. In the Stockholm area there are investment projects at various stages in the decision-making process with a total value of SEK 8,300 million, of which the largest decided projects are the Karolinska Institute lecture theatre, the Public Health Building and a new College of Music. The substantial increase in the project volume makes demands on procurement, project management resources and financing opportunities. There could be a risk that the turnaround in the economy, coupled with a number of other major projects, primarily in Stockholm, could mean that project management and contracting resources become very congested sectors.

#### CHALLENGES 2011

The relatively rapid recovery in the economy has opened up potential for stable rent levels. This is taking place at the same time that competition for the Company's core tenants is increasing as they are stable and have long leases. A challenge in the future is that during 2011 the number of students in the 19–23 age range will fall and foreign students will be obliged to pay a fee to study in Sweden with effect from autumn 2011. There is, however, an increase in interest from foreign researchers to establish operations in Sweden as here there is a major focus on research in a wider range of areas compared with other countries. For Akademiska Hus, work will continue on the development of investment properties and on reducing management costs with the aim of retaining and reinforcing profitability and competitiveness.

Akademiska Hus is working to preserve customer relationships and to be attentive to demands and changes. Active work focusing on campus plans is something the Company regards as a success factor. This work is being conducted together with customers and municipal authority representatives. It is important in the face of increasing competition for students and researchers to make a campus area attractive by planning for interaction between different stakeholders, such as healthcare providers, sports facilities, local shops, cafes and restaurants. The large Akademiska Hus project portfolio makes significant demands on the internal organisation, both on the project side as well as in property management. As large buildings are commissioned the investment portfolio will become bigger than ever. This demands a great deal of the excellent working approach that has been adopted with optimal routines that are common to the whole Group.

#### FORECAST ASSUMPTIONS

Some 70 per cent of Akademiska Hus rental income is linked to changes in the Consumer Price Index, CPI. The index for

October 2010 was 305.6 compared with 301.1 for October 2009. In 2012, the CPI is expected to increase by 2 per cent and the increase for 2013 is also estimated at 2 per cent. In the forecast, cost increases for 2011, 2012 and 2013 are estimated at 2 per cent. The exception to the general assumption is the cost of electricity and energy, which has been costed at SEK 0.53/kWh for 2011 and is then expected to rise by 3 per cent. The increase in salaries for the period 2011–2013 has been estimated at 3 per cent per annum. The cost of capital for 2011 and 2012 is estimated at 3 per cent and for 2013 the estimate is 3.5 per cent. All assessments are made using October 2010 as the forecasting point. The assessment is that the CPI is particularly uncertain as the impact of major increases in interest rates will be significant.

#### EARNINGS FORECAST

The Group's expected future cash flow is expected to be stable. A low level of vacant space and long leases with stable customers are success factors for the future. Akademiska Hus is also active in the higher education and research segment, which has become increasingly attractive and has not been affected negatively by the current economic trend. Sweden as a knowledge nation is growing and an increase in demand from several customers has been noted for the development of new and existing premises. The profit before tax is forecast to be SEK 2,900 million for 2011. The forecast profit does not include any unrealised changes in value. Compared with 2010, rental revenue will increase by approximately SEK 100 million when major current new construction and redevelopment projects are commissioned. At the same time, the index changes will affect the rent trend negatively. The direct yield on assessed fair value is set at 6.9 per cent for 2011 compared with 6.7 per cent for 2010.

The equity ratio is estimated at 46 per cent for 2011, 45 per cent for 2012 and 44 per cent for 2013. The owner's requirement is an equity ratio of between 30 and 40 per cent.

The return on equity after standard tax should according to the owner amount to the average five-year government bond interest rate plus four percentage points. This ownership requirement for 2010 came to 6.3 per cent. For the period 2011–2013, the return on equity is expected to be just over 8 per cent.

# Regional overview

INCOME STATEMENT (SEK M)	SOUTH	WEST	EAST	UPP-SALA	STOCKHOLM	NORTH	OTHER OPERATIONS <sup>2)</sup>	2010	2009
Rental revenue	751	794	530	858	1,747	496	0	5,176	5,115
Costs <sup>1)</sup>	-392	-330	-169	-373	-561	-204	-13	-2,042	-1,966
Net operating income	359	465	361	485	1,185	293	-13	3,134	3,149
Change in value	174	-238	-262	25	363	25	0	87	-1,208
Operating profit	527	220	95	503	1,535	314	-10	3,184	1,906
<b>PROFIT FOR THE YEAR</b>	<b>326</b>	<b>64</b>	<b>12</b>	<b>277</b>	<b>912</b>	<b>185</b>	<b>349</b>	<b>2,124</b>	<b>972</b>
Direct yield	5.6 %	6.9%	8.3%	6.7%	6.4%	7.9%		6.7%	6.8%
Net operating profit level	48%	58%	68%	57%	68%	59%		61%	62%

## STATEMENT OF FINANCIAL POSITION (SEK M)

Assets (Total assets)	6,684	7,071	4,389	8,707	19,949	3,957	2,769	53,526	51,787
Liabilities	3,717	4,212	2,782	5,211	11,218	2,280	-1,303	28,117	27,310

## FACTS

Satisfied Customer Index (NKI)	67	66	78	66	67	74		69	70
Assessed fair value, SEK m	6,639	6,684	4,316	8,572	19,437	3,849		49,497	47,723
Assessed fair value, SEK/m <sup>2</sup>	12,968	12,636	11,731	13,048	20,795	9,907		14,645	13,896
Rentable floor space, m <sup>2</sup>	501,255	511,080	350,205	554,218	902,976	375,689		3,195,423	3,219,107
of which teaching premises	52%	65%	45%	32%	41%	58%		48%	48%
of which laboratory premises	33%	25%	35%	44%	34%	29%		34%	34%
Vacant space, area	3.3%	2.9%	2.2%	4.1%	4.5%	2.3%		3.5%	3.8%
Net investment, SEK m	96	54	104	676	567	124	1	1,623	1,395

1) Of which Operation - energy, fuel and water	97	98	66	140	204	56	-11	650	595
Operation - miscellaneous	43	46	25	59	92	25	0	289	271
Maintenance	189	97	50	121	112	88	0	657	657
Property administration	35	37	24	41	67	22	24	249	252

2) The large items under Other operations are essentially attributable to the allocation of Group financing.

CUSTOMER CATEGORIES, DECEMBER 31, 2010	TOTAL RENTED FLOOR SPACE, M <sup>2</sup>	PROPORTION, %	TEN LARGEST CUSTOMERS, DECEMBER 31, 2010	TOTAL RENTED FLOOR SPACE, M <sup>2</sup>	PROPORTION, %
Universities and colleges	2,560,887	80%	Lund University	329,474	10%
Other government authorities	108,793	3%	Uppsala University	282,846	9%
Chalmers	124,700	4%	Stockholm University	264,359	8%
Municipal authorities	18,569	1%	Gothenburg University	220,577	7%
Institutes and foundations	33,705	1%	Swe. Univ. Agricul. Science	202,596	6%
Others	236,799	7%	Royal Inst. of Technology	194,658	6%
Vacant space	111,970	4%	Linköping University	190,266	6%
<b>TOTAL</b>	<b>3,195,423</b>	<b>100%</b>	Umeå University	185,789	6%
			Karolinska Institute	169,391	5%
			Chalmersfastigheter AB	124,700	4%
			<b>TOTAL</b>	<b>2,164,656</b>	<b>67%</b>

## REGIONAL OVERVIEW

The market for Akademiska Hus is the country's 27 university and college locations. According to the National Agency for Higher Education definition there are 49 centres of education. The division is into centres of education with the right to award degrees on the undergraduate level, advanced level and research level and with the government as principal. These are designated universities. There are a total of 18 universities. In addition, there are three centres of education with the right to award degrees on the undergraduate level, advanced level and research level with a private principal. These are Chalmers University of Technology, the Stockholm School of Economics and Jönköping University. Of these, Akademiska Hus only represents Chalmers University of Technology. Akademiska Hus is by far the largest property owner specialising in these operating areas and has a market share of 64 per cent of the total floor space. Akademiska Hus focuses on centres of education

with the government as principal, which represents 92 per cent of the market for centres of education. If the Akademiska Hus market share were to be recalculated to only cover centres of education with the government as principal, the market share would be 69 per cent. It has a share of 74 per cent of the university towns and cities and 25 per cent of the college towns and cities.

The market presence for Akademiska Hus is stronger in the university towns and cities where it is represented except Östersund (Mid Sweden University) and Växjö (Linné University). Akademiska Hus operates in six of the 13 college towns and cities.

Akademiska Hus operations are divided into six regions in order to provide the customers with the best possible service. An overview of the most important figures for the different regions and the whole of Akademiska Hus can be seen in the tables above.

# Akademiska Hus representation

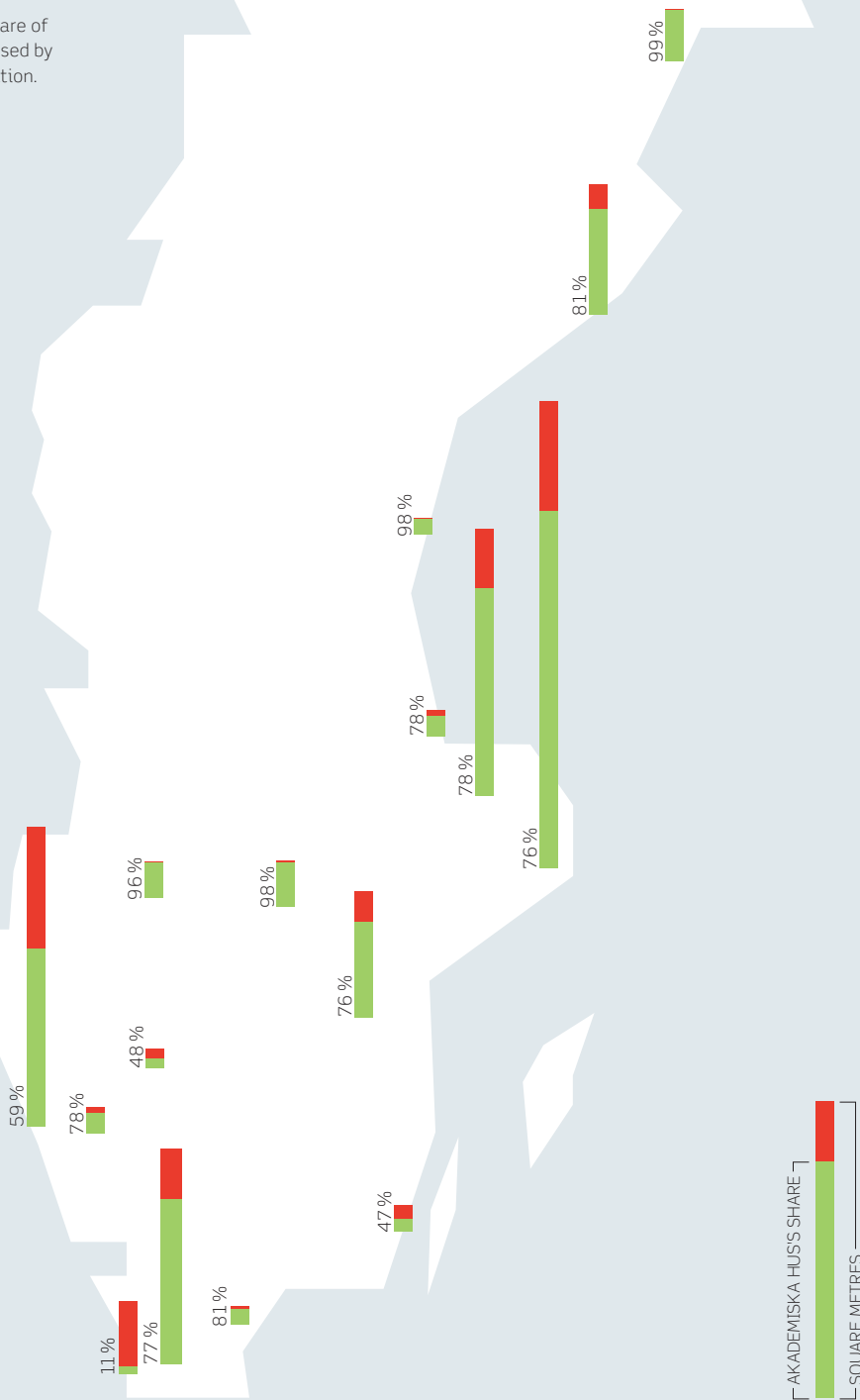
Akademiska Hus is represented in those areas and locations where Sweden as a knowledge nation is growing.



# Market share

Akademiska Hus operates at 29 locations throughout the country. Calculated as a proportion of the floor space for university and college premises, Akademiska Hus's market share is 64 per cent. In the development of Sweden as a knowledge nation the large, well-established university locations are of particular importance with their research. Akademiska Hus has therefore focused on establishing a stronger presence at these locations.

The map shows Akademiska Hus's share of the total number of square metres leased by universities and colleges at each location.





## EXPANDING REGION OF KNOWLEDGE

Development in the region is expected to remain positive in the future, which in turn is expected to have positive implications for industry and the property market. Demand is highest for modern, flexible office and education premises.

### MARKET

The majority of Akademiska Hus properties in the Southern Region are to be found in Lund. In Malmö, Akademiska Hus has the Faculty of Odontology.

### POPULATION AND THE LABOUR MARKET

Lund and Malmö continue to grow and the population in 2010 was 110,000 and 299,000 respectively. The rate of increase in the population of the Öresund region is above the average for Sweden. Lund has a relatively young population, which can be explained by the large number of students.

Unemployment in Lund is slightly lower than the national average, which can be attributed to the high proportion of students and to a sector structure that weathered the recession well. Astra Zeneca is leaving Lund, which means that around 900 jobs will disappear.

### COMMERCE AND INDUSTRY

In Lund, industry is characterised by a small number of large companies and organisations in education and research as well as health and welfare. Lund University, with its co-operation with successful research and development companies, has positioned Lund as an attractive city for high-tech companies. The Ideon Science Park is of major importance to industry and the city. The European Spallation

Source (ESS) and Max IV will be of key significance to the future growth and development of the city. Malmö has evolved from being an industrial city to a knowledge city and industry is typified by commerce and communications, company services and finance. The Öresund Bridge has been of great value to the city's industrial base. Several Danish companies have established operations in Malmö.

### PROPERTY MARKET

In Lund the property market is stable. Demand is mainly for modern, flexible office and education premises. In Malmö demand on the property market has stabilised after a downward period. Demand is mainly for modern office premises that are efficient in terms of use of floor space. The transaction volume has fallen although estimates show that rents and vacant space for modern, well-located premises will remain on virtually the same level. The direct yield in both Lund and Malmö for office premises in A locations is around 6.25 per cent. ESS and Max IV will have a tangible impact on the Lund property market. Astra Zeneca's move will mean that over 100,000 square metres of laboratory and office space will become vacant. Malmö's investment in the infrastructure will have a positive impact on the property market and there is a strong focus on the hubs that are developing around the City Tunnel.

### CUSTOMERS

Lund University is one of the foremost centres of learning in Sweden and is Akademiska Hus's largest customer. The University's premises have in recent years undergone extensive restructuring and renewal. Lund University has reported a surplus from its research and development operations in recent years and has been successful in its applications for research funding. Development in the future is expected to be positive, which it is anticipated will have implications for industry and the property market.

### THE REGION IN GENERAL

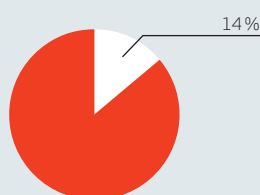
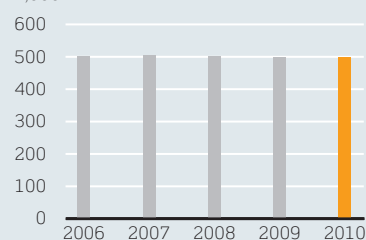
Kalmar and Kristianstad are two strong commercial towns with stable property markets. Kalmar University has now merged with Växjö University to form Linné University. The Swedish University of Agricultural Sciences carries on operations at the Faculty of Landscape Planning, Horticulture and Agricultural Science in Alnarp.

### RESULTS

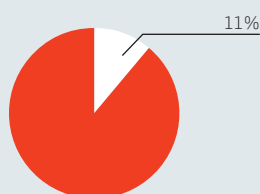
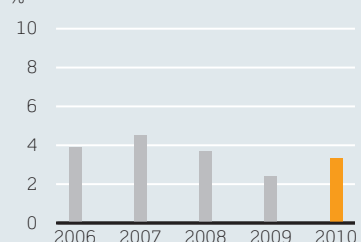
Rental revenue for 2010 was SEK 717 million (714) and net operating profit was SEK 359 million (408). Changes in value totalled SEK 174 million (23), operating profit was SEK 527 million (425) and profit after tax was SEK 326 million (245). The change in profit can be attributed largely to changes in the value of investment properties.



## RENTAL REVENUE, GROUP PROPORTION

RENTAL REVENUE  
SEK mFLOOR SPACE  
1,000 m<sup>2</sup>

## NET OPERATING PROFIT, GROUP PROPORTION

VACANT SPACE  
%NET OPERATING PROFIT  
SEK m

Vacant space totalling approximately 10,000 square metres arose in 2006 on the Lund University of Technology campus.

## LARGER URBAN CENTRES IN THE REGION

	LUND	LOMMA	KALMAR	KRISTIANSTAD	MALMÖ
Population, December 31, 2010	110,332	21,457	62,797	79,451	298,503
Increase in population 2010	1,154	456	434	782	5,625
Number of full-time students 2009	26,645	790	5,721	4,783	9,009
Rent level, A-locations, offices, SEK/m <sup>2</sup>	1,300-1,950	650-1,100	900-1,300	750-1,300	1,350-1,850
Rent trend	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged
Vacant space, %	2-10	0-5	5-7	6-11	6-10
Vacant space trend	Up	Unchanged	Up	Up	Unchanged

The rent level for Malmö refers to the inner city, outside the CBD. Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

## IMPORTANT EVENTS

The Biology Centre at Lund University was completed in 2010. The project was worth a total of SEK 316 million.

On the Lund University of Technology campus redevelopment is in progress of the Centre for Chemistry and Chemical Engineering, Building 3, and the Architecture Building.

In Lund, planning has commenced at Brunnsög, the area that will house both the ESS and Max IV facilities. Akademiska Hus is monitoring interest in establishing education and research operations in conjunction with these future facilities.

In Kalmar an enquiry is in progress into the future location of university premises and where our holdings can be affected.

## KEY FIGURES, SOUTHERN REGION

	2010	2009
Rental revenue, net, SEK m	717	714
Net operating profit, SEK m	359	408
Change in value, properties, SEK m	174	23
Operating profit, SEK m	527	425
Profit for the year, SEK m	326	245
Direct yield, %	5.6	6.6

## PROPERTY FACTS

	2010	2009
Average rentable floor space, m <sup>2</sup>	500,613	499,564
Vacant space, m <sup>2</sup>	16,769	11,927
Assessed fair value, properties, SEK m	6,639	6,365



## GROWTH IN THE WEST

Western Sweden is the region that has reported strong growth during the past decade. Following a period of recession, industry in Gothenburg is developing positively with increased growth in turnover and more jobs.

### MARKET

Akademiska Hus conducts operations in the region in Gothenburg, Borås, Karlstad, Skövde and Skara. In addition, there are a couple of small research stations on the coast, the Tjärnö Marine Biology Research Laboratory and the Kristineberg Marine Research Station.

### POPULATION AND THE LABOUR MARKET

Gothenburg has a population of 513,000 and the rate of increase is higher than the national average. The municipal area has a positive net influx. Gothenburg attracts a large proportion of highly educated workers. The number of redundancies and bankruptcies has fallen gradually and industrial life in Gothenburg has developed positively during the past year with good growth in turnover and an increase in the number of jobs.

### COMMERCE AND INDUSTRY

If Gothenburg is to retain its position as a city region it must continue to grow. During 2008, the government decided to invest in excess of SEK 1 billion in the infrastructure in Gothenburg in order to address the infrastructure problems. The industrial structure in Gothenburg has changed from being a city with a strong base in traditional industry into a city with a relatively high proportion of knowledge-intensive, high-tech companies.

Karlstad and the Karlstad region have a high commercial index and expertise focusing on

pulp, paper and packagings. Borås today is a commercial hub and has become a centre for design, development and trade in the textile industry.

### PROPERTY MARKET

The property market for non-residential premises in central Gothenburg is dominated by large, national and regional property companies as well as insurance companies. The leading operators in the city centre apart from Akademiska Hus include Castellum, Diligentia, Vasakronan and Wallenstam. Outside the centre, holdings are dominated by local and regional property companies.

During 2010 the rental market began showing positive signs with higher letting levels.

In Borås, there has been greater activity on the property market with an increase in demand. Industry in Borås developed positively during the past year with good growth in turnover, which in the long run will have a positive impact on demand for non-residential premises.

Karlstad has weathered the recession well and viewed over the past two years the level of vacant space has generally remained stable.

### CUSTOMERS

The University of Gothenburg has over 53,000 students and over 5,000 employees at 57 departments with approximately 70 course programmes. In terms of turnover, Gothenburg University is the second-largest centre of

education in Sweden after Lund University. The University of Gothenburg has been successful with regard to research funding. The University of Gothenburg and Chalmers University of Technology have intensified their collaboration and at Chalmers a further science park will be established.

Both in Karlstad and Borås the number of applications for courses remains high. The advantage at Karlstad University is that the housing market has had the capacity to provide accommodation for students moving into the town. Competition between the colleges and universities is very keen and for the smaller centres of education state grants are crucial to their survival, as are investments in research.

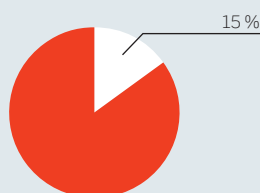
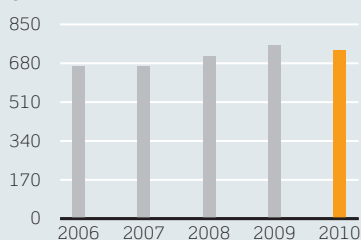
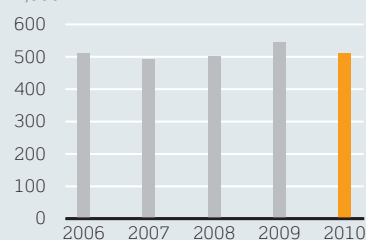
### THE REGION IN GENERAL

Skövde University has developed over the years and is popular among students. The highest number of applicants is for the Nursing Programme.

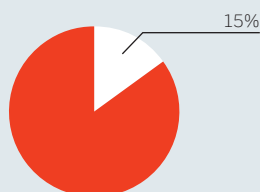
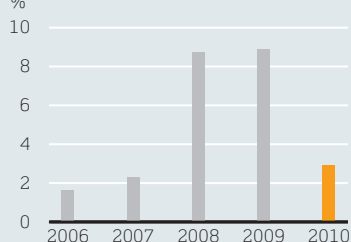
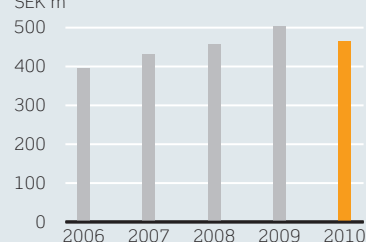
### RESULTS

Rental revenue for 2010 was SEK 737 million (761) and net operating profit was SEK 465 million (503). The decrease in rental revenue and net operating profit can be attributed primarily to lower upward indexing and higher operating and maintenance costs. Changes in value totalled SEK -238 million (-291). The operating profit was SEK 220 million (206) and profit after tax was SEK 64 million (69).

## RENTAL REVENUE, GROUP PROPORTION

RENTAL REVENUE  
SEK mFLOOR SPACE  
1,000 m<sup>2</sup>

## NET OPERATING PROFIT, GROUP PROPORTION

VACANT SPACE  
%NET OPERATING PROFIT  
SEK m

The increase in vacant space in 2008 is due to the repurchase of Växthuset 2 (the former Pedagogen building). The property has total floor space of 36,000 square metres and was sold in 2010.

## LARGER URBAN CENTRES IN THE REGION

	GOTHENBURG	BORÅS	SKARA	SKÖVDE	KARLSTAD
Population, December 31, 2010	513,338	103,218	18,326	51,327	85,646
Increase in population 2010	6,608	842	-147	345	911
Number of full-time students 2009	33,781	6,002	310	4,309	7,729
Rent level, A-locations, offices, SEK/m <sup>2</sup>	1,200-1,800	800-1,300	600-1,000	800-1,300	900-1,300
Rent trend	Up	Up	Unchanged	Unchanged	Unchanged
Vacant space, %	5-11	3-7	3-8	3-8	3-7
Vacant space trend	Down	Unchanged	Unchanged	Unchanged	Unchanged

Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

## IMPORTANT EVENTS

The sale of the property Mölndal Växthuset 2, also known as Pedagogen, took place at the end of the year.

The holdings in Skara where divested in February 2011.

## KEY FIGURES, WESTERN REGION

	2010	2009
Rental revenue, net, SEK m	737	761
Net operating profit, SEK m	465	503
Change in value, properties, SEK m	-238	-291
Operating profit, SEK m	220	206
Profit for the year, SEK m	64	69
Direct yield, %	6.9	7.3

## PROPERTY FACTS

	2010	2009
Average rentable floor space, m <sup>2</sup>	510,671	544,049
Vacant space, m <sup>2</sup>	15,058	48,582
Assessed fair value, properties, SEK m	6,684	6,869



## STRONG CAMPUSES IN THE EAST

Akademiska Hus Eastern Region carries on operations in Linköping, Norrköping, Örebro and Grythyttan. Here there are a number of Sweden's most popular centres of education and programmes.

### MARKET

Akademiska Hus properties in the Eastern Region are concentrated on very strong campuses.

### POPULATION AND LABOUR MARKET

Linköping and Norrköping make up the fourth largest city region and Örebro is the seventh largest municipality in Sweden. All the towns have reported an increase in population. The largest number of students is to be found in Linköping and Örebro.

### COMMERCE AND INDUSTRY

In Linköping, industry is characterised by modern food enterprises and high-tech research and development. There is very tangible co-operation between the university and Mjärdevi Science Park and this is very important to the development of Linköping. Mjärdevi Science Park is a research centre for knowledge and development-intensive companies and is adjacent to Linköping University.

In the past, Norrköping was primarily a traditional industrial city with several large companies. Over the years, however, the industrial base in Norrköping has become increasingly broader and more differentiated.

In Örebro, industry is characterised by a large number of small and medium-sized enterprises in a number of different sectors. Logistics, trade and advanced manufacturing are the most important sectors. Through Örebro's good communication location, the logistics industry has increased in significance to the future development and growth of the town.

### PROPERTY MARKET

The fact that Linköping and Norrköping are so close means that in terms of population the cities are relatively similar and that their property markets reflect similarities. In the city centres, the demand for modern, flexible premises is stable, which is reflected in the low level of vacant space. Outside the town centres, however, demand is falling, resulting in lower rent levels and higher levels of vacant space. In line with the improved economic climate in recent years, Mjärdevi Science Park has reported a rise in demand. Company forecasts for 2011 are very positive. According to reports there will be a need to employ 450 people during the year.

In Örebro the property market was not affected to any great extent by the recession. There is a state of equilibrium although the downturn in the economy resulted in a slight fall in the demand for office premises. For teaching and research premises, the level of vacant space in the immediate future is expected to remain unchanged.

### CUSTOMERS

Linköping University, one of the largest centres of education in Sweden, operates in both Linköping and Norrköping and has over 26,500 active students. The number of applicants in 2010 reached an all-time high with an increase of 4 per cent. Linköping University is one of the most attractive universities in Sweden. It offers a wide range of course programmes, many of which are ranked

as the very best of their kind in Sweden. The University has most continuing professional development programmes in the country and the students in Linköping are among those who establish themselves most rapidly on the labour market and have the highest average salary one year after graduating. The University is therefore considered to have good prerequisites for continuing to be one of the foremost universities in Sweden and one of the largest.

Örebro University is a relatively young university, changing from a college to university in 1999. The University will commence a medical programme in 2011. Many of the teaching premises are new and are of a very high standard. The housing situation is also relatively good. A great deal of the student accommodation is also on campus, which sets Örebro apart from many other university towns and cities.

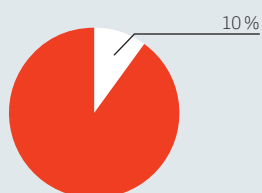
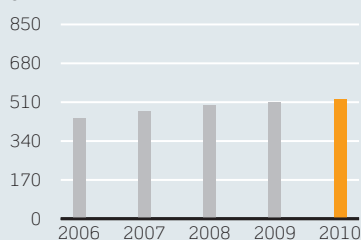
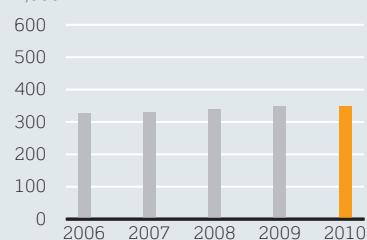
### THE REGION IN GENERAL

A 10-year lease has been signed with Linköping University for the construction of an Electron Microscope Laboratory on the Valla Campus.

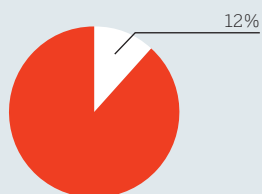
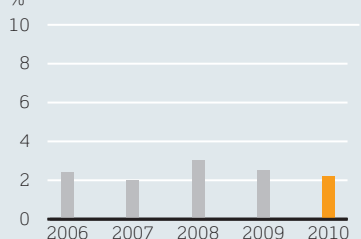
### RESULTS

Rental revenue for 2010 was SEK 523 million (509) and net operating profit was SEK 361 million (361). Changes in value totalled SEK -262 million (-159). The operating profit was SEK 95 million (198) and profit after tax was SEK 12 million (97).

## RENTAL REVENUE, GROUP PROPORTION

RENTAL REVENUE  
SEK mFLOOR SPACE  
1,000 m<sup>2</sup>

## NET OPERATING PROFIT, GROUP PROPORTION

VACANT SPACE  
%NET OPERATING PROFIT  
SEK m

## LARGER URBAN CENTRES IN THE REGION

	LINKÖPING	ÖREBRO	NORRKÖPING
Population, December 31, 2010	146,422	135,458	129,985
Increase in population 2010	1,922	1,680	886
Number of full-time students 2009	12,891	8,613	4,297
Rent level, A-locations, offices, SEK/m <sup>2</sup>	950-1,500	900-1,600	850-1,400
Rent trend	Unchanged	Unchanged	Unchanged
Vacant space, %	2-5	1-5	1-5
Vacant space trend	Down	Unchanged	Down

Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

## IMPORTANT EVENTS

The Visualisation Centre in Norrköping was opened in 2010.

## KEY FIGURES, EASTERN REGION

	2010	2009
Rental revenue, net, SEK m	523	509
Net operating profit, SEK m	361	361
Change in value, properties, SEK m	-262	-159
Operating profit, SEK m	95	198
Profit for the year, SEK m	12	97
Direct yield, %	8.3	8.1

## PROPERTY FACTS

	2010	2009
Average rentable floor space, m <sup>2</sup>	349,337	347,458
Vacant space, m <sup>2</sup>	7,581	8,819
Assessed fair value, properties, SEK m	4,316	4,471



Pedagogikum in Uppsala.

## ACADEMIA AND A CULTURAL ENVIRONMENT

In Uppsala, there is the interface between the old and historical and the modern. The University, the oldest in the Nordic region, is always high up the ranking list in Europe. Akademiska Hus is working in the long term in order to offer the best conditions for education and research.

### MARKET

Apart from central Uppsala, Akademiska Hus has operations in Ultuna for the Swedish University of Agricultural Sciences and in Gävle for Gävle University College.

### POPULATION AND LABOUR MARKET

Uppsala, the fourth largest city in Sweden, is growing dramatically and the population now stands at 198,000 (194,000). The labour market in Uppsala is relatively good. The industrial structure includes many people employed in the public sector, a highly efficient service sector and a relatively large proportion of operations, such as the pharmaceutical industry, which are not particularly susceptible to fluctuations in the economic climate. Unemployment in Uppsala is the lowest in the country. The population of Gävle is 95,000 (94,000) and the level of unemployment is higher than the national average.

### COMMERCE AND INDUSTRY

Uppsala is dominated by the service sector although the engineering, pharmaceutical, food and graphics industries are also well represented. Manufacturing industry is largely high-tech with strong links to research at the University. The public sector is the largest employer. The two universities in the municipal area provide good access to qualified labour. In Gävle, industry is dominated by companies in the health and welfare sector as well as commerce and communications.

### PROPERTY MARKET

Uppsala fared relatively well during the recession. The level of vacant space is quite low and rent levels have not been affected to any significant extent. The area around the travel centre has expanded following new construction, which has generally raised the rent levels in A-locations. The most probable scenario is that good B-locations will thus have slightly higher rent levels when the economy once again begins to gather momentum. Proximity to research and education and the increasing pressure on the University are having a positive effect on the Uppsala office market. In Gävle, the level of vacant space is relatively stable although it is likely to rise. Gävle University College is currently moving operations to newly constructed premises which will lead to a certain review of existing property holdings.

### CUSTOMERS

Uppsala University is Akademiska Hus's largest customer in the region. Focused, long-term work on offering the best conditions for education and research has made Uppsala University one of the highest ranking universities in northern Europe. Akademiska Hus has just completed new premises for teacher training, pedagogics and psychology on the Blåsenhus block, which is developing into a central, attractive campus for Uppsala University. New premises for the University management and administration

are planned for the area. Akademiska Hus is working together with the Swedish University of Agricultural Sciences to realise a total transformation of the Ultuna Campus. The campus is now considerably more cohesive and efficient in terms of use of premises. In total, planned investment in Ultuna will amount to SEK 2.5 billion with completion scheduled within five years. In 2011 the Bio Collage Centre and the Land-Water-Environment Centre will be completed as the first phases in the area. Gävle University has a strong regional recruitment of students but has also invested a great deal in distance learning.

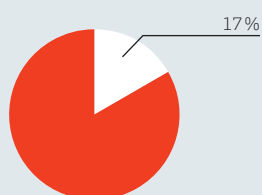
### THE REGION IN GENERAL

A large number of construction projects are currently in progress in Uppsala, including a new travel centre surrounded by new hotels, offices and housing. A new multi-arena for sports and entertainment events is planned.

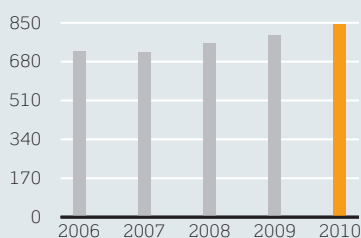
### RESULTS

Rental revenue for 2010 was SEK 845 million (796) and net operating profit was SEK 485 million (411). The increase in the net operating profit can be attributed mainly to an increase in rental income. Changes in value totalled SEK 25 million (-88). The operating profit totalled SEK 503 million (317). The increase is due mainly to an increase in income and a positive change in value. Profit after tax was SEK 277 million (169).

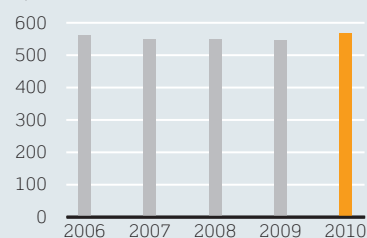
RENTAL REVENUE, GROUP PROPORTION



RENTAL REVENUE  
SEK m

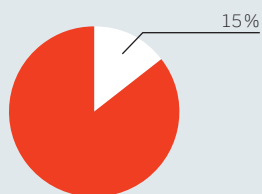


FLOOR SPACE  
1,000 m<sup>2</sup>

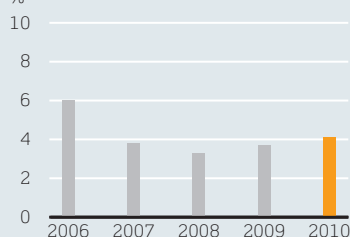


Projects brought into operation during 2009 increased the rental revenue.

NET OPERATING PROFIT, GROUP PROPORTION



VACANT SPACE  
%



NET OPERATING PROFIT  
SEK m



Increased maintenance costs in projects during 2009 reduced the net operating profit.

ANNUAL REPORT 2010

LARGER URBAN CENTRES IN THE REGION

	UPPSALA	GÄVLE
Population, December 31, 2010	197,646	95,018
Increase in population 2010	3,211	763
Number of full-time students 2009	22,995	5,703
Rent level, A-locations, offices, SEK/m <sup>2</sup>	1,200-2,200	900-1,500
Rent trend	Up	Unchanged
Vacant space, %	4-8	3-7
Vacant space trend	Unchanged	Unchanged

Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

IMPORTANT EVENTS

On the Ultuna Campus plans are under way for a new Veterinary and Domestic Animal Centre. The investment is expected to be SEK 1,400 million and will comprise approximately 45,000 square metres. The project will incorporate the country's only university animal hospital.

An implementation agreement has been signed with the Association of Local Authorities regarding the construction of the Skandion Clinic, which is a medical treatment facility within the field of oncology and where proton therapy is used as a radiation method.

KEY FIGURES, UPPSALA REGION

	2010	2009
Rental revenue, net, SEK m	845	796
Net operating profit, SEK m	485	411
Change in value, properties, SEK m	25	-88
Operating profit, SEK m	503	317
Profit for the year, SEK m	277	169
Direct yield, %	6.7	6.0

PROPERTY FACTS

	2010	2009
Average rentable floor space, m <sup>2</sup>	568,195	546,219
Vacant space, m <sup>2</sup>	22,938	21,278
Assessed fair value, properties, SEK m	8,572	7,816



## INVESTMENT IN THE FUTURE

The investment in the development of the Karolinska - Norra Station area into one of the foremost Life Science areas in the world will continue through to 2025. At least SEK 50 billion will be invested, making this one of the largest ever projects undertaken in Sweden.

### POPULATION AND LABOUR MARKET

The population of the County of Stockholm is approximately 2 million and there are around 3.9 million within commuting distance in the eastern part of central Sweden. There is a strong growth in population.

The labour market in Stockholm is relatively speaking better than the country in general, which can be explained to a certain extent by the more service-oriented labour market. The level of unemployment among young people in Stockholm is also lower than the national average.

### COMMERCE AND INDUSTRY

Financial operations have made their mark on Stockholm although commerce and communications are also important to the future development and growth of the city. Commerce and industry have been successful and are growing although this has been held back by the construction of new housing, which has failed to keep pace. Centres of education are an important means of attracting new companies to establish operations in the region and to raise the appeal of the region.

### PROPERTY MARKET

Stockholm recovered quickly from the financial crisis. The level of vacant office space is falling. Rents are also rising and are now the highest in Scandinavia. Major infrastructure projects are at the planning or construction

stage, several very large housing areas are being created, two large arenas are being built and plans for the Slussen project are taking shape. All these projects could lead to a risk of an overheated property and construction market.

### CUSTOMERS

Akademiska Hus's biggest customers in Stockholm are Stockholm University, the Royal Institute of Technology and the Karolinska Institute. Global competition means that the Stockholm region's three largest centres of education are coming closer to each other. A number of joint projects and the location of similar operations are planned. In a number of lists, Stockholm University and the Karolinska Institute are ranked among the top 100 centres of education in the world. Stockholm University is one of the country's largest centres of education and this position shows no signs of weakening. The University has a strategic position and its broad range of courses and programmes has meant that it is one of the most attractive in Sweden. The Royal Institute of Technology has a strong position in Europe as a university of technology and the Karolinska Institute is today one of the most important medical universities in Europe. It is also the largest centre for medical education and research in Sweden.

### THE REGION IN GENERAL

Akademiska Hus enjoys a strong market position in Stockholm and is not influenced by fluctua-

tions in the economy to the same extent as other property owners. With the increasing pressure on applications for college and university places in Stockholm, in combination with a net influx into the city, the assessment is that this market position will be retained. In order to expand, however, redevelopment and expansion of the property holdings is required. With the major investments being made in, for example, the Albano area, Akademiska Hus can respond to this demand and thus further improve its position on the Stockholm market.

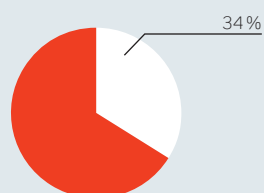
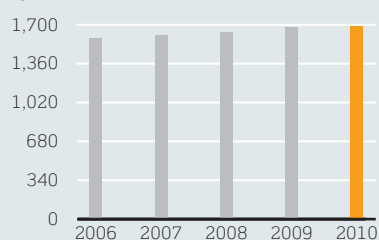
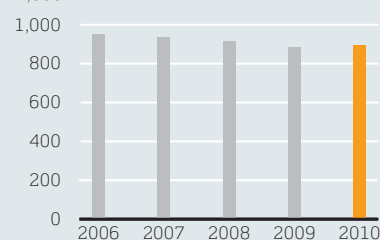
A number of extensive urban development and infrastructure projects are taking place in the region including the construction of Norra Länken, Citybanan, the covering over of the Norra Station area and expansion of the Albano area. Several of these are adjacent to Akademiska Hus campuses, which will create potential for our strategic property development.

### RESULTS

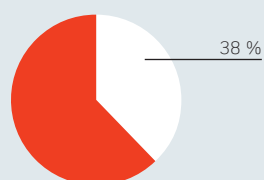
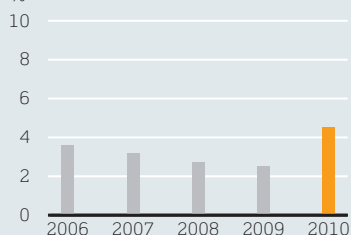
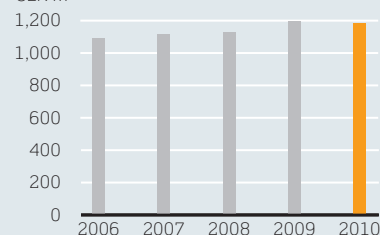
Rental revenue and net operating profit for 2010 were in line with the figures for 2009. Rental revenue totalled SEK 1,682 million (1,677) and net operating profit totalled SEK 1,185 million (1,193). Changes in value totalled SEK 363 million (-454), which is a substantial improvement. The operating profit was SEK 1,535 million (728), which can be attributed mainly to the positive change in value. Profit after tax was SEK 912 million (307).



## RENTAL REVENUE, GROUP PROPORTION

RENTAL REVENUE  
SEK mFLOOR SPACE  
1,000 m<sup>2</sup>

## NET OPERATING PROFIT, GROUP PROPORTION

VACANT SPACE  
%NET OPERATING PROFIT  
SEK m

## FACT FILE: STOCKHOLM

Population, December 31, 2010	845,777
Increase in population 2010	18,290
Number of full-time students 2009	45 645
Rent level, A-locations, offices, SEK/m <sup>2</sup>	2,700–3,900
Rent trend	Up
Vacant space, %	5–8
Vacant space trend	Down

Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

## IMPORTANT EVENTS

Several investment decisions were reached during the year regarding new construction projects, including the KI Hall, Gamma, the final 'oval' at the Karolinska Science Park and the expansion of the Public Health Building. In addition, there are various redevelopment projects, the largest of which is the redevelopment of Elektrum 3 in Kista on behalf of Swerea KIMAB.

During the year the Company also acquired the Red Cross Hospital, which will be renovated and adapted to the work of the Royal Institute of Technology.

## KEY FIGURES, STOCKHOLM REGION

	2010	2009
Rental revenue, net, SEK m	1,682	1,677
Net operating profit, SEK m	1,185	1,193
Change in value, properties, SEK m	363	-454
Operating profit, SEK m	1,535	728
Profit for the year, SEK m	912	307
Direct yield, %	6.4	6.7

## PROPERTY FACTS

Average rentable floor space, m <sup>2</sup>	896,468	882,834
Vacant space, m <sup>2</sup>	41,085	21,848
Assessed fair value, properties, SEK m	19,437	18,504



## FULLY LET IN THE NORTH

The Northern Region covers a large proportion of the total land area in Sweden. Akademiska Hus has properties in Kiruna, Luleå, Umeå and Sundsvall, which are heading towards a situation where all premises are fully let.

### MARKET

Almost 90 per cent of Akademiska Hus property holdings in the Northern Region are to be found in the two strong Norrland towns of Umeå and Luleå.

### POPULATION AND LABOUR MARKET

The population of Umeå is approximately 115,000 and in Luleå approximately 74,000. Employment in Umeå has improved during the past year following a move by Volvo Trucks to begin re-employing workers along with the general turnaround in the economy. The University is also an important employer, working at full pace. Luleå has a slightly higher level of unemployment, which can be explained to a certain extent by the effects of the financial crisis on heavy industry and the public sector.

### INDUSTRY

Umeå is a successful city and has grown more than the majority of other Swedish cities during the 2000s. The municipal authority and the county council are by far the most important employers in Umeå. In Umeå there are two universities and a rich and varied cultural life. Industry in Luleå is strong in many respects although industry is still dominated by the steel, timber and paper industries.

### PROPERTY MARKET

In recent years the Umeå property market has developed positively. The yield requirements are low for residential, retailing and office

premises. There is a relatively low level of vacant space. The property market in Umeå is considered to have long-term potential. A successful university and hospital in combination with a good corporate climate is attracting property investors. The major infrastructure investments that are taking place will increase the appeal of the city.

In Luleå, the demand for office premises has been very good in recent years and up to now the city has weathered the financial crisis well. Rent levels are stable and the level of vacant space is relatively low. In recent years the addition of office or education premises has been limited, which has meant that vacant space in older holdings has not increased either. Demand for residential property continues to be high and there is a housing shortage.

### CUSTOMERS

Umeå University has approximately 34,000 students and 4,000 employees, which makes the university one of the larger centres of education in the country. A cause for concern in the development of Umeå University is a possible housing shortage, which could cause students to apply to other universities. In the 'Collaboration Building' on the university campus, companies and organisations can rent premises in order to get closer to activities on the university campus.

Luleå University of Technology has in recent years noticed an increase in the number of full-year students. Since the substantial drop in the middle of the 2000s, a focused,

resolute working process has been employed and the trend has been reversed. A major reorganisation of the departments in 2010 will further reinforce the focus and improve efficiency at Luleå University of Technology.

Sundsvall has reported a steady rate of growth and Mid Sweden University and the Åkroken Campus are important factors in the development of Sundsvall.

Characteristic of all towns in the north is that they are moving towards a situation where all premises will be fully let in 2012. All the universities in the region are experiencing some degree of overcrowding, which will put Akademiska Hus in an advantageous position in the years to come.

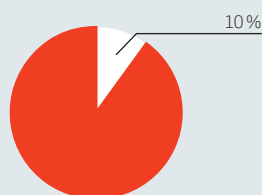
### THE REGION IN GENERAL

Umeå municipal authority has invested a great deal in the infrastructure to give the municipal area a chance to continue growing and developing. The Bothnia Railway is a good example. Major investments are being made to develop Umeå as the natural transport and logistics hub for northern Scandinavia.

### RESULTS

Rental revenue totalled SEK 480 million (472) and net operating profit SEK 293 million (281). Changes in value totalled SEK 25 million (-240). The operating profit was SEK 314 million (37) and can be attributed mainly to the positive change in value. Profit after tax was SEK 185 million (-8).

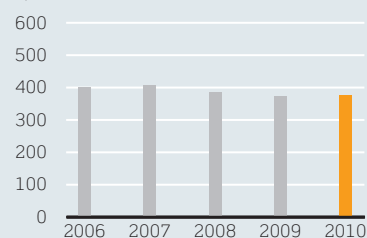
RENTAL REVENUE, GROUP PROPORTION



RENTAL REVENUE  
SEK m

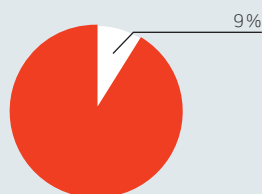


FLOOR SPACE  
1,000 m<sup>2</sup>

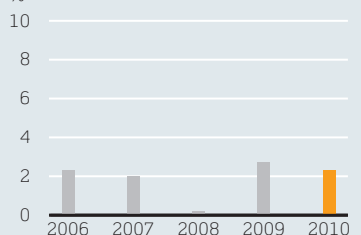


The entire holdings were sold in 2008, which led to a reduction in rental revenue.

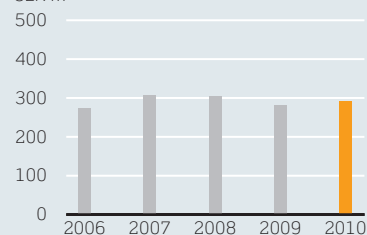
NET OPERATING PROFIT, GROUP PROPORTION



VACANT SPACE  
%



NET OPERATING PROFIT  
SEK m



Vacant space totalling 6,000 square metres in Umeå and 3,000 square metres in Luleå arose during 2009.

ANNUAL REPORT 2010

LARGER URBAN CENTRES IN THE REGION

	UMEÅ	LULEÅ	SUNDSVALL	KIRUNA
Population, December 31, 2010	115,229	74,171	95,794	22,916
Increase in population 2010	1,288	263	326	-58
Number of full-time students 2009	15,860	6,372	5,705	0
Rent level, A-locations, offices, SEK/m <sup>2</sup>	1,100-1,400	850-1,300	900-1,300	600-1,100
Rent trend	Up	Up	Unchanged	Up
Vacant space, %	2-5	2-6	3-7	5-10
Vacant space trend	Unchanged	Unchanged	Up	Unchanged

Source: Statistics Sweden, National Agency for Higher Education and NAI Svefa.

IMPORTANT EVENTS

Two of the major events during the year were the opening of the Campus Athletics Arena and the Central Park Room in Umeå.

Luleå University of Technology is expanding and in 2011 will take back all vacant space on the Luleå Campus.

KEY FIGURES, NORTHERN REGION

	2010	2009
Rental revenue, net, SEK m	480	472
Net operating profit, SEK m	293	281
Change in value, properties, SEK m	25	-240
Operating profit, SEK m	314	37
Profit for the year, SEK m	185	-8
Direct yield, %	7.9	7.5

PROPERTY FACTS

	2010	2009
Average rentable floor space, m <sup>2</sup>	374,571	373,125
Vacant space, m <sup>2</sup>	8,539	9,983
Assessed fair value, properties, SEK m	3,849	3,697

## Leases and customer requirements

The Nanolab in Lund is one of the world's most advanced laboratories. Construction was complicated as the laboratory needed to be sealed particularly well to ensure no air was allowed to enter that would affect the temperature and to prevent dirt from entering that would affect the level of cleanliness. Some of the instruments also require a total absence of vibration.



Akademiska Hus has long leases with universities and colleges. This makes it possible to make major investments, work in the long term and build up good customer relations.

### LEASES

The Akademiska Hus contract portfolio is characterised by long leases, mainly with universities and colleges.

At the end of 2010, the average remaining lease term was 5.5 years (5.4). The average term for newly signed leases is ten years. For larger, complex specialist buildings, for laboratories and research operations, a lease is normally required which repays a large proportion of the investment within the term of the lease, which is ten years or more. The reason for this is that it is difficult to find alternative uses for the premises without substantial redevelopment. The reason for the falling lease term is that a large proportion of the Akademiska Hus property holdings were built up during the 1990s through major new construction and redevelopment as well as large-scale refurbishment, often with long leases of 10 years or more. Several of these leases have now fallen due for renewal and in conjunction with renegotiations were replaced by shorter leases, often for three years, as the customer sought greater flexibility.

Akademiska Hus has 1,452 leases with a total rental value (current rent) of SEK 4,511

million with a total floor space of 3,195,423 square metres. The average lease is for 2,201 square metres with an annual rent of SEK 3.1 million.

During 2010, 9 per cent of the lease portfolio was renegotiated, equivalent to almost SEK 400 million in rental value. During 2011, a total of 214 leases will be renegotiated, equivalent to 15 per cent of the total number of leases although only 9 per cent of the lease value.

In conjunction with renegotiations the renewal structure is taken into account with the aim of achieving an even spread over time to minimise the time risk. Over the next few years there is a good spread in the lease renewal structure.

### RENTAL REVENUE

Fully leased, rental revenue, including supplements for 2010, was SEK 5,122 million (5,056). Renegotiations during the year at a number of locations have resulted in unchanged or slightly reduced rent levels. At a number of locations renegotiations have led to a rise in rents. The attractiveness of universities and colleges as customers has led to greater competition, which means that largely un-

changed rent levels in conjunction with renegotiations is considered satisfactory.

Rental revenue is on average SEK 1,557 per square metre (1,543) and has increased over the past five years as a result of investments in the property holdings. The rent level varies between SEK 1,281 per square metre in the Northern Region and SEK 1,877 per square metre in the Stockholm Region. The difference can be attributed largely to different market conditions but also to the fact that the mixture of leased premises varies between the regions. A higher proportion of laboratories means increased rent levels.

The proportion of laboratories is on average 34 per cent but varies between the regions. The Western Region has 25 per cent laboratories whilst in the Uppsala Region the figure is as high as 44 per cent.

### LETTING AND VACANCY LEVELS

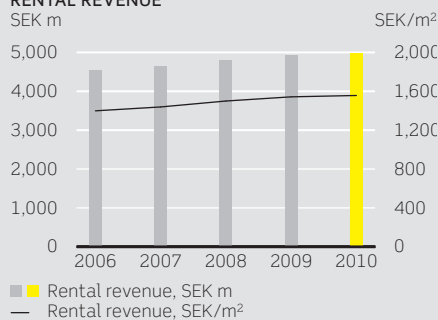
The Akademiska Hus specialisation in premises for universities and colleges in combination with the growth that has taken place in the higher education sector over the past 15 years has contributed to a very high letting level, 96.5 per cent.

# RESULTS: LEASES, INCOME AND VACANT SPACE

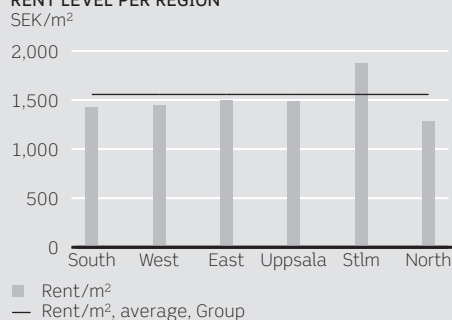
AKADEMISKA HUS

2010

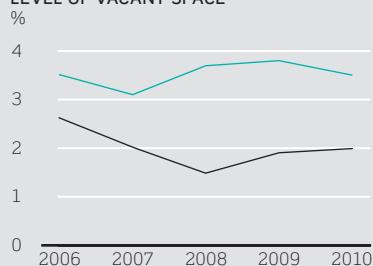
## RENTAL REVENUE



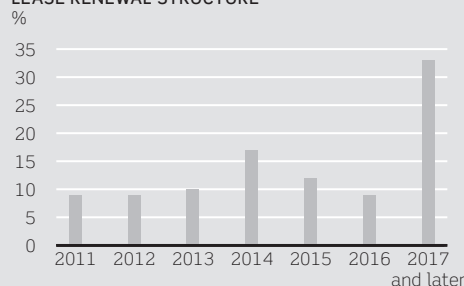
## RENT LEVEL PER REGION



## LEVEL OF VACANT SPACE



## LEASE RENEWAL STRUCTURE



— Level of vacant space, rent cost for the year  
 — Level of vacant space, floor space, at the end of each year

VACANT SPACE 31-12-2010	LOCATION	PROPERTY	M² PROPORTION	SEK M PROPORTION
RENTABLE	Gothenburg	Mathematics Centre, Chalmers	10,259	14.2
	Linköping	Terra	5,657	5.1
	Stockholm	Electrum 1	3,977	6.4
	Uppsala	Limnologen	2,478	2.0
	Stockholm	Wallenberg Laboratory	2,302	1.2
	Luleå	A-Building	2,215	2.7
	Stockholm	Forum	1,967	2.3
	Linköping	Galaxen	1,924	1.6
	Stockholm	Konnradsberg	1,808	1.5
	Stockholm	Mechanical Engineering	1,420	1.0
	Gothenburg	Zoology	1,263	1.5
	Uppsala	C4 office	1,242	0.6
	Lund	KF Sigma	1,129	0.6
	Stockholm	Equipment Building, Chemistry	1,107	1.6
	Stockholm	DI Tre Vapen	1,095	1.4
	Gothenburg	C-Building	1,086	0.7
	Uppsala	Aula Magistern	1,043	0.4
Other	Other properties	9,663	25.0	
<b>Total rentable vacant space</b>			<b>51,635</b>	<b>69.7</b>
			1.6%	1.4%
SPACE NOT AVAILABLE FOR RENT <sup>1)</sup>	Stockholm	Electrum 3	10,980	7.7
	Stockholm	Civil engineering	7,865	2.0
	Umeå	ALI	5,834	4.7
	Stockholm	Swartling	1,656	0.0
	Uppsala	BMC	1,396	1.8
	Stockholm	Chemistry	1,296	2.5
	Other	Other properties	6,747	4.6
<b>Total space not available for rent</b>			<b>35,774</b>	<b>23.3</b>
			1.1%	0.5%
RENTABLE SPACE OF MINOR ECONOMIC VALUE	Lund	Chemistry & Chemical Engineering Building 4	6,231	0.5
	Lund	Mechanical Engineering	2,700	1.1
	Uppsala	Clinical Centre Building 3	2,536	1.6
	Uppsala	Information Technology Centre	2,052	0.5
	Uppsala	Clinical Centre Building 4	1,723	1.2
	Lund	UB 4	1,507	0.2
	Alnarp	Stora Logen	1,287	0.1
Other	Other properties	6,525	3.9	
<b>Total rentable vacant space of minor economic value</b>			<b>24,561</b>	<b>9.1</b>
			0.8%	0.2%
<b>TOTAL</b>			<b>111,970</b>	<b>102.1</b>
			<b>3.5%</b>	<b>2.0%</b>

1) Total space not available for rent is space where redevelopment is taking place for a new tenant.

## LEASE RENEWAL STRUCTURE

RENEWAL YEAR	NUMBER OF LEASES	CURRENT RENT	PROPORTION OF LEASES	PROPORTION OF RENT
2011	214	477,897	15 %	9 %
2012	304	449,101	21 %	9 %
2013	216	459,732	15 %	10 %
2014	203	724,724	14 %	17 %
2015	76	525,478	5 %	12 %
2016	49	359,415	3 %	9 %
2017 and later	390	1,514,191	27 %	33 %
<b>TOTAL</b>	<b>1,452</b>	<b>4,510,538</b>	<b>100 %</b>	<b>100 %</b>

## LEASE PERIODS, REGIONS

REGIONS	AVERAGE LEASE TERM, YEARS	AVERAGE REMAINING LEASE TERM, YEARS
South	10.1	5.2
West	11.3	6.2
East	10.0	4.1
Uppsala	10.5	5.4
Stockholm	10.4	6.0
North	8.1	4.8
<b>TOTAL</b>	<b>10.3</b>	<b>5.5</b>

The growth that has taken place within the higher education sector has also brought with it a substantial need for premises, which has been met through new construction. Often it has been a case of specialist buildings for laboratory and research activities, resulting in long leases of ten years or more.

Through to 2008, the need in the higher education sector for premises fell and many customers reviewed their requirements. With the emergence of the recession in 2008, however, the pressure of applications for places increased and several customers are planning new construction, which is noticeable in our project operations. This was particularly apparent in the Uppsala and Stockholm regions. At the same time, older, less modern premises became vacant as they do not match up to the education and research environments envisaged for the future.

The total holdings at the end of 2010 amounted to 3,195,423 square metres, of which 3,083,453 square metres, or 96.5 per cent, have been let.

Vacant space amounted to 111,970 square metres (122,437), equivalent to 3.5 per cent (3.8). The loss of rental revenue resulting from the vacant floor space is valued at SEK 102 million, giving a financial level of vacant space of 2.0 per cent. The difference between the financial level and the floor space-based level of vacant space can be explained by the fact that a large proportion of the vacant space is in simpler premises with a rental value that is lower than average. Of the vacant space, 22 per cent comprises smaller premises of minor economic value. The rental value for these premises amounts to only 9 per cent of the total vacant space rental value. This vacant space is not directly available for letting and in several cases investigations are under way regarding demolition or the

properties being used temporarily for other purposes.

Based on the dialogue which is taking place with the Company's customers and the forecasts made for the letting of vacant premises, the level of vacant space is between 3.0 per cent and 4.0 per cent over the next few years. Stockholm will have a reduction in vacant space as redevelopment projects are completed. The Ultuna Campus in the Uppsala Region looks as if it will remain on the same level even if the Swedish University of Agricultural Sciences moves from old to new premises. However, the situation differs between the regional companies and there are variations on local markets.

## VACANT SPACE PER REGION

In the Northern Region there is vacant space totalling approximately 8,000 square metres. The largest block of vacant floor space comprises ALI in Umeå, totalling 5,834 square metres and which cannot be let. ALI will be let and is currently being redeveloped for other activities. In Luleå, 2,215 square metres of floor space in the A Building are currently vacant. Letting work is in progress.

The Uppsala Region has acquired more vacant floor space in recent years, primarily in Ultuna. The vacant floor space in the region is approximately 23,000 square metres, of which the Ultuna Campus accounts for just below 12,000 square metres. A large proportion of this has a very low rental value. The Ultuna Campus is the subject of a planning process aimed at creating a new, modern Campus where Akademiska Hus and the Swedish University of Agricultural Sciences will create education and research environments for the future. Older, less modern buildings would then become vacant. Marketing to companies and planning are also

taking place for future residential use.

In the Stockholm region the level of vacant space is approximately 41,000 square metres. Kista is the sub-market in the region where the Company has the highest level of vacant space, 16,900 square metres, of which 11,000 square metres are being redeveloped for a new tenant.

In the Eastern Region, the level of vacant space is just over 7,000 square metres and comprises the Terra and Galaxen properties in Linköping. There is no vacant space in Örebro or Norrköping.

In the Western Region, the vacant space is mainly at the Mathematics Centre on the Chalmers University of Technology Campus totalling 10,259 square metres. Since 2005, local planning has been in progress that will pave the way for transformation of the area into a residential area with student accommodation and cooperative-owned apartments. The aim has been for Akademiska Hus to sell the area to Stiftelsen Göteborgs Studenthem and HSB after a new detailed plan has taken legal effect. To support the development of the Johanneberg Science Park, which was founded in autumn 2009, Akademiska Hus now intends to retain approximately two-thirds of the existing building. The detailed plan took legal effect in February 2011 after being the subject of appeal to the government. The next step will be to complete the sale of approximately one-third of the building to SGS and land south of the building to HSB and to gradually find new tenants for the floor space we retain. At the present time approximately 1,000 square metres is let to Chalmers.

In the Southern Region vacant space amounted to almost 17,000 square metres and comprises mainly outmoded premises on the Lund University of Technology campus.

## Focus on energy use

Pedagogikum is the new centre in Uppsala for education and psychology. The building is designed to be energy efficient, including needs-adapted lighting and testing to ensure that the facades are sealed thus avoiding unnecessary leakage.



Energy prices have risen in recent years and operating costs are the largest single expense within property management. The cost of energy, fuel and water accounts for almost 70 per cent.

### OPERATING COSTS

Operating costs are measures taken to maintain the function of a building and are divided into:

- Cost of energy and water supply
- Other operating costs, such as labour costs for operating technicians, building supervisors and ground staff as well as refuse collection and official inspections.

Operating costs for 2010 were SEK 939 million (866), which is equivalent to SEK 293/m<sup>2</sup> (271) and represents 46 per cent (44) of the total property management costs. Energy, fuel and water account for 69 per cent of the operating costs, which amounted to SEK 650 million (595) or SEK 203/m<sup>2</sup> (186). The regional breakdown of operating costs is reported in the table on page 37.

Akademiska Hus laboratory premises total 1.1 million square metres, which is equivalent to 34 per cent of the property holdings. The high proportion of laboratories means that Akademiska Hus has relatively high operating costs. The technical complexity of the buildings is of major significance from an operating cost point of view. New and redeveloped premises added in recent years have largely taken the form of premises with extensive laboratory areas. Laboratories are more resource-intensive

than normal teaching premises, both from an energy point of view and in terms of maintenance and care. Akademiska Hus properties are used for a large part of the day and night and the length of time they are used is increasing.

Operating costs have risen, primarily as a result of increased energy costs, even if energy per square metre has fallen. Energy prices have also risen significantly in recent years as a result of political decisions and shortage of output. The proportion of the rental income attributable to operating costs is relatively stable although during 2010 it rose slightly and stands at 19 per cent (18). However, it has been possible to keep the increase in operating costs on a reasonable level by utilising economies of scale when procuring from energy providers. Co-ordination benefits within the Group have also been generated, a good example being Group procurement of electricity on the electricity exchange Nord Pool, where the result for Akademiska Hus has been very good.

To handle variations in the price of electricity, 78 per cent of the estimated use for 2011 was hedged as of the year-end.

Akademiska Hus has established a bold objective aimed at reducing energy use. The aim is to reduce the volume of purchased

energy per square metre by 40 per cent through to 2025 compared with 2000. The continued development of technical solutions will mean that the buildings will to an increasing extent produce their own energy and thus become self-sufficient. This objective means that the use of energy can be reduced by a further 25 per cent compared with the outcome for 2008. Broken down on an annual basis this means an approximate reduction of 2 per cent per annum.

### INCENTIVES TO PROMOTE IMPROVEMENTS IN ENERGY MANAGEMENT

During the year, Akademiska Hus began to examine more closely the link between the business model for energy and how energy use appears in practice. A number of factors have been identified although what has proved to be of crucial significance is whether the rent includes heating or not. Different scenarios also emerge depending on the form of energy.

This situation has materialised due to the fact that energy work has increasingly involved focusing on investment and the fact that it is the landlord who to the greatest extent can influence the use of heating. In contrast to the results for apartments, energy can be saved if

the lease is formulated in such a way that heating and cooling are included. In reality, this is quite natural as investments in many cases focus on future maintenance where equipment that may be functional but not energy efficient is replaced. In order to be able to make this type of investment it is natural for the landlord to also want to benefit from the reduction in energy use. This is where what can be termed incentive models come into the picture; a model where the party that makes the investment also receives the financial benefit of the reduction in energy. In the case of electricity there is not the same clear, contractually dependent link and it is obvious that the tenant is charged separately for the power used in its operations – for lighting and computers for example.

Regional variations in the operating cost structure are caused by:

- Different degrees to which the cost, particularly for energy, is passed on to the tenant, which means a variation in incentives for the tenants to manage their use of energy.
- The age structure of the buildings is of some significance as older buildings are more energy-intensive.
- Locations with technical and medical development and research have as a rule higher energy costs as a result of the higher proportion of laboratories.

The majority of the buildings are and will remain as they are today. To make a serious difference, the greatest focus must be on existing holdings and working actively on a day-to-day basis to reduce operating costs, mainly through operating optimisation of existing systems. Where possible and profitable, work is also being done to introduce new, more energy-efficient technical systems. Knowledge of energy use in buildings is a critical area of expertise if efficiency-enhancing measures and technical system changeovers are to be implemented. This expertise is available within Akademiska Hus through the Company's management staff. Examples of changes in technical systems are the large ground storage facilities that have been installed in Lund, Örebro, Gothenburg, Karlstad and Kristianstad.

### ENERGY ACTIVITIES

Akademiska Hus has opted to adopt complete responsibility for the energy used in its buildings and not focus on the energy used purely to operate the property. This means that we include the tenants' power used for computers and lighting in our energy objectives. The task of reducing energy consumption and the load on the environment is something that we want to take place in close co-operation with the tenant. One of the advantages of working in

this way is that it gives the right party the right incentive as energy work has to an increasing degree become a question of investment and not simply adjustment.

Akademiska Hus has always founded its energy work on reducing its environmental impact by reducing energy use. One saved kilowatt-hour offers the best climate benefit. Akademiska Hus co-operates with other bodies on the energy market and we rely to an increasing extent on the existence of political means of guiding the market correctly. In 2010 we took yet another step forward by only purchasing water power where the source is guaranteed.

We have previously spoken about the task of co-ordinating and improving efficiency, not only in energy use but also in the follow-up process. In many respects, however, it is the same thing. Well-ordered follow-up provides a good basis for decisions regarding investment and optimisation. The introduction of the Energy Portal was a natural step. The Portal can briefly be described as a framework that condenses all the ideas and experience that have emerged into one system for the collation, follow-up and analysis of energy. Employees within the Group receive a clear overview of the energy use as required although there is the potential to quickly 'dig deeper' in order to identify savings potential or to identify and rectify any faults. The Energy Portal arrangement is based to a large extent on our long-term work by automating energy readings, which in the vast majority of the property holdings now take place every hour. Apart from the pure follow-up aspects the Energy Portal offers a simple way of dealing with energy-saving ideas from individual employees and, for example, integrating these with the results from the energy declarations in a natural way. All this is handled within the Energy Portal via an intuitive, self-learning interface linked to daily routines.

One of the strengths of the Portal is that it can offer automated collection of measurements, follow-up and analysis of energy within the same system. This also offers the opportunity to handle any measures that need to be taken on different levels in the system and to measure the effects of investments. The system has a number of source systems which provide data. Almost 15,000 measurements are collected every hour from all regions even if in the odd place readings are still done manually. The values are checked and normed and then stored in a common database. The database at the present time contains around 300 million readings. The system provides reports on different levels and a presentation takes place directed at the type of user group. A technician can search for information on a

deeper level whilst a property manager perhaps wants a good, general overview of his/her specific holdings. The system is based on group energy follow-up guidelines. The guidelines clarify which concepts we follow up and with the aid of the Portal we can examine all energy aspects that are of significance. A very important function is that energy follow-up can take place on a number of levels: building, campus, region and Group.

### MAINTENANCE COSTS

Maintenance costs are the measures taken to reinstate worn or damaged parts of a building to their original standard and function.

Since it was founded in 1993, Akademiska Hus has focused on maintenance measures with the aim of improving the standard of the property holdings. Particularly during the 1990s, extensive maintenance was carried out for parts of the property holdings. The standard is now considered to be generally very satisfactory. As a result of the measures taken earlier, maintenance costs are in relative terms expected to be maintained in the future. Variations between individual years can, however, be comparatively large as a result of changes in the volume of redevelopment.

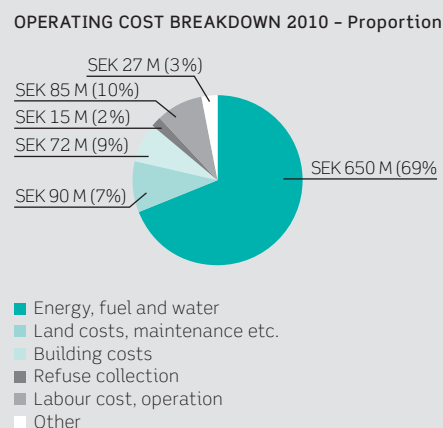
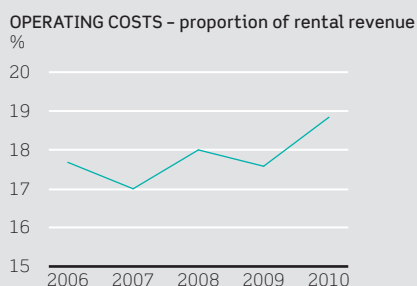
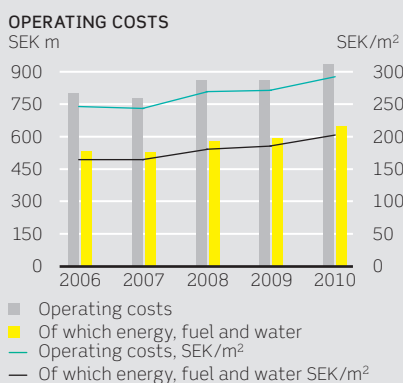
Maintenance costs for 2010 were the same as the previous year, SEK 657 million (657), of which SEK 268 million (274) refers to emergency and planned maintenance, SEK 271 million (256) refers to maintenance in projects and SEK 118 million (128) refers to customer adaptations. Averaged for the Group, maintenance costs for the year totalled SEK 205/m<sup>2</sup> (206). Emergency and planned maintenance was SEK 84/m<sup>2</sup> (86) and maintenance in projects was SEK 85/m<sup>2</sup> (80). A regional breakdown of the maintenance costs is shown in the table. Maintenance costs vary between regions, mainly as a result of maintenance in projects in conjunction with redevelopment.

In 2010, maintenance costs in projects were higher than normal in the Southern Region and Uppsala Region. In the Southern Region several complete redevelopment projects are in progress. These comprise the Biology Centre at a cost of SEK 23 million, the Centre for Chemistry and Chemical Engineering, Building 3, at a cost of SEK 55 million, and the Department of Architecture at a cost of SEK 40 million. All these projects are in Lund. In Uppsala there is the extensive redevelopment and extension of the Biomedical Centre which, in addition to the investment of approximately SEK 175 million, also involved maintenance costs in the project, this year totalling approximately SEK 45 million.

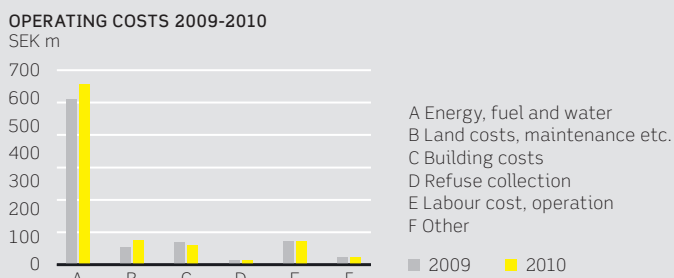


# RESULTS: OPERATING AND MAINTENANCE COSTS

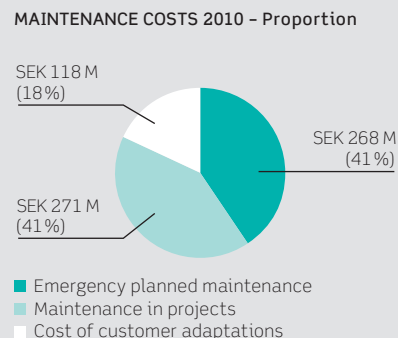
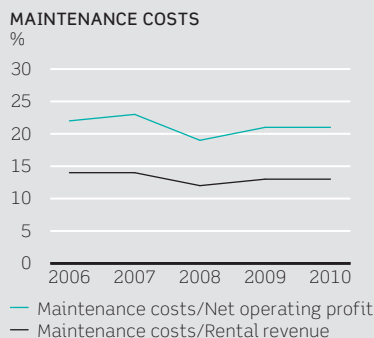
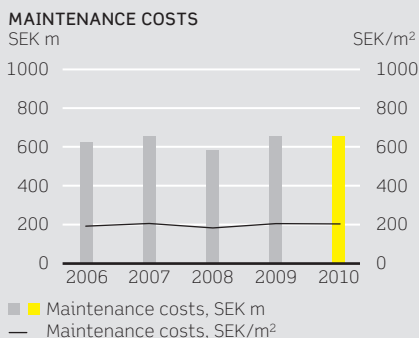
OPERATING COSTS, SEK M	SOUTH	WEST	EAST	UPPSALA	STOCKHOLM	NORTH	GROUP, TOTAL
Electricity	57	56	41	88	113	36	390
Heating	31	34	20	43	74	16	217
Water	3	4	2	9	7	3	27
Cooling	4	1	4	0	9	1	20
Energy, other	3	3	0	0	0	0	-5
<b>TOTAL ENERGY, FUEL, WATER</b>	<b>98</b>	<b>98</b>	<b>67</b>	<b>140</b>	<b>203</b>	<b>56</b>	<b>650</b>
Land costs, maintenance etc.	12	9	12	19	31	8	90
Building costs	17	10	3	16	20	6	72
Refuse collection	3	3	0	2	5	2	15
Labour cost, operation	14	20	7	18	18	8	85
Other	-2	3	3	3	18	1	27
<b>TOTAL, OTHER OPERATING COSTS</b>	<b>44</b>	<b>45</b>	<b>25</b>	<b>58</b>	<b>92</b>	<b>25</b>	<b>289</b>
<b>TOTAL OPERATING COSTS</b>	<b>142</b>	<b>143</b>	<b>92</b>	<b>198</b>	<b>295</b>	<b>81</b>	<b>939</b>
Operating costs in SEK/m <sup>2</sup>	281	280	261	350	330	217	293
of which energy, fuel and water, SEK/m <sup>2</sup>	195	191	190	246	227	150	203
Proportion of energy cost passed on	44%	42%	46%	73%	65%	34%	57%



ANNUAL REPORT 2010

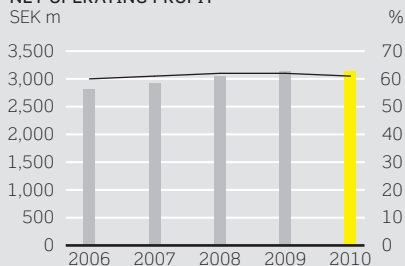


MAINTENANCE COSTS SEK M	SOUTH	WEST	EAST	UPPSALA	STOCKHOLM	NORTH	GROUP, TOTAL
Emergency and planned maintenance	38	44	27	46	87	26	268
Maintenance in projects	140	23	1	61	24	23	271
Customer adaptations	11	30	23	13	1	39	118
<b>TOTAL MAINTENANCE COSTS</b>	<b>189</b>	<b>97</b>	<b>50</b>	<b>121</b>	<b>112</b>	<b>88</b>	<b>657</b>
Maintenance costs in SEK/m <sup>2</sup>	379	190	144	212	124	234	205
of which emergency and planned maintenance, SEK/m <sup>2</sup>	75	87	76	82	97	69	84
of which maintenance in projects, SEK/m <sup>2</sup>	280	45	2	108	26	60	85
of which customer adaptations, SEK/m <sup>2</sup>	23	59	66	22	1	105	37



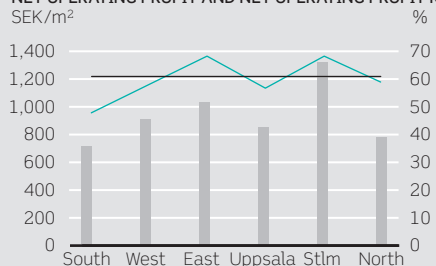
# Stable net operating profit

## NET OPERATING PROFIT



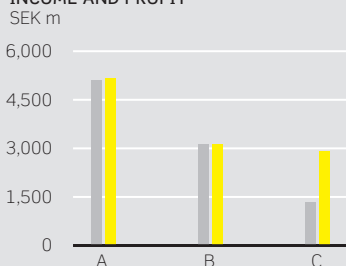
■ Net operating profit, SEK m  
— Net operating profit, %

## NET OPERATING PROFIT AND NET OPERATING PROFIT RATIO



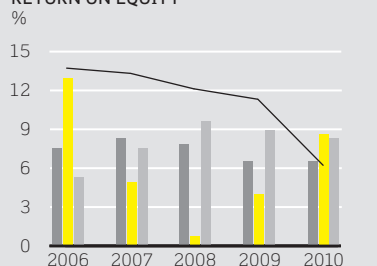
■ Net operating profit, SEK/m²  
— Net operating profit ratio, %  
— Net operating profit ratio, average for the Group

## INCOME AND PROFIT



A Income from property management  
B Net operating profit  
C Pre-tax profit  
■ 2009 ■ 2010

## RETURN ON EQUITY



■ Yield requirement  
■ Return on equity  
■ Return on equity excluding change in the value of properties  
— Average return on equity over five years

## NET OPERATING PROFIT

The profit level within property management is stable. The net operating income i.e. rental revenue with a deduction for management costs, comprising operating and maintenance costs as well as costs for property administration, totalled SEK 3,134 million (3,149). The decrease can be attributed mainly to an increase in energy costs. The net operating profit ratio was 61 per cent (62). The market situation during 2010 has generally resulted in unchanged rent levels in conjunction with renegotiations. To retain and improve profitability and results the focus is on the long-term task of improving the efficiency of property management in order to reduce costs.

Expressed in SEK/m<sup>2</sup>, the net operating profit was SEK 979/m<sup>2</sup> (986) and varies between SEK 717/m<sup>2</sup> in the Southern Region and SEK 1,322/m<sup>2</sup> in the Stockholm Region. The net operating profit ratio varies between 48 per cent in the Southern Region and 68 per cent in the Eastern Region and Stockholm Region.

## DIRECT YIELD

Direct yield was 6.7 per cent (6.8) of the assessed fair value.

The slightly lower direct yield can be explained by the fact that the fall in the net operating profit is related to a slightly higher property value.

## RETURN ON EQUITY AND TOTAL ASSETS

The return on equity for 2010 was 8.6 per cent (4.0) and the return on total assets was 6.5 per cent (4.4). The improvement is primarily the result of the change in the value of investment properties for 2010, amounting to SEK 87 million compared with SEK -1,208 for 2009. A decreased risk premium in the property valuations, coupled with a revaluation of properties with long leases, has had a positive impact on the assessed fair value. Return on equity was 8.3 per cent (8.9) excluding the change in value of properties, which reflects the good earning capacity in the net operating profit.

One of the owner's requirements for profitability is that the return on equity should be equivalent to the average five-year government bond interest rate plus four percentage points viewed over a business cycle. The five-year government bond interest rate during 2010 was on average 2.3 per cent. The yield requirement amounted to 6.3 per cent and was thus achieved.

# Positive market development, reduced risk premiums

CHANGE IN THE VALUE OF PROPERTY HOLDINGS DURING 2010	SEK M
Assessed fair value, December 31, 2009	47,723
+ Investments in new construction and redevelopment	1,604
+ Acquisitions	115
+ Capitalised interest expense	51
- Sales	-101
+ Change in market value	106
of which increase in value as a result of a change in the cost of capital and direct yield requirement	863
of which decrease in value as a result of a change in the value index (valuation location, average remaining term, type of premises)	-41
of which other change in value	-716
<b>ASSESSED FAIR VALUE, DECEMBER 31, 2010</b>	<b>49,497</b>

Akademiska Hus property operations are strong and sound. The majority of property companies report a slight rise in value.

## MARKET VALUATION

Akademiska Hus makes an internal property valuation each quarter with the aim of:

- Calculating the assessed fair value, change in value and total yield. According to IAS 40, properties covered by the accounting standards must always be valued at fair value.
- Assessing profitability in investments.

The fair value of Akademiska Hus investment properties as of December 31, 2010 was SEK 49,497 million (47,723) and has been calculated by means of an internal property valuation covering all the company's properties. The unrealised change in value for the year is positive and amounted to SEK 106 million (-1,208). The fair value per square metre is SEK 14,645 (13,896).

## VALUATION 2010

During 2009, few property transactions took place with the result that there was no clear, unequivocal perception of the change in value. The banks imposed stricter financing requirements for property transactions. The fundamental reason was an increase in direct yield requirements as a result of the increased market risk. The financial crisis is now considered to have culminated, which has also affected

the Swedish property companies, which reported a positive fair value trend for 2010.

During the period 2007-2009, Akademiska Hus followed the change in the market regarding valuation terms and conditions and raised both the direct yield requirement and the cost of capital. In 2010, more positive signs could be detected and this is reflected in the Company's property valuation for 2010.

The change in value during the year is positive and totalled SEK 106 million, which is equivalent to a marginal increase of 0.2 per cent (decrease of 2.5) in the fair value.

The change in value for Akademiska Hus can be attributed to a reduced risk premium coupled with a review conducted by the Company of premises with long leases. The average direct yield requirement is 6.4 per cent (6.6) and the average cost of capital is 8.6 per cent (8.7) following an adjustment for stamp duty.

The total yield for 2010 was 7.0 per cent (4.3), of which the direct yield was 6.7 per cent (6.8) and the increase in value was 0.3 per cent (-2.5). For 2010, the total yield according to the SFI property index was 10.4 per cent, of which the change in value was 5.0 per cent and the direct yield 5.2 per cent.

## CHANGES IN THE FAIR VALUE OF INVESTMENT PROPERTIES, REGIONS, SEK M

Region	31-12-2010	31-12-2009	Change	Of which investments/ acquisitions	Of which sales/ disposals	Of which unrealised change in value
North	3,849	3,697	152	124	0	27
Uppsala	8,572	7,816	756	728	-51	80
Stockholm	19,437	18,504	933	565	0	367
East	4,316	4,471	-155	104	0	-260
West	6,684	6,869	-185	102	-50	-237
South	6,639	6,365	274	96	0	178
<b>TOTAL</b>	<b>49,497</b>	<b>47,723</b>	<b>1,774</b>	<b>1,719</b>	<b>-101</b>	<b>156</b>

Within Akademiska Hus property operations continue to be strong and sound. An adjustment was made during the year regarding the direct yield requirement and cost of capital, which were reduced by 0.10-0.35 percentage points in, among other places, Stockholm, Gothenburg, Lund, Uppsala, Norrköping and Umeå. The downward adjustment of the direct yield requirement and cost of capital affect the fair value to the amount of SEK 863 million. In addition to financial parameters the property value is affected by factors such as the letting level/level of vacant space, rent levels, net operating profit, lease length, property category and type of customer. The level of vacant space within Akademiska Hus is low and the financial level of vacant space has in recent years been approximately 2 per cent and is estimated to remain at that level during the next few years.

The aim of revaluing properties with long leases is to make assessments of cash flows after the end of the lease where there is considered to be a major need for maintenance in order to preserve the value. The assessment is associated with a certain degree of uncertainty as it includes cash flows that extend a number of years into the future. This has affected the fair value to the amount of SEK -1,143 million. In addition, a slightly higher inflation assumption has contributed to improving the cash flow, which has affected the change in value to the amount of SEK 427 million.

Characteristic features of Akademiska Hus are very long leases with stable customers with a good credit rating. A total of 89 per cent of Group income derives from the dominant customer group, universities and colleges, and 92 per cent from tenants who have the Swedish government as principal. There is no credit risk and the average remaining lease term is 5.5 years (5.4).

The direct yield requirement per town and location is shown in the graph on page 43. The direct yield requirement for Akademiska Hus includes the specific residual value risk in the property holdings. Laboratory premises make up 34 per cent of the holdings for which, relatively speaking, there is a higher risk in the rental flow in the long term. This higher risk justifies the slightly higher, in relative terms, direct yield requirement (for an explanation of the valuation location, see the Town and location section).

The accuracy of valuations can never be safer than the underlying market. The valuations that are being made are to an increasing extent based on actual transactions on the

market. Transparency in these transactions is counteracted, however, by the fact that a number are being conducted in company form. The valuations are often based on actual concluded transactions and in the absence of such transactions in 2009 there was an increase in uncertainty. During 2010, the difference in the yield requirements between attractive and less attractive objects continued. Stable, well-located premises with a strong customer base and high letting potential are expected to withstand the fall in value better. In this case, Akademiska Hus is well-equipped to face the future when factors such as the category of tenant, the long-term potential of the tenant and the capacity to pay are very strong.

Each year, Akademiska Hus has the direct yield requirement, cost of capital and other valuation prerequisites verified by two independent valuation institutes, NAI Svefa and DTZ. Apart from unrealised changes in value, investment in new construction and redevelopment took place totalling SEK 1,719 million (1,385). Sales amounting to SEK 101 million (0) took place during the year.

## EXTERNAL VALUATION

A selection of the properties is valued each year by external valuation companies as a benchmark to quality-assure the internal valuation model. In addition, certain development properties with income and costs that are difficult to estimate are valued externally. The external valuations in 2009 were made by DTZ, whose valuers are authorised by the Swedish Society of Real Estate Economics.

External valuations have been carried out as a benchmark for the internal cash flow valuations. Of the 100 objects in Akademiska Hus which had been valued the highest, 14 objects were valued externally. In terms of value, the external valuations account for approximately 6 per cent of the total value. The external valuations carried out confirmed the reliability of the Akademiska Hus internal valuation model.

## VALUATION METHOD

SEK 47,519 million (96 per cent) of the assessed fair value has been confirmed by means of an internal cash flow valuation. Expansion reserves, SEK 1,011 million (2 per cent) were valued using location prices for construction rights with a deduction for development costs. In some cases, where the

planning conditions for new construction are unclear, the pure land values were used to set the fair value. SEK 967 million (2 per cent) comprised investment properties with uncertain future cash flows as well as the few residential objects owned by Akademiska Hus. These have been valued individually using the valuation method that was most appropriate.

The value of investment properties within Akademiska Hus includes new construction in progress, which amounts to SEK 1,689 million (2,010), which have also been valued using the internal cash flow valuation.

The value of an asset is the current value of the future cash flows the asset is expected to generate.

Within Akademiska Hus the property valuation is based on each individual valuation object's expected cash flow during the coming ten years with an estimated residual value for year 11. The valuation objects have been valued individually without taking into account portfolio effects.

The cash flow comprises each valuation object's income and expenses, i.e. the net operating profit. The calculation of the rental payments is based on current agreements. If the rent level at the end of the agreement was considered to be on market terms it has been assumed that the agreement could have been extended subject to the same terms and conditions. Otherwise the rents have been adjusted to bring them in line with the market.

Cash flow for operating costs is based on budget and forecasts. Property administration costs have been assessed based on the average level of costs within Akademiska Hus and maintenance costs have been assessed based on costs and experience from comparable objects as well as key maintenance figures for the industry. Investments have been assessed based on investment requirements.

To ensure the net operating profit during the calculation period an assessment is also made of inflation and vacant space. For the final year of the calculation period a residual value is calculated, which should be a probable market value at that point in time. The residual value is calculated using the direct yield method. The net operating profit for years 1-10 and the residual value for year 11 are discounted using cost of capital. The current value of the net operating profit and the residual value have been calculated using the same cost of capital, reduced by three per cent for stamp duty.

#### DIRECT YIELD REQUIREMENTS AND COST OF CAPITAL

Direct yield requirements have been determined using the few sales completed on the market of properties that are to some extent comparable and also using in-house analyses.

The theoretical starting point for the choice of cost of capital is the nominal rate of interest applicable on the secondary trading market for government bonds with a term equivalent to the length of the calculation period. Added to this is a risk premium for the property-related risk that will cover both the market risk and the property-related risk. As investment objects, properties must generate a higher yield than a risk-free rate of interest. What distinguishes properties from other types of asset is that they are location-fixed, permanent and capital-intensive. A valuation must embody the risks of holding assets with these characteristics and quantify them via the direct yield requirement and cost of capital.

#### Market risk

The term 'market risk' includes the risk of owning an asset in the 'property' category. Akademiska Hus handles variations in:

- general yield requirements
- investor preferences between other types of assets such as shares and bonds
- financing opportunities for properties
- construction contracting market
- societal control (tax, interest subsidies, taxable values, planning monopoly, control of rents)

#### Property risk

The property-specific risk supplement reflects the risk in the form of:

- the credit rating of the tenant (capacity to pay)
- poorer liquidity than financial assets
- the rent can be (lower/higher) than estimated
- costs can be (higher/lower) than estimated
- vacant space can be (higher/lower) than estimated
- the location of the property
- the condition of the property
- the length of the lease
- technical risk
- forms of environmental impact

#### AKADEMISKA HUS RISK PROFILE

Akademiska Hus property holdings are, as is the case with all property holdings, exposed to market risk. To a certain extent the property holdings represent a slightly uncertain residual value than more general properties, such as office buildings and residential buildings. What is characteristic and unique is that over 90 per cent of the rental revenue comes from government tenants, which is taken into account in the market valuation. The market risk, and in particular the property-specific risk, is lower during the cash flow period than during the period for calculating the residual value based on the link that time includes uncertainty. In the Akademiska Hus valuation model, this is quantified in the fact that a payment is worth more today than in the future and the time per se means uncertainty. The risk premium also reflects the risk in the cash flow generated by the properties. The risk premium for the market risk is the same throughout the whole country whilst the risk premium for the property risk includes the location factor, the lease factor and the property factor. For Akademiska Hus, the market risk is the most significant during the cash flow period whilst the more property-specific risks will emerge on more concrete terms in the calculation of the residual value. Uncertainty regarding standard, technical risk and adaptation requirements is taken into account in the form of loadings in the cash flow rather than in the risk premium.

In practice, the cost of capital is calculated using the direct yield requirement as a starting point and then adapting this to inflation.

Both the demands of the market and in-house analyses have been checked quarterly with different valuation companies which are independent of each other. In 2010, DTZ and NAI Svefa were consulted. The conclusions from the reconciliations is that back in the third quarter of 2010 Akademiska Hus opted to lower the direct yield requirement.

Direct yield requirements and cost of capital should be justified according to conditions specific to Akademiska Hus as well as practice within the property industry. It is in these yield requirements that the risk in the property holdings is highlighted.

For Akademiska Hus the tenants and the relationship with them are a strength factor. The fact that Akademiska Hus tenants are often willing to sign long leases of at least 10 years' duration reduces the residual value risks. The cash flow during the calculation period, using these conditions, is extremely well assured and there are no major uncertainties during the calculation period. Using these conditions, the risk premium in the cost of capital should be low. The uncertainty largely takes the form of residual value risks and the fact that Akademiska Hus operates in a specific segment of the property market.

The residual value risk means that there is a relatively high risk in the rent flow in the long term and in particular for buildings outside the city areas with a significant element of specific, operationally adapted premises. Several buildings are not general in the sense that they are not available for new tenants or purposes without substantial redevelopment. The relatively large direct yield requirement and cost of capital spread reflects an assessment of this situation.

The cost of capital for the cash flow varies for different valuation objects in the range 7.1 – 13.0 per cent depending on town, location, lease term and type of premises in the valuation object. The cost of capital varies less than the direct yield requirement, which could be explained by what are on average long and secure flows during the cash flow period.

The long-term direct yield requirement varies between 5.0 per cent and 10.8 per cent depending on the town, location, lease term and type of premises.

There is a greater spread for the direct yield requirement compared with the cost of capital, the reason being that the direct yield requirement refers to uncertain conditions after year 10. The direct yield requirements and cost of capital per region are presented in the graph on page 43.

### TOWN AND LOCATION CLASSIFICATION

As part of the internal valuation, a classification has been made for the following 27 towns/locations:

Inner-city Stockholm, inner-city Gothenburg, other parts of Stockholm, Solna, Lund, other parts of Gothenburg, Kista, Uppsala, Malmö, Huddinge, Linköping, Norrköping, Borås, Umeå, Örebro, Luleå, Ultuna, Sundsvall, Karlstad, Kalmar, Skövde, Gävle, Alnarp, Kristianstad, Skara, Grythyttan and other locations.

The division into different towns and locations reflects the demand on the market and the attractiveness of the properties. Inner-city locations in Stockholm are the most attractive and sought after whilst small, rural locations are in least demand.

The town and location classification has been determined according to the general division of the property market, where larger and more important cities and towns have from a demographic, employment and economic point of view been assigned a higher degree of attractiveness, and from the point of view of higher education and research, where Sweden's three cities, Stockholm, Gothenburg and Malmö, but also the classic university towns of Lund and Uppsala and to a certain extent Linköping, are more attractive and in the long-term are considered to be more stable and secure education and research locations.

### SPECIAL ADAPTATION AND CATEGORY OF PREMISES

In the valuation, a division has been made into laboratory premises and non-laboratory premises. The proportion of laboratory premises within Akademiska Hus is 34 per cent. For these premises there is a relatively higher risk in the rent flow in the long term as they represent a significant element of specific operationally adapted premises. To counteract this risk, laboratory premises have a generally higher direct yield requirement with regard to the residual value.

### LEASE TERM

From a valuation point of view a division has been made into an average remaining lease term exceeding ten years, exceeding six years and equal to or less than six years. For valuation objects with an average remaining lease term exceeding six years the relative risk is lower as the cash flow valuation is predominantly based on hedged flows.

### OTHER ASSUMPTIONS

The following assumptions form the basis for the market valuation:

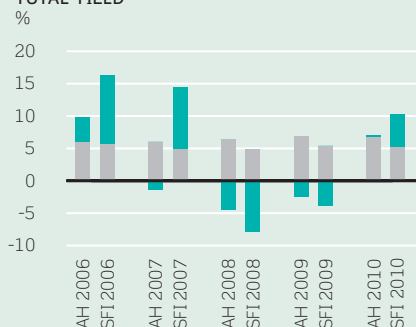
- The calculation period is 10 years.
- Inflation is estimated at 0.0 per cent for the first year of the calculation period and 2.0 per cent per year throughout the whole of the calculation period. This inflation assumption is based on the Swedish Riksbank long-term inflation target of 2.0 per cent.
- The rent trend is estimated at a maximum of inflation. Consideration has been given to the formulation of the lease agreements, which have an annual rent increase equal to an average of 70 per cent of the CPI. The rent is adapted to the assessed market rent at the end of the lease period.
- For current lease agreements the actual level of vacant space has been used. At the end of the present lease agreement a general level of vacant space of 5 per cent has been assumed.
- It has been assessed that under normal circumstances operating costs follow inflation.
- Property administration costs have been set at the standard of SEK 75/m<sup>2</sup> (75).
- Maintenance costs have been set at a standard of SEK 70/m<sup>2</sup> (70) for non-laboratory premises and SEK 110/m<sup>2</sup> (110) for laboratory premises. The standard figures adopted reflect the actual costs.
- Costs have been taken into account for installation-intensive premises and for a small number of other premises with a considerable need for refurbishment of a maintenance nature.

# FINANCIAL POSITION: PROPERTY VALUATION

AKADEMISKA HUS

2010

## TOTAL YIELD



■ Direct yield ■ Change in value

## PROPERTY VALUE



■ Market value, SEK m — Market value, SEK/m²

## DIRECT YIELD REQUIREMENT

% per town and location



— Lease period = <6 years. Premises category: Installation-intensive premises  
 .... Lease period = <6 years. Premises category: Non-installation-intensive premises  
 ..... Lease period = >10 years. Premises category: Installation-intensive premises

## COST OF CAPITAL

% per town and location



.... Lease period = >10 years. Premises category: Non-installation-intensive premises  
 — Lease period = <6 ->10 years. Premises category: Non-installation-intensive premises  
 — Lease period = <6 ->10 years. Premises category: Installation-intensive premises

## DIRECT YIELD REQUIREMENT AND COST OF CAPITAL

% per region



■ Direct yield requirement ■ Cost of capital  
 — Cost of capital, Group average — Direct yield requirement, Group average

ANNUAL REPORT 2010

## CHANGE IN VALUE, REGIONS

Region	Rental revenue, SEK m	Net operating profit, SEK m	Direct yield requirement, valuation, %	Cost of capital, valuation, %	Fair value, SEK m	Direct yield, fair value, %	Change in value, %	Total yield, %
North	480	293	7.4%	9.6%	3,849	7.9%	0.7%	8.6%
Uppsala	845	485	6.5%	8.7%	8,572	6.7%	1.1%	7.7%
Stockholm	1,682	1,185	6.0%	8.1%	19,437	6.4%	2.0%	8.4%
East	523	361	7.2%	9.3%	4,316	8.3%	-5.7%	2.6%
West	737	465	6.5%	8.7%	6,684	6.9%	-3.5%	3.4%
South	717	359	6.5%	8.6%	6,639	5.6%	2.8%	8.4%
Group elimination		-13						
<b>TOTAL</b>	<b>4,983</b>	<b>3,134</b>	<b>6.4%</b>	<b>8.6%</b>	<b>49,497</b>	<b>6.7%</b>	<b>0.3%</b>	<b>7.0%</b>

# Construction

DECIDED PROJECTS >SEK 50 M		NEW CONSTRUCTION/REDEVELOPMENT	TOTAL INVESTMENT, SEK M	CUSTOMER	LEASE, YEARS	ANNUAL RENT, SEK M	ESTIMATED ANNUAL NET OPERATING PROFIT, SEK M
Veterinary and Domestic Animal Centre	Uppsala	New construction	1,390	SLU	20	105	96
BioCentre	Uppsala	New construction	525	SLU	20	42	38
Karolinska Institute Lecture Theatre	Solna	New construction	510	Karolinska Institute	25	37	34
Public Health Building	Solna	New construction	456	SMI/Karolinska Institute	10	34	31
Gamma	Solna	New construction	363	Karolinska Institute	15	26	24
Land, Water and Environment Centre	Uppsala	New construction	315	SLU	20	25	22
Umeå Experimental Research Centre (UERC)	Umeå	Redevelopment	180	Umeå University	20		
Ultuna Campus	Uppsala	Redevelopment	165	SLU	20	9	8
Centre for Chemistry and Chemical Engineering, Building 3	Lund	New construction	115	Lund University	10	18	
A Building	Lund	New construction	115	Lund University	10	13	
Biomedical Centre, sub-phase 33	Uppsala	Redevelopment	111	Uppsala University	10	6	4
Evolution Biology Centre (EBC 3)	Uppsala	Redevelopment	106	Uppsala University	20	8	7
Mathematics Annex	Lund	New construction	99	Lund University	10	8	
Swerea Kimab	Kista	New construction	96	Swerea Kimab	15	17	15
Sports Arena	Linköping	New construction	77	Linköping Municipal Auth.	20	6	5
Ultuna Central Supply	Uppsala	Redevelopment	74	SLU	20	15	4
Nya Forsken	Gothenburg	Redevelopment	58	Gothenburg University	10	6	3
Physics Building, Natural Sciences Building and Skywalk	Umeå	Redevelopment	56	Umeå University	8		
University of Dance/New circus	Stockholm	Redevelopment	53	Univ. of Dance and Circus	15	3	3

During 2010, construction was mainly in the Stockholm and Uppsala regions. Construction within Akademiska Hus always aims to create environments for customers that offer the correct level of quality and competitive rents. This means that construction projects focus on carefully considered, efficient planning solutions, that operating and maintenance costs are minimised and that a balance is struck with investment cost by always making Life Cycle Cost assessments.

## THE CONSTRUCTION PROCESS WITHIN AKADEMISKA HUS

Construction projects within Akademiska Hus normally take place as part of a phase-scheduled construction process, as described in the project management tool Aka Project and in the Akademiska Hus Planning Guidelines.

In the early phases of a project, which are the most important, Akademiska Hus offers its customers support to find ideas for changes, to make analyses of current and future needs, to identify links, to make cost estimates and to determine floor space requirements with the ultimate aim of achieving a good, successful project. This can result in parallel architectural assignments or a competition being run to highlight the positive aspects of the project.

In the subsequent phase, the planning phase, Akademiska Hus focuses on formulating a construction programme that meets the needs of the customer and where alternative solutions are presented to highlighted for the customer to ensure the correct decision is made. Only when all the consequences have been clarified and accepted by the parties involved in the planning can a construction decision be taken. Another focal area that is important for Akademiska Hus is the creation of buildings with a high degree of flexibility and generality, which can be easily adapted and used for different activities without making changes and where the solutions are general and repeatable.

Procurement of suppliers in the construction phase always takes place according to Akademiska Hus guidelines and always

in competition. Procurement methods and project implementation can vary. Projects that are less complex and with a lower utility installation level can opt for a form of procurement that is closer to a turnkey contract whilst procurement in more complex projects takes place with relatively complete project plans. By adopting this approach the Company's long experience can be utilised to the full.

Akademiska Hus places considerable emphasis on systematic quality and environmental work and assures itself that the supplier is involved by conducting internal project audits and second-party audits within the framework of the project.

With good documentation for contract procurement and continuous follow-up and control of project costs, Akademiska Hus can achieve overall cost efficiency. Unexpected extraordinary costs in particular can be minimised and undesired delays can be dealt with.

## NEW FOR 2010

During the year, Akademiska Hus decided to highlight the Construction Project process as a main process. The Construction Project process was previously a support process but the high volume of forthcoming construction projects has led to it being upgraded to a main process.

Akademiska Hus continued during the year to evaluate the potential to use the Building Information Model method in the construction process, among other things by the AkaProject



## CURRENT PROJECTS 2010 &gt;SEK 50 M

PROJECT NAME	LOCATION	NEW CONSTRUCTION/ REDEVELOPMENT	TOTAL INVESTMENT, SEK M	CUSTOMER	LEASE, YEARS	ANNUAL RENT	ESTIMATED ANNUAL NET OPERATING PROFIT
Karolinska Inst. Science Park	Stockholm	New construction	644	Karolinska Inst. och Biovitrum	10 / 15	60	54
Pedagogikum	Uppsala	New construction	559	Uppsala University	20	45	39
Biology Centre	Lund	Redevelopment	316	Lund University	20	26	
Bergs	Stockholm	Redevelopment	137	KTH	10	21	17
Visualisation Centre	Norrköping	Redevelopment	101	Linköping University	10	8	7
Phys. training faci, Blåsenhus block	Uppsala	New construction	71	Uppsala University	10	6	6

project management tool undergoing an overview during 2010 with the aim of achieving improved document management and a simpler layout, which will lead to improved usability and efficiency. In conjunction with the review of the tool, a new analysis method for projects was introduced, primarily for persons in leading positions. The new method allows projects, groups of projects, to be analysed and compared with considerable variability.

During 2010, procurement of projects through partnering agreements increased within Akademiska Hus, mainly in the Stockholm and Uppsala regions. Partnering is a structured form of collaboration by the developer, consultants and contractors working together to find a solution to a construction task. The method is based on open, trusting collaboration where the professional know-how and skills of all parties concerned complement each other throughout every phase of the project. Through collaboration, a better basis for decisions can be created at an early stage in the construction process thus ensuring better control of project costs. Partnering could be particularly advantageous when the construction industry is facing a risk of overheating.

## PROJECTS 2010

During 2010, the Group's total project portfolio increased further in volume and at the year-end totalled SEK 17,531 million (14,819). Apart from investments in properties, the investment portfolio includes project-related maintenance. The different investments are categorised as decided, planned and concept.

- Decided projects are projects where the project framework has been set using a delegation procedure, SEK 6,051 million.
- Planned projects are projects with an inquiry or planning framework for sub-decisions in projects when a decision regarding a project framework has not yet been reached or some form of arrangement or agreement exists between the Company and the tenant, SEK 4,080 million.
- Concept projects are projects which, following a discussion with the customer and/or an analysis by the Company, is considered to be probable within a five-year period but which is considered uncertain in terms of scope and time, SEK 7,400 million.

During 2010, investments in properties and new construction in progress amounted to SEK 1,719 million (1,385). The project portfolio for the coming years reveals a distinct emphasis on Stockholm, Uppsala and Gothenburg with a number of large new construction projects. The increase in the Group's total project portfolio for the year is largely attributable to an increased project budget for Albano in Stockholm and Biomedicum in Stockholm as well as redevelopment and new construction projects within the Johanneberg Science Park in Gothenburg (concept project category).

The Veterinary and Domestic Animal Centre in Uppsala is under way and the investment framework is SEK 1,390 million. The project comprises approximately 45,000 square metres and consists of seven buildings, including three stables, a

laboratory building, an R&D building and two animal hospital buildings. The Ultuna Campus of the future will be a creative meeting point for employees, researchers and students. Operations can be divided into three main groups – research and education, the University Animal Hospital and stables for horses and other animals as well as Pathology and Asis. By gathering the three groups under the same roof fruitful collaboration, exchange of ideas and interdisciplinary research are facilitated. The reduced physical and mental distances and open plan areas with a large number of common areas and the laboratories form the foundation for a modern university. There are two basic prerequisites for the construction: it must be energy efficient and flexible.

Biomedicum will be built at a cost of SEK 2,000 million and this new construction will comprise approximately 55,000 square metres. With Biomedicum, the Karolinska Institute is seeking to bring together much of the laboratory operations and the animal hospital sections at a facility facing Solnavägen, bringing them closer to the new Karolinska Hospital, which will be built at some point in the future.

The Albano area was acquired to assure future development in the area between the Royal Institute of Technology and Frescati. With its strategic location between Stockholm University, the Royal Institute of Technology and Karolinska Institute, Albano is an important site for expansion in higher education. Albano is particularly strategic for Stockholm University, where the expansion potential on the present university campus Frescati is limited. Co-operation between centres of education is becoming more and more intensive. Due to its geographical location Albano has the prerequisites for becoming a hub in what will be known as Science City. The planning of Albano as a new meeting point for research and development has commenced. Albano will first and foremost house university operations but will also have accommodation for students and visiting researchers. Akademiska Hus and Stockholm University have joined forces to design the vision of Albano as an attractive living environment and meeting point with a diverse range of operations to support, develop and inspire each other. As Albano is located in the Royal National City Park, the design and planning of the area is subject to specific requirements. The aim is to reinforce the natural setting and the park area generally by adopting a green profile, using the natural, cultural and historical values of the Park as a starting point. The aim is for the new Albano to be sustainable in the long term, aesthetically, ecologically, socially and financially. At present planning is in progress with the aim of achieving a building right of approximately 100,000 square metres. The cost of the Albano Project, Phase 1, has been set at SEK 2,000 million.

Other major projects in progress are the new construction of the BioCentre (SEK 525 million) in Uppsala, the Karolinska Institute Lecture Theatre (SEK 510 million) in Solna, and the Public Health Building (SEK 456 million) also in Solna.



## SUSTAINABLE CAMPUS DEVELOPMENT

On an abandoned industrial site in the National City Park in Stockholm, Akademiska Hus is planning a knowledge environment that intersperses urbanism and ecology. Within the Albano Project, ecologists and architects are working together to create a university campus that promotes learning and encounters between people and at the same time biological diversity.

Stockholm University, the Royal Institute of Technology and the Karolinska Institute are all located beside the National City Park and but despite the short distances the synergy effects between these centres of education are at present surprisingly few. An old industrial area separates the institutions from each other and makes communication more difficult. It is here that Akademiska Hus is developing a new area adapted to higher education and research. The Albano area will include teaching premises and administrative premises as well as accommodation for students and researchers. The project is due to be completed in 2015. The aim is to link the three centres of education in such a way that different disciplines can interact and develop but not at the expense of nature. The key words are ecological urban design, which means that account is taken of the unique ecosystems in the park, which at the same time are reinforced, alongside the creation of a world-class knowledge environment.

As new demands and needs are constantly emerging in the rapidly changing academic world, general, flexible solutions are sought for design and construction solutions. The architecture must be adaptable in order to satisfy new needs and this must be done with the least possible impact on the environment. Multifunctionality is a guiding design principle on

all levels with the sights set firmly on long-term sustainability. To minimise energy use and environmental impact, the best possible technology is used both during the construction phase and the management phase. Reduced energy use is not only environmentally sustainable, it is also positive from a financial point of view.

Albano will be designed in such a way that denser development and ecological expansion routes interact with the landscape and cultural environment. Green routes and building facades create passages for birds and other animals between the vital green areas around Albano. The aim is not only to preserve the ecosystems but also to improve them. Researchers from the Stockholm Resilience Centre at Stockholm University, the School of Architecture and the Department of Energy Technology at the Royal Institute of Technology have been involved in a project group where their collective know-how has resulted in ideas where settlement can reinforce the ecosystem. As far as we know there have been no projects of this kind previously anywhere in the world. Albano offers Stockholm and Sweden a unique opportunity to reinforce their position on the international knowledge market and the same time lead the way in the development of socio-ecological urban development.



## ATHLETICS ON THE TIMETABLE

Akademiska Hus has planned and constructed the Athletics Arena Campus - Umeå's new, ultra-modern outdoor arena. The development of a sports campus also means the development of the town of Umeå. An athletics arena for the general public and students also increases integration between the University and the town.

Suddenly there was a need. This is how every construction project sees the light of day. A number of years ago Umeå University began developing sports science programmes and wanted to make it possible for elite sportsmen and sportswomen to prepare for life after their sports careers came to an end but whilst they were still active. The aim was, and still is, to become Sweden's foremost sports campus. This was how collaboration between the Swedish Athletics Association, Umeå Municipal Authority and Umeå University began. The arena is part of the municipal initiative to put athletics in Umeå on the map.

This is the first athletics facility to be built by Akademiska Hus. In other words the construction was not entirely within the framework of the Company's primary area of expertise but with the aid of attentiveness and internal forces the project still emerged successful. "Akademiska Hus came into the process at the enquiry stage together with the Sports and Leisure Authority in Umeå and Umeå University," states Peder Granström, project manager at Akademiska Hus. "It became obvious at an early stage that the best location for a new arena was on campus. A location study with an early cost calculation and an agreement regarding rent was sufficient to proceed."

The demand from the client was that the facility should satisfy criteria for both national and international competitions within all athletics disciplines. In addition, there was a desire to reuse an old concrete stand with thousands of seats. The time schedule was unusually tight, among other things due to the fact that during the winter the area is covered in a thick layer of snow. Through planning carefully, being attentive to the client and with the aid of a number of smart solutions, Akademiska Hus succeeded in presenting an ultra-modern outdoor arena to the Umeå Sports and Leisure Authority on time and within the agreed budget. The new arena is located beside the IKSU Sports Centre and was opened in September 2010. The facility includes eight running tracks and is certified by the Swedish Athletics Association, which means that major events can be arranged here in the future.

"With an athletics arena on campus for the general public and students, there will be improved integration between the University and the town," states Matias Lindberg, director of Akademiska Hus Northern Region. "This is an area of development we hope to be able to continue working with as there will be more establishments of this nature in the area."

# Financing

FINANCING PROGRAMMES AND RATING	Rating, Standard & Poor's	Framework 31-12-2010	Utilised, nominal 31-12-2010	Financial covenants
Bank (confirmed)		SEK 2,000 M	—	—
Bank (unconfirmed)		SEK 1,700 M	—	—
Commercial paper	A1+/K1	SEK 4,000 M	SEK 1,565 M	—
Euro Commercial Paper (ECP)	A1+	EUR 600 M	EUR 74 M	—
Medium Term Note (MTN)*)	AA	SEK 8,000 M	SEK 2,506 M	Ownership covenant
Euro Medium Term Note (EMTN)	AA/A1+	EUR 2,000 M	EUR 950 M	Ownership covenant

\*) Not updated 2010

The persisting effects of the financial crisis continued to characterise the market during 2010. The monetary policy stimulation measures taken internationally have contributed to a gradual recovery in economies throughout the world.

## FINANCING

During the year governments and central banks continued to stabilise the financial system with the aid of finance policy-based stimulation packages and drastic cuts in key rates. The border between pursuing monetary policy and taking measures to stabilise the financial system has become increasingly diffuse.

### Conditions on the financial market continued to return to normal during 2010

The financial crisis led to key rates throughout the world being reduced to record-low levels. The low interest rates have been retained and stimulation has been supplemented with further measures to stabilise the financial system. The functioning of the financial markets has gradually improved. However, the need for stimulation has been greater than what was previously expected as the international recovery has become more protracted. In the USA the continued weak housing market has contributed to suppressing consumer confidence. Improvements on the labour market have also been very slow to materialise. In Europe, the demand that heavily indebted countries put their finances in order resulted in increased uncertainty about the recovery.

The euro collaboration has continued to be exposed to pressure and has at times been called into question. Rising political uncertainty has led to an increase in risk premiums on the credit markets.

The economic recovery in Sweden continued during the year and as a result the Riksbank commenced normalisation of the repo rate, which was raised from 0.25 per cent to 1.25 per cent. The Riksbank has also discontinued quantitative relief measures in the form of fixed interest loans. Its reduced risk aversion has underpinned recovery on the stock market and credit spreads have reduced slightly. However, it is too early to talk about a complete recovery on the financial markets.

### Liability management during the year

The expectation that the stimulation measures would gradually take effect and thus lead to a rise in interest rates contributed to an extension of the fixed interest period at the beginning of the year. In line with the rise in interest rates the fixed interest period has been shortened slightly finishing the year at 2.8 years (3.5 years).

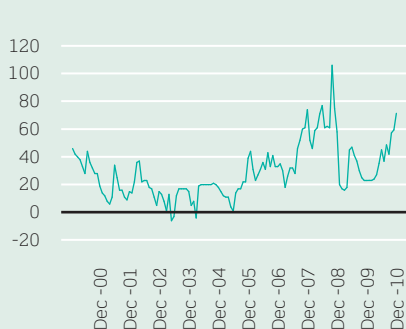
Despite the turbulence and unrest on the market over the past two years the Group's

refinancing situation has continued to be stable. During 2010 improved prospects on the credit market were noted and above all there has been a demand for bonds issued by non-financial companies. Two bond issues with a longer term took place. At the beginning of the year CHF 250 million (equivalent to SEK 1,700 million) was issued in the form of an 8.3-year bond. After mid-year the focus turned towards the Swedish bond market which could offer good cost advantages. In the autumn a krona issue took place amounting to SEK 2,000 million with a term of five years. The issues have proved to be strategically important, not only to maintain but also extend the maturity in the wake of the financial crisis. The maturity at the year-end was 4.1 years (3.3). At the end of the year, 59.5 per cent of the Group's total financing was from abroad.

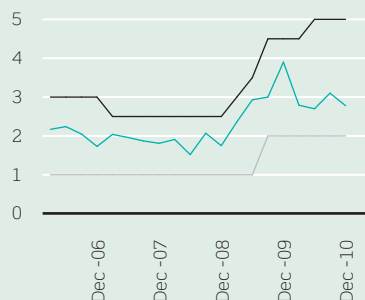
### Financial market 2011

Akademiska Hus's view of future developments on the financial markets forms the basis for strategic decisions regarding fixed interest and maturity. The portfolio is highly diversified with a wide range of fixed interest periods and financing secured at different times. Changes in the portfolio are made gradually.

**LOAN SPREADS (STIBOR 3-MONTH REPO RATE)**  
Interest points

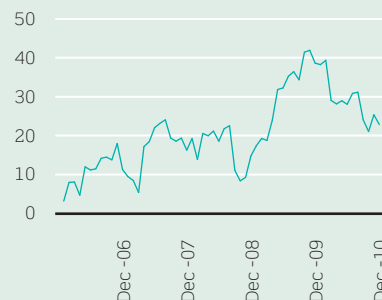


**FIXED INTEREST AND MANDATE**  
Year

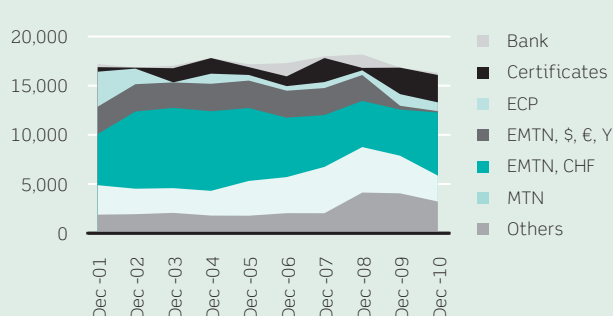


— Mandate, upper limit  
— Fixed interest  
— Mandate, lower limit

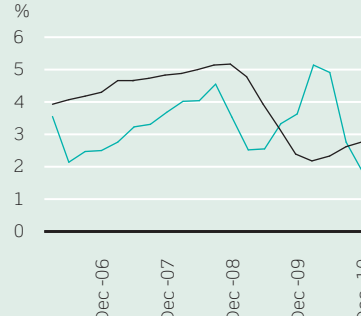
**PROPORTION OF LOANS THAT WILL FALL DUE WITHIN 12 MONTHS**  
%



**FINANCING SOURCES**  
SEK m



**COMPARISONS, DIFFERENT CALCULATIONS OF THE INTEREST COST**  
%



— Periodic annual equivalent rate  
— IFRS, annual equivalent rate

ANNUAL REPORT 2010

**RENEWAL STRUCTURE FOR FIXED INTEREST AND NET LOAN LIABILITY MATURITY AS OF 31-12-2010**

Year	Fixed interest, SEK m	Maturity, SEK m
2011	8,726	3,748
2012	887	927
2013	1,261	2,171
2014	950	1,809
2015	750	4,647
2016 and later	3,270	3,973
<b>TOTAL</b>	<b>15,844</b>	<b>17,275</b>

**KEY FIGURES**

	2007	2008	2009	2010
Interest-bearing net loan debt, SEK m	16,411	15,090	15,531	15,726
Interest-bearing liabilities, SEK m	18,009	19,414	18,781	18,973
Interest coverage, SEK m	362	347	841	741
Fixed interest, December, years	1.6	1.9	3.5	2.8
Fixed interest, average for the year, years	1.9	1.8	3.2	3.0
Maturity, December, years	3.6	4.2	3.3	4.1
Maturity, average for the year, years	3.6	3.9	3.2	3.8

**RISKS AND FINANCIAL RISK MANAGEMENT**

Financial risk	Definition of risk exposure	Risk limit according to the policy
Interest risk	The risk of the Group's profit being affected as a result of a change in interest rates.	The interest risk should be handled within a fixed interest mandate.
Refinancing risk	The risk that the cost is higher or financing potential is limited when loans are due to be refinanced.	Diversification via different financing forms should be even and balanced. A maximum of 40 per cent of the total loan volume may fall due for renewal within a 12-month period. Credit assurances should be sufficient.
Credit and counter-party risk	The risk of a loss if a counter-party does not meet its undertakings.	A limit for counter-party risks is based on the rating and the term of the commitment. ISDA agreements are always signed before derivative transactions are carried out. For major commitments, a CSA agreement should be sought.
Currency risk	A risk that exchange rate changes affect the Group's Statement of Comprehensive Income and Statement of Financial Position. In conjunction with financing in foreign currency, the exchange risk should be eliminated.	Limited currency exposure in conjunction with electricity trading is accepted.

The current year will probably be characterised by the economic recovery continuing and thus increasing the probability of a slightly more restrictive monetary policy. In southern Europe the focus will be on major structural challenges as debt restructuring continues, which also appears to be having a dampening effect on growth. At the beginning of the year, there was renewed concern on the market about inflation. This could cause central banks to take restraining action earlier than expected.

In Sweden there continues to be a strong rate of growth and the GDP is expected to increase by around 4.5 per cent during 2011. The forecast at the end of 2010 also points to continued improvement on the labour market. Depending on the rate of growth, the Riksbank could envisage a need for a more rapid increase in interest rates than was forecast at the end of 2010. If the significant strengthening of the Swedish krona during the past year were to continue, this could ease the need for interest rate rises.

In addition, the new proposals from the Basel Committee, Basel III, regarding stricter rules for the banks' capital coverage, will have a tightening effect. Changes in the rules will lead to higher lending costs for the banks and ultimately there is a risk that this will also impact on companies and private individuals.

During 2011, the need for financing was largely in the form of refinancing of SEK 2,900 million, net investments of approximately SEK 2,700 million and the dividend of SEK 1,207 million. This is expected to be financed largely through the good cash flow from property operations.

#### Financing operations – strategies and objectives

The Group carries on active liability management where the strategy is to weigh up the financial risks against the desired low financing cost. The Group board adopts the Finance Policy, which lays down the long-term strategic orientation, allocation of responsibility, the Group's approach to financial risks and the mandates that must be in place to handle such risks. The Financial Risk Plan for the coming year is adopted in December and includes authorisation and mandates as well as concrete plans for financing. The financing objectives are:

- Use centralised financial management to facilitate the utilisation of economies of scale and the efficient handling of exposure to financial risks within the Group.
- Use the Group's strong financial position and good rating to remain within the framework of stated risk mandates and achieve as low a financing cost as possible.
- Via the public financing programmes secure cost-effective financing on the sub-markets that best takes into account the Group's credit rating.

#### Risk control

Ongoing work is being done to improve the level of expertise, routines and internal control. There is strict allocation of responsibility between the finance unit and the back-office and middle office. Apart from accounting administration, the back-office checks compliance with the mandates that have been issued. During the past year work has been devoted to continuing the development of the finance system and in collaboration with the middle office work has continued on development of analytical support and risk control.

#### Fixed interest mandate

Handling the Group's fixed interest period is central to financing. The total liability portfolio is divided into four separate portfolios with regard to fixed interest periods in order to refine the part of the liability portfolio that has been assigned a fixed interest mandate. The fixed interest period chosen at each point in time is based on the Group's assessment of the future interest rate trend. Interest derivatives are included in the calculation of the interest risk exposure.

#### Risk-calculated portfolio

The risk-calculated portfolio is the main part of the liability portfolio and has been assigned a fixed interest mandate, which is expressed in the form of a spread for the portfolio's average fixed interest period. The portfolio at the year-end was SEK 13,600 million. During 2010, the mandate was 2.0–4.5 years.

#### Short-term portfolio

The size of the debt portfolio varies as a result of the incoming rent payments each quarter and an exchange of security for derivatives. The portfolio comprises short-term loans raised pending rent payments and security granted. The aim is to avoid changes in the risk-calculated portfolio's fixed interest as a result of these variations. The portfolio can therefore amount to a maximum of the next rent payments to be made, including VAT, SEK 1,500 million, as well as security granted for derivatives.

#### Dedicated portfolio

The Group has a small number of large leases with interest rate-linked rent where the rent adjustment takes place in the light of the government loan interest rate or subsidy rate, normally every fifth year. According to the Finance Policy, the fixed interest for these leases should be covered to a minimum of 50 per cent. At the turn of the year this portfolio amounted to SEK 2,000 million.

#### Real interest portfolio

Real interest exposure represents a diversification in the debt portfolio and helps the Group avoid being exposed exclusively to changes in nominal interest rates. The portfolio can amount to a maximum of five per cent of the interest-bearing liabilities. At the year-end there was no real interest exposure.

#### Maturity mandate

The Board also adopts a maturity mandate with the aim of limiting the refinancing risk. Loans that fall due within a 12-month period can amount to a maximum of 40 per cent of the total loan volume. Two longer bond issues took place during the year which has meant that the proportion of loans that fall due within 12 months has fallen and at the year-end totalled 22.9 per cent (38.7).

#### Limit system for credit and counter-party risks

The Group is exposed to credit and counter-party risks when surplus liquidity is invested in financial assets and in conjunction with trading in derivatives. A limit system is in place where the limits are related to the Group's risk capacity in the form of equity. The permitted exposure depends on the counter-party's rating or creditworthiness as well as the term of the commitment. The rating requirement must be satisfied with at least one rating institute. The Group's policy is also that standardised netting agreements, known as ISDA agreements, should always be signed with a counter-party before derivative transactions take place. For large commitments agreements are always sought where the parties undertake to mutually furnish collateral in the form of liquid funds or bonds for the underlying values in the outstanding derivatives. These are known as CSAs.

#### Currency risk

As the Group's operations are denominated exclusively in Swedish kronor, the policy is that all currency risk in conjunction with financing in foreign currency should be eliminated. All payment flows that are attributable to the raising of loans are exchange hedged with the aid of currency futures and currency interest swap agreements. The Group handles currency exposure in euro for electricity within a separate mandate according to the Electricity Trading Policy.

#### Risks and risk management

'Risk' refers to a possible negative impact that could arise as a result of future internal or external events. In conjunction with all financial operations exposure to financial risks arises. Within the finance unit work is ongoing to initially identify financial risks and

FINANCING COST, COMPOSITION	2006	2007	2008	2009	2010
Financing cost, loans, %	2.81	3.80	4.69	1.70	1.18
Net interest income/expense, interest swaps, %	0.93	0.45	0.00	0.60	0.96
Period allocations and charges, %	0.02	0.01	0.02	0.02	0.03
Changes in value, financial instruments according to IFRS, %	-1.28	-0.63	-1.25	1.31	-0.33
<b>TOTAL FINANCING COST</b>	<b>2.48</b>	<b>3.63</b>	<b>3.46</b>	<b>3.63</b>	<b>1.84</b>

## INTEREST-BEARING NET LOAN DEBT AS OF 31-12-2010

	Bonds, fixed interest		Other non-current liabilities, variable interest		Certificates		Total within the Statement of Financial Position		Interest swaps, fixed interest		Interest swaps, variable interest		Total	
	SEK m	Interest, %	SEK m	Interest, %	SEK m	Interest, %	SEK m	Interest, %	SEK m	Interest, %	SEK m	Interest, %	SEK m	Interest, %
2010	2,670	3.33	10,918	1.58	2,255	1.39	15,844	1.85	5,186	3.74	-5,186	1.55	15,844	2.56
2011	2,670	3.33	9,538				12,208		5,186	3.74	-5,186		12,208	
2012	2,670	3.33	8,744				11,414		4,461	3.57	-4,461		11,414	
2013	2,670	3.33	6,942				9,612		3,200	3.13	-3,200		9,612	
2014	2,670	3.33	5,412				8,082		2,250	3.25	-2,250		8,082	
2015	970	3.71	2,670				3,640		2,200	3.13	-2,200		3,640	
2016	620	3.54	2,670				3,290		1,800	3.16	-1,800		3,290	
2017	620	3.54	2,670				3,290		1,400	3.19	-1,400		3,290	
2018 and later	620	3.54	362				982		1,000	3.22	-1,000		982	

then identify and map the risks to which the Group is exposed. Methods are being constantly developed and refined to measure and analyse the risk situation. Finally, what remains is to decide on each occasion what approach should be adopted in the light of the prevailing situation.

#### Financing forms and rating

The Group has efficient short-term and long-term financing programmes, both domestic and international. In the midst of the uncertainty that has continued to characterise the credit market, the value of having highly diversified financing programmes has been particularly obvious. It is becoming increasingly essential to be able to seek financing on those markets and for those time periods which on each occasion price the Group's rating best.

In addition to the financing programmes, there were bank overdraft facilities of SEK 3,700 million at the year-end, of which SEK 1,700 million was unconfirmed. As the short-term financing programmes have been reliable sources of financing over time, the need for back-up facilities via the banks is limited. The strong seasonal pattern in the cash flow, with quarterly rent payments, allows good preparedness in conjunction with handling liquidity. Since 1996, the Group has had a long-term rating from Standard and Poor's of AA with a stable outlook and a short-term rating of A1+ / K1.

#### Financial covenants

The general terms and conditions for the EMTN and MTN programmes include a clause which states that if the Swedish government ceases, directly or indirectly, to hold more than 50 per cent of the shares, equivalent to more than 50 per cent of the number of votes, the loans and any interest shall immediately fall due for payment. The contractual terms and conditions for the short-term financing programmes do not include any equivalent undertaking. Ever since the programmes were established, the Group's policy has been not to accept any terms and conditions which require that a certain rating, equity ratio or interest coverage be maintained.

#### Financing cost

The net interest income/expense was SEK -263 million (-576), which is equivalent to an interest cost, including changes in the value of financial derivatives, of 1.84 per cent (3.63) during the period. According to earlier computation principles, the financing cost rose to 2.77 per cent from 2.39 per cent. The financing cost has increased as the variable rate of interest rose during the latter half of the year. The increase was suppressed by unrealised increases in value in financial derivatives.

The past year has been a very favourable year with continued low interest rates. The interest coverage ratio, which is calculated on the impact on cash flow of net interest income/

expense, was a reassuring 741 per cent (841).

#### SENSITIVITY ANALYSIS, LIABILITY PORTFOLIO

The interest-bearing liability is constantly exposed to changes in interest rates on the market. The analysis of the liability portfolio sensitivity to interest rates can be divided into two parts:

- Changes in value of interest derivatives (current values).
- Cash flow effects (net interest income/expense) during a calendar year for items with a short fixed interest period which are given a new short-term rate of interest for the remainder of the year.

As the fixed interest period is diversified and according to the current risk mandate, a minimum of two years on average, the variations in the interest cost will be less than if the fixed interest period had been very short, three months for example.

The Group's fixed interest comprises the underlying fixed interest of the financing supplemented by interest derivatives. The purpose of the interest derivatives is to facilitate a change in the fixed interest in the liability portfolio over and above what is achieved directly in the financing. On page 53 there is a presentation of the impact on the result of an increase in interest of one percentage point. The calculations are based on an unchanged liability volume.

# Holistic thinking leads to efficient risk management



Compared with many other players in the property industry, our operations are characterised by the fact that we have long leases with our customers. This means that our rental revenue is assured in the long term. Above, a photograph from the Royal Institute of Technology in Stockholm.

Property companies are reporting a positive picture regarding market value development, which is reflected in the Company's property valuation. Risk premiums fell slightly during the year. Sweden as a knowledge nation is growing and demand for new premises for higher education and research is on the increase. Akademiska Hus agreements are long and the customers are stable, resulting in a very secure cash flow.

## STRATEGIC RISK – OWNING AND MANAGING PROPERTIES

Akademiska Hus is affected by the government's education policy but also by growth in the Swedish economy, in particular the situation on the labour market. In times of recession there is an increase in the number of applicants for higher education and research – demand is counter-cyclical to the situation in the economy.

Major investments in knowledge environments have shaped the Akademiska Hus campuses. In this respect the property portfolio is a strategic risk. The campuses have a specific purpose and are not in a broad sense general. Investments in specially adapted premises take place once a long lease that justifies the investment has been signed. Purchases and sales of properties take place to counteract and deal with the strategic risk in the property portfolio.

## RISK MANAGEMENT – A MATTER FOR THE BOARD

The Akademiska Hus Board of Directors has routines and processes for controlling how the organisation highlights and deals with financial, environmental and social issues in order to ensure sustainable operations. According to the rules of procedure for the Board of Directors, the Board is required to discuss each year the Group's strategic plan and total risk exposure. At a special Board seminar, which is held each year, the Board receives more detailed information and has the opportunity to discuss Akademiska Hus's long-term development, strategy, competitive situation and risk management. Market issues and disputes of a more significant nature are reported on an ongoing basis to the Board. The most important policy decisions, including the Ethics Policy, Finance Policy, Electricity Trading Policy and instructions regarding finances,

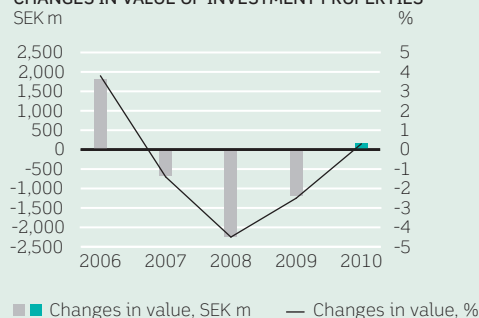


# FINANCIAL POSITION: RISK AND SENSITIVITY ANALYSIS

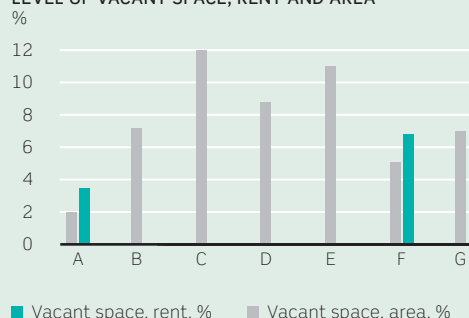
AKADEMISKA HUS

2010

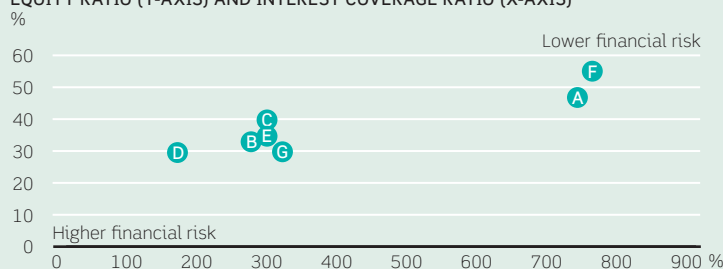
## CHANGES IN VALUE OF INVESTMENT PROPERTIES



## LEVEL OF VACANT SPACE, RENT AND AREA



## EQUITY RATIO (Y-AXIS) AND INTEREST COVERAGE RATIO (X-AXIS)



A Akademiska Hus AB  
 B Vasakronan AB  
 C Fabege AB  
 D Kungsleden AB  
 E Castellum AB  
 F Hufvudstaden AB  
 G Wihlborgs Fastigheter AB

## SENSITIVITY ANALYSIS 2010

CHANGE	IMPACT ON PRE-TAX PROFIT, SEK M	IMPACT ON RETURN ON EQUITY, PERCENTAGE POINTS	IMPACT ON FAIR VALUE, UNLEASED, SEK M	IMPACT ON FAIR VALUE, PERCENTAGE POINTS
Rental income, +/- one per cent	50	0.1	412	0.9
Vacant space, +/- one percentage point	46	0.1	392	0.9
Operating costs, +/- one per cent	9	0.0	81	0.2
of which energy, fuel and water	6	0.0	56	0.1
Maintenance costs, +/- one per cent <sup>1)</sup>	7	0.0	45	0.1
Cost of capital, + one percentage point	-3,001	-8.9	-3,001	-6.5
Cost of capital, - one percentage point	3,286	8.9	3,286	7.2
Direct yield requirement, + one percentage point	-3,357	-10.0	-3,357	-7.3
Direct yield requirement, - one percentage point	4,647	12.3	4,647	10.1

1) A change in the maintenance cost has in the event of an effect on the profit and return on equity been calculated based on actual maintenance costs. The effect on the fair value has been calculated based on a standard maintenance cost in the valuation model.

## SENSITIVITY ANALYSIS, LIABILITY PORTFOLIO

	NOMINAL AMOUNT, SEK M	MATURITY, YEARS, AVERAGE	FIXED INTEREST PERIOD, YEARS, AVERAGE	INTEREST RISK, ONE INTEREST POINT, SEK M	INTEREST, %	CHANGE IN VALUE OF +100 INTEREST POINTS, SEK M AS OF THE YEAR-END <sup>1)</sup>	NET INTEREST INCOME/ EXPENSE WITH 100 INTEREST POINTS, SEK M DURING THE REMAINDER OF THE CALENDAR YEAR <sup>1)</sup>
Fixed interest positions with a fixed interest period longer than one year within the Statement of Financial Position	2,670	6.27	6.27	1.35	3.33	—	—
Interest derivatives, fixed interest	5,186	0.00	4.47	2.12	3.75	212	—
Interest derivatives, variable interest	-5,186	0.00	0.18	-0.09	1.55	—	43
Variable interest within the Statement of Financial Position	13,174	3.67	0.15	0.21	1.62	—	-112
<b>TOTAL</b>	<b>15,844</b>	<b>4.11</b>	<b>2.59</b>	<b>3.59</b>	<b>2.50</b>	<b>212</b>	<b>-69</b>

1) Refers to 100 interest points in a parallel displacement of the yield curve.

risks, the environment and so on, must be approved by the Board. An Audit Committee assists the Board in matters related to financial risk, reporting and control, property valuation, application of accounting principles and external audits and also assists the owner in the selection of auditors. The Audit Committee is also responsible for the application of the Corporate Governance Code. In addition, there is a Finance Committee which closely monitors and prepares the handling of financial risks. The Board's risk management process is described in more detail in the Corporate Governance Report.

## OPERATING RISKS

The strategy of owning and managing properties also entails operating risks, which Akademiska Hus works actively to mitigate. The term 'operating risk' refers mainly to the risk of financial consequences and consequences related to trust which ensue from shortcomings in internal routines and systems. The handling of operating risks is aimed at identifying, assessing, monitoring and reducing those risks. The risks are assessed and handled based on their expected consequences and the degree of probability that they could occur. Internal directives and guidelines form the basis for risk management within Akademiska Hus. Corporate culture is critical in ensuring that internal controls are a normal and necessary operating prerequisite. An essential element in the handling of the operating risks are a standardised, process-oriented approach which also contains control points. The adopted approach is revised continuously as part of the quality assurance process. The operating risks that need to be handled can be divided into

- Administrative – insufficient or unsuitable routines, lack of controls and reporting, human error, lack of expertise, an unclear allocation of responsibility.
  - IT – incorrect data systems, information security, stoppage risks.
  - Legal – sub-standard documentation, incorrect agreements.
- The Group and its assets are insured in line with the assessed insurance requirements.

## RISKS – PROPERTY MANAGEMENT

### Environmental risks

Owning and managing properties is associated with environmental risks. The purpose of the Environmental Code is to promote sustainable development, which means that present and future generations can live in a good, healthy environment. The Environmental Code places considerable responsibility on the property owner and Akademiska Hus handles this responsibility in a structured, co-ordinated way, among other things by satisfying the environmental certification stipulations laid down in ISO 14001:2004.

Within Akademiska Hus environmental impact is identified and the environmental work is planned following documented environmental enquiries. The results are collated and evaluated in order to identify the most significant environmental aspects.

## CHANGES IN VALUE

Akademiska Hus reports its properties according to IFRS, which means that the properties are recorded at fair value in the Statement of Financial Position and the changes in value affect the Statement of Comprehensive Income, which could mean significant variations in result. The value of the properties, and thus the change in value, are determined by general

market factors such as risk premiums, availability and demand on the property market and also by specific changes in the properties. The value of the properties is largely dependent on the expected net operating profit as well as the market's direct yield requirements and cost of capital requirements. Specific changes in the properties are changes in vacant space, investments and the cost trend.

Changes in value are often the single largest item in the Statement of Financial Position. It is, however, an unrealised profit and does not affect the cash flow. An unrealised change in value of one per cent affects the profit by SEK 495 million. In conjunction with property valuations, account is normally taken of an uncertainty range of +/- 10 per cent. This is due to the uncertainty in the assumptions and calculations. For further details regarding property valuation, reference can be made to the Property valuation section.

## RENTAL INCOME

Rental income is assured through, by industry standards, long leases.

Specialist buildings intended for laboratory and research operations account for 34 per cent of the holdings and leases are normally signed with terms of ten years or more. Around 70 per cent of the rents are adapted annually to changes in the CPI. A small lease volume is also adapted to changes in interest rates.

In conjunction with rent negotiations there is a continuous follow-up of the lease renewal structure with the aim of securing an even spread of renewal dates. A change in rental income of one per cent affects the Group's pre-tax profit by SEK 50 million. The fair value changes by SEK 412 million if current leases, when they cease, change by one per cent.

Rents from government-controlled customers account for 92 per cent of the rental revenue and this income does not represent a credit risk. Few property companies can report such a combination of long, secure revenue flows and lower levels of vacant space.

## VACANT SPACE

An increase in vacant space has a direct impact on profit. The follow-up and handling of current and future vacant space is a high priority. Special plans have been drawn up to deal with all vacant space in conjunction with operational follow-up.

Vacant space amounted to 111,970 square metres (122,437), which is equivalent to 3.5 per cent (3.8). The economic level of vacant space is lower and is 2.0 per cent (1.9). Vacant space generally has a lower rental value than the property holdings as a whole. The economic level of vacant space is equivalent to SEK 102 million (94). A change in the economic level of vacant space of one percentage point affects the pre-tax profit by SEK 46 million. The fair value would be changed by SEK 392 million if the current leases, when they cease, change by one percentage point.

Vacant space within Akademiska Hus is very low compared with other property companies.

## OPERATING COSTS

Operating costs are regarded in part as fixed costs, as heating is often still necessary even if floor space is vacant. Energy costs make up the majority of the total operating costs and are difficult to influence in the short term regardless of possible vacant space. Energy costs in recent years have increased

more rapidly than rents and this has had a negative impact on profit and the properties' market value. Electricity is purchased directly on the electricity exchange Nord Pool on a Group basis and in accordance with the mandate laid down in the Electricity Trading Policy. Trade in electricity means that the economies of scale that exist can be utilised and the aim is to achieve low, stable costs for electricity in the short- and medium-term, taking into account the risks associated with electricity trading. As of the year-end, 78 per cent of the price of the estimated electricity that will be used in 2011 is hedged. Pricing takes place in euro and all hedged electricity is exchange hedged quarterly in arrears.

Akademiska Hus passes on over 50 per cent of the costs for energy, fuel and water to the customer in the form of a rent supplement. This means that Akademiska Hus in part shares the risk with the customers, which is a common incentive to save energy.

A change in operating costs of one per cent affects profit by just under SEK 9 million and the fair value by SEK 81 million.

### MAINTENANCE AND INVESTMENTS

Maintenance costs are to a large extent variable and can be reduced or postponed to meet a fall in profit or vacant space.

A change in maintenance costs of one percentage point would affect profit by SEK 7 million and the fair value by SEK 45 million (change in the standard maintenance cost in the property valuation).

The management organisation is working on a maintenance plan for each individual building. The measures taken over the years have meant that the property holdings are now well maintained.

Investments, i.e. value-enhancing measures, are only made if there is a calculation and a lease with a tenant which together justify the investment on business grounds.

### FINANCIAL RISKS

Due to its secure equity ratio, Akademiska Hus has a lower financial risk than the majority of other property companies. The high interest coverage ratio is a measure of the good financial capacity. Akademiska Hus is well placed financially to satisfy the increase in demand which results from extensive construction project operations.

Akademiska Hus carries on financing operations with well-adapted strategies, striking a balance between financial risks and a low financing cost. The Finance Policy adopted by the Board presents the long-term strategic orientation, the allocation of responsibility, the Group's risk approach and what mandates should be in place to handle these risks. The plan for handling financial risks includes authorisations and mandates as well as concrete plans for financing operations. The handling of the liability portfolio interest risk takes place within the framework of a separate fixed interest mandate. The average fixed interest period at the year-end was 2.8 years, which is why fluctuations in market interest rates do not have an immediate impact on the liability portfolio. Financing is presented in more detail on pages 48–51.

### SENSITIVITY ANALYSIS

The sensitivity analysis shows how the Group's pre-tax profit, return on equity and assessed fair value would be affected in the event of changes in different variables/factors. The analysis shows the impact on an annual basis at full effect.

A change in the cost of capital and the direct yield requirement of one percentage point would affect the profit and fair value by SEK 6–8 billion and the return on equity would change by 19–21 percentage points.

Changes in the cost of capital or direct yield requirement are factors that affect the fair value most. The impact on profit of the change in value, however, would not affect the cash flow as it is unrealised. Akademiska Hus's income and cost items which affect profit and valuation are rental income, vacant space, operating costs, maintenance costs, property administration costs and to a certain extent the interest cost.

In the sensitivity analysis the current lease portfolio has been taken into account with regard to rental revenue in vacant space. A change in any of these items would affect profit and evaluation according to the table on page 53. A change in the vacant space situation does not have any tangible effect on profit whilst from a valuation point of view it would have a major effect if the average economic level of vacant space were to increase from, for example, 2.0 per cent to 3.0 per cent and the increase in vacant space reflects an average of the rental value. Such an increase in vacant space, expressed as the number of square metres, would only mean around 32,000 square metres.

### SENSITIVITY ANALYSIS, LIABILITY PORTFOLIO

The interest-bearing liability portfolio is constantly exposed to interest rate changes on the market.

The analysis of the liability portfolio interest sensitivity is divided into two parts:

- A change in value of the interest derivative portfolio (current values).
- Cash flow effects (net interest income/expense) over a calendar year for items with a short fixed interest period which are given a new short-term rate of interest for the remainder of the year.

As the fixed interest period is diversified and in accordance with the current risk mandate, a minimum of two years on average, the variations in the interest cost will fluctuate to a lesser extent than if the fixed interest period had been very short, e.g. three months.

The Group has fixed interest periods both within and outside the Statement of Financial Position in the form of interest derivatives. The aim of these derivatives is to facilitate a change in the liability portfolio's fixed interest period in addition to what has been achieved directly in the financing. The table on page 53 presents the impact on profit of a rise in interest of one percentage point. The calculations are based on an unchanged liability amount.

# Knowledge environments directed at energy management and sustainability

Akademiska Hus adopts a long-term, focused approach to sustainability and this has become an integral part of our core operations. We present this work in a separate Corporate Sustainability Report, which is a supplement to the Annual Report. The Sustainability Report, which is available in its entirety at [akademiskahus.se](http://akademiskahus.se), is based on the definition financial, environmental and social liability.

We have opted to assume complete responsibility for the energy used in our buildings and not focus on the energy used purely to operate the property. The task of reducing energy consumption and the load on the environment is something that we want to take place in close co-operation with the tenant. One of the reasons for this is that energy work has to an increasing extent become a question of investment and not simply adjustment. Akademiska Hus has always based its energy work on reducing its environmental impact by reducing energy use rather than pursue figure-based exercises focusing on an energy supply line of reasoning. One saved kilowatt-hour offers the best climate benefit has always been our motto as we also try to view Sweden and the world as a totality. We co-operate with all other bodies on the energy market and we rely to an increasing extent on the existence of political means of guiding the market correctly. In 2010 we took yet another step forward by only purchasing water power where the source is guaranteed.

## ENERGY OBJECTIVES, CONSTRUCTION PROJECTS, KWH/M<sup>2</sup>

During 2008, Akademiska Hus imposed stricter energy-related objectives for new construction and redevelopment. The new objectives go beyond the requirements laid down by the National Swedish Board of Building, Planning and Housing and extend from the type of motor that ought to be used for the fans to how much energy is permitted to pass through a window. In several of the Akademiska Hus new construction projects, energy use not only falls below the requirements laid down by the National Swedish Board of Building, Planning and Housing but also the levels laid down by the GreenBuilding Council and even those for passive buildings. As part of the task of reducing energy use in the property sector, Akademiska Hus is a partner in the sector organisations Bygga-Bo Dialogue, the Swedish Energy Agency, the National Swedish Board of Building, Planning and Housing, the Chalmers Energy Centre and the Energy System Project.

## ENERGY OBJECTIVES IN PROPERTY MANAGEMENT

Akademiska Hus owns and manages over 3 million square metres of floor space. Over the coming years there will be a major increase in the holdings through new construction although the majority of the buildings will remain as they are today. In order to make a serious difference it is not sufficient to simply impose strict demands for new buildings. The greatest focus must be on existing holdings and this is where we are now concentrating on reducing energy use. A task that has proved successful during the past year thanks to our experts and the fact that we handle the measures that we take systematically with the aid of, among other things, TMC – Total Measure Concept. TMC is an approach that means that the best energy solution is found for a building without sacrificing profitability. On the Akademiska Hus Energy Portal there is easy-to-use system support for TMC.

## ENERGY PORTAL

During 2010 the Energy Portal was developed further as the central system for energy follow-up. Over 10,000 documented meters together compiled over 300 million measurements from as far back as 2000. These measurements are merged and provide a composite picture of the Group's energy use at the same time that there is the opportunity to go deeper on the building level and if necessary also on the component level. The Energy Portal gathers all energy measurement within the Group. Apart from energy statistics there are also tools of both a technical and financial nature.

## MATERIAL MANAGEMENT

An important aim for Akademiska Hus is working actively to improve efficiency in the way the industry handles and manages material. We have been involved, among other things, in setting up the Ecocycle Council's "Guidelines for ecocycle-adapted waste management in conjunction with construction and demolition". This standard, coupled with our own environmental stipulations when procuring contractors to

handle waste and disposal as well as financial incentives in the industry and legislation in society, act as control instruments for good management of construction waste.

How can we work to become more resource efficient and mindful of our natural resources. One way of doing this is to make use of LCC (Life Cycle Costs) as a basis for decisions regarding choice of system, which is something we use regularly in conjunction with major new construction and redevelopment projects.

Long-term ownership of properties, with general and flexible premises and where quality and sustainable materials are prioritised, will reduce the need for redevelopment and replacement of materials. Restraint and effective use of materials will minimise the emission of greenhouse gases and will be positive from a climate point of view.

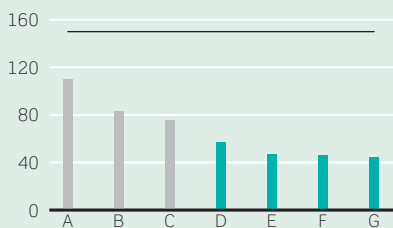
## PHASING OUT OF HAZARDOUS SUBSTANCES

The term 'hazardous substances' refers to products or goods which could have an undesired effect on the environment or health. This could take the form of inbuilt substances in construction goods and in chemical products used in running the properties.

Akademiska Hus is a partner together with 20 or so of Sweden's largest property owners in a system for the environmental assessment of construction products. Byggvarubedömningen (Construction Material Assessment), BVB, acts as a common standard and easy-to-use system support to search for and document construction materials that are incorporated into our buildings. The aim is that the buildings of the future will be constructed using only environmentally assessed products. The system will be employed in both construction as well as management and facilitates the choice of materials and products that offer the best possible environmental performance.

By making clear demands on our suppliers that BVB is to be used and by being actively involved on its board, Akademiska Hus is striving to ensure that all the parties involved in the industry should ask for and provide construction products that have an increasingly

**BUILDING COMPARISON**

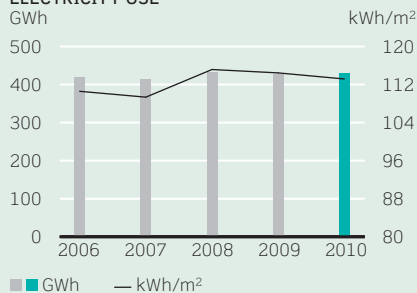


- A National Swedish Board of Building, Planning and Housing building rules
- B GreenBuilding standards
- C Low-energy building
- D Academicum Gothenburg
- E Natural Sciences Building, Umeå
- F Väner Building, Karlstad
- G School of Music, Theatre and Art, Örebro

■ Energy use kWh/m²  
— Average for Swedish office buildings (STIL2 Study)

With regard to energy use, several Akademiska Hus buildings are below both the stipulations in the National Swedish Board of Building, Planning and Housing rules as well as the GreenBuilding standards and the passive building levels.

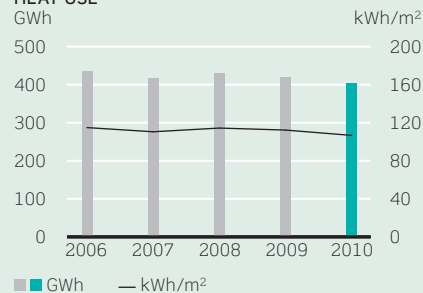
**ELECTRICITY USE**



With effect from 2010, Akademiska Hus purchases electricity generated from HEP where the source is guaranteed. Electricity supply to Akademiska Hus before 2010 is estimated to have a proportion of carbon dioxide-free-generated electricity (hydro-electric power and nuclear power) of 90 per cent with 10 per cent coming from fossil fuels.

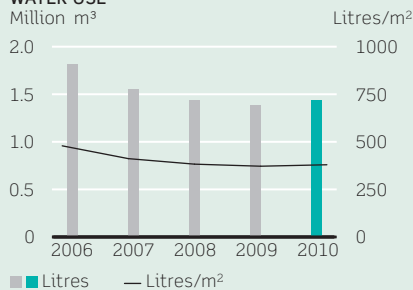
Akademiska Hus has already changed routines for energy follow-up, which means that the figures prior to 2008 are not comparable with the figures from 2008 onwards. These figures are, however, reported in the above list. This applies in particular to cooling, which was not reported at all before 2008. Akademiska Hus uses the Usable area in sustainability issues when it comes to specific figures for energy.

**HEAT USE**



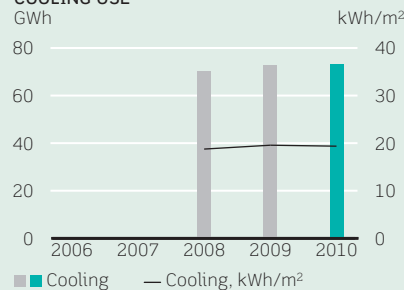
The proportion of carbon dioxide-free-generated heat (bioenergy and residual energy) is 80 per cent with 20 per cent coming from fossil fuels.

**WATER USE**



Akademiska Hus as a whole uses water from the Swedish municipal system.

**COOLING USE**



Akademiska Hus uses mainly cooling from free cooling, bottom water and traditional generation of cold air. It is estimated that 50 per cent of the cooling is produced using electricity (compressor operation) with cooling factor 3.

ANNUAL REPORT 2010

better environment performance and also speed up the winding up and phasing out of products with environmental features that are directly negative.

Ten years ago Akademiska Hus made an inventory and cleared all sealants used in outdoor facades that contained PCB. PCB can also occur indoors in sealants, insulation glass, certain floor materials and in condensers. Through the environmental inventories in all the buildings where PCB could be suspected of being present, clearance could take place gradually.

**GOOD INDOOR ENVIRONMENT**

Akademiska Hus properties and campuses are required to satisfy the customers' changing needs over time. Consequently, Akademiska Hus is focusing on creating good indoor environments which are a prerequisite for health and job satisfaction among all those who work and study in the Group's premises. The starting point for Akademiska Hus's environmental work is 'the human space', which means that the health aspect is prioritised in the event of conflicting environmental interests.

Akademiska Hus has previously carried out indicative radon measurements in all buildings that have permanent workplaces. Our aim is

that the limit of 200 Bq during office hours will not be exceeded in our buildings, even if the limit for offices is 400 Bq.

We place considerable emphasis on moisture safety in construction. On the central level, for example, we have a person who is certified as a moisture expert and we also have general requirements for moisture safety in construction, which have been drawn up in conjunction with the industry standard. Adaptation to each individual project then takes place in the project environmental programme.

**ENVIRONMENTAL POLICY**

The Akademiska Hus Environmental Policy is the most important control document for environmental work.

The Environmental Policy was formulated in conjunction with certification according to ISO 14001 in 2004. The Environmental Policy describes the Akademiska Hus strategy and general compliance with regard to the Company's environmental work. The Environmental Policy is communicated internally and externally, mainly through the Akademiska Hus Sustainability Responsibility Report and through the Akademiska Hus website [akademiskahus.se](http://akademiskahus.se).

**AKADEMISKA HUS ENVIRONMENTAL POLICY**

Akademiska Hus shall be environmentally certified and in doing so satisfy applicable laws, ordinances and other requirements.

Akademiska Hus shall work to ensure compliance with demands regarding the prevention of pollutants that could arise in the course of operations and shall work to ensure that the environmental programme is constantly improved.

Akademiska Hus shall build up and manage property in an environmentally adapted and resource-efficient way.

Akademiska Hus shall work to ensure that similar environmental care is demonstrated by customers, suppliers and other partners and ensure that it has an impact throughout the whole of the Company's operations.

Akademiska Hus shall make improving energy efficiency and the development of alternative energy production a high priority.

Akademiska Hus shall endeavour to find the most efficient energy solution for each property to the benefit of both customers and Akademiska Hus.

Akademiska Hus shall, through its high level of in-house expertise, remain at the forefront in the development and use of modern, efficient technology with a good environmental profile that supports construction and management and ultimately our customers' operations.



We devote considerable resources to the development of the knowledge and expertise of our employees. By being a responsible, socially aware employer and at the same time being able to offer an inspiring environment that promotes involvement, we retain skilled employees within the Company.

## Unique expertise

Through our excellent knowledge of the workings and conditions in the academic world we have unique expertise and the capacity to understand the customer's demands and needs. We develop this by actively and systematically exchanging experience in-house and externally and making use of and expanding our collective, unique, countrywide expertise efficiently.

### AN ATTRACTIVE WORKPLACE ATTRACTS EXPERTISE

The state ownership policy stipulates that ethics, environment, human rights, equality, healthy workplaces and diversity are important elements in the government ownership policy. Government companies should be role models and be at the forefront, armed with a carefully considered strategy for its sustainability issues. Akademiska Hus works continuously with all these issues. By offering an inspiring environment that promotes involvement, with delegated responsibility and clear objectives right down to the individual level, we develop and retain skilled employees. By explaining in a structured, co-ordinated way about Akademiska Hus's unique strengths as a company and employer we attract new employees. Leadership is clear and employees feel that they have the support and commitment of the management. We focus on sustainable social development

with regard to the working environment, ethics and diversity.

Appraisal discussions are an important basis for competence development and the aim is that all employees shall have appraisal discussions with their manager on a regular basis. During 2010, 84 per cent (92) reported that they had had an appraisal discussion with their manager.

Training costs per employee for 2010 were on average SEK 22,000 (21,000). The training includes both a deepening of the individual's know-how within each area of professional expertise but also general training to support personal development.

Once a year a joint training day is held for all employees in the Group. The focus during the training day is on knowledge and understanding the parts of the Group in which each individual does not work. Customers and other external speakers are also invited along to the training day.

### SATISFIED EMPLOYEES

Akademiska Hus measures how satisfied the employees are with their working situation and with Akademiska Hus as an employer through the Satisfied Employee Index (NMI). The measurements take place each year in the form of a questionnaire. The results for 2010 show that Akademiska Hus employees are slightly less satisfied with their working situation compared with the previous year. The Satisfied Employee Index (NMI) for 2010 is 67 (70). The response rate in the NMI survey for 2010 was 93 per cent (96).

The rating is on a scale of 0–100, where 70–80 is a strong score and over 80 is excellent. The most important factors behind the NMI are employer, duties, expertise and development, communication and leadership.

The results from the employee questionnaire form the basis for the development plans for the managers and employees

**NMI (SATISFIED EMPLOYEE INDEX)**  
%



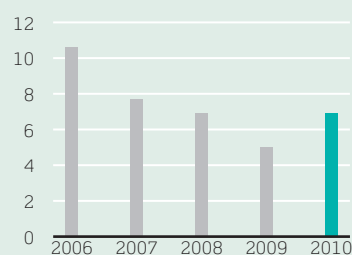
The Satisfied Employee Index (NMI) for 2010 was 67 (70). The NMI target for 2010 was 71. The overall result for Akademiska Hus is consistently stable and high, which indicates that the employees generally are very satisfied with their working situation.

**ATTENDANCE**  
%



Absenteeism due to illness during the year was 3.3 per cent (2.3), of which long-term absenteeism was 1.6 percentage points (0.7). Akademiska Hus is working actively on health issues.

**STAFF TURNOVER**  
%



Staff turnover for 2010 was 6.9 per cent (5.0). During 2010, eight people retired. Approximately 10 people retire each year.

**OUR CORE VALUES**

Our core values are important tools in our day-to-day work. They are the starting point for everything we do.

**WE ARE EXPERTS**

No one has our specialist know-how. We are experts in developing and managing knowledge environments. Efficient processes and long experience make us a secure, attractive choice. Our collective strength on the national level is a considerable benefit on the local level, close to the customer.

**WE ARE AN ACTIVE PARTNER**

We are attentive, open and interested. Together with our customers we develop their operations and brands. We take personal initiative in everything from the day-to-day dialogue to inspiring visionary knowledge environments.

**WE ARE FOCUSED ON THE FUTURE**

We adopt long-term thinking in our work, regardless of the economic climate. We take good care of the buildings and we build using a flexible, sustainable, energy-smart approach. Our innovative thinking creates the prerequisites for the knowledge environments of the future.

ANNUAL REPORT 2010

**WORKING ENVIRONMENT CERTIFICATION 2010**

The working environment programme within Akademiska Hus has been certified since 2007 in accordance with AFS 2001:1 “Systematic working environment programme”. During 2009, the management system for environmental work was recertified for a new three-year period, where the auditors gave the system an average score of almost 8 on a 10-point scale and according to the auditors: “The results are generally very good”.

In response to the question in the employee survey about whether Akademiska Hus handles working environment issues well, 79 per cent of the employees (82) said that it did.

**HEALTH AND FITNESS INITIATIVE**

Akademiska Hus is working actively to inspire all employees to live a healthier life. There are special ‘health care promoters’ in each region. The task of the health care promoters includes

offering all employees the opportunity to try out different health and fitness activities during the year. There is also a group theme each year and for 2010 the theme was “The year of joy”. Several highly popular activities around this theme were arranged in each region. In addition, all employees receive an annual health and fitness grant of SEK 3,000 which can be used for their own health and fitness activities.

Akademiska Hus has for a number of years also had a group routine for handling sickness and rehabilitation, which concurs with the routine introduced by the Social Insurance Office. Absenteeism due to illness during the year was 3.3 per cent (2.3) of which long-term absenteeism, i.e. a consecutive period of illness of at least 60 days, was 1.6 percentage points (0.7).

**STAFF STRUCTURE AND TURNOVER**

The total number of employees at the end of 2010 was 421 (421). The average age in the

Group was 48.5 years (47.9). The majority of employees, 53 per cent (54), are aged between 30 and 50 years and only 3 per cent (4) are under the age of 30.

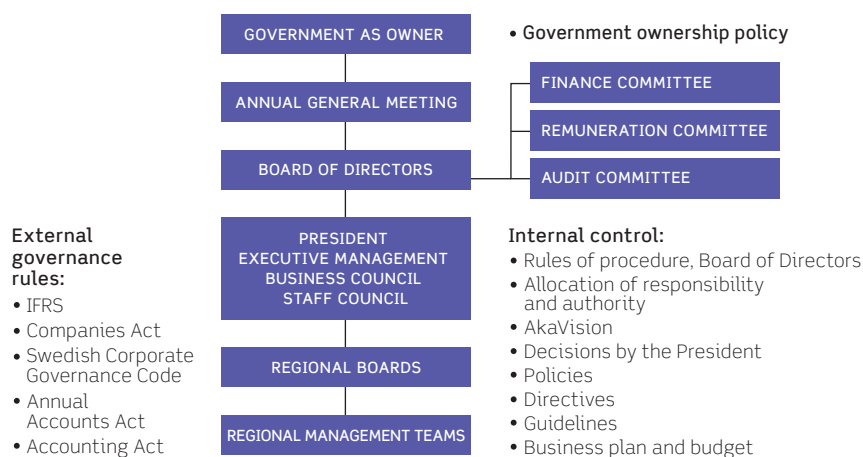
The staff turnover is on a relatively low level and is 6.9 per cent (5.0).

A total of 24 per cent (25) of Akademiska Hus employees are women. There is a conscious endeavour to achieve a better gender balance both in positions within the organisation and within management groups and Group process groups.

**DIVERSITY**

The Akademiska Hus guidelines include working to bring about greater ethnic diversity. Every time Akademiska Hus recruits an employee this is taken into account as a key factor.

# Swedish government demand: offer sound, suitable environments for education and research



Akademiska Hus complies with the Swedish Corporate Governance Code (the Code) as well as statements from the Swedish Corporate Governance Board (bolagstyrningskollegiet.se). It also applies the guidelines laid down by the government in its ownership policy (regeringen.se).

## CORPORATE GOVERNANCE 2010

Akademiska Hus is wholly owned by the Swedish government through the Ministry of Enterprise, Energy and Communications. The owner takes a long-term view in its ownership of Akademiska Hus. The primary task for Akademiska Hus is to offer the country's universities and colleges sound, suitable buildings for education and research. The Company also has responsibility as manager of capitalising on the significant economic and cultural values that exist in the properties.

The Company's Articles of Association state that the Company shall own and manage real estate and carry on building activities and building administration and operations compatible therewith, as well as own and manage moveable property.

According to the ownership policy from the Government and the Ministry of Enterprise, Energy and Communications, government-owned companies should be as transparent as listed private companies. The companies should act as a role model with regard to sustainability and healthy workplaces as well as equality and diversity at the workplace. Akademiska Hus is working continuously in all the aforementioned areas and has control documents that describe how the work on ethics, sustainability, equality and diversity takes place. There is likewise ongoing work to develop, in the spirit of the Code, the rules and routines that will ensure transparency, a clear allocation of responsibility between different company bodies and the Board's efficient discharge of its duties. This Corporate Governance Report, which was adopted by the Board on March 10, 2010, describes the structure and processes for Group management and control.

## Deviations from the Code

The Code has been prepared for companies with a broad ownership base. The election committee is in the first instance a body for shareholders to prepare decisions regarding appointments. For companies wholly owned by the Government the rules laid down in the Code regarding an election committee are replaced by principles regarding a structured nomination process, which are to be found in the Government ownership policy (see below).

### Appointment of a Board of Directors and auditors (Code rule 2.1-2.3)

Akademiska Hus does not apply the rules in the Code regarding the appointment of a Board of Directors and auditors.

### Reporting of the independence of Board members (Code rule 4.5)

Akademiska Hus does not apply the rules in the Code regarding the reporting of the independence of Board members.

### Nomination process for Board members and auditors

The owner applies a structured nomination process in conjunction with the appointment of Board members and auditors. The nomination process is conducted and co-ordinated by the unit for state ownership within the Ministry of Enterprise, Energy and Communications. Members are selected from a broad recruitment base.

The nomination process is presented in the Government's ownership policy. It is the aim of the Government that that boards should have a high level of expertise that is well adapted



to each company's operations, situation and future challenges. Each nomination of a board member should be based on the need for expertise within the board of the company in question. The composition of the board should be such that the board always has knowledge of the industry or other know-how which is relevant to the company. The composition should also be such that a balance is achieved in terms of background, age and gender.

### Annual General Meeting

Akademiska Hus follows the rules for issuing information related to corporate governance issues on the Company's website as well as the time, date and venue of the Annual General Meeting.

The Annual General Meeting must be held within six months of the end of the financial year but should take place before April 30 each year. At the Annual General Meeting the shareholders elect, among others, the Board of Directors and auditors and also decides on discharge from liability for the Board of Directors and the President. The Meeting decides on guidelines for remuneration to persons in leading positions and, where applicable, amendments to the Articles of Association. The Annual General Meeting was held on April 28, 2010. The meeting was opened by Eva-Britt Gustafsson, who was appointed to chair the meeting and lead proceedings. In addition, it was noted that Leif Ljungqvist, President Mikael Lundström, authorised public accountant Peter Gustafsson and Carolin Åberg Sjöqvist, secretary, were also present in addition to other invited persons.

#### DECISIONS AT THE ANNUAL GENERAL MEETING:

- Adoption of the voting list. It was noted that the Meeting had been duly convened.
- Adoption of the Annual Report, consolidated accounts, and the audit report for the 2009 financial year.
- A decision regarding the payment of a dividend of SEK 1,219,000,000 to the owner.
- The Board of Directors and the President were granted discharge from liability for the 2009 financial year.
- Election of members of the Board of Directors up to the end of the next Annual General Meeting.
- A decision to adopt the principles presented for remuneration and other terms and conditions of employment for senior executives according to the "Guidelines for terms and conditions of employment for senior executives in government-owned companies", passed by the Government on April 20, 2009.
- A decision regarding a fee to the Board of Directors.

### THE BOARD OF DIRECTORS

The Board of Directors is responsible for the overall management of the Company's business according to the Companies Act as well as decisions of major strategic and financial significance. The Board also decides on major investments and divestments as well as adoption of the budget and annual accounts. The work of the Board is controlled by the rules of procedure adopted each year by the Board. The rules of procedure lay down the Board's working methods, instructions for the President and instructions for the Board's committees.

The Board comprises seven members elected at the Annual General Meeting. There are also two members who represent the employees in the Company. All members were re-elected. Of the seven members elected at the Annual General Meeting,

one member is an employee at the Swedish Government Offices.

The other duties of the Board of Directors are presented on page 62 of the Annual Report.

The Chairman of the Board leads the work of the Board and represents the Board and the Company in dealings with the owner. The Chairman is also responsible for an evaluation of the work of the Board.

The Board meets at least five times a year, of which one meeting should be devoted to matters of a long-term, strategic nature. If necessary, extraordinary meetings are held for specific matters. The Group's auditors take part in at least one Board meeting during the year and on one occasion the Board met the Company's auditor without the President or other person from the Executive Management being present.

### Composition of the Board of Directors

NAME	YEAR OF BIRTH	FUNCTION	ELECTED	FINANCE COMMITTEE	AUDIT COMMITTEE	REMUNERATION COMMITTEE
Eva-Britt Gustafsson	1950	Chair-woman	2007	Chair-woman	Chair-woman	Chair-woman
Sigbrit Franke	1942	Member	2001	—	—	Member
Marianne Förander	1967	Member	2003	—	Member	Member
Maj-Charlotte Wallin	1953	Member	2004	Member	Member	—
Per Granath	1954	Member	2005	Member	—	—
Thomas Jennlinger	1956	Member	2008	—	—	—
Anders Larsson	1963	Member	2009	—	—	—
Gunnar Svedberg	1947	Member	2009	—	—	Member
Ingemar Ziegler	1947	Member	2007	—	Member	—

### Work of the Board of Directors

The Board held 11 meetings during the year at which minutes were taken. The attendance by the Members of the Board of Directors at the meetings and the main items on the agenda dealt with during the year are presented below

NAME	FUNCTION	BOARD MEETING	FINANCE COMMITTEE	AUDIT COMMITTEE	REMUNERATION COMMITTEE
Eva-Britt Gustafsson	Chairwoman	11 of 11	5 of 5	6 of 6	4 of 4
Sigbrit Franke	Member	11 of 11	—	—	4 of 4
Marianne Förander	Member	11 of 11	—	5 of 6	4 of 4
Maj-Charlotte Wallin	Member	9 of 11	3 of 5	6 of 6	—
Per Granath	Member	10 of 11	5 of 5	—	—
Thomas Jennlinger	Member	9 of 11	—	—	—
Ingemar Ziegler	Member	11 of 11	—	6 of 6	—
Gunnar Svedberg	Member	11 of 11	—	—	4 of 4
Anders Larsson	Member	10 of 11	—	—	—



From the left: Ingemar Ziegler, Anders Larsson, Sigbrit Franke, Maj-Charlotte Wallin, Eva-Britt Gustafsson, Gunnar Svedberg, Marianne Förander, Thomas Jennlinger, Per Granath.

#### BOARD OF DIRECTORS

##### **EVA-BRITT GUSTAFSSON, CHAIRWOMAN**

Born 1950. MBA. Chairwoman since 2007. President of Apoteks-gruppen i Sverige Holding AB (formerly Apoteket Omstrukturering AB). Former president of Venantius AB. Other positions: Member of the board of Svenska Spel AB.

##### **SIGBRIT FRANKE**

Born 1942. PhD. Member since 2001. Senior advisor at Stockholm University, Umeå University and the Royal Institute of Technology. Other positions: Chairwoman of the Education Science Committee, Swedish Research Council, Board member of Umeå University, Lifco, Familjen Erling-Perssons Foundation, Supreme Education Council, Qatar. Former Chancellor of the Swedish Universities and Head of the Swedish Higher Education Agency.

##### **MARIANNE FÖRANDER**

Born 1967. MBA. Member since 2003. Specialist member, Ministry of Finance, Government Ownership Unit. Former Head of Unit and Director, Ministry of Enterprise, Energy and Communications, Auditor, BDO Feinstein Revision AB and Peters & Co Revision AB. Member of the board of Specialfastigheter Sverige AB and Sveaskog AB.

##### **PER GRANATH**

Born 1954. MScEng. Member since 2005. President and CEO of Humana AB. Former president of Intellecta AB, President of KF Fastigheter AB, Vice President of Scandiaconsult AB and Vice President of Handelsbanken Securities. Other board positions: Resurs Bemanning CNC AB, Svefa Holding AB and Gustavia Davegårdh Fonder AB.

##### **THOMAS JENNLINGER**

Born 1956. Employee representative (Ledarna) since 2008. Operating Manager at Akademiska Hus Uppsala AB.

##### **ANDERS LARSSON**

Born 1963. Employee representative (SEKO) since 2009. Operating engineer at Akademiska Hus Stockholm AB. Previous positions: Employee representative (SEKO) Akademiska Hus Stockholm AB 1998-2009.

##### **GUNNAR SVEDBERG**

Born 1947. PhD. Member since 2009. President of Innventia AB. Professor at the Royal Institute of Technology. Other positions: Chairman of the board of Lignoboost Demo AB. PFI A/S and Innventia UK Ltd and also a member of the board of Kemakta Konsult AB, Mälardalen University and Stiftelsen Nils och Dorthi Troëdssons Forskningsfond. Member of IVA (Chairman of Department IV) and KVV5 in Gothenburg. Former Vice-Chancellor of Gothenburg University and Mid Sweden University and also Deputy Vice-Chancellor of the Royal Institute of Technology.

##### **MAJ-CHARLOTTE WALLIN**

Born 1953. MBA. Member since 2004. President of AFA Försäkring. No other board positions. Former chief controller, business area manager and president of a subsidiary within Nordea, Skandia, Jones Lang LaSalle and Stockholm County Council. Member of the Chamber of Commerce Fund Delegation and a member of the board of the Heart and Lung Foundation. From January 1, 2011, member of the Social Insurance Supervisory Committee.

##### **INGEMAR ZIEGLER**

Born 1947. BA. Member since 2007. Former president of AB Storstockholms Lokaltrafik (2007-2009), Locum AB (1992-2006), Diösförvaltning (1989-1992), Stockholms Mark- och Lokaliseringsbolag (1988-1989). Finance Secretary, City of Stockholm (1986-1988). Member of the board of Infranord AB and Skipark 360 AB.

#### AUDITOR

##### **HANS WARÉN, DELOITTE AB**

Born 1964. MBA. Lead auditor at Akademiska Hus since 2010. Lead auditor for, among others, Göteborg Energi, HIGAB, Semcon, Ekman and companies within the Saab AB Group. Former lead auditor at companies in the Förvaltnings AB Framtiden Group. Has been in the profession for 23 years, authorised public accountant and elected auditor for 18 years.

**THE BOARD OF DIRECTORS MET 11 TIMES DURING 2010. THE MAIN ISSUES WERE:**

1. February: Year-End Report 2009. The auditors' statement on the work on the final accounts for 2009. Committee reports.
2. March: Annual Report. Annual review and Sustainability Report for 2009. Report from the President. Committee reports. Investment matters. Matters prior to the Annual General Meeting. Consequence enquiry, amended Group structure.
3. April: Interim Report January-March 2010. Committee reports. Report from the President. Investment matters. Public Procurement Act. Akademiska Hus Group structure.
4. April: Statutory meeting of the Board of Directors following the Annual General Meeting. Review of the rules of procedure, allocation of responsibility and authority and policy documents. Election of committees.
5. May: EMTN and MTN programmes. Investment matter.
6. June: Committee reports. Report from the President. External analysis and conditions. New management model as well as strategic objectives. Remuneration to the President. Investment matters.
7. July: Interim Report January-June 2010. Investment matter. Sales. Recruitment of an HR Director.
8. August: Investment matter.
9. September: Report from the President. Committee reports. Position regarding risk exposure. Investment matter. Management issue.
10. October: Report from the President. Committee reports. Interim Report January-September 2010. Business plan and budget 2011. Sales. Investment matters.
11. December: Report from the President. Committee reports. Plan for the handling of financial risks. Merger. Investment policy. Investment matters. Dividend, profit for 2010.

**Evaluation of the work of the Board of Directors 2010**

The Board of Directors evaluates the work of the Board and the President using a structured, systematic process. Evaluation takes place once a year with the aim of developing the working forms and efficiency of the Board of Directors. The Chairman of the Board leads the evaluation and reports back to the Board. The latest evaluation was presented at the meeting of the Board of Directors on February 1, 2010. The owner, through the Government Offices, is informed about the results of the evaluation. The work of the Government Offices on the Board nomination process also includes an ongoing evaluation of the boards of all government-owned companies. The evaluation takes place on a continuous basis of the work, composition and competence of the Board.

**Board committees**

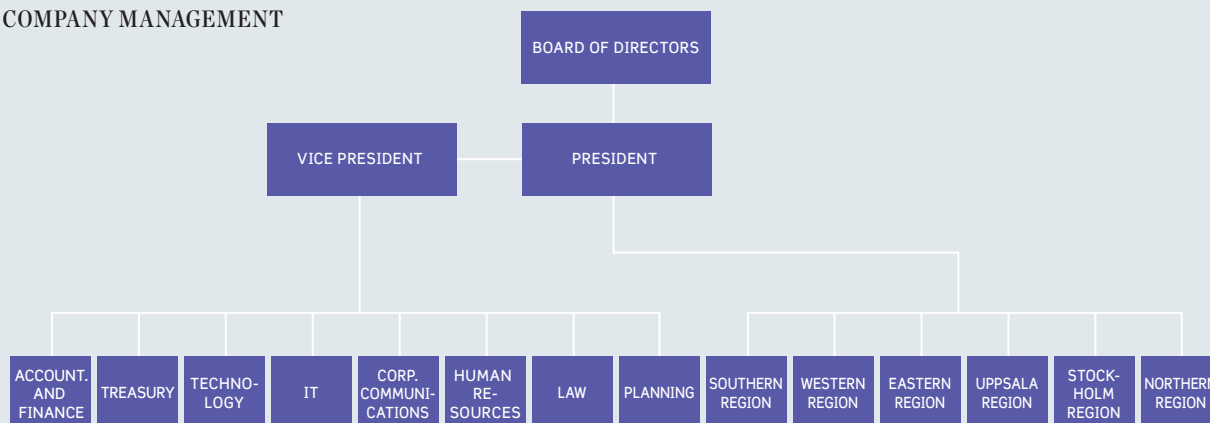
The Board of Directors is assisted by three committees.

- The task of the Finance Committee is to prepare and follow up financing issues and in doing so assist the Board in these matters.
- The task of the Audit Committee is to assist the Board in matters concerning financial risk, reporting and control, property valuation, application of accounting principles, external audit, and assisting the owner in the selection of auditors.
- The task of the Remuneration Committee is to prepare decisions regarding terms and conditions for salaries and employment for the President and the Executive Management.

The Group's Director of Accounting and Finance, Treasurer, Planning Director and President can attend the meetings in the capacity of presenter. The Board receives feedback on the work of the committees. At each Board meeting there is an examination of the minutes from the meetings of each of the committees.

ANNUAL REPORT 2010

**COMPANY MANAGEMENT**



AkaVision is the overall instrument for control of the Group. The vision is implemented each year in the form of an overall business plan.

The control of the Group is based on the Group Management, Executive Management, Business Council and Staff Council. The directors of the regional companies and the Vice President report to the CEO.

- The Group Management comprises the President, Vice President, the directors of the six regional companies and the heads of the staffs. The Group Management is a forum for the discussion of strategy and policy and for the provision of advice to the CEO.

The Group Management is also the steering committee for the prioritised processes.

- The Executive Management comprises the President and the Vice President as permanent members. The Executive

Management is in the first instance a forum for preparation and decisions in matters related to the Board of Directors and the owner as well as issues of a policy nature common to the Akademiska Hus Group.

- The Business Council comprises the President, Vice President and the directors of the six regional companies. The Business Council is a forum for information, feedback of experience and the mutual provision of advice in operative business matters that concern the Group as a whole.
- The Staff Council comprises the Vice President and the eight staff heads. The Staff Council is a forum for information, feedback of experience and the mutual provision of advice in strategic Group staff issues and issues with a specific focus on the Group office.

The Parent Company's units are responsible, among other things, for the Group's financial reports, financing, technology,

IT, communications, human resources, law, planning and other matters of a Group nature. Certain areas common to the whole Group, such as the environment and energy, are handled through a network of persons from different parts of the Group.

### Regions

Each region has a regional company board. The President of the Parent Company is the chairman of the board of each of the regional companies. The boards of the regional companies are made up of Akademiska Hus employees. The presenter at all the board meetings is the director of the regional company. Investment matters are initiated and prepared by the company management and these are then examined by the board of the respective regional company. In the case of major investments the matter, after receiving the support of the board of the regional company, passes to the Group Board for a decision.

### Auditors

Procurement of auditors took place during 2010. At the 2010 Annual General Meeting it was decided to elect Deloitte AB as auditors for the period up to the end of the 2014 Annual General Meeting, with authorised public accountant Hans Warén as lead auditor. The fee to the auditors for the year is payable as billed.

### REMUNERATION

Remuneration and other terms and conditions of employment for persons in an executive position apply in accordance with the Government's "Guidelines for terms and conditions of employment for senior executives".

#### Principles for payment to the Board of Directors and senior executives

- A fee is paid to the members of the Board of Directors according to a decision reached at the Annual General Meeting. The members of the Board of Directors who are employed within the Government Offices after May 1, 2010 or the Akademiska Hus Group do not receive any fee for this work.
- Payment for committee work was set at the 2010 Annual General Meeting.
- Payment to the CEO and other senior executives comprises a basic salary and a pension. Pension expenses refer to the cost charged to the profit for the year. All amounts are given excluding social insurance charges and employer's contribution. Payment to the CEO is decided by the Board of Directors following a recommendation from the Remuneration Committee. Payments to other senior executives are decided by the President of the Parent Company following consultation with the Remuneration Committee. Remuneration comprises a basic salary and a defined contribution pension.

### PENSIONS

Akademiska Hus has taken out an individual occupational pension solution for the CEO Mikael Lundström. His agreed retirement age is 62 years.

In the case of other senior executives, defined benefit pension solutions have been agreed which are cost-neutral in relation to traditional ITP.

### Notice and severance pay

An agreement has been reached with the CEO Mikael Lundström, regarding a mutual period of notice of six months. In the case of notice issued by the Company, severance pay is payable for a further 18 months. The severance pay should be regarded as including payment for holiday and pension benefits. The severance pay is reduced by any income which Mikael Lundström receives from other employment or through other activities.

Other senior executives within the Group have agreed periods of notice of between 6 and 12 months. In the case of notice issued by the Company, severance pay can be paid for between six and 24 months (including the period of notice). Any pay or remuneration received for work performed during the period in which the severance pay is received shall be deducted on a krona-by-krona basis.

#### Remuneration to the Board of Directors, KSEK

	NAME	BOARD FEE	REMUNERATION COMMITTEE	FINANCE COMMITTEE	AUDIT COMMITTEE
Chairwoman	Eva-Britt Gustafsson	190	12	20	20
Member	Sigbrit Franke	95	12	—	—
Member	Marianne Förander	48	6	—	10
Member	Per Granath	95	—	20	—
Member	Gunnar Svedberg	95	12	—	—
Member	Maj-Charlotte Wallin	95	—	20	20
Member	Ingemar Ziegler	95	—	—	20
Employee representatives	Thomas Jennlinger	—	—	—	—
	Anders Larsson	—	—	—	—
<b>TOTAL</b>		<b>713</b>	<b>42</b>	<b>60</b>	<b>70</b>

#### Remuneration to senior executives, KSEK

	NAME	BASIC SALARY	PENSION COST
CEO/President	Mikael Lundström	2,212	648
Vice President	Anette Henriksson	1,349	382
Group management, others (15) <sup>1)</sup>		13,464	4,574
<b>TOTAL</b>		<b>17,025</b>	<b>5,604</b>

1) For a specification of remuneration to other members of the Group Management, reference can be made to Note 11 on page 85 of the Annual Report.

### Fees to auditors

The term Audit assignment refers to the auditor's payment for the statutory audit, i.e. work that was necessary to submit the audit report. Auditing work in addition to the main audit refers in principle to what can be designated quality assurance services (e.g. examination of a prospectus for EMTN programmes) as well as advice or other assistance as a result of observations made in conjunction with such an examination or the performance of such other duties. Tax consulting is self-evident. Everything else is classified as Other assignments.

KSEK	2010	2009
Fees for audit assignments	905	1479
Auditing work outside the main audit	1 344	654
Tax consulting	527	578
Other assignments and services	882	821
<b>TOTAL</b>	<b>3 658</b>	<b>3 532</b>

For a specification of fees and cost reimbursements to auditors, reference can be made to Note 12 on page 86.



From the left: Agneta Rodosi, Sten Wetterblad, Hans Antonsson, Anette Henriksson, Birgitta Hohlfält, Martina Wahlström, Tomas Hallén, Lars Svensson, Mikael Lundström, Kristina Korsgren, Unni Sollbe, Per Brantsing Karlsson, Matias Lindberg, Anders Rubensson, Gunnar Oders, Carolin Åberg Sjöqvist.

## EXECUTIVE MANAGEMENT

### **MIKAEL LUNDSTRÖM**

Born 1961. MScEng. President and CEO of Akademiska Hus from 2009. Former Regional Director South. Employed 2005. Previous experience: Vice President Jones Lang LaSalle AB, Regional Manager Skandia Fastighet and Head of Administration NCC Fastigheter.

### **HANS ANTONSSON**

Born 1950. MScEng. Regional Director Uppsala. Employed 1996. Previous experience: President Akademiska Hus i Umeå/Luleå, President UMI Fastighetsutveckling, Head of Property Department, Umeå Municipal Authority, Assistant Director, Head of Property Supply, Umeå University.

### **PER BRANTSING KARLSSON**

Born 1964. MBA. IT Manager, Akademiska Hus. Employed 2003. Previous experience: Operational Consultant Preera AB and Ekan AB, Economist specialising in IT, Förorternas Bostads AB and Bostads AB Poseidon.

### **TOMAS HALLÉN**

Born 1951. MScEng. Honorary Doctor of Technology Technical Director, Akademiska Hus. Employed 1998. Previous experience: Own consulting firm Energiprojekt AB. Board appointments: Member of Projekt EnergiSystem PES, member of the Energy Development Board, EUN-STEM. Member of the IVA Academy.

### **ANETTE HENRIKSSON**

Born 1961. MSc (Political Science). Vice President of Akademiska Hus, December 2009. Previous experience: Director of Finance, Halland County Council. Head of operations Child and Family as well as Head of Finance in the Södra Innerstaden district of Malmö. Board appointments: member of the board of EQUALIS AB up to April 2010.

### **BIRGITTA HOHLFÄLT**

Born 1958. BA Soc. Admin. Regional Director, West. Employed 2005. Previous experience: Planning adviser, Akademiska Hus Group Office. Head of property supply and operating manager Karlstad University, Planning Manager, Property Department, Karlstad Municipal Authority. Board appointments: Member of the board of the Building Management Issues Foundation. Member of the board of Byggherrarna Sverige AB.

### **KRISTINA KORSGREN**

Born 1969. Human resources specialist. HR Director Akademiska Hus. Employed 2010. Previous experience: HR positions within Volvo Car Corporation and Volvo Truck Corporation.

### **MATIAS LINDBERG**

Born 1965. BBA. Regional Director, North. Employed 2006. Previous experience: President AB Telgebostäder, Vallonbygden AB and Årehus AB.

### **GUNNAR ODERS**

Born 1956. MBA. Director of Accounting and Finance, Akademiska Hus. Employed 2001. Previous experience: Head of Accounting and Finance, Higab and Bostads AB Poseidon.

### **AGNETA RODOSI**

Born 1957. MBA. Treasurer, Akademiska Hus. Employed 1994. Previous experience: Responsible for the money and capital markets at Första Sparbanken and den Norske Creditbank, Sweden. Previous board appointments: Swedish Export Credits Guarantee Board, Första AP-fonden. Board appointments; Member of the board of the Swedish Ships' Mortgage Bank.

### **ANDERS RUBENSSON**

Born 1951. BA Soc. Admin. Planning Director, Akademiska Hus. Employed 1993. Previous experience: Head of Department, Regional Administration Manager and other positions at the National Board of Public Building. Board appointments: Vice President of ALMEGA Fastighetsarbetsgivarna.

### **UNNI SOLLBE**

Born 1965. MBA. Regional Director, South. Employed 2009. Previous experience: Head of Business Area HSB Malmö, Property Manager and Senior Controller MKB Fastighets AB, Controller ABB Switchgear AB.

### **LARS SVENSSON**

Born 1958. Marketing Economist. Regional Director, East. Employed 2010. Previous experience: Retailer, Vivo Group. Centre manager Skandia Fastighet, Area Manager NCC Fastigheter. Head of commercial premises Fastighets AB L E Lundberg. Board positions: Member of the Swedish Property Owners Association (Linköping), Member of Swedbank (Linköping), Member of Linköpings City AB, Chairman of Kopparvallen i Ätvidaberg AB.

### **MARTINA WAHLSTRÖM**

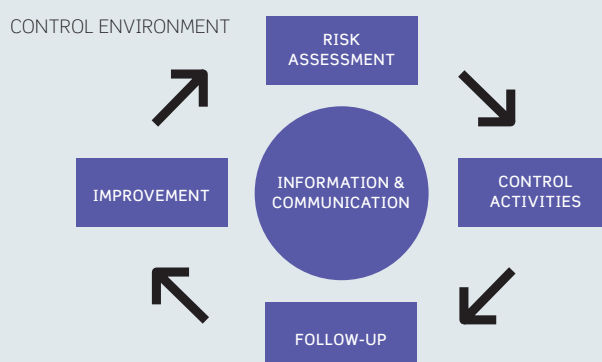
Born 1966. Public Relations Officer. Director of Corporate Communications, Akademiska Hus. Employed 2008. Previous experience: Head of Corporate Communications, PR and Community Contacts within SVT, 1998-2008, most recently as Head of Corporate Communications for SVT Väst.

### **STEN WETTERBLAD**

Born 1957. MScEng. Regional Director, Stockholm. Employed 2008. Previous experience: Property Director, City of Stockholm; Property and Market Hall Director, City of Stockholm, Vice President Stockholm Parkering, Property Manager Kullenberg Fastigheter i Stockholm AB, Site Manager/Project Manager Platzer Bygg AB.

### **CAROLIN ÅBERG SJÖQVIST**

Born 1968. LL.M. General Counsel, Akademiska Hus. Employed 2004. Previous experience: Lawyer Advokatfirman Glimstedt, Associate Judge of Appeal, Court of Appeal for Western Sweden.



### REPORT ON INTERNAL CONTROL BY THE BOARD

This report has been prepared in accordance with Sections 3.7.2 and 3.7.3 of the Code and is thus limited to internal control regarding financial reporting.

#### Internal control regarding financial reporting

Internal control regarding financial reporting at Akademiska Hus is an ongoing process that involves the Board, Executive Management and personnel and is formulated in such a way that it provides reasonable assurance that the Company's objectives are achieved and leads to reliable financial reporting.

The presentation of Akademiska Hus internal control regarding financial reporting is divided into :

- Control environment
- Risk assessment
- Control activities
- Information and communication
- Follow-up.

This is the same division as used in COSO, the internationally most established framework for describing a company's internal control.

#### Control environment

The basis for internal control comprises the control environment with the organisation, decision procedures and responsibility as stated in control documents such as policies, guidelines and manuals.

The general document AkaVision describes the way Akademiska Hus works, deals with customers, handles assets and addresses the future. AkaVision contains the business concept, objectives and strategies and a description of the way the Company acts in different contexts. With AkaVision as a basis a number of directives and guidelines are drawn up for certain strategic areas within Akademiska Hus, such as property valuation, financing, investment, accounting and reporting. The Akademiska Hus liability and authorisation procedures include decision levels regarding different limits on investment amounts.

The Board has overall responsibility for financial reporting and is responsible under the Companies Act and the Swedish Code of Corporate Governance for internal control. The Audit Committee exercises the control of the Board. The allocation of duties between the Board and the President is governed in the rules of procedure, which are decided each year.

The Board has a structured management process that contains strategy, planning and follow-up processes. The Group

business plan contains the strategic objectives and strategies as well as KPIs which the Group is guided towards. The strategy process includes an external analysis, analysis of customers, locations, market segments, financing and so forth.

#### Risk assessment

In the risk assessment items are identified where the risk of material error is greatest, i.e. where the values in the transactions are high or that the process is extremely complex and with a need for strong internal control. Identified risk areas are:

- Property valuation.  
In the property valuation process it is important that trends on the property market are monitored and Akademiska Hus checks frequently with external valuers. The valuation parameters used are dealt with by the Audit Committee and the Board. In 2010 the Board decided on an Investment Policy which aims, among other things, to clarify which risks are to be assessed in conjunction with each investment project.
- Project operations  
Akademiska Hus has wide-reaching operations involving large, complex projects. To minimise the risks, project reviews are conducted regionally and centrally alongside a decided allocation of responsibility between the regional and central level on both the Company level and the Board level. In 2010, the Board decided on an investment policy which, among other things, is aimed at clarifying the risks that are to be assessed in each investment project.
- Financing operations  
The Akademiska Hus back-office and accounting function, which is organisationally separate from the finance unit, examines and controls outcomes and reports from the finance unit and checks compliance with the mandates granted in the finance policy in respect of counterparty, market, liquidity and currency risks. The basis for the examination comprises, among other things, reports from the finance system.

#### Control activities

Using standardised reporting routines, the joint Group finance handbook and the adopted rules of procedure, errors and deviations should be prevented, discovered and corrected. For key processes, both risks and controls are documented in the process descriptions that have been produced. Within each

## STATEMENT OF COMPREHENSIVE INCOME

ITEM	RISKS	CONTROL STRUCTURE - DIRECTIVES ETC.	CONTROL STRUCTURE - PROCESS SUPPORT	CONTROL STRUCTURE - SYSTEM SUPPORT
Rental revenue	Renewal structures All rental revenue is not debited Correct rental income is not debited		Process description of the leasing process Process description of the sales ledger/debiting of rent	System controls in the rent system
Operating costs		Guideline etc. for electricity trading	Process description, electricity trading Organisationally separate back-office function	Energy follow-up system
Changes in value, investment properties	Incorrectly calculated fair values	Directive for property valuation	Valuation manual and process description produced. Delimitation between what is an asset and what is to be expensed	Reconciliation of the fixed assets register Standardised system support
Net financial items	Interest risk Refinancing risk Credit and counterparty risk Currency risk	Finance policy Financing directive Guideline for the back-office function	Process description, financing Organisationally separate back-office function	Reconciliation in the finance system

## STATEMENT OF FINANCIAL POSITION

ITEM	RISKS	CONTROL STRUCTURE - DIRECTIVES ETC.	CONTROL STRUCTURE - PROCESS SUPPORT	CONTROL STRUCTURE - SYSTEM SUPPORT
Investment properties	Assurance that all investment properties are reported Assurance of correct valuation	Property valuation directive	Valuation manual and process description produced. Delimitation between what is an asset and what is to be expensed	Reconciliation of the fixed assets register Standardised system support
Interest-bearing liabilities	Interest risk Refinancing risk Credit and counterparty risk Currency risk	Finance policy Financing directive Guideline for the back-office function	Process description, financing Organisationally separate back-office function	Reconciliation in the finance system

IT system there are a number of inbuilt controls.

General risks exist to some extent in all items in the reports. For the material Statement of Comprehensive Income and Statement of Financial Position items the more specific risks and associated control structures at Akademiska Hus are shown in the matrix. Risk management in respect of the of these items has been assigned maximum priority. In the Statement of Comprehensive Income these items are rental income, operating costs, changes in value and financial items. In the Statement of Financial Position the key items are investment properties and interest-bearing liabilities.

#### Information and communication

External financial information is published in direct association with the Board meeting in question. In the case of interim reports this takes place on the website and in the case of the Annual Report a printed publication is also produced. Other information channels that can be mentioned apart from the Board meetings are: committees appointed by the Board, meetings of the Group Management, the Executive Management, the Business Council and the Staff Council as well as other information meetings. An important channel

for the Group's internal control is the intranet, which contains, among other things:

- Directives and guidelines for areas such as property valuation.
- Responsibility and authorisation procedures.
- Attestation instructions.
- Organisation of the accounting functions.
- Reporting and accounting instructions.
- Time schedules for reporting and the audit.

The financial reporting takes place through a common group reporting system with a common group reporting package used by all units. All reporting units use the same accounting plan/code plan and the same accounting system.

Within the Group employees meet regularly within the established processes at network meetings in order to develop a common group view on different issues. Systems and routines are in place to provide the Board and the Executive Management with reports in relation to established objectives.

#### Follow-up

Ongoing follow-up takes place to ensure that internal control is appropriate and effective based on established policies, directives and guidelines. Shortcomings in the system must be reported to an immediate superior.

At each Board meeting the Board receives financial information and an analysis as well as a report from the most recent meetings of the different committees. The financial statements are followed up quarterly and with a year-end report.

The Audit Committee follows up audit matters and more extensive matters of principle with regard to financial reporting, including property valuation.

The management process includes the follow-up process. Here the Group's strategic objectives, KPIs, financial results etc. are followed, such as reporting system, which contains a budget, earlier outcomes, key figures, deviations, textual comments.

The Akademiska Hus Group has a common accounting and finance unit. This unit, which has mainly transaction-intensive duties, assures a control function in relation to regional core operations as it is organisationally separate. In 2011, Akademiska Hus will investigate how internal control can be improved further.

In addition to internal controls, recommendations by the auditors are taken into account. These recommendations are followed up and action is taken.

The follow-up of processes and quality is a separate process at Akademiska Hus.





# Financial result summary

## GROUP

### Income

The Group's turnover for 2010 was SEK 5,176 million (5,116). Of this, rental income accounted for SEK 4,983 million (4,927). The level of income increased slightly. Indexing affected rents negatively to the amount of approximately SEK -30 million. Completed new construction and redevelopment during the year made a positive contribution of approximately SEK 139 million.

### Profit

- The net operating profit was SEK 3,134 million (3,149) and the net operating profit ratio remained largely unchanged at 61 per cent (62). The cash flow in property operations is very stable.
- Operating profit before net financial items totalled SEK 3,184 million (1,906). The improvement can be attributed mainly to the change in value of investment properties amounting to SEK 87 million compared with 2009 when the change in value was SEK -1,208 million. The change in the fair value during 2010 can be attributed largely to an increase in the risk premium in the valuations.
- Net financial income and expense amounted to SEK -263 million (-576).
- Pre-tax profit was SEK 2,921 million (1,330).

### Property values

The Group makes use of an internal valuation model, which forms the basis for setting the fair value. This value was SEK 49,497 million (47,723).

### Investments

Net investments in properties and new construction in progress in 2010 amounted to SEK 1,618 million (1,385). A number of major projects were completed in 2010, including the new construction of Blåsenhus for Uppsala University and the Karolinska Institute Science Park in Solna as well as the redevelopment and expansion of the Biology Centre in Lund.

### Sales

Sales of investment properties during 2010 amounted to SEK 83 million (0).

### Cash flow

The Group's cash flow from current operations totalled SEK 2,520 million (2,281). Investments totalled SEK -1,459 million (-1,123), which generated cash flow after investments of SEK 985 million (638). Cash flow from financing totalled SEK -1,175 million (-771). Cash flow for the year amounted to SEK -190 million (-133).

### Environmental impact

Environmental impact caused by buildings and their operation is extremely moderate within Akademiska Hus. The greatest source of environmental impact, albeit indirect, is energy use for the operation of buildings and customers' operations.

Energy use is reported separately in the Corporate Social Responsibility Report. There is a small number of facilities within the Group which require a permit or which need to be reported to a supervisory authority. These facilities have been reported and applications for permits (as required) have been submitted to the supervisory authorities concerned and have been granted.

The facilities in question are: Two boilers for combustion technology research, two boilers for heating and electricity production, heat pump facilities for extracting heat from bed-rock, seawater and ground heating/cooling, extraction of groundwater for cooling purposes, sewage facilities and ground storage for heating and cooling.

The Group's dependence on facilities requiring permits and those carrying reporting obligations is of minor importance.

## PARENT COMPANY

### Income and profit

The Parent Company's income for 2010 was SEK 131 million (130). Of this amount, income from regional companies totalled SEK 115 million (116). The operating profit was SEK -7 million (0). Net interest income and expense was SEK 1,201 million (725), including dividends from regional companies totalling SEK 910 million (813). The profit after financial items was SEK 1,194 million (725).

Investment in machinery and equipment totalled SEK 1 million (4).

Equity amounted to SEK 6,065 million (6,141).

### Proposed allocation of unappropriated earnings

According to the owner's financial objectives for Akademiska Hus, the dividend shall be 50 per cent of the profit after financial items, excluding unrealised changes in value, with a deduction for possible tax. When deciding a dividend, consideration should be given to the Group's capital structure and capital requirements. The other financial targets are that the equity ratio should be between 30 and 40 per cent and that the return on equity should be equivalent to the five-year government bond interest rate plus four percentage points, which for 2010 means 6.3 per cent. During 2010, the equity ratio was 47.5 per cent for the Group and 23.9 per cent for the Parent Company. After the proposed dividend the equity ratio would be 46.3 per cent for the Group and 20.1 per cent for the Parent Company. The owner's equity ratio target will be achieved even after the proposed dividend.

Available for allocation at the Annual General Meeting:

Profit brought forward	SEK 677,527,357
Profit for the year	SEK 1,117,496,339
Total	SEK 1,795,023,696

The Board and the President propose that the profit be allocated in such a way that SEK 1,207,000,000 is paid to the shareholder and that SEK 588,023,696 is carried forward. For details of the financial results and the financial position in general, reference can be made to the following financial reports.

## Income Statements

Amounts in SEK 1,000	Note	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
		2010	2009	2010	2009
<b>INCOME FROM PROPERTY MANAGEMENT</b>					
Rental revenue	7	4,983,375	4,927,245	—	—
Other property management income	8	192,726	188,288	131,277	130,088
<b>Total property management income</b>		<b>5,176,101</b>	<b>5,115,533</b>	<b>131,277</b>	<b>130,088</b>
<b>PROPERTY MANAGEMENT EXPENSES</b>					
Operating costs	10	-939,054	-866,255	—	—
Maintenance costs		-656,696	-656,945	—	—
Property administration	10	-249,170	-251,936	-100,792	-94,846
Other property management expenses	9	-196,981	-190,922	—	—
<b>Total property management expenses</b>	<b>6</b>	<b>-2,041,901</b>	<b>-1,966,058</b>	<b>-100,792</b>	<b>-94,846</b>
<b>NET OPERATING PROFIT</b>		<b>3,134,200</b>	<b>3,149,475</b>	<b>30,485</b>	<b>35,242</b>
Changes in property values, positive		1,748,036	1,490,266	—	—
Changes in property values, negative		-1,661,133	-2,698,718	—	—
<b>Total changes in property values</b>	<b>5, 17</b>	<b>86,903</b>	<b>-1,208,452</b>	<b>—</b>	<b>—</b>
Central administration costs	6	-36,959	-34,959	-36,958	-35,212
<b>PROFIT/LOSS BEFORE FINANCIAL ITEMS</b>	<b>5, 11, 12, 29</b>	<b>3,184,144</b>	<b>1,906,064</b>	<b>-6,473</b>	<b>30</b>
Financial income		233,306	380,489	1,736,693	1,692,536
Financial expense		-496,296	-956,989	-535,667	-967,686
<b>Total, financial items</b>	<b>13, 28, 29</b>	<b>-262,990</b>	<b>-576,500</b>	<b>1,201,026</b>	<b>724,850</b>
<b>PROFIT AFTER FINANCIAL ITEMS</b>		<b>2,921,154</b>	<b>1,329,564</b>	<b>1,194,553</b>	<b>724,880</b>
Appropriations	14	—	—	76	-7,885
<b>PROFIT BEFORE TAX</b>		<b>2,921,154</b>	<b>1,329,564</b>	<b>1,194,629</b>	<b>716,995</b>
Taxes	15	-797,223	-357,843	-77,133	23,596
<b>NET PROFIT FOR THE YEAR</b>	<b>16</b>	<b>2,123,931</b>	<b>971,721</b>	<b>1,117,496</b>	<b>740,591</b>
Of which attributable to the shareholder in the Parent Company		2,123,931	971,721		

# Statements of Comprehensive Income

Amounts in SEK 1,000	Note	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
		2010	2009	2010	2009
<b>NET PROFIT FOR THE YEAR</b>		2,123,931	971,721	1,117,496	740,591
Other comprehensive income					
Result from cash flow hedges	27	27,545	17,683	27,545	17,683
Tax attributable to items reported in the Statement of Comprehensive Income		-8,979	-7,003	-8,979	-7,003
Cash flow hedges	27				
Dissolved against profit or loss		6,598	8,946	6,598	8,946
Total, other comprehensive income		25,164	19,626	25,164	19,626
<b>COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>2,149,095</b>	<b>991,347</b>	<b>1,142,660</b>	<b>760,217</b>
Of which attributable to the shareholder in the Parent Company		2,149,095	991,347		

# Statements of Financial Position

Amounts in SEK 1,000	Note	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
		31-12-2010	31-12-2009	31-12-2010	31-12-2009
<b>ASSETS</b>					
Fixed assets					
Tangible assets					
Investment properties	17	49,496,874	47,722,585	—	—
Equipment and fittings	18	18,661	21,846	3,993	4,878
<b>Total tangible assets</b>		<b>49,515,535</b>	<b>47,744,431</b>	<b>3,993</b>	<b>4,878</b>
Financial assets					
Shares in Group companies	19	—	—	1,564,200	1,564,200
Other investments held as fixed assets		50	50	—	—
Derivatives	20, 33	2,141,266	1,810,961	2,141,266	1,810,961
Other non-current receivables	21, 25	431,344	439,494	15	15
<b>Total financial assets</b>		<b>2,572,660</b>	<b>2,250,505</b>	<b>3,705,481</b>	<b>3,375,176</b>
Deferred tax	15, 25	—	—	—	7,044
<b>TOTAL FIXED ASSETS</b>		<b>52,088,195</b>	<b>49,994,936</b>	<b>3,709,474</b>	<b>3,387,098</b>
<b>CURRENT ASSETS</b>					
Current receivables					
Rental revenue and accounts receivable	22	272,746	145,666	31	31
Receivables from Group companies		—	—	20,656,261	20,594,605
Current tax liability	15	—	—	41,894	20,441
Other receivables	23	132,877	297,302	11,821	895
Prepaid expenses and accrued income	24	150,577	155,824	44,648	39,886
Derivatives	20, 33	189,294	311,035	189,294	311,035
<b>Total current assets</b>	25	<b>745,494</b>	<b>909,827</b>	<b>20,943,949</b>	<b>20,966,893</b>
<b>LIQUID FUNDS</b>					
Current investments	33	632,538	709,721	632,538	709,721
Cash and bank balances		59,610	172,689	59,304	172,382
<b>Total liquid funds</b>	26	<b>692,148</b>	<b>882,410</b>	<b>691,842</b>	<b>882,103</b>
<b>Total current assets</b>		<b>1,437,642</b>	<b>1,792,237</b>	<b>21,635,791</b>	<b>21,848,996</b>
<b>TOTAL ASSETS</b>	5	<b>53,525,837</b>	<b>51,787,173</b>	<b>25,345,265</b>	<b>25,236,094</b>

## FINANCIAL STATEMENTS

AKADEMISKA HUS

2010

## Statements of Financial Position

Amounts in SEK 1,000	Note	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
		31-12-2010	31-12-2009	31-12-2010	31-12-2009
<b>EQUITY AND LIABILITIES</b>					
Equity					
Equity attributable to the Parent Company's shareholder:					Restricted equity
Share capital		2,135,000	2,135,000	2,135,000	2,135,000
Other contributed equity/Share premium reserve		2,134,950	2,134,950	—	—
Statutory reserve		—	—	2,134,950	2,134,950
					Non-restricted equity
Hedge reserve	27	33,843	8,679	—	—
Fair value reserve	27	—	—	33,843	8,679
Profit brought forward, including profit for the year		21,102,094	20,197,163	—	—
Profit brought forward (in the Parent Company)		—	—	643,683	1,122,093
Profit for the year (in the Parent Company)		—	—	1,117,496	740,591
<b>TOTAL EQUITY</b>		<b>25,405,887</b>	<b>24,475,792</b>	<b>6,064,972</b>	<b>6,141,313</b>
Untaxed reserves	14	—	—	365,810	365,886
<b>LIABILITIES</b>					
Non-current liabilities					
Loans	28	14,024,522	11,299,915	13,822,876	11,140,797
Derivatives	20, 33	215,550	251,437	215,550	251,437
Deferred tax	15	7,066,631	6,574,415	36,937	—
Other liabilities	30	21,885	24,851	—	—
Pension provisions and similar obligations	29	261,764	252,190	75,599	78,529
Total non-current liabilities		21,590,352	18,402,808	14,150,962	11,470,763
Current liabilities					
Accounts payable		320,368	274,301	29,653	27,560
Liabilities to Group companies		—	—	6,141	15,830
Income tax liabilities	15	26,292	7,473	—	—
Other liabilities	30	875,304	609,726	719,652	496,921
Accrued expenses and prepaid income	31	1,502,328	1,512,160	210,241	220,264
Loans	28	3,763,730	6,395,511	3,756,258	6,388,155
Derivatives	20, 33	41,576	109,402	41,576	109,402
Total current liabilities		6,529,598	8,908,573	4,763,521	7,258,132
<b>TOTAL LIABILITIES</b>	5, 32	<b>28,119,950</b>	<b>27,311,381</b>	<b>18,914,483</b>	<b>18,728,895</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>53,525,837</b>	<b>51,787,173</b>	<b>25,345,265</b>	<b>25,236,094</b>
<b>MEMORANDUM ITEMS</b>					
Pledged assets	36	53,954	170,097	53,954	170,097
Contingent liabilities	37	2,865	2,667	149,717	141,431

# Changes in equity

Amounts in SEK 1,000	Note	ATTRIBUTABLE TO THE SHAREHOLDER IN THE PARENT COMPANY				
		Share capital	Other contributed capital	Hedge reserve	Profit brought forward	Total equity
<b>GROUP</b>						
<b>OPENING BALANCE AS OF JANUARY 1, 2009</b>		2,135,000	2,134,950	-10,947	20,203,442	24,462,445
Comprehensive income						
Profit for the year		—	—	—	971,721	971,721
Other comprehensive income						
Profit from cash flow hedging	27	—	—	19,626	—	19,626
Total, other comprehensive income		—	—	19,626	971,721	991,347
Transactions with shareholders						
Dividend		—	—	—	-978,000	-978,000
Total transactions with shareholders		—	—	—	-978,000	-978,000
<b>CLOSING BALANCE AS OF DECEMBER 31, 2009</b>		<b>2,135,000</b>	<b>2,134,950</b>	<b>8,679</b>	<b>20,197,163</b>	<b>24,475,792</b>
Comprehensive income						
Profit for the year		—	—	—	2,123,931	2,123,931
Other comprehensive income						
Profit from cash flow hedging	27	—	—	25,164	—	25,164
Total, other comprehensive income		—	—	25,164	2,123,931	2,149,095
Transactions with shareholders						
Dividend		—	—	—	-1,219,000	-1,219,000
Total transactions with shareholders		—	—	—	-1,219,000	-1,219,000
<b>CLOSING BALANCE AS OF DECEMBER 31, 2010</b>		<b>2,135,000</b>	<b>2,134,950</b>	<b>33,843</b>	<b>21,102,094</b>	<b>25,405,887</b>

Other contributed capital comprises a share premium reserve of KSEK 2,134,950 (applies to both the opening and closing balance in conjunction with all the above reporting periods).

# Changes in equity

Amounts in SEK 1,000	Note	RESTRICTED EQUITY		NON-RESTRICTED EQUITY		Total equity
		Share capital	Statutory reserve	Fair value reserve	Profit brought forward	
<b>PARENT COMPANY</b>						
<b>OPENING BALANCE AS OF JANUARY 1, 2009</b>		2,135,000	2,134,950	-10,947	2,100,093	6,359,096
Comprehensive income						
Profit for the year		—	—	—	740,591	740,591
Other comprehensive income						
Profit from cash flow hedges	27	—	—	19,626	—	19,626
Total, other comprehensive income		—	—	19,626	740,591	760,217
Transactions with shareholders						
Dividend		—	—	—	-978,000	-978,000
Total transactions with shareholders		—	—	—	-978,000	-978,000
<b>CLOSING BALANCE AS OF DECEMBER 31, 2009</b>		<b>2,135,000</b>	<b>2,134,950</b>	<b>8,679</b>	<b>1,862,684</b>	<b>6,141,313</b>
Comprehensive income						
Profit for the year		—	—	—	1,117,496	1,117,496
Other comprehensive income						
Profit from cash flow hedges	27	—	—	25,164	—	25,164
Total, other comprehensive income		—	—	25,164	1,117,496	1,142,660
Transactions with shareholders						
Dividend		—	—	—	-1,219,000	-1,219,000
Total transactions with shareholders		—	—	—	-1,219,000	-1,219,000
<b>CLOSING BALANCE AS OF DECEMBER 31, 2010</b>		<b>2,135,000</b>	<b>2,134,950</b>	<b>33,843</b>	<b>1,761,179</b>	<b>6,064,972</b>

Share capital is divided into 2,135,000 shares at a nominal value of SEK 1,000 with one (1) vote per share (applies to both the opening and closing number of shares in conjunction with all the above reporting periods).

## FINANCIAL STATEMENTS

AKADEMISKA HUS

2010

## Statements of Cash Flows

Amounts in SEK 1,000	Note	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
		2010	2009	2010	2009
<b>CURRENT OPERATIONS</b>					
Profit after financial items	38	2,921,154	1,329,564	1,194,553	724,880
Adjustment for items not included in the cash flow	39	-106,022	1,235,840	12,359	30,512
Tax paid		-294,983	-284,284	-63,585	-103,859
<b>CASH FLOW FROM CURRENT OPERATIONS BEFORE CHANGES IN WORKING CAPITAL</b>		<b>2,520,149</b>	<b>2,281,120</b>	<b>1,143,327</b>	<b>651,533</b>
<b>CASH FLOW FROM CHANGES IN WORKING CAPITAL</b>					
Increase (-) / decrease (+) in current receivables		72,591	-91,061	-77,344	13,438
Increase (+) / decrease (-) in current liabilities		-148,404	-428,736	-18,471	-129,095
<b>CASH FLOW FROM CURRENT OPERATIONS</b>		<b>2,444,336</b>	<b>1,761,323</b>	<b>1,047,512</b>	<b>535,876</b>
<b>INVESTMENTS</b>					
Investment in participations in Group companies	40	—	-19,363	—	—
Investment in investment properties		-1,495,390	-1,127,859	—	—
Sale of investment properties		52,503	35	—	—
Investment in other fixed assets		-5,656	-9,277	-919	-4,019
Sale of other fixed assets		6	1,597	—	8
Increase (-) / decrease (+) in non-current receivables		-10,584	31,939	-18,733	82,400
<b>CASH FLOW FROM INVESTMENTS</b>		<b>-1,459,121</b>	<b>-1,122,928</b>	<b>-19,652</b>	<b>78,389</b>
<b>FINANCING</b>					
Raising of interest-bearing loans, excluding refinancing		43,523	206,863	879	—
Amortisation of interest-bearing liabilities		—	—	—	232,654
Dividend paid		-1,219,000	-978,000	-1,219,000	-978,000
<b>CASH FLOW FROM FINANCING</b>		<b>-1,175,477</b>	<b>-771,137</b>	<b>-1,218,121</b>	<b>-745,346</b>
<b>CASH FLOW FOR THE YEAR</b>		<b>-190,262</b>	<b>-132,742</b>	<b>-190,261</b>	<b>-131,081</b>
Opening liquid funds		882,410	1,015,152	882,103	1,013,184
Closing liquid funds	26	692,148	882,410	691,842	882,103

ANNUAL REPORT 2010



# Notes

## 1/ GENERAL INFORMATION

Akademiska Hus AB (publ) (registration number 556459-9156) is a limited liability company registered in Sweden. The Company's registered office is in Gothenburg. Akademiska Hus is wholly owned by the Swedish Government.

The Company is the parent company in the Akademiska Hus Group, the principal task of which is to own and manage university and college properties. The Company's core operations and its regional companies are presented in earlier sections.

The Parent Company's functional currency is SEK.

All amounts are in SEK 1,000 unless stated otherwise.

## 2/ ADOPTION OF THE ANNUAL REPORT

The Annual Report and consolidated accounts were adopted by the Board and approved for publication on March 14, 2011. The Statement of Comprehensive Income and Statement of Financial Position for the Parent Company and the Group will be the subject of adoption at the Annual General Meeting on April 27, 2011.

## 3/ GENERAL ACCOUNTING PRINCIPLES

The consolidated accounts have been prepared in accordance with the EU-endorsed International Financial Reporting Standards (IFRS) as well as interpretations by the International Financial Reporting Interpretations Committee (IFRIC) as of December 31, 2010. The Group also applies Swedish Financial Reporting Board recommendation RFR 1.2, Supplementary Rules for Consolidated Financial Statements, which specifies the supplements to the IFRS – information required pursuant to the rules in the Annual Accounts Act.

In the Annual Report, items have been valued at cost except with regard to revaluation of investment properties, financial assets that can be sold and financial assets and liabilities (including derivatives) valued at fair value in the Statement of Financial Position. The following is a description of the more material accounting principles that have been applied.

### New and amended IFRS standards and interpretations 2010

The following amended standards and new interpretations came into effect in 2010:

STANDARD/INTERPRETATION	
AMENDMENT TO IFRS 1	First-time Adoption of International Financial Reporting Standards
AMENDMENT TO IFRS 2	Share-based payment
AMENDMENT TO IFRS 3	Business combination
AMENDMENT TO IAS 27	Consolidated and Separate Financial Statements
AMENDMENT TO IAS 39	Financial Instruments: Recognition and Measurement
IMPROVEMENTS TO IFRS 2009	
IFRIC 15	Agreement for Construction of Real Estate
IFRIC 17	Distribution of Non-Cash Assets to Owners
IFRIC 18	Transfers of Assets from Customers

New and amended standards and interpretations that have not had any impact on the Group's financial statements.

### New and amended standards that have not yet come into effect

The International Accounting Standards Board (IASB) has issued the following new and amended standards which, at the time of publication of this Annual Report, had not yet come into effect:

STANDARD	WILL BE APPLIED FOR THE FINANCIAL YEAR COMMENCING:
Amendment to IFRS 1 First-time Adoption of International Financial Reporting Standards	July 1, 2010 or later
Amendment to IFRS 7 Financial Instruments: Disclosures*	July 1, 2011 or later
IFRS 9 Financial Instruments*	January 1, 2013 or later
Amendments to IAS 24 Related Party Disclosures	January 1, 2011 or later
Amendment to IAS 32 Financial Instruments: Classification	February 1, 2010 or later
Improvements to IFRS 2010*	Varies, July 1, 2010 at the earliest
Amendments to IAS 12 Income Taxes*	January 1, 2012 or later
Amendment to IFRS 1 First-time Adoption of International Financial Reporting Standards*	July 1, 2011 or later

\* Not yet approved for application in the EU.

The IASB's International Financial Reporting Interpretations Committee (IFRIC) has issued the following new interpretations, which have not yet come into effect.

INTERPRETATION	WILL BE APPLIED FOR THE FINANCIAL YEAR COMMENCING:
Amendment to IFRIC 14 The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	January 1, 2011 or later
IFRIC 19 Extinguishing Financial Liabilities with Equity Instruments	July 1, 2010 or later

The executive management is currently investigating how other new and amended standards and interpretations will affect the Group's financial reports during the period they are applied for the first time.

### Consolidated accounts

The consolidated accounts cover the Parent Company and companies over which the Parent Company has a deciding influence (regional companies). A deciding influence means a right to formulate strategies for financial activities with the aim of securing economic advantages. The occurrence and effect of potential voting rights which can at present be exercised or converted are taken into account when assessing whether the Group can exercise a deciding influence over another company. All regional companies are wholly owned. The regional companies are included in the consolidated accounts with effect from the point at which the deciding influence is achieved and they are not included at the point at which the deciding influence ceases.

The Group's year-end accounts have been prepared according to the acquisition method, which means that the Parent Company's carrying value for shares in regional companies is eliminated against equity, including the capital part of untaxed reserves in the regional companies.

Goodwill is reported in the Statement of Financial Position as an intangible asset at the acquisition value with a deduction for accumulated impairments. Goodwill comprises the amount by which the acquisition value exceeds the fair value of the Group's share of the acquired identifiable net assets of the regional company at the time of acquisition. Any profit or loss on disposal of the unit includes the remaining reported value of the goodwill which refers to the divested operations. Goodwill has been assessed to have an indeterminate useful life. Goodwill is allocated to the

**3/ continued**

smallest possible cash-generating unit and the reported value is examined at least once a year for possible impairment requirements. Examination of impairment requirements takes place more often if there are indications that a fall in value has taken place during the year.

If an acquisition means that the fair value of acquired assets, liabilities and contingent liabilities exceeds the acquisition value, the surplus is reported immediately in the Statement of Comprehensive Income. In the event an acquisition takes place of a group of assets or net assets which do not comprise a business, the costs in the Group are instead divided up into individually identifiable assets and liabilities in the Group based on their relative fair values at the time of acquisition.

If necessary, the regional companies' accounts are adjusted in order for them to follow the same principles that are applied by other Group companies. All transactions between Group companies and intra-Group transactions are eliminated when the consolidated accounts are drawn up. Unrealised losses are also eliminated if the transaction does not constitute evidence that an impairment requirement is needed.

**Segment report**

Operating segments are reported in a way that concurs with the internal report presented to the highest ranking executive decision-maker. The highest ranking executive decision-maker is the function that is responsible for allocating resources and assessing the results of operating segments. At Akademiska Hus this function has been identified as the CEO, who is also the President of the Parent Company.

The Group is organised and controlled based on a geographical division into markets/administration areas. The geographical areas (segments) are exposed to similar risks and opportunities, which differ compared with other geographical areas (segments). Geographical areas concur with each regional company and thus constitute the segments for which reports are presented.

Segments are consolidated according to the same accounting principles as for the Group as a whole.

**Income report**

In its capacity as landlord the Group has signed operational lease agreements with customers and consequently the Group's reported income mainly comprises rental income. Reported rental income has, where applicable, been reduced by the value of discounts granted to tenants. In those cases where lease agreements result in reduced rent during a certain period, which is equivalent to a higher rent during another (later) period, this higher or lower rent is allocated to a specific period over the term of the lease. Rental income, lease income and parking income are reported in advance and the allocation of rents to specific periods therefore takes place so that only part of the rents that accrue to the period are reported as income. Income reporting normally takes place linearly over the term of the lease agreement apart from exceptional cases when another method better reflects how financial advantages accrue to the Group.

Interest income is reported as income divided across the term on application of the annual equivalent rate method.

Dividend income is reported when the right to receive payment has been confirmed.

**Remuneration to employees**

The Group has both defined contribution and defined benefit pension schemes. A defined benefit pension scheme is a pension scheme that guarantees an amount the employee receives as a pension benefit on retirement, normally based on a number of different factors, such as salary and period of service. A defined contribution pension scheme is a pension scheme where the Group, after paying its pension premium to a separate legal entity, has discharged its undertaking to the employee.

Defined contribution pension schemes are reported as a cost during the period to which the premiums paid can be allocated.

Pension expenses for defined benefit schemes are calculated with the aid of the Projected Unit Credit Method in such a way that it divides the costs over the employee's professional life. The calculation is made annually by independent actuaries. These undertakings, i.e. the liability which is reported, is valued at the current value of the expected future payment where the calculated future salary increases are taken into account, making use of a discount interest rate which is equivalent to the interest rate on first-class company bonds or government bonds issued in the same currency as the pension that will be paid with a remaining term that is comparable with the current undertakings. Accumulated actuarial gains and losses, outside the 'corridor', are reported in the Statement of Comprehensive Income as income or as a cost, divided over the employees' average remaining calculated period of employment through to retirement. The corridor comprises the higher of 10 per cent of the current value of the defined benefit pension commitments and 10 per cent of the value of the management assets. Costs related to service during earlier periods are reported directly in the Statement of Comprehensive Income unless the changes in the pension scheme are subject to the employees remaining in service during a stated period. In such a case the cost regarding the period of employment is separated from earlier periods linearly over the earning period.

**Tax**

The tax cost for the period (- income) comprises actual and deferred tax. Taxes are reported in the Statement of Comprehensive Income with the exception of the underlying transaction, which is reported directly against equity, whereupon the associated tax effect is reported under equity.

Actual tax is the tax computed on the taxable profit for a period. The taxable profit for the year differs from the reported profit for the year in the fact that an adjustment has been made for non-taxable and non-deductible items. The Group's current tax liability is computed according to the tax rates stipulated or notified as of the year-end.

Deferred tax is reported in accordance with the Statement of Financial Position method. According to this method, deferred tax liabilities are reported in the Statement of Financial Position for all taxable temporary differences between the carrying and taxable values of assets and liabilities. Deferred tax liabilities are reported in the Statement of Financial Position with regard to deficit deductions and all deductible temporary differences to the extent it is likely that the amounts can be set off against future taxable surpluses. The reported value of deferred prepaid tax is examined at each year-end and reduced to the extent it is no longer probable that a sufficient taxable surplus will be available for utilisation.

Deferred tax is computed using the tax rates that are expected to apply for the period in which the asset is recovered or the liability settled.

Tax receivables and tax liabilities are set off and reported at a net amount in the Statement of Financial Position when there is a legal right to set off and when there is an intention to either receive or pay a net amount or receive payment of a receivable and pay the liability at the same time.

**Recalculation of items in foreign currency**

Financial assets and liabilities in foreign currency are calculated at the year-end rate, whereupon realised and unrealised translation differences are capitalised. Translation differences on operating receivables and liabilities are reported under Other management income or Other management expense whilst translation differences attributable to financial assets and liabilities are reported under Net interest income and expense.

**3/ continued****Investment properties**

Investment properties, i.e. properties that are held for the purpose of generating rental income or gains from an increase in value, are valued continuously at the fair value (assessed market value). The fair value is based on the assessed market value at the year-end, which means the value at which a property could be transferred between knowledgeable parties who are independent of each other and who have an interest in the transaction being implemented. Changes in fair value are reported in the Statement of Comprehensive Income with the effects of changes in value of the properties.

The term investment properties includes buildings and land, land equipment, buildings and land equipment as well as investment properties under construction (new construction in progress).

Property sales and property purchases are reported in conjunction with the risks and benefits linked to title transferring to the purchaser or seller, which normally takes place on the completion date, as long as this does not conflict with the terms and conditions in the contract of sale.

A profit or loss that arises on the sale or disposal of investment properties comprises the difference between the sales price and the most recent valuation (reported value based on the most recent revaluation at fair value). The result in conjunction with sale or disposal is reported in the Statement of Comprehensive Income with an effect on the changes in the value of properties.

In those cases where Akademiska Hus uses part of a building for its own administration, the property is only classified as an investment property if an insignificant part is used for administrative purposes.

If an investment property is reclassified as a property held for resale or an inventory item, the property is reported at the assumed acquisition value, equivalent to the property's assessed fair value at the time of reclassification.

**Fair value, investment properties**

When valuing the investment properties at fair value (assessed market value) an internal valuation model is used which is quality-assured through the checking of the conditions with external property valuers and through externally performed valuations. The valuation is based on each property's expected cash flow during the coming ten years and an estimated residual value for year eleven. The yield requirement has been differentiated for different types of object, the rental period as well as the town and location assessment. The rental income which is included in the valuation has been assessed on market terms and in the model normalised operating costs have been used. Maintenance costs have been calculated on a standardised basis according to the use of the property.

**Equipment, fixtures and fittings**

Equipment, fixtures and fittings mainly comprise IT equipment and office equipment. This is reported at the acquisition value reduced by depreciation according to plan and possible impairment.

Depreciation according to plan is based on the original acquisition value reduced by the estimated residual value and takes place linearly over the expected useful life of the asset.

Depreciation according to plan normally takes place using the following percentages of the acquisition value:

Computer equipment	33 %
Equipment, fixtures and fittings	20 %

Depreciation according to plan of equipment, fixtures and fittings is reported as an operating cost and under property administration.

The profit or loss which arises on scrapping or disposal of equipment, fixtures and fittings is reported as Other management income or Other management expense.

**Impairment**

Impairment takes place in those cases where the reported value of the asset exceeds the recovery value. Reported values for the

Company's assets are checked at each period-end to determine if there is any indication of an impairment requirement. If there is such an indication the recoverable value of the asset is calculated. The recoverable value is the highest of the useful value and the net realisable value.

On computing the useful value, future cash flows are discounted at a rate of interest before tax that it is envisaged will take into account the market's assessment of risk-free interest and risk linked to the specific asset. For an asset which does not, independent of other assets, generate any cash flow the recoverable value of the cash-generating unit to which the asset belongs is calculated.

Reversal of previous impairments takes place when the recoverable value for a previously impaired asset exceeds the carrying value and the need for impairment which was previously made is no longer considered necessary and is reported in the Statement of Comprehensive Income. An examination of past impairments takes place on an individual basis.

**Financial instruments**

The general principles for the valuation of financial instruments is that financial assets and all derivatives should be valued at fair value whilst financial liabilities are valued at the accrued acquisition value.

Financial instruments are reported initially at the acquisition value, corresponding to the fair value of the instrument with an addition for transaction costs for all financial instruments apart from those that belong to the category Financial Assets, which are valued at fair value through profit or loss. Reporting subsequently takes place depending on how they are classified, as stated below.

A financial asset or financial liability is recorded in the Statement of Financial Position when the Company becomes a party to the contractual terms and conditions of the instrument or when applicable according to regular way purchase principles. The receivables are recorded in the Statement of Financial Position when an invoice has been sent. A liability can be recorded when the counterparty has performed and there is a contractual obligation to pay even if an invoice has not yet been received. Accounts payable are recorded when an invoice has been received.

A financial asset is removed from the Statement of Financial Position when the rights in the agreement are realised, fall due or the Company loses control over them. The same applies to part of the financial asset. A financial liability is removed from the Statement of Financial Position when the obligation in the agreement is discharged or is in some other way extinguished. The same applies to part of a financial liability.

**The Group categorises its financial instruments as:****Assets which are valued at fair value through profit or loss**

Assets under this category are reported initially at the acquisition value, i.e. fair value at the time of acquisition, and are subsequently valued continuously at fair value. The change in value is reported continuously in the Statement of Comprehensive Income. All Akademiska Hus investment assets and outstanding derivatives (with a positive fair value) come under this category.

**Loan receivables and accounts receivable**

Assets under this category are non-derivative financial assets with established or establishable payment flows which are not listed on an active market. These assets are reported and valued on a continuous basis at the accrued acquisition value. Akademiska Hus's accounts receivable are also classified under this category and are reported and valued continuously at the acquisition value. At each period-end a write-down examination is made of this asset. Non-current security holdings fall under this category and are valued at the accrued acquisition value unless an impairment requirement has been identified.

## 3/ continued

**Liabilities which are valued at fair value through profit or loss**

These liabilities are reported initially at the acquisition value and thereafter on an ongoing basis at fair value. The change in value is reported on a continuous basis through profit or loss. Akademiska Hus's outstanding derivatives with a negative fair value fall into this category.

**Other financial liabilities**

Liabilities in this category are reported and valued at the accrued acquisition value according to the annual equivalent rate method. Direct costs when loans are raised are included in the acquisition value. All loan financing is included in this category. Akademiska Hus's accounts payable and other liabilities are also classified under this category but are reported at the acquisition value.

**Set-off of financial assets and liabilities**

Financial assets and liabilities are set off and reported at a net amount in the Statement of Financial Position when there is a legal right to set off and when there is an intention to settle the items at a net amount or at the same time realise the asset and settle the debt.

**Calculation of fair value, financial instruments**

When establishing the fair value of current investments, derivatives and loan liabilities the official market listing at the period-end is used and calculation takes place according to generally accepted methods. In those cases where such listings are lacking, a valuation is made through discounting of future cash flows at the listed market interest rate for each term. Translation into Swedish kronor is made at the listed rate at the period-end. Calculated and estimated fair values are indicative and will not necessarily be realised.

Nominal value, reduced by possible estimated credits, for accounts receivable and accounts payable are assumed to be equivalent to their fair value.

**Rent receivables, accounts receivable and other receivables**

Rent receivables and accounts receivable are reported initially at the fair value and are then reported at the invoiced amount following a deduction for any impairment (bad debts), which is equivalent to the accrued acquisition value. The estimated term of rent receivables and accounts receivable is short and consequently the value is reported at the nominal amount without discounting. Doubtful receivables are assessed individually and any impairment is reported within operating costs.

**Liquid funds**

Liquid funds comprise cash and bank balances and current investments with a term shorter than three months. These assets are regarded as being saleable immediately with a negligible risk of changes in value, which means that the reported value (acquisition value plus accrued coupon) is equivalent to the fair value.

**Current investments**

Current investments with a period in excess of three months comprise interest-bearing securities and are reported and valued at fair value. Changes in value (unrealised profits and losses) are reported on a continuous basis through net interest income and expense.

In the Statement of Cash Flows current investments with a term in excess of three months are not classified as liquid funds.

**Loan financing**

All loan financing is reported initially at fair value, net after transaction costs. Borrowing is subsequently reported at the accrued acquisition value and any difference between the amount received and the repayment amount is reported in net interest

income and expense divided over the loan period with the application of the annual equivalent rate method.

Borrowing which constitutes a hedged item in conjunction with fair value hedging is reported and valued after the acquisition point on an ongoing basis at fair value with regard to the hedged risk. Changes in value are reported in net interest income and expense.

Loan financing in foreign currency is translated and the effects are reported through profit or loss.

The Group applies IAS 23 Borrowing Costs. IAS 23 means that the Group capitalises interest expense attributable to investment properties under construction which take a significant period of time to complete. Capitalised interest expense has a positive effect on net interest income and expense and a negative effect on the change in fair value of investment properties to the equivalent amount. Financing costs for investment properties under construction which do not take a significant period of time to complete are charged in full to the financial result for each year.

**Accounts payable and other liabilities**

Accounts payable and other liabilities have a short expected term and are valued without discounting at the nominal value.

**Financial derivatives**

Derivatives are held primarily with the aim of securing long-term, cost-effective loan financing and handling the Group's financial risk exposure by hedging existing interest and currency exposure against fluctuations in interest levels and exchange rates.

All derivatives are valued at fair value and changes in value are reported on an ongoing basis against the net financial income and expense with the exception of the outstanding derivatives, which comprise hedging instruments. In a hedging circumstance where the underlying Statement of Financial Position item is business-related, the changes in value of the derivative are reported against operating profit. Changes in value attributable to the derivatives, which comprise hedging instruments in a cash flow hedge, are charged against equity and reported against financial or operating profit at the time the underlying exposure affects the profit.

Interest derivatives (interest future contracts, interest swap agreements, FRA contracts and interest options) are held mainly to secure the desired fixed interest period in existing loan financing. Interest derivatives are valued on an ongoing basis at fair value and the effects attributable to the changes in value are reported against net interest income and expense in conjunction with hedging of fair value and against equity in conjunction with cash flow hedging. The net of the accrued income interest and expense is allocated to specific periods and expensed over the term of the derivative.

In conjunction with financing in a foreign currency all future payment flows are hedged so that no currency risk remains. Currency hedging takes place with the aid of a currency derivative (currency future contract and currency swap agreement or, alternatively, combined with an interest swap agreement). Currency derivatives are recalculated at the period-end exchange rate and when hedge reporting is applied the effects of the currency recalculation of the derivative naturally meet the effects of the currency recalculation of the loans in the financial result.

Independent derivatives, i.e. derivatives that are not included in any hedging relationship, are valued at fair value and the change in value is recorded directly against the net interest income and expense.

With the aim of evening out price variations on the electricity market and in doing so achieve an even trend for the Group's electricity costs, future electricity consumption is hedged with the aid of electricity derivatives. Electricity derivatives are valued continuously at fair value and when hedge reporting according to the cash flow method is applied, the changes in value are reported directly against equity. The effects of price hedging, the difference between the electricity derivative's assured price and the average

**3/ continued**

spot price during the term of the derivative, are set off against profit and are transferred on maturity from equity and reported as an operating cost. Consequently, the result of the derivative together with the Group's physical electricity purchases constitute the actual electricity cost.

In principle, all currency risks attributable to outstanding electricity derivatives are currency hedged with the aid of exchange rate futures. Currency derivatives are valued on an ongoing basis at fair value and when hedge accounting according to the cash flow method is applied the changes in value are reported directly against equity. The effects are expensed on settlement, i.e. the effects are transferred from equity and reported as an operating cost.

**Hedge accounting**

Akademiska Hus's hedge accounting takes place through a division into two different methods of hedging depending on the aim of the hedging: 'Fair value hedging' and 'Cash flow hedging'.

In conjunction with fair value hedging both the hedged item/exposure and the hedging instrument are valued at fair value. The changes in value are reported continuously through profit or loss.

In conjunction with cash flow hedging the hedging instrument is valued at the fair value at the same time that the hedged item in conjunction with borrowing is valued according to the current valuation method (categorisation). A change in value attributable to a derivative which qualifies for hedge accounting, according to the demands for cash flow hedging, are reported on an ongoing basis against equity until the underlying transaction/exposure affects the Statement of Comprehensive Income.

One of the criteria for hedge accounting to be applied is that the hedging relationship is expected to be effective both at the time of entering into the relationship as well as during the hedging period. The ineffective part of the hedging, i.e. the difference between the changes in value in the exposure (interest, electricity price or exchange rate risk) which are hedged in the underlying transaction/flow and the change in value in the hedging instrument's (derivative's) equivalent risk is expensed.

When a hedging measure is entered into, the relationship between the hedging instrument and the hedged item as well as the aim of the hedging measure, together with the method for calculating the effectiveness, are documented.

**Appropriations**

Appropriations are reported in the Statement of Financial Position when the Company has a formal or informal undertaking as a result of an event that has occurred and where it is probable that an outflow of resources is required to settle the undertaking and a reliable estimate of the amount can be made.

**Parent Company, accounting principles**

The Parent Company has prepared its annual accounts according to the Annual Accounts Act and the Swedish Accounting Standards Board recommendation RFR 2:2 Reporting for Legal Entities and applicable statements from the Swedish Financial Reporting Board. RFR 2:2 means that in the annual accounts for the legal entity the Parent Company shall apply all EU-endorsed IFRS and statements as far as this is possible within the framework of the Annual Accounts Act and the Safeguarding of Pension Commitments Act and with consideration given to the link between accounting and taxation. The recommendation states which exceptions and addenda are to be made to IFRS. The differences between the Group's and the Parent Company's accounting principles are stated below.

**Investment properties**

Investment properties are reported in a legal entity at the acquisition value with a deduction for accumulated depreciation, im-

pairments and reversed impairments. The depreciation period is based on each investment property's useful life.

**Payments to employees**

The Parent Company's pension undertakings have been calculated and reported based on the Safeguarding of Pension Commitments Act. Application of the Safeguarding of Pension Commitments Act is a prerequisite for the right to make a tax deduction.

**Deferred tax**

The amounts which are allocated to untaxed reserves comprise taxable temporary differences. As a result of the link between accounting and taxation, the deferred tax liability, which is attributable to the untaxed reserves, is not reported separately in a legal entity. These are both reported at the gross amount in the Statement of Financial Position. The appropriations are reported at the gross amount in the Statement of Comprehensive Income.

**4/ ESTIMATES AND ASSESSMENTS**

When preparing reports in compliance with IFRS, the management and the Board must make assessments and assumptions that affect the reported asset and liability items and income and cost items in the final accounts as well as information provided generally, including contingent liabilities. These assessments are based on historical experience and the different assumptions the management and the Board have considered to be reasonable under the prevailing circumstances. The conclusions drawn form the basis for decisions regarding reported values of assets and liabilities in those cases where these cannot simply be established through information from other sources. The actual outcome could differ from these assessments if other assumptions are made or if other conditions emerge. Assessments could have a material impact on the Akademiska Hus profit and position, particularly within the area of valuation of investment properties (see also Note 17). Sensitivity analyses are presented in the Administration Report.

## NOTES

### 5/ SEGMENT REPORT

The Group's operations are controlled and reported on a regional basis. Segment reporting has been prepared using the same accounting principles applied to the Group as a whole. Net sales per segment are based on the tenant's geographical location whilst assets and liabilities are based on the tenant's physical location.

Apart from sales between the Parent Company and the Group's

geographical segments, no significant sales between the segments have occurred.

'Investments' refers to gross investments in investment properties, new construction of investment properties in progress and equipment, fixtures and fittings. 'Other operations' refers to the Parent Company Akademiska Hus AB and Akademiska Hus Utveckling och Support AB.

SEGMENT INFORMATION 2010	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other operations	Eliminations	Group
Rental revenue	716,616	736,854	522,796	844,764	1,682,382	479,963	4,983,375	—	—	4,983,375
Other management income	33,944	57,532	7,473	12,862	63,888	16,186	191,885	841	—	192,726
Sales between segments	—	—	7	—	617	—	624	130,436	-131,060	0
External income	750,560	794,386	530,276	857,626	1,746,887	496,149	5,175,884	131,277	-131,060	5,176,101
Operating costs	-140,649	-143,152	-91,016	-198,629	-295,854	-81,098	-950,398	—	11,344	-939,054
Maintenance costs	-189,485	-97,273	-50,208	-120,571	-111,567	-87,592	-656,696	—	—	-656,696
Property administration	-34,690	-36,914	-23,641	-40,603	-67,235	-21,654	-224,737	-100,792	76,359	-249,170
Other management costs	-26,698	-52,524	-4,545	-13,147	-86,813	-13,254	-196,981	—	—	-196,981
Total costs, property administration	-391,522	-329,863	-169,410	-372,950	-561,469	-203,598	-2,028,812	-100,792	87,703	-2,041,901
<b>OPERATING PROFIT/LOSS</b>	<b>359,038</b>	<b>464,523</b>	<b>360,866</b>	<b>484,676</b>	<b>1,185,418</b>	<b>292,551</b>	<b>3,147,072</b>	<b>30,485</b>	<b>-43,357</b>	<b>3,134,200</b>
Changes in value, properties	173,568	-238,111	-261,674	25,017	362,705	25,398	86,903	—	—	86,903
Central overheads	-5,672	-6,186	-3,956	-6,399	-13,032	-4,246	-39,491	-36,958	39,490	-36,959
Profit before financial items	526,934	220,226	95,236	503,294	1,535,091	313,703	3,194,484	-6,473	-3,867	3,184,144
Result from financial items (net)	-69,860	-89,633	-59,449	-67,314	-223,675	-44,741	-554,672	1,201,026	-909,344	-262,990
Appropriations	-11,459	-29,905	-18,423	-48,092	-70,833	-16,026	-194,738	76	194,662	0
Tax for the year	-119,645	-37,155	-5,748	-110,933	-328,549	-67,707	-669,737	-77,135	-50,351	-797,223
<b>PROFIT/LOSS FOR THE YEAR ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME</b>	<b>325,970</b>	<b>63,533</b>	<b>11,616</b>	<b>276,955</b>	<b>912,034</b>	<b>185,229</b>	<b>1,775,337</b>	<b>1,117,494</b>	<b>-768,900</b>	<b>2,123,931</b>
Investment properties	6,639,206	6,683,828	4,315,768	8,572,441	19,437,101	3,848,530	49,496,874	—	—	49,496,874
Other fixed assets	2,203	156,478	2,845	21,700	325,971	52,865	562,062	3,709,474	-1,680,215	2,591,321
Current assets	42,104	230,964	70,861	112,523	185,736	55,957	698,145	21,638,124	-20,898,627	1,437,642
Total assets	6,683,513	7,071,270	4,389,474	8,706,664	19,948,808	3,957,352	50,757,081	25,347,598	-22,578,842	53,525,837
Total assets include:										
Investments	96,268	103,642	104,248	727,754	567,298	124,402	1,723,612	919	—	1,724,531
Equity	2,625,933	2,401,006	1,330,141	3,102,749	7,942,981	1,431,669	18,834,479	6,066,910	504,498	25,405,887
Liabilities	3,716,828	4,211,629	2,782,455	5,211,313	11,218,287	2,280,244	29,420,756	18,914,597	-20,215,403	28,119,950
Total liabilities and equity	6,342,761	6,612,635	4,112,596	8,314,062	19,161,268	3,711,913	48,255,235	24,981,507	-19,710,905	53,525,837
<b>SEGMENT INFORMATION 2009</b>										
Rental revenue	714,001	760,526	509,472	795,679	1,677,136	471,850	4,928,664	—	-1,419	4,927,245
Other management income	32,069	57,789	6,159	18,548	60,490	12,006	187,061	1,227	—	188,288
Sales between segments	—	—	—	—	18	—	18	128,861	-128,879	0
External income	746,070	818,315	515,631	814,227	1,737,644	483,856	5,115,743	130,088	-130,298	5,115,533
Operating costs	-132,147	-124,694	-80,170	-180,403	-277,398	-79,912	-874,724	—	8,469	-866,255
Maintenance costs	-143,574	-99,521	-45,124	-161,781	-118,684	-88,276	-656,960	—	15	-656,945
Property administration	-36,845	-40,163	-24,894	-39,980	-70,289	-24,963	-237,134	-94,846	80,044	-251,936
Other management costs	-25,318	-50,808	-4,867	-21,373	-78,268	-10,077	-190,711	—	-211	-190,922
Total costs, property administration	-337,884	-315,186	-155,055	-403,537	-544,639	-203,228	-1,959,529	-94,846	88,317	-1,966,058
<b>OPERATING PROFIT/LOSS</b>	<b>408,186</b>	<b>503,129</b>	<b>360,576</b>	<b>410,690</b>	<b>1,193,005</b>	<b>280,628</b>	<b>3,156,214</b>	<b>35,242</b>	<b>-41,981</b>	<b>3,149,475</b>
Changes in value, properties	23,023	-290,843	-158,929	-87,753	-454,352	-239,598	-1,208,452	—	—	-1,208,452
Central overheads	-5,749	-6,253	-4,009	-6,286	-10,199	-4,320	-36,816	-35,212	37,069	-34,959
Profit/loss before financial items	425,460	206,033	197,638	316,651	728,454	36,710	1,910,946	30	-4,912	1,906,064
Result from financial items (net)	-64,518	-70,723	-54,187	-61,327	-198,702	-38,043	-487,500	724,850	-813,850	-576,500
Appropriations	-28,278	-38,189	-10,035	-24,901	-111,071	-8,412	-220,886	-7,470	228,356	0
Tax for the year	-87,866	-27,928	-35,999	-61,502	-111,535	2,032	-322,798	23,480	-58,525	-357,843
<b>PROFIT/LOSS FOR THE YEAR ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME</b>	<b>244,798</b>	<b>69,193</b>	<b>97,417</b>	<b>168,921</b>	<b>307,146</b>	<b>-7,713</b>	<b>879,762</b>	<b>740,890</b>	<b>-648,931</b>	<b>971,721</b>
Investment properties	6,364,917	6,869,011	4,471,248	7,816,015	18,504,373	3,697,021	47,722,585	—	—	47,722,585
Other fixed assets	2,636	174,771	2,553	24,655	328,108	54,659	587,382	3,387,098	-1,702,129	2,272,351
Current assets	32,174	96,493	26,545	204,645	266,117	34,260	660,234	21,851,353	-20,719,350	1,792,237
Total assets	6,399,727	7,140,275	4,500,346	8,045,315	19,098,598	3,785,940	48,970,201	25,238,451	-22,421,479	51,787,173
Total assets include:										
Investments	144,075	78,751	77,698	585,743	440,278	64,940	1,391,485	4,019	—	1,395,504
Equity	2,404,964	2,516,194	1,438,525	2,905,973	7,345,948	1,356,439	17,968,043	6,143,251	364,498	24,475,792
Liabilities	3,665,468	4,195,351	2,803,366	4,794,832	11,035,946	2,200,088	28,695,051	18,729,034	-20,112,704	27,311,381
Total liabilities and equity	6,070,432	6,711,545	4,241,891	7,700,805	18,381,894	3,556,527	46,663,094	24,872,285	-19,748,206	51,787,173

**6/ CATEGORISED OPERATING COSTS**

	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
	2010	2009	2010	2009
Functions reported in the Consolidated Income Statement of Comprehensive Income				
Property management	-2,041,901	-1,966,058	-100,792	-94,846
Central administration costs	-36,959	-34,959	-36,958	-35,212
<b>TOTAL OPERATING COSTS ACCORDING TO FUNCTION</b>	<b>-2,078,860</b>	<b>-2,001,017</b>	<b>-137,750</b>	<b>-130,058</b>
<b>CATEGORISED FUNCTION COSTS</b>				
Energy, fuel and water	-695,713	-640,755	—	—
Property administration	-66,545	-69,771	-62,595	-60,286
Maintenance costs, material and services purchased	-712,298	-704,810	—	—
Site leasehold charges	-56,981	-57,330	—	—
Property tax	-4,325	-2,073	—	—
Personnel costs	-290,529	-284,962	-59,257	-53,962
Depreciation	-8,786	-8,381	-1,804	-1,713
Other costs	-243,683	-232,935	-14,094	-14,097
<b>TOTAL CATEGORISED OPERATING COSTS</b>	<b>-2,078,860</b>	<b>-2,001,017</b>	<b>-137,750</b>	<b>-130,058</b>

**7/ LEASE AGREEMENTS**

All the investment properties are leased under operational lease agreements and generate rental income. The rental income

during the period amounted to KSEK 4,983,375 (4,927,245) and the direct costs for property management for the period amounted to 2,041,901 (1,966,058).

**TERMS, LEASE CONTRACTS AS OF 31-12-2010**

Due date	Number of leases	Contracted annual rent	Proportion, %
Premises			
2011	214	477,897	11
2012	304	449,101	10
2013	216	459,732	10
2014	203	724,724	16
2015	76	525,478	12
2016	49	359,415	8
2017 and later	146	1 492,703	33
Miscellaneous	244	21,488	0
<b>TOTAL</b>	<b>1,452</b>	<b>4,510,538</b>	<b>100</b>

**CONTRACTED RENTAL INCOME AS OF 31-12-2010 AND ACCORDING TO THE SIZE OF THE LEASE**

Annual rent	Number of leases	Contracted annual rent	Proportion, %
Premises			
>70,000	1	111,531	2
30,000 - 70,000	22	892,684	20
10,000 - 30,000	114	1 815,790	41
7,500 - 10,000	42	368,405	8
5,000 - 7,500	76	461,890	10
2,500 - 5,000	117	433,681	10
<2,500	836	405,069	9
Miscellaneous	244	21,488	0
<b>TOTAL</b>	<b>1,452</b>	<b>4,510,538</b>	<b>100</b>

**8/ OTHER MANAGEMENT INCOME**

	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
	2010	2009	2010	2009
Parking income	49,658	46,501	—	—
Profit on the sale of other fixed assets	6	1,594	—	—
Income from external management assignments and similar assignments	73,037	71,051	—	—
Income from services performed on behalf of tenants	48,450	40,361	—	—
Invoicing to regional companies	—	—	130,436	128,860
Miscellaneous	21,575	28,781	841	1,228
<b>TOTAL</b>	<b>192,726</b>	<b>188,288</b>	<b>131,277</b>	<b>130,088</b>

**9/ OTHER MANAGEMENT EXPENSES**

	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
	2010	2009	2010	2009
Site leasehold charges, property tax and other risk costs	-78,182	-79,905	—	—
Loss on the sale and disposal of other fixed assets	-55	-59	—	—
Costs for external management assignments and similar assignments	-58,391	-57,956	—	—
Costs for services performed on behalf of tenants	—	-37,854	—	—
Miscellaneous	-14,895	-15,148	—	—
<b>TOTAL</b>	<b>-196,981</b>	<b>-190,922</b>	<b>—</b>	<b>—</b>

**10/ DEPRECIATION IN PROPERTY MANAGEMENT**

	GROUP, IFRS PARENT COMPANY, ANNUAL ACCOUNTS ACT			
	2010	2009	2010	2009
Equipment, fixtures and fittings	-8,786	-8,381	-1,804	-1,713
<b>TOTAL</b>	<b>-8,786</b>	<b>-8,381</b>	<b>-1,804</b>	<b>-1,713</b>

In the Group, KSEK 5,295 (5,048) has been reported as property administration and KSEK 3,491 (3,333) has been reported as an

operating cost. In the Parent Company KSEK 1,804 (1,713) has been reported as property administration.

**11/ EMPLOYEES AND PERSONNEL COSTS**

The average number of employees was as follows:

		2010	2009
<b>PARENT COMPANY</b>	Gothenburg	56	52
<b>REGIONAL COMPANIES</b>	South	59	61
	West	64	62
	East	29	29
	Uppsala	74	75
	Stockholm	89	88
	North	30	32
	Akademiska Hus Utveckling och Support AB	—	—
<b>GROUP TOTAL</b>		<b>401</b>	<b>399</b>

The proportion of women (based on the average number of employees) in the Parent Company is 56 per cent (56) and in the Group 22 per cent (23).

**Gender division, Board, Group Management and other persons in executive positions**

The Board comprises 9 members (9), of whom 4 (4) are women, i.e. 44 per cent (44).

Management within the Group is run through a number of fora: the Executive Management, the Business Council and the Staff Council. The Executive Management comprises 9 men (9) and 7 women (6). The operative work of the Executive Management is conducted within the Business Council area, which comprises the President, Vice President and the Regional Company Directors as well as a Staff Council, which comprises the Vice President and the heads of the units at the Group Office.

Other persons in executive positions within the Group consist of 31 men (25) and 8 women (6), i.e. 79 per cent men (81) and 21 per cent women (19).

**Salaries, other remuneration and social security costs**

	2010			2009		
	PARENT COMPANY	REGIONAL COMPANIES	GROUP	PARENT COMPANY	REGIONAL COMPANIES	GROUP
<b>SALARIES AND REMUNERATION</b>						
Board members, President	3,047	6,733	9,780	3,181	6,430	9,611
Other employees	31,509	145,527	177,036	27,259	143,821	171,080
<b>TOTAL</b>	<b>34,556</b>	<b>152,260</b>	<b>186,816</b>	<b>30,440</b>	<b>150,251</b>	<b>180,691</b>
<b>SOCIAL SECURITY COSTS</b>						
Board members, President	1,763	4,915	6,678	1,821	4,548	6,369
(of which pension costs)	(1,031)	(3,475)	(4,506)	(1,051)	(3,131)	(4,182)
Other employees	17,062	67,604	84,666	17,112	67,163	84,275
(of which pension costs)	(10,513)	(37,124)	(47,637)	(11,342)	(36,461)	(47,803)
<b>TOTAL</b>	<b>18,825</b>	<b>72,519</b>	<b>91,344</b>	<b>18,933</b>	<b>71,711</b>	<b>90,644</b>
(of which pension costs)	(11,544)	(40,599)	(52,143)	(12,393)	(39,592)	(51,985)

The Group's outstanding pension obligations to the President and Regional Directors total KSEK 95 (96).

The corresponding amount in the Parent Company is KSEK 0 (0).

**Payments to the Board**

		BOARD FEE	REMUNERATION COMMITTEE	FINANCE COMMITTEE	AUDIT COMMITTEE
Chairwoman	Eva-Britt Gustafsson	190	12	20	20
Member	Sigbrit Franke	95	12	—	—
Member	Marianne Förander <sup>1)</sup>	48	6	—	10
Member	Per Granath	95	—	20	—
Member	Gunnar Svedberg	95	12	—	—
Member	Maj-Charlotte Wallin	95	—	20	20
Member	Ingemar Ziegler	95	—	—	20
Employee representative	Anders Larsson	—	—	—	—
Employee representative	Thomas Jennlinger	—	—	—	—
<b>TOTAL</b>		<b>713</b>	<b>42</b>	<b>60</b>	<b>70</b>

1) Employed by the Government Offices. No fee will be paid in the future.



## 11/ continued

## Payments to the Executive Management

		BASIC SALARY <sup>4)</sup>	PENSION COST
CEO/President	Mikael Lundström	2,212	648
Vice President	Anette Henriksson	1,349	382
Regional Director, South	Unni Sollbe	1,058	354
Regional Director, West	Birgitta Hohlfält	1,035	427
Regional Director, East	Bengt Erlandsson <sup>1)</sup>	72	29
Regional Director, East	Lars Svensson <sup>2)</sup>	911	345
Regional Director, Uppsala	Hans Antonsson	1,108	381
Regional Director, Stockholm	Sten Wetterblad	1,463	402
Regional Director, North	Matias Lindberg	1,017	290
CIO, Akademiska Hus AB	Per Brantsing Karlsson	781	184
Technical Director, Akademiska Hus AB	Tomas Hallén	1,002	426
Corporate Communications Director, Akademiska Hus AB	Martina Wahlström	836	229
General Counsel, Akademiska Hus AB	Carolin Åberg-Sjöqvist	751	159
CFO, Akademiska Hus AB	Gunnar Oders	914	331
Treasurer, Akademiska Hus AB	Agneta Rodosi	1,156	425
Human Resources Director, Akademiska Hus AB	Kristina Korsgren <sup>3)</sup>	178	12
Planning Director, Akademiska Hus AB	Anders Rubensson	1,182	580
<b>TOTAL</b>		<b>17,025</b>	<b>5,604</b>

1) Bengt Erlandsson retired as Regional Director on January 31, 2010.

2) Lars Svensson took up the position of Regional Director on February 1, 2010.

3) Kristina Korsgren took up the position of Human Resources Director on October 18, 2010.

4) No payments are made other than what is reported above under Basic salary.

### Principles governing remuneration to the Board and Executive Management

The members of the Board receive a fee as decided at the Annual General Meeting. Board members who are employed in the Akademiska Hus Group or who work at the Government Offices do not receive any fee for this work. Payment for committee work was set at the 2010 Annual General Meeting.

Payment to the CEO and other senior executives comprises a basic salary and a pension. The pension cost refers to the cost that has had an impact on the profit for the year. All payments are excluding social insurance charges and employer's contribution. Payment to the CEO is decided by the Board following a recommendation by the Remuneration Committee. Payments to other senior executives are decided by the President of the Parent Company following consultation with the Remuneration Committee. Payment comprises a basic salary and a defined contribution pension based on the ITP premium according to a collective agreement. Akademiska Hus follows the owner's guideline, terms and conditions of employment for executive employees, with the exception that the majority of the persons have a 12-month period of notice if notice is issued by the Company. Severance pay is payable for a maximum of 24 months (including the period of notice). This is due to the fact that the employment agreements were signed before the current guidelines for terms and conditions of employment had been decided. No variable or bonus-based remuneration is payable. Comparative salary surveys are made with other property companies.

### Pensions

For the CEO, Mikael Lundström, Akademiska Hus has taken out an individual occupational pension solution where the agreed retirement age is 62 years. Akademiska Hus allocates 30 per cent of the fixed monthly salary for Mikael Lundström, to be paid into an occupational pension insurance according to a special agreement drawn up with a pension company. The pension package includes a sickness and early retirement pension and a retirement pension and as an optional part a survivor's pension and/or repayment cover. For other persons in executive positions defined contribution pension solutions have been agreed which are cost-neutral compared to traditional ITP. The individual pension solutions are 'independent category solutions' or 'ten-fold earner solutions'

An independent category solution means that Akademiska Hus allocates a maximum of 30 per cent of the agreed fixed monthly salary to an occupational pension insurance according to a special agreement drawn up with a pension company. The pension package includes a sickness and early retirement pension and a retirement pension and as an optional part a survivor's pension and/or repayment cover.

A ten-fold earner solution means that those with a basic salary exceeding 10 income base amounts are entitled to reach an alternative ITP solution. Alternative ITP is a pension solution which means that the employee receives an individually adapted pension agreement governing a retirement pension and family pension with regard to the part of the salary between 7.5 and 30 income base amounts. The premium which is used is what is termed 'separated premiums', which is equivalent to the cost which Akademiska Hus would have had for ITP 2.

### Periods of notice and severance pay

An agreement has been reached with the CEO, Mikael Lundström, regarding a mutual period of notice of six months. In the event of notice being given by the Company, severance pay is payable for a further 18 months. The severance pay shall be considered to include payment for holiday and pension benefits. The severance pay is reduced by any amount Mikael Lundström receives from other employment or through other activities.

Mikael Lundström has resigned of his own accord and will leave his position on March 15, 2011. During the period of notice contractual pay and pension are payable. After cessation of employment no payments will be made.

Other persons in executive positions within the Group have an agreed period of notice of between 6 and 12 months. In the event of notice being given by the Company, severance pay can be paid for 6 to 24 months (including the period of notice). Salary payable or remuneration for work performed during the time severance pay is received shall be set off on a krona by krona basis.

### Absenteeism due to illness, Group and Parent Company

	GROUP		PARENT COMPANY	
	2010	2009	2010	2009
Total absenteeism due to illness, %	3.3	2.3	4.8	3.3
Long-term absenteeism due to illness, % of total absenteeism due to illness	49.1	30.2	56.8	59.0
Absenteeism due to illness, men, %	2.7	2.0	1.5	2.1
Absenteeism due to illness, women, %	5.2	3.1	7.2	4.2
Absenteeism due to illness, employees under 30 years, %	2.7	6.7	1.4	9.9
Absenteeism due to illness, employees 30-49 years, %	3.0	2.0	7.0	4.3
Absenteeism due to illness, employees 50 years and older, %	3.7	2.1	1.8	1.0

The total absenteeism due to illness is stated as a percentage of the employees' total ordinary working time. Long-term absenteeism due to illness refers to absenteeism over a continuous period of 60 days or more.

## 12/ FEES AND EXPENSES PAID TO AUDITORS

	PARENT COMPANY	REGIONAL COMPANIES	GROUP
<b>2010</b>			
Deloitte AB			
Audit assignment	356	549	905
Audit work in addition to the audit assignment	1,226	118	1,344
Tax consulting	104	423	527
Other services	779	103	882
<b>TOTAL</b>	<b>2,465</b>	<b>1,193</b>	<b>3,658</b>
<b>2009</b>			
Deloitte AB			
Audit assignment	669	810	1,479
Audit work in addition to the audit assignment	349	305	654
Tax consulting	39	539	578
Other services	441	380	821
<b>TOTAL</b>	<b>1,498</b>	<b>2,034</b>	<b>3,532</b>

'Audit assignment' refers to payment to the auditor for the statutory audit, i.e. work necessary to submit the audit report. 'Audit work in addition to the audit assignment' in effect refers to what can be designated quality assurance services (e.g. examination of a prospectus for an EMTN programme) as well as advice or other assistance as a result of observations made in conjunction with such an examination or the performance of such other duties. 'Tax consulting' is self-explanatory. Everything else is classified as 'Other services'.

## 13/ RESULT FROM FINANCIAL INCOME AND EXPENSE

RESULT FROM SHARES IN GROUP COMPANIES	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
Dividend	—	—	910,000	813,000
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>910,000</b>	<b>813,000</b>
<b>RESULT FROM OTHER SECURITIES AND RECEIVABLES RECORDED AS FIXED ASSETS</b>				
Interest income, miscellaneous *	39,347	44,799	39,347	44,799
Changes in value, independent derivatives	125,319	204,427	125,319	204,427
Total	164,666	249,226	164,666	249,226
<b>OTHER INTEREST INCOME AND SIMILAR PROFIT/LOSS ITEMS</b>				
Interest income, Group companies *	—	—	596,714	503,539
Interest income, other *	8,342	8,464	5,015	3,972
Changes in value, independent derivatives	60,298	122,799	60,298	122,799
Total	68,640	131,263	662,027	630,310
<b>RESULT, FINANCIAL INCOME</b>	<b>233,306</b>	<b>380,489</b>	<b>1,736,693</b>	<b>1,692,536</b>
<b>OTHER INTEREST EXPENSE AND SIMILAR PROFIT/LOSS ITEMS</b>				
Interest expense, miscellaneous *	-365,571	-404,970	-404,942	-415,667
Changes in value, independent derivatives	-61,520	-200,706	-61,520	-200,706
Changes in value, fair value hedging	-69,205	-351,313	-69,205	-351,313
<b>RESULT, FINANCIAL EXPENSE</b>	<b>-496,296</b>	<b>-956,989</b>	<b>-535,667</b>	<b>-967,686</b>
<b>RESULT, NET FINANCIAL INCOME AND EXPENSE</b>	<b>-262,990</b>	<b>-576,500</b>	<b>1,201,026</b>	<b>724,850</b>
* Of which interest income/interest expense deriving from financial instruments that are not valued at fair value in profit or loss.	-111,292	-268,763	442,723	219,587
<b>CHANGES IN VALUE, FINANCIAL ITEMS, ARE AS FOLLOWS:</b>				
	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
Unrealised changes in value				
Independent derivatives	105,411	55,695	105,411	55,695
Fair value hedging, hedging instruments	115,802	-1,124,720	115,802	-1,124,720
Fair value hedging, hedged item	-185,007	773,407	-185,007	773,407
Total	36,206	-295,618	36,206	-295,618
<b>REALISED CHANGES IN VALUE</b>				
Independent derivatives	18,686	70,825	18,686	70,825
Total	18,686	70,825	18,686	70,825
<b>TOTAL CHANGES IN VALUE</b>	<b>54,892</b>	<b>-224,793</b>	<b>54,892</b>	<b>-224,793</b>

**14/ APPROPRIATIONS AND UNTAXED RESERVES (PARENT COMPANY)**

	PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009
<b>APPROPRIATIONS</b>		
Change in tax allocation reserve	-32	-7,777
Difference between carrying depreciation and appreciation according to plan	108	-108
<b>TOTAL</b>	<b>76</b>	<b>-7,885</b>
<b>UNTAXED RESERVES</b>		
Allocation to tax allocation reserve, 2005 tax assessment	—	53,367
Allocation to tax allocation reserve, 2007 tax assessment	63,161	63,161
Allocation to tax allocation reserve, 2008 tax assessment	95,922	95,922
Allocation to tax allocation reserve, 2009 tax assessment	85,864	85,864
Allocation to tax allocation reserve, 2010 tax assessment	67,464	67,464
Allocation to tax allocation reserve, 2011 tax assessment	53,399	—
Additional depreciation	—	108
<b>TOTAL</b>	<b>365,810</b>	<b>365,886</b>

**15/ TAXES**

The following components are included in the Group's and Parent Company's tax expense:

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
<b>TAX ON PROFIT FOR THE YEAR</b>				
Actual tax				
Actual tax on profit for the year	-313,802	-361,575	-42,132	-53,229
Total actual tax	-313,802	-361,575	-42,132	-53,229
<b>DEFERRED TAX</b>				
Deferred tax attributable to a change in temporary differences	-483,421	3,732	-35,001	76,825
Total deferred tax	-483,421	3,732	-35,001	76,825
<b>TOTAL TAX ON RESULT FOR THE YEAR</b>	<b>-797,223</b>	<b>-357,843</b>	<b>-77,133</b>	<b>23,596</b>

The difference between the reported tax expense and tax expense based on the current tax rate comprises the following components:

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
Reported profit before tax	2,921,154	1,329,564	1,194,629	716,995
Tax at the current tax rate	-768,264	-349,675	-314,187	-188,570
Tax effect of expenses that are not tax deductible/taxable (permanent differences):				
Non-deductible expenses	-1,406	-1,944	-402	-337
Non-taxable income	411	486	378	219
Taxable standard interest calculated on the tax allocation fund	-10,699	-8,036	-2,213	-1,959
Dividend from regional companies	—	—	239,330	213,819
Adjustment of tax expense from previous years	-17,265	1,326	-39	424
<b>TOTAL REPORTED TAX EXPENSE</b>	<b>-797,223</b>	<b>-357,843</b>	<b>-77,133</b>	<b>23,596</b>

**16/ DIVIDEND**

The dividend was paid to the shareholder on June 30, 2010, totalling SEK 1,219,000,000 (978,000,000). The dividend per share was SEK 570.96 (458.08). As regards the dividend for the year, the Board proposes a dividend of SEK 565.34 per share to be paid to the shareholder according to

Reported deferred tax claim/liability:

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
<b>DEFERRED TAX CLAIMS ATTRIBUTABLE TO TEMPORARY DIFFERENCES</b>				
Financial instruments	6,395	51,289	6,395	51,289
Miscellaneous	9,223	15,319	113	193
Total, reported deferred tax claim	15,618	66,608	6,508	51,482
<b>DEFERRED TAX LIABILITIES ATTRIBUTABLE TO TEMPORARY DIFFERENCES</b>				
Tax allocation fund	-522,611	-465,170	—	—
Investment properties	-6,516,193	-6,131,280	—	—
Financial instruments	-31,367	-41,341	-31,367	-41,341
Cash flow hedges	-12,078	-3,097	-12,078	-3,097
Miscellaneous	—	-135	—	—
Total, reported deferred tax liability	-7,082,249	-6,641,023	-43,445	-44,438
<b>TOTAL REPORTED DEFERRED TAX RECEIVABLES/LIABILITIES</b>	<b>-7,066,631</b>	<b>-6,574,415</b>	<b>-36,937</b>	<b>7,044</b>

The following deferred tax receivables/liabilities refer to items reported against equity.

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
<b>CASH FLOW HEDGE</b>				
- Currency derivative	7,047	-82	7,047	-82
- Electricity derivative	-19,125	-3,015	-19,125	-3,015
<b>TOTAL DEFERRED TAX REPORTED IN EQUITY</b>	<b>-12,078</b>	<b>-3,097</b>	<b>-12,078</b>	<b>-3,097</b>

**Unreported deferred tax**

In the Parent Company no deferred tax regarding untaxed reserves has been reported. The deferred tax liability related to untaxed reserves totals KSEK 96,208 (96,228). The consolidated accounts do not include any material unreported temporary differences between carrying and tax values for assets and liabilities. All tax deficit deductions within the Group can be utilised for an unlimited period in the future.

instructions issued by the owner. A decision regarding a dividend will be reached by the shareholder at the Annual General Meeting. The dividend has not been recorded as a liability in the Annual Report. The dividend is estimated at SEK 1,207,000,000.

## 17/ INVESTMENT PROPERTIES (GROUP)

The assessed fair value of investment properties has been changed during the year as follows:

	31-12-2010	31-12-2009
Opening carrying value	47,722,585	47,523,355
Investments, new construction and development in progress	1,603,875	1,385,252
Acquisitions	115,000	—
Sales and disposals	-101,306	—
Net change in value	156,720	-1,186,022
<b>CARRYING VALUE</b>	<b>49,496,874</b>	<b>47,722,585</b>

Changes in value can be broken down into the following components:

	2010	2009
<b>CHANGES IN VALUE</b>		
Positive	1,747,736	1,490,174
Negative	-1,642,031	-2,698,718
<b>PROFIT ON SALES AND DISPOSALS</b>		
Positive	300	92
Negative	-19,102	—
<b>TOTAL CHANGES IN VALUE, INVESTMENT PROPERTIES</b>	<b>86,903</b>	<b>-1,208,452</b>

The assessed fair value of the Group's investment properties as of December 31, 2010 has been set following an internal property valuation. The valuation was based on different valuation methods as follows:

		SEK M	SHARE, %
Internal valuation model	Cash flow method	47,519	96
Expansion reserves	Location price method	1,011	2
Other valuation	Special basis for calculation	967	2
<b>TOTAL</b>		<b>49,497</b>	<b>100</b>

### External valuation

A selection of the properties is valued each year by external valuation companies as a benchmark for quality-assuring the internal valuation model. In addition, certain development properties with income and costs which are difficult to estimate are valued externally. External valuations in 2010 were made by DTZ, whose valuers are authorised by the Swedish Society of Real Estate Economics.

Of the 100 objects in Akademiska Hus which had been valued the highest, 14 objects were valued externally. In terms of value, the external valuations account for approximately 6 per cent of the total value. The external valuations carried out confirm the reliability of the Akademiska Hus internal valuation model.

### Internal valuation

SEK 47,519 million (96 per cent) of the assessed fair value has been set using the internal cash flow valuation.

### Valuation method

The value of an asset comprises the current value of the future cash flows which the asset is expected to generate. Within Akademiska Hus the property valuation is based on each individual valuation object's expected cash flow during the coming 10 years and with an estimated residual value for year 11. The cash flow comprises each valuation object's income and expenses, i.e. the net operating profit. To calculate the net operating profit during the calculation period an assessment is made of, among other things, inflation, rents, vacant space and operating and maintenance costs. For the final year of the calculation period the residual value is calculated, which should be a probable market value at that point in time. The net operating profit for years 1-10 is discounted using a nominal cost of capital and the residual value for year 11, which is the net operating profit during the remaining estimated useful life, is discounted with a direct yield requirement. The current value of the net operating profit and the residual value have been calculated using the same cost of capital and reduced by three per cent for stamp duty.

### Cost of capital and direct yield requirements

Cost of capital and direct yield requirements in the Akademiska Hus valuation model can be traced partly from transactions on the property market and partly using in-house analyses. Both the demands of the market and in-house analyses have been checked with several external valuation companies, including DTZ and NAI Svefa.

Cost of capital and direct yield requirements should be justified from both Akademiska Hus-specific conditions as well as practice within the property industry. It is in these yield requirements that the risk in the property holdings is highlighted.

For Akademiska Hus the tenants are a strength factor. Almost 90 per cent of the tenants are state-controlled and the average remaining term of current leases is 5.5 years (5.4). The cash flow during the calculation period, using these conditions, is extremely well assured and it is seldom that any major uncertainties prevail during the calculation period. The risk supplement in the cost of capital should, using these prerequisites, be low. The uncertainty comprises largely residual value risks and the fact that Akademiska Hus is working in a specific segment of the property market.

The residual value risk means that there is a relatively high risk in the rent flow in the long term and in particular for buildings outside the city areas with a significant element of specific operationally adapted premises. Several buildings are not general in the sense that they are not available for new tenants or purposes without substantial redevelopment. The relatively wide range for direct yield requirements reflects an assessment of this situation.

The cost of capital for the cash flow varies for different valuation objects within the range 7.1-13.0 per cent depending on town, location, lease term and type of premises in the valuation object. The cost of capital varies, which could be explained by what are on average long and secure flows during the cash flow period. For 2010, the average cost of capital was 8.6 per cent (8.7) following adjustments for stamp duty.

The long-term direct yield requirement varies between 5.0 per cent and 10.8 per cent depending on town, location and type of premises. There is a lower degree of sensitivity to the direct yield requirement compared with the cost of capital by reason of the fact that the direct yield requirement refers to uncertain conditions after year 10. For 2010, the average direct yield requirement was 6.4 per cent (6.6) after an adjustment for stamp duty.

### Town and location

In conjunction with an internal valuation, town and location have been classified for the following 27 cities/towns/locations:

Inner-city Stockholm and inner-city Gothenburg, others parts of Stockholm, Solna, Lund, other parts of Gothenburg, Uppsala, Linköping, Malmö, Kista, Sundsvall, Huddinge, Umeå, Norrköping, Karlstad, Borås, Luleå, Kalmar, Kristianstad, Skövde, Skara, Örebro, Grythyttan, Ultuna, Gävle, Alnarp and other smaller locations.

The division into different towns and locations reflects the demand on the market and the attractiveness of the properties. Inner-city locations in Stockholm and Gothenburg are in greatest demand and most attractive whilst in smaller rural locations demand is lowest.

The town and location classifications have been based partly on the general division of the property market, where larger and more important towns have, among other things from a demographic, employment and economic point of view, been assigned a higher degree of attractiveness, and also from the point of view of higher education and research, where Sweden's three cities, Stockholm, Gothenburg and Malmö, but also the classic university towns of Lund and Uppsala and to a certain extent Linköping, are more attractive and are considered to be more stable and secure education and research locations in the long term.

### Special adaptation and category of premises

In the valuation a division has been made into laboratory premises and non-laboratory premises. The proportion of laboratory premises within Akademiska Hus is 34 per cent. For these premises there

**17/ continued**

is a relatively higher risk in the rent flow in the long term as they represent a significant element of specific operationally adapted premises. To counter this risk, laboratory premises have a generally higher direct yield requirement with regard to the residual value.

**Lease term**

From a valuation point of view a division has been made into an average remaining lease term exceeding ten years, exceeding six years and equal to or less than six years. For valuation objects with an average remaining lease term exceeding six years the relative risk is lower as the cash flow valuation is predominantly based on hedged flows.

**Other assumptions**

The following assumptions form the basis for the market valuation:

- The calculation period is 10 years.
- Inflation is estimated at 2.0 per cent per year throughout the whole of the calculation period.
- The rent trend is estimated at a maximum of inflation (CPI). Consideration has been given to the formulation of the lease agreements, which have an annual rent trend equal to an average of 70 per cent of the CPI. The rent is assumed to be the assessed market rent at the end of the lease term.
- For current lease agreements the present level of vacant space has been used. At the end of the lease agreement a general level of vacant space of five per cent has been assumed.
- It has been assessed that in normal circumstances operating costs follow inflation (CPI).
- Property administration costs have been set at a standard of SEK 75/m<sup>2</sup> (75).
- Maintenance costs have been set at a standard of SEK 70/m<sup>2</sup> (70) for non-laboratory premises and SEK 110/m<sup>2</sup> (110) for laboratory premises. The standard maintenance figures adopted reflect the actual costs.
- Costs have been taken into account for installation-intensive premises and for a small number of other premises with a considerable need for refurbishment of a maintenance nature.

**Sensitivity analysis**

For information regarding how the Group's assessed fair value is

affected in conjunction with changes in different variables/factors, reference can be made to the section Financial position; Risks and sensitivity analysis, pages 52–55.

**Expansion reserves**

Of the assessed fair value, SEK 1,011 million comprises expansion reserves, where development rights of approximately 1.2 million square metres gross area are included. As these do not generate cash flow they have been valued using the location prices for construction rights as a guide with a deduction for estimated development costs, such as roads, in conjunction with expansion. In some cases, where the planning conditions for a new development are unclear, the pure land values have been used to set the values.

**Other valuation**

SEK 47,519 million has been valued according to the internal valuation model and SEK 1,011 million refers to expansion reserves. The remaining figure, SEK 967 million, comprises mainly development properties with uncertain future income and costs as well as the few Akademiska Hus residential objects. These have been valued individually outside the internal valuation model using the valuation method which has been most applicable.

**Miscellaneous**

There are no limits with regard to the right to sell the investment properties or use the rental income.

All investment properties are leased under operational lease agreements and generate rental income. The rental income during the period amounted to KSEK 4,983,375 (4,927,245) and the direct costs for the investment properties during the period totalled KSEK 2,041,901 (1,966,058).

The tax assessment values are as follows:

	31-12-2010	31-12-2009
Buildings	216,465	187,976
Land	101,845	96,192
<b>TOTAL</b>	<b>318,310</b>	<b>284,168</b>

The majority of the Group's properties are taxed as specialist buildings and have thus not been allocated any tax values.

**18/ EQUIPMENT, FIXTURES AND FITTINGS**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Opening acquisition value	119,596	143,788	20,203	16,412
Purchases	5,656	9,277	919	4,019
Transferred from new construction in progress	—	975	—	—
Sales and disposals	-1,385	-34,444	—	-228
Closing accumulated acquisition value	123,867	119,596	21,122	20,203
Opening depreciation	-97,750	-123,752	-15,325	-13,840
Sales and disposals	1,330	34,383	—	228
Depreciation for the year	-8,786	-8,381	-1,804	-1,713
Closing accumulated depreciation	-105,206	-97,750	-17,129	-15,325
<b>CARRYING VALUE</b>	<b>18,661</b>	<b>21,846</b>	<b>3,993</b>	<b>4,878</b>

**19/ SHARES IN GROUP COMPANIES**

Specification of the Parent Company's shareholdings in Group companies

	COMPANY REG. NO.	REG. OFFICE	TOTAL NO. OF SHARES	SHARE OF EQUITY IN % <sup>1)</sup>	CARRYING VALUE
Akademiska Hus Syd AB	556467-8786	Lund	85,000	100	169,950
Akademiska Hus Väst AB	556467-8760	Göteborg	95,000	100	189,950
Akademiska Hus Öst AB	556467-8778	Linköping	50,000	100	99,950
Akademiska Hus Uppsala AB	556467-8745	Uppsala	55,000	100	273,950
Akademiska Hus Stockholm AB	556467-8737	Stockholm	335,000	100	669,950
Akademiska Hus Norr AB	556467-8752	Umeå	50,000	100	159,950
Akademiska Hus Utveckling och Support AB	556610-2975	Göteborg	500	100	500
<b>TOTAL</b>					<b>1,564,200</b>

1) Corresponds to the number of votes.

**20/ DERIVATIVES (GROUP)**

Derivatives are used to handle interest risk exposure and to eliminate currency risks in conjunction with financing in a foreign currency. The fair value of interest and currency interest rate swaps agreements includes the underlying capital amounts and accrued interest. The Group's risk management is described in Note 34 Financial Risk Management. Reported values, derivatives, are broken down as follows:

		31-12-2010 (IFRS/ANNUAL ACCOUNTS ACT)		31-12-2009 (IFRS/ANNUAL ACCOUNTS ACT)	
		ASSETS	LIABILITIES	ASSETS	LIABILITIES
<b>NON-CURRENT</b>	Independent derivatives				
	- interest derivatives	39,596	196,582	20,946	238,895
	- currency interest rate swaps	491,637	—	411,806	—
	Hedging instrument, fair value hedging				
	- interest derivatives	178,694	7,055	171,936	—
	- currency interest rate swaps	1,408,726	—	1,203,173	11,414
	Hedging instrument, cash flow hedging				
	- currency derivatives	—	11,913	3,100	1,128
	- electricity derivatives	22,613	—	—	—
<b>TOTAL, NON-CURRENT</b>		<b>2,141,266</b>	<b>215,550</b>	<b>1,810,961</b>	<b>251,437</b>
<b>CURRENT</b>	Independent derivatives				
	- interest derivatives	920	15,776	51,016	64,324
	- currency derivatives	126	10,914	60,967	5,420
	Hedging instrument, fair value hedging				
	- currency interest rate swaps	139,379	—	187,550	39,658
	Hedging instrument, cash flow hedging				
	- currency derivatives	—	14,886	11,190	—
	- electricity derivatives	48,869	—	312	—
<b>TOTAL, CURRENT</b>		<b>189,294</b>	<b>41,576</b>	<b>311,035</b>	<b>109,402</b>
<b>TOTAL, DERIVATIVES</b>		<b>2,330,560</b>	<b>257,126</b>	<b>2,121,996</b>	<b>360,839</b>

Fair value is equivalent to the reported value in the table above.

The due date structure of the Group's derivatives is as follows, SEK m.

	31-12-2010						31-12-2009					
	INDEPENDENT DERIVATIVES <sup>1)</sup>		FAIR VALUE HEDGING <sup>2)</sup>		CASH FLOW HEDGING <sup>3)</sup>		INDEPENDENT DERIVATIVES <sup>1)</sup>		FAIR VALUE HEDGING <sup>2)</sup>		CASH FLOW HEDGING <sup>3)</sup>	
	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value
2010	—	—	—	—	—	—	5,672	43	-2,050	148	-216	12
2011	-1,051	-25	-904	139	-293	33	—	—	-898	144	-244	3
2012	475	-36	-927	164	-189	9	725	-61	-893	138	-98	-1
2013	761	-91	-2,171	485	-90	2	1,261	-132	-2,076	380	—	—
2014	950	-11	-1,809	392	—	—	950	-19	-1,730	292	—	—
2015	-1,397	466	-1,000	172	—	—	-784	404	-1,000	160	—	—
2016	400	-3	—	—	—	—	400	-5	—	—	—	—
2017	400	-1	—	—	—	—	400	-2	—	—	—	—
2018 and later	1,400	10	-2,641	367	—	—	1,400	8	-778	249	—	—
<b>TOTAL</b>	<b>1,938</b>	<b>309</b>	<b>-9,452</b>	<b>1,719</b>	<b>-572</b>	<b>44</b>	<b>10,024</b>	<b>236</b>	<b>-9,425</b>	<b>1,511</b>	<b>-558</b>	<b>14</b>

1) Nominal amount, independent derivatives, a positive amount constitutes an extension of the portfolio's fixed interest.

2) Nominal amount, fair value hedging, a negative amount constitutes a purchase of foreign currency.

3) Nominal amount, cash flow hedging, a negative amount constitutes a purchase of foreign currency and/or a purchase of electricity derivatives.

The table below shows the due date structure for derivatives, SEK million, which constitute hedging instruments in cash flow hedging.

	31-12-2010						31-12-2009			
	CURRENCY DERIVATIVES <sup>1)</sup>		ELECTRICITY DERIVATIVES <sup>2)</sup>		CURRENCY DERIVATIVES <sup>1)</sup>		ELECTRICITY DERIVATIVES <sup>2)</sup>			
	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value
2010	—	—	—	—	—	—	-48	11	-168	-2
2011	-145	-16	-148	49	-125	3	—	—	-119	-3
2012	-95	-9	-94	18	-51	-1	—	—	-47	6
2013	-47	-2	-43	4	—	—	—	—	—	—
<b>TOTAL</b>	<b>-287</b>	<b>-27</b>	<b>-285</b>	<b>71</b>	<b>-224</b>	<b>13</b>	<b>—</b>	<b>—</b>	<b>-334</b>	<b>1</b>

1) Nominal amount, currency derivatives, a negative amount constitutes a purchase of foreign currency.

2) Nominal amount, electricity derivatives, a negative amount constitutes a purchase of electricity derivatives.

The following table shows the due date structure for forecast electricity use together with electricity derivatives and exchange derivatives entered into with the aim of hedging the electricity price. All outstanding currency hedges are in EUR/SEK.

	FORECAST USE, MWH	HEDGING LEVEL PRICE, %	HEDGING LEVEL CURRENCY, %
2011	454,000	78	75
2012	454,000	54	52
2013	454,000	23	28

## 21/ OTHER NON-CURRENT RECEIVABLES

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Interest-bearing note	267,274	267,274	—	—
Non-interest-bearing note	52,815	52,815	—	—
Other non-interest-bearing	111,255	119,405	15	15
<b>TOTAL</b>	<b>431,344</b>	<b>439,494</b>	<b>15</b>	<b>15</b>

Other non-current receivables are reported and valued according to the loan receivables and accounts receivable category. Fair value is equivalent to the reported value of other non-current receivables.

Of the Group's other non-current receivables, KSEK 386,217 is expected to be realised within five years of the year-end and KSEK 45,127 later than five years.

## 22/ RENT RECEIVABLES AND ACCOUNTS RECEIVABLE

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Rent receivables and accounts receivable	273,941	147,018	31	31
Provision, doubtful rent receivables and accounts receivable	-1,195	-1,352	—	—
<b>TOTAL</b>	<b>272,746</b>	<b>145,666</b>	<b>31</b>	<b>31</b>

Rent receivables and accounts receivable are reported and valued according to the loan receivables and accounts receivable category. Fair value rent receivables and accounts receivable concur with the carrying value as of the year-end and there is no impairment requirement.

Of the rent receivables and accounts receivable that had fallen due as of December 31, 2010, KSEK 84,218 had fallen due 1–5 days, KSEK 666 had fallen due 5–30 days, KSEK 1,372 had fallen due 30–60 days and KSEK 12,298 had fallen due more than 60 days.

The doubtful rent receivables and accounts receivable reserve was changed as follows:

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Opening balance	-1,352	-149	—	—
Provisions for the year	-351	-1,352	—	—
Established credit losses	508	149	—	—
<b>CLOSING BALANCE</b>	<b>-1,195</b>	<b>-1,352</b>	<b>—</b>	<b>—</b>

## 23/ OTHER RECEIVABLES

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
VAT receivable	41,516	277,240	915	579
Settlement, taxes and charges	117	743	84	316
Other current receivables	91,244	19,319	10,822	0
<b>TOTAL</b>	<b>132,877</b>	<b>297,302</b>	<b>11,821</b>	<b>895</b>

Other current receivables are reported at cost.

## 24/ PREPAID EXPENSES AND ACCRUED INCOME

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Accrued rent	47,928	40,965	—	—
Prepaid rent	3,743	2,850	1,151	—
Accrued rental income	3,046	3,030	46	30
Prepaid interest expense	818	290	818	290
Prepaid energy costs	8,455	5,808	—	—
Miscellaneous	86,587	102,881	42,633	39,566
<b>TOTAL</b>	<b>150,577</b>	<b>155,824</b>	<b>44,648</b>	<b>39,886</b>

## 25/ DUE DATE STRUCTURE, RECEIVABLES

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Receivables expected to be cleared within one year of the year-end	745,494	909,827	20,943,949	20,966,893
Receivables expected to be cleared within 1–5 years of the year-end	2,135,794	1,339,543	1,749,576	953,639
Receivables expected to be cleared later than five years after the year-end	436,866	910,962	391,705	864,381
<b>TOTAL</b>	<b>3,318,154</b>	<b>3,160,332</b>	<b>23,085,230</b>	<b>22,784,913</b>

## 26/ LIQUID FUNDS

Current investments mainly comprise temporary surplus liquidity invested in the day loan market totalling SEK 627,138 (699,994) and collateral granted attributable to the credit support annexes (CSA) totalling KSEK 5,400 (9,727). Blocked bank funds in respect of pledged assets for stock market-cleared derivatives are included to the amount of KSEK 48,554 (160,370) in the reported amount for cash and bank balances for the Group and the Parent Company.

Liquid funds according to the Statement of Cash Flows concur with liquid funds in the Statement of Financial Position.

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Current investments	632,538	709,721	632,538	709,721
Cash and bank holdings	59,610	172,689	59,304	172,382
<b>TOTAL</b>	<b>692,148</b>	<b>882,410</b>	<b>691,842</b>	<b>882,103</b>

Liquid funds are reported and valued according to the category assets valued at fair value in profit or loss. Fair value is equivalent to the reported value of cash and bank holdings and current investments.

## 27/ HEDGE RESERVE/FAIR VALUE RESERVE

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
<b>OPENING BALANCE</b>	<b>8,679</b>	<b>-10,947</b>	<b>8,679</b>	<b>-10,947</b>
Change in value, derivative instrument (cash flow hedging)				
- currency derivatives	-47,754	-72,899	-47,754	-72,899
- electricity derivatives	75,299	90,582	75,299	90,582
Transferred to the operating result	6,598	8,946	6,598	8,946
Tax effect	-8,979	-7,003	-8,979	-7,003
<b>CLOSING BALANCE</b>	<b>33,843</b>	<b>8,679</b>	<b>33,843</b>	<b>8,679</b>

The tax effect, KSEK -8,979 (-7,003) refers to the change for the year. The closing deferred tax receivable/payable is reported in Note 15 Taxes.

## 28/ LOANS

The Group's financing takes place mainly through borrowing via four public financing programmes. Through their standardised terms and conditions these permit rational, cost-effective financing. The Group has a domestic commercial paper programme, an MTM programme and international ECP and EMTN programmes. Bank financing is used to a limited extent. The average capital for bank financing during 2010 was SEK 218 million (412).

The Group's risk management is presented in Note 34 Financial risk management.

## Financing cost

Net interest income and expense amounted to SEK -263 million (-576) and the average liability portfolio was SEK 16,793 million (16,550). The financing cost amounted to 1.84 per cent (3.63), calculated as the interest expense in relation to average interest-bearing net loan liability, excluding cash and bank holdings, according to IFRS. On December 31, 2010 the average rate of interest on the outstanding liability portfolio was 1.85 per cent (0.97) excluding interest derivatives, and 2.56 per cent (2.07) including interest derivatives.

## 28/ continued

FINANCING COST, %	2006	2007	2008	2009	2010
Financing cost for loans	2.81	3.80	4.69	1.70	1.18
Net interest income and expense, interest rate swaps	0.93	0.45	0.00	0.60	0.96
Allocations to specific periods and charges	0.02	0.01	0.02	0.02	0.03
Changes in value, financial instruments according to IFRS	-1.28	-0.63	-1.25	1.31	-0.33
<b>TOTAL FINANCING COST</b>	<b>2.48</b>	<b>3.63</b>	<b>3.46</b>	<b>3.63</b>	<b>1.84</b>

Borrowing can be broken down as follows, SEK m:

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT			
	31-12-2010	31-12-2009	31-12-2010	31-12-2009		
	Value: Carrying value	Fair value	Carrying value	Fair value	Carrying value	Fair value
<b>CATEGORY, OTHER FINANCIAL LIABILITIES</b>						
Bonds & MTN	1,319	1,277	1,319	1,259	1,319	1,277
EMTN	3,440	3,504	1,381	1,468	3,440	3,504
Other loans	201	172	759	763	—	600
<b>TOTAL</b>	<b>4,960</b>	<b>4,953</b>	<b>3,459</b>	<b>3,490</b>	<b>4,781</b>	<b>3,300</b>

**CATEGORY, FINANCIAL LIABILITIES VALUED AT FAIR VALUE IN PROFIT OR LOSS ACCORDING TO THE FAIR VALUE HEDGING METHOD**

Bonds & MTN	1,297	1,297	1,498	1,498	1,297	1,297	1,498	1,498
EMTN	4,608	4,608	3,383	3,383	4,608	4,608	3,383	3,383
Other loans	3,159	3,159	2,960	2,960	3,159	3,159	2,960	2,960
<b>TOTAL</b>	<b>9,064</b>	<b>9,064</b>	<b>7,841</b>	<b>7,841</b>	<b>9,064</b>	<b>9,064</b>	<b>7,841</b>	<b>7,841</b>

**TOTAL NON-CURRENT LOANS**

	<b>14,024</b>	<b>14,017</b>	<b>11,300</b>	<b>11,331</b>	<b>13,823</b>	<b>13,845</b>	<b>11,141</b>	<b>11,168</b>
--	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

**CATEGORY, OTHER FINANCIAL LIABILITIES**

Commercial paper	1,563	1,557	270	269	1,563	1,557	270	269
ECP	680	678	2,851	2,850	679	678	2,851	2,850
Bonds & MTN	—	—	1,195	1,207	—	—	1,195	1,207
Other loans	608	607	7	7	600	600	—	—
<b>TOTAL</b>	<b>2,851</b>	<b>2,842</b>	<b>4,323</b>	<b>4,333</b>	<b>2,842</b>	<b>2,835</b>	<b>4,316</b>	<b>4,326</b>

**CATEGORY, FINANCIAL LIABILITIES VALUED AT FAIR VALUE IN PROFIT OR LOSS ACCORDING TO THE FAIR VALUE HEDGING METHOD**

Bonds & MTN	181	182	—	—	182	182	—	—
EMTN	732	732	1,289	1,289	732	732	1,289	1,289
Other loans	—	—	783	783	—	—	783	783
<b>TOTAL</b>	<b>913</b>	<b>914</b>	<b>2,072</b>	<b>2,072</b>	<b>914</b>	<b>914</b>	<b>2,072</b>	<b>2,072</b>

**TOTAL CURRENT LOANS**

	<b>3,764</b>	<b>3,756</b>	<b>6,395</b>	<b>6,405</b>	<b>3,756</b>	<b>3,749</b>	<b>6,388</b>	<b>6,398</b>
--	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

**TOTAL LOANS**

	<b>17,788</b>	<b>17,773</b>	<b>17,695</b>	<b>17,736</b>	<b>17,579</b>	<b>17,594</b>	<b>17,529</b>	<b>17,566</b>
--	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

The above table shows amounts excluding accrued coupon interest.

**Due date structure, loans, SEK m**

	FIXED INTEREST			VARIABLE INTEREST				Total
	Loans	Derivatives	Sub-total	Loans	ECP and commercial paper	Derivatives	Sub-total	
2011	904	-893	11	600	2,245	781	3,625	3,636
2012	927	-202	725	—	—	69	69	794
2013	2,171	-910	1,261	—	—	541	541	1,802
2014	1,809	-859	950	—	—	580	580	1,530
2015	4,147	-2,397	1,750	500	—	2,192	2,692	4,442
2016	350	400	750	—	—	-400	-400	350
2017	—	400	400	—	—	-400	-400	0
2018 and later	3,261	-1,241	2,020	362	—	908	1,270	3,290
<b>TOTAL</b>	<b>13,570</b>	<b>-5,704</b>	<b>7,867</b>	<b>1,462</b>	<b>2,245</b>	<b>4,271</b>	<b>7,977</b>	<b>15,844</b>

The above table shows financing (nominal amount) together with outstanding interest and currency derivatives. Loans and derivatives in foreign currency have been calculated at the year-end exchange rate. As all loans raised in a foreign currency are swapped to Swedish kronor the exchange rate effect is neutralised. A positive figure means that the Group pays interest and a negative figure means that the Group receives interest.

**Important contractual terms and conditions**

The Group's bond programmes, MTN and EMTN, include a clause regarding government ownership. In the event the Swedish government ceases to be the holder, directly or indirectly, of more than 50 per cent of the shares in Akademiska Hus AB, equivalent to more than 50 per cent of the shares and more than 50 per cent of the votes, the bonds fall due for payment immediately. The contractual terms and conditions for the short-term financing programmes do not include any equivalent undertaking. The Group's policy has been, ever since the programmes were established, not to accept any other terms and conditions that require a certain rating, equity ratio or interest coverage ratio to be maintained.

**Hedge accounting**

When financing in a foreign currency all future payment flows are hedged so that the exchange risk is eliminated. Through currency interest rate swap agreements all interest payments, both fixed and variable, are hedged as well as future repayments. All the measures taken have the express purpose of hedging and eliminating an exchange rate risk so that all financing is denominated in Swedish kronor. Effective hedging means that changes in the value of the hedged position and the actual hedging transaction on balance counteract each other.

**Currency distribution**

The Group's financing as of the year-end is distributed as follows under the original currency and in SEK m after taking into account currency and interest swap agreements:

Currency	31-12-2010				31-12-2009			
	Nominal amount	Interest %	Interest % in SEK	Amount in SEK m <sup>1</sup>	Nominal amount	Interest %	Interest % in SEK	Amount in SEK m <sup>1</sup>
<b>SWAPPED TO SEK</b>								
<b>ECP</b>								
EUR	—	—	—	—	75	0.74	0.38	771
USD	100	0.42	1.68	680	290	0.57	0.37	2,080
<b>SUB-TOTAL</b>			1.68	680			0.37	2,851
<b>MTN</b>								
EUR	20	4.42	1.95	181	20	4.42	0.48	213
<b>SUB-TOTAL</b>			1.95	181			0.48	213
<b>EMTN</b>								
CHF	900	2.66	1.64	6,631	800	2.76	0.57	5,654
JPY	—	—	—	—	3,000	1.97	0.55	234
USD	22	4.09	1.33	154	22	4.09	0.55	165
<b>SUB-TOTAL</b>			1.63	6,785			0.57	6,053
<b>OTHER LOANS</b>								
CHF	250	2.35	1.32	1,879	250	2.35	0.48	1,771
JPY	15,000	1.56	1.54	1,280	25,000	1.65	0.50	1,972
<b>SUB-TOTAL</b>			1.40	3,159			0.49	3,743
<b>TOTAL</b>			<b>1.58</b>	<b>10,805</b>			<b>0.50</b>	<b>12,860</b>

**UNSWAPPED (IN SEK M)**

Commercial paper	1,565	—	1.26	1,563	270	—	0.58	269
Bonds & MTN	4,320	—	2.65	4,611	3,515	—	2.42	3,800
Other loans	809	—	1.57	809	769	—	1.26	766
<b>Sub-total</b>			2.20	6,983			2.12	4,835
<b>TOTAL</b>			<b>1.85</b>	<b>17,788</b>			<b>0.97</b>	<b>17,695</b>

1) Refers to reported value.

**29/ ALLOCATIONS TO PENSIONS AND SIMILAR COMMITMENTS**

**Defined contribution pension plans**

The Group's defined contribution pension plans, so-called alternative ITP or a pension for high-income earners, as well as individual pension assurances to senior executives, cover employees in all Group companies. The defined contribution pension plans mainly comprise a retirement pension, sickness pension and family pension. The premiums are paid continuously



## 29/ continued

throughout the year by each Group company to different insurance companies. The premium amounts are based on salary.

The pension costs for the year amounted to KSEK 14,190 (11,985).

**Defined benefit pension plans**

All employees in the Akademiska Hus Group are covered by defined benefit pension plans. According to these plans the employees are entitled to pension benefits based on their pensionable income as well as the number of years of service. The pension plan mainly comprises a retirement pension, sickness pension and family pension. The pension commitments are secured through provisions in the FPG/PRI system and the ITP plan family pension, sickness pension and occupational group life through insurance premiums. All pension commitments which the Akademiska Hus Group took over from the National Board of Public Building when the Company was formed on October 1, 1993 are defined benefit plans, secured through provisions in the Statement of Financial Position, guaranteed by the National Debt Office and administered by the National Government Employees' Pension Board (SPV).

The most recent actuarial calculation of the current value of the defined benefit commitments was carried out by an authorised actuary on December 31, 2009. When calculating the current value of the defined benefit commitments and associated costs for employment during the current period and associated costs for employment during previous periods, the Projected Unit Credit Method was used.

**Information regarding the reporting of defined benefit pension plans which cover several employers – Alecta**

The retirement pension and family pension undertaking for white-collar workers in Sweden is secured through insurance with Alecta. According to statements from the Swedish Financial Reporting Board, UFR 3 and URA 6, this is a defined benefit plan covering several employers. For the 2010 financial year the Company has not had access to such information that makes it possible to report this plan as a defined benefit plan. The pension plan according to ITP, which is secured through insurance with Alecta, is therefore reported as a defined contribution plan. The charges for the year for pension insurance taken out with Alecta total SEK 6.2 million (5.9). Alecta's surplus can be distributed to the policyholders and/or the insured. At the end of 2010, Alecta's surplus in the form of the collective consolidation level amounted to 143 per cent (141). The collective consolidation level comprises the market value of Alecta's assets as a percentage of the insurance undertakings, calculated according to Alecta's insurance calculation assumptions, which do not concur with IAS 19.

The actuarial computation of the pension commitments and pension costs is based on the following assumptions:

	31-12-2010	31-12-2009
Discount rate	3.60	3.80
Salary increase	3.50	3.50
Inflation	2.00	2.00
Income base amount	3.00	3.00
Personnel turnover	2.00	2.00
Remaining period of service, years	15.60	16.50

The total pension cost is as follows:

	2010	2009
Benefits earned during the year	8,554	10,532
Interest on the pension provision	10,455	9,564
Actuarial gains (-) and losses (+)	540	3,005
<b>PENSION COSTS, DEFINED BENEFIT PLANS</b>	<b>19,549</b>	<b>23,101</b>
Pension costs, defined contribution plans	20,386	17,869
Employer's contribution and tax on returns, other pension costs	8,107	7,505
<b>TOTAL PENSION COSTS</b>	<b>48,042</b>	<b>48,475</b>

The following provisions attributable to the Group's defined benefit commitment have been made in the Statement of Financial Position:

	31-12-2010	31-12-2009
Current value of the commitment at the period-end	299,842	276,974
Actuarial profits (+) losses (-) brought forward	-38,078	-24,784
<b>ALLOCATED TO PENSIONS</b>	<b>261,764</b>	<b>252,190</b>

Pension commitments and provisions for pension undertakings and net actuarial gains/losses for the defined benefit plans have changed as follows:

PENSION COMMITMENTS	31-12-2010	31-12-2009
Opening balance	252,190	238,568
Benefits earned during the year	8,554	10,532
Interest expense	10,455	9,564
Amortisation, actuarial gains (+)/ losses (-)	540	3,005
Paid benefits	-9,975	-9,479
<b>CLOSING BALANCE</b>	<b>261,764</b>	<b>252,190</b>
<b>ACTUARIAL GAINS/LOSSES</b>	<b>31-12-2010</b>	<b>31-12-2009</b>
Opening balance, actuarial gains (+)/losses (-)	-24,784	-81,199
Actuarial gains (+)/losses (-) to be reported	540	3,005
Actuarial gains (+)/losses (-) on pension commitments	-13,834	53,410
<b>CLOSING BALANCE, ACTUARIAL GAINS (+)/LOSSES (-)</b>	<b>-38,078</b>	<b>-24,784</b>

In addition to the effect of amended actuarial assumptions, such as the change in the discount interest rate etc., actuarial gains and losses have occurred by reason of a deviation from the basic experience-based assumptions. Deviations from experience-based assumptions include unexpectedly high or low figures for staff turnover, early retirement, lifespan and salary increases. The effect of such deviations is positive and amounts to approximately SEK 6.3 million with regard to the contribution-based assessments.

**Future payments**

The Group is expected to pay KSEK 20,610 (19,549) in charges for the defined benefit plans during the forthcoming financial year.

**Provisions for pensions and similar commitments in the Parent Company**

The reported pension liability in the Parent Company comprises:

	31-12-2010	31-12-2009
FPG/PRI Pensions	19,254	18,319
Other pensions	56,345	60,210
<b>TOTAL</b>	<b>75,599</b>	<b>78,529</b>

Other pensions in the Parent Company refer mainly to the historical pension liability that was taken over from the National Board of Public Building when the Akademiska Hus Group was founded.

Pension commitments and provisions for pension commitments for the defined benefit plans in the Parent Company have changed as follows:

	31-12-2010	31-12-2009
Opening balance	78,529	79,316
Other changes	-1,061	4,855
Interest costs	3,853	121
Payments	-5,722	-5,763
<b>CLOSING BALANCE</b>	<b>75,599</b>	<b>78,529</b>

The total pension cost in the Parent Company is broken down as follows:

	2010	2009
Other income/costs for changes in the pension liability	-1,061	4,855
Interest part of the pension cost	3,853	121
<b>Pension costs, defined benefit plans</b>	<b>2,792</b>	<b>4,976</b>
Pension costs, contribution-based plans	6,827	4,975
Employer's contribution and tax on the yield, other pension costs	2,145	2,188
<b>TOTAL PENSION COSTS</b>	<b>11,764</b>	<b>12,139</b>

**Actuarial assumptions**

The actuarial calculation of pension commitments and pension costs in the Parent Company is based on the actuarial assumptions stipulated in the FPG/PRI system and by the Swedish Financial Supervisory Authority.

**30/ OTHER LIABILITIES**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Other interest-bearing liabilities	703,679	480,097	703,679	480,097
Other non-interest-bearing liabilities	193,510	154,480	15,973	16,824
<b>TOTAL, OTHER LIABILITIES</b>	<b>897,189</b>	<b>634,577</b>	<b>719,652</b>	<b>496,921</b>

Other liabilities are reported and valued according to the Other financial liabilities category. The fair value is equivalent to the reported value of Other liabilities.

The Parent Company has entered into a supplementary agreement, a Credit Support Annex (CSA) to the ISDA, with the aim of handling exposure to counter-party risks in derivatives. The agreement means that the parties mutually undertake to furnish collateral in the form of liquid funds or securities with a good rating for undervalues in outstanding derivatives. The agreement in turn gives the secured party right of disposal of collateral received. As of the year-end, the Group received collateral through the CSA agreement totalling KSEK 703,679 (480,097).

Of the Group's other liabilities, KSEK 875,305 falls due for payment within one year of the year-end, KSEK 15,638 within 1-5 years of the year-end and KSEK 6,246 later than five years after the year-end.

**31/ ACCRUED EXPENSES AND PREPAID INCOME**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Prepaid rental income	1,157,129	1,157,856	—	—
Accrued salary and personnel costs	24,248	22,562	5,410	5,226
Accrued operating and maintenance costs	48,344	40,774	896	492
Accrued investments	58,134	51,056	—	—
Accrued interest	190,076	195,584	190,076	195,584
Other interim liabilities	24,397	44,328	13,859	18,962
<b>TOTAL</b>	<b>1,502,328</b>	<b>1,512,160</b>	<b>210,241</b>	<b>220,264</b>

**32/ DUE DATE STRUCTURE, LIABILITIES**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Liabilities that fall due for payment within one year of the year-end	6,529,598	8,908,573	4,763,521	7,258,132
Liabilities that fall due for payment within 1-5 years of the year-end	10,261,341	6,526,863	10,210,992	6,479,137
Liabilities that fall due for payment later than five years after the year-end	11,329,011	11,875,945	3,939,970	4,991,626
<b>TOTAL</b>	<b>28,119,950</b>	<b>27,311,381</b>	<b>18,914,483</b>	<b>18,728,895</b>

**33/ FINANCIAL INSTRUMENTS VALUED AT FAIR VALUE**

The table below shows the financial assets and liabilities that are valued at fair value. The financial assets and liabilities are classified in a hierarchy comprising three levels based on the information used to set their fair value.

Level 1 refers to when a fair value is set based on listed prices on an active market for identical financial assets or liabilities. Level 2 refers to when a fair value is set based on observable information other than listed prices on an active market. Level 3 refers to when the set fair value is based to a material extent on information that is not observable, i.e. the Company's own assumptions.

The fair value of financial assets and liabilities is set by using information that is attributable to one or more of the above-mentioned levels. The classification is determined by the lowest level in the hierarchy for the information that has a material impact on the value.

The Group mainly holds derivatives that are on level 2. The valuation of instruments is done according to the zero coupon method, which means that all the future cash flows of the instrument are set at the current value. The zero coupon interest rates used to discount the cash flows are calculated with the aid of STIBOR/LIBOR for short-term interest rates and swap notations for longer terms. The source of this information is real-time data from Thomson/Reuters.

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
<b>ASSETS</b>				
INVESTMENTS				
- current investment	—	627,138	—	627,138
INDEPENDENT DERIVATIVES				
- interest derivatives	—	40,516	—	40,516
- currency derivatives	—	126	—	126
- currency interest rate swap agreements	—	491,637	—	491,637
HEDGING INSTRUMENTS, FAIR VALUE HEDGING				
- interest derivatives	—	178,694	—	178,694
- currency interest rate swap agreements	—	1,548,105	—	1,548,105
HEDGING INSTRUMENTS, CASH FLOW HEDGING				
- electricity derivatives	71,482	—	—	71,482
<b>TOTAL ASSETS</b>	<b>71,482</b>	<b>2,886,216</b>	<b>—</b>	<b>2,957,698</b>
<b>LIABILITIES</b>				
INDEPENDENT DERIVATIVES				
- interest derivatives	—	212,358	—	212,358
- currency derivatives	—	10,914	—	10,914
HEDGING INSTRUMENTS, FAIR VALUE HEDGING				
- interest derivatives	—	7,055	—	7,055
HEDGING INSTRUMENTS, CASH FLOW HEDGING				
- currency derivatives	—	26,799	—	26,799
<b>TOTAL LIABILITIES</b>	<b>—</b>	<b>257,126</b>	<b>—</b>	<b>257,126</b>

### 34/ FINANCIAL RISK MANAGEMENT (GROUP)

In its capacity as a net borrower, the Group is exposed to financial risks, particularly interest rate risks, refinancing risks, credit risks and exchange rate risks. The governing document, the Finance Policy, is adopted each year by the Board. It contains the long-term strategic orientation, allocation of liability, the Group's approach to financial risks and the mandate to handle these risks. Plans to handle financial risks for the coming year are adopted in December and include authorisation and mandates as well as concrete plans for financing operations. The Group's financial management is centralised at the Parent Company's Treasury Department, which allows effective and co-ordinated financial risk management.

#### Interest risk

The term 'interest risk' refers to the negative impact on Group profit as a result of a change in market interest rates. The Group's interest rate risk exposure is high due to the relatively high leverage and interest expense is the single largest cost item. The handling of the interest risk in the form of a choice of a fixed interest period in the liability portfolio is consequently one of the most important tasks. The Finance Policy states that the interest risk should be handled within a fixed interest mandate adopted by the Board. The current mandate states that the fixed interest period, including interest derivatives, should be 2-4.5 years (2-4.5 years). The Group defines the average fixed interest period as a measure of the sensitivity in net interest income and expense in conjunction with a change in the market interest rates. The Group uses interest derivatives as a means of adjusting and securing the desired fixed interest period. The point of departure, however, is that these derivatives should be used mainly when the desired fixed interest period is difficult to achieve within existing borrowing or can only be achieved at a considerable additional cost.

The fixed interest period at the year-end was 2.8 years (3.5), including interest derivatives. The average fixed interest period during the year was 3.0 years (3.2).

#### Due date structure for fixed interest periods and liability capital tie-up, SEK m

	CAPITAL TIE-UP, LOANS	FIXED INTEREST PERIOD, LOANS	FIXED INTEREST PERIOD, DERIVATIVES	FIXED INTEREST PERIOD, TOTAL
2011:1	1,985	2,685	1,750	4,435
2011:2	440	1,040	751	1,791
2011:3	—	—	750	750
2011:4	1,324	1,724	26	1,750
2012	927	1,089	-202	887
2013	2,171	2,171	-910	1,261
2014	1,809	1,809	-859	950
2015	4,647	3,147	-2,397	750
2016	350	350	400	750
2017	—	—	400	400
2018 and later	3,623	3,261	-1,141	2,120
<b>TOTAL</b>	<b>17,277</b>	<b>17,277</b>	<b>-1,433</b>	<b>15,844</b>

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

#### Currency risk

A currency risk is the risk that exchange rate changes will have a negative impact on the Consolidated Statement of Comprehensive Income and Consolidated Statement of Financial Position. In conjunction with borrowing in a foreign currency, the Group is exposed to a currency risk and as the Group's operations are exclusively in Swedish kronor the policy is that all exchange rate risk in conjunction with financing in a foreign currency should be eliminated. All payment flows in foreign currency attributable to borrowing are exchange-hedged with the aid of forward rate agreements and currency interest rate swaps agreements. This means that the Group does not have any currency risk in conjunction with borrowing in a foreign currency.

The Group accepts exchange rate exposure for the part of electricity trading that refers to electricity derivatives, as this takes place to a limited extent.

#### Currency breakdown, loans and derivatives, SEK m

ORIGINAL CURRENCY	LOANS	DERIVATIVES	TOTAL
CHF	8,323	-8,323	0
EUR	180	-180	0
JPY	1,248	-1,248	0
SEK	6,697	9,147	15,844
USD	829	-829	0
<b>TOTAL</b>	<b>17,277</b>	<b>-1,433</b>	<b>15,844</b>

The table above shows the nominal amounts. The nominal amounts were recalculated using the year-end rate.

#### Liquidity and refinancing risk

The term 'refinancing risk' refers to the risk that the cost is higher or that the financing opportunities are limited when the loans that fall due are to be renewed. The Finance Policy states that unutilised credit facilities should be in place to a sufficient extent to guarantee good payment capacity. The aim is to limit the costs by seeking to strike a balance between short-term, medium-term and long-term financing, and endeavouring to achieve diversification between different financing arrangements and markets. Loans that fall due should have a spread so that a maximum of 45 per cent fall due for refinancing within a 12-month period.

The Group has a very good credit rating, which offers a good opportunity to achieve the diversification aimed for through the public financing programmes.

The Group's liquid assets at the end of 2010 totalled SEK 692 million (882). At the year-end, bank facilities granted totalled SEK 3,700 million (3,700), of which SEK 1,700 million (1,700) was unconfirmed.

#### Facilities and rating

	RATING STANDARD & POOR'S	FRAMEWORK 31-12-2010	UTILISED NOM. 31-12-2010
Bank		SEK 3,700 m	—
Commercial paper	A1+/K1	SEK 4,000 m	SEK 1,565 m
ECP (Euro Commercial Paper)	A1+	EUR 600 m	EUR 74 m
MTN (Medium Term Note)	AA	SEK 8,000 m	SEK 2,506 m
EMTN (Euro Medium Term Note)	AA/A1+	EUR 2,000 m	EUR 950 m

The table below shows the remaining contractual term for the Group's financial liabilities. The liquidity flows are undiscounted and foreign flows have been translated at the rate on the closing date. For those instruments where the future variable rate of interest is unknown, the rate of interest has been calculated with the aid of the implicit forward interest rates for the yield curves on the closing date.

Use is made primarily of rental income to meet the obligations linked to the Group's financial liabilities presented in the table below. The rental income falls due for payment quarterly and is subject to long agreement terms. The credit risk associated with rental income is considered to be low.

#### Liquidity risk, SEK m

	LOANS	HEDGED LOANS	DERIVATIVE INSURANCE	DERIVA- TIVES	ACCOUNTS PAYABLE	TOTAL
2011:1	-860	-629	57	-43	-320	-1,794
2011:2	-110	-340	-55	-88	—	-592
2011:3	-25	-102	46	35	—	-46
2011:4	-672	-794	134	12	—	-1,320
2012	-122	-1,187	139	-54	—	-1,223
2013	-125	-2,410	358	-37	—	-2,215
2014	-127	-1,993	278	-4	—	-1,846
2015	-2,331	-2,787	385	6	—	-4,728
2016	-406	-54	-52	11	—	-501
2017	-43	-54	-58	10	—	-145
2018 and later	-1,066	-2,695	311	-7	—	-3,457
<b>TOTAL</b>	<b>-5,887</b>	<b>-13,045</b>	<b>1,543</b>	<b>-159</b>	<b>-320</b>	<b>-17,868</b>

Positive value = payments received, negative value = payments made.

## 34/ continued

**Credit risk and counter-party risk**

The term 'credit and counter-party risk' refers to the risk of a loss if a counter-party does not fulfil its undertakings. The Group is exposed when surplus liquidity is placed in financial assets and also in conjunction with trade in derivatives. The Group applies a conservative counter-party risk policy. The Finance Plan includes a limit system for handling financial risks where permitted exposure depends on the counter-party's credit rating and the maturity of the involvement. The limits are related to the Group's risk capacity in the form of equity.

As the Group is in the long term a net borrower, periods of surplus liquidity are more of a temporary nature. Investments should therefore be characterised by good liquidity in the secondary market and be in accordance with the limit structure.

The Group's policy is that internationally standardised netting agreements, ISDA agreements, should always be signed with a counter-party before derivative transactions take place. As of December 31, 2010, the total counter-party exposure in derivatives (calculated as the net claim per counter-party) stood at SEK 2,050 million (2,030). With the aim of further reducing exposure to a counter-party risk, the Parent Company has entered into a number of supplementary agreements, Credit Support Annexes (CSA), to the ISDA agreements. The agreements mean that the parties mutually undertake to place collateral in the form of liquid funds or bonds for the value deficits in outstanding derivative contracts. At the year-end, the Group had received SEK 698 million (470) net.

The table below shows the Group's exposure to counter-party risks divided according to different rating categories.

**Counter-party risks, excluding rent receivables, SEK m**

	RECEIVABLE	LIABILITY	COLLATERAL RECEIVED/ GRANTED	NET EXPOSURE
<b>INSTITUTES WITH A LONG RATING</b>				
AAA/Aaa	—	—	—	0
AA+/Aa1	—	—	—	0
AA/Aa2	—	—	—	0
AA-/Aa3	86	—	—	86
A+/A1	1,873	—	-651	1,222
A/A2	738	-68	48	718
<b>INSTITUTES WITH ONLY A SHORT RATING</b>				
K1	—	—	—	0
Clearing institutes	17	—	7	24
<b>TOTAL</b>	<b>2,714</b>	<b>-68</b>	<b>-596</b>	<b>2,050</b>

Positive figure = Group receivable, negative figure = Group liability

**Credit risk attributable to rent receivables**

A large proportion of the Group's receivables are rent receivables. The maximum credit risk exposure for rent receivables and accounts receivable is equal to their carrying values. The assessed credit risk in these receivables, however, is low in the light of the good credit rating of the tenants.

**Electricity price risk**

The term 'electricity price risk' refers to the risk that the future price of electricity will affect the Group's operating costs negatively. With the aim of reducing the exposure to changes in the electricity price, derivatives are used (electricity derivatives). The Group stipulates a long-term price hedging strategy. The strategy is laid down in the Group's Directive for trade in electricity. Trade in spot and financial electricity takes place through Nord Pool. To limit the counter-party risk all financial trade is cleared through Nord Pool.

**Sensitivity analysis, liability portfolio**

The interest-bearing liability portfolio is constantly exposed to changes in interest rates on the market. The analysis of the sensitivity of the liability portfolio to interest rates is divided into two parts:

- a change in value of interest derivatives (current values)
- cash flow effects (net interest income and expense) during a calendar year for items with a short fixed interest period which receive new short-term interest for the remainder the year

As the fixed interest period is diversified and according to the current risk mandate, a minimum of two years on average, the interest cost will vary to a lesser extent than if the fixed interest period had been very short, e.g. three months.

The Group's fixed interest period comprises the fixed interest period for the underlying financing supplemented by interest derivatives. The aim of the interest derivatives is to facilitate a change in the fixed interest period of the liability portfolio over and above what is achieved directly in the financing.

In the following analysis the effect on profit of an increase in the interest rate of one percentage point is presented. The calculation is based on an unchanged liability volume.

**Sensitivity analysis, liability portfolio**

	NOMINAL AMOUNT, SEK M	MATURITY, YEARS, AVERAGE	FIXED INTEREST, YEARS, AVERAGE	INTEREST RISK 1 INTEREST POINT SEK M	INTEREST, PER CENT	CHANGE IN VALUE IN THE EVENT OF +100 INTEREST POINTS, SEK M AT YEAR-END <sup>1)</sup>	NET INTEREST INCOME AND EXPENSE IN THE EVENT OF 100 INTER- EST POINTS, SEK M DURING THE REMAINDER OF THE CALENDAR YEAR <sup>1)</sup>
Fixed interest positions with fixed interest over one year within the Statement of Financial Position	2,670	6.27	6.27	1.35	3.33	—	—
Interest derivatives, fixed interest	5,186	0.00	4.47	2.12	3.75	212	—
Interest derivatives, vari- able interest	-5,186	0.00	0.18	-0.09	1.55	—	43
Variable interest within the Statement of Finan- cial Position	13,174	3.67	0.15	0.21	1.62	—	-112
<b>TOTAL</b>	<b>15,844</b>	<b>4.11</b>	<b>2.59</b>	<b>3.59</b>	<b>2.50</b>	<b>212</b>	<b>-69</b>

1) Refers to 100 interest points in a parallel displacement of the yield curve.

**35/ ASSET MANAGEMENT (GROUP)**

The Group strives to achieve good growth in profit, financial sustainability and financial capacity. These financial objectives are set to provide a combination of a high return on equity, high growth capacity and financial stability.

The Group's financial objectives are described in the Administration Report in the Strategy and objectives section and the Profitability and yield section. Financing operations are described in the Financing section of the Administration Report, Note 28 Loans and Note 34 Financial risk management.

The Group's capital structure comprises an interest-bearing net loan liability and equity attributable to the Parent Company's shareholders (share capital, other contributed capital, profit brought forward, including profit for the year).

The Group's capital is as follows:

	31-12-2010	31-12-2009
Loans from financing programmes (Note 28)	17,788,252	17,695,426
Collateral received for derivative transactions entered into (Note 30)	703,679	480,097
Financial derivatives (Note 20)	-2,073,434	-1,761,157
Liquid funds (Note 26)	-692,148	-882,410
<b>INTEREST-BEARING NET LOAN LIABILITY</b>	<b>15,726,349</b>	<b>15,531,956</b>
<b>EQUITY</b>	<b>25,405,887</b>	<b>24,475,792</b>

**36/ PLEDGED ASSETS**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010-12-31	2009-12-31	2010-12-31	2009-12-31
Blocked bank funds	48,554	160,370	48,554	160,370
Current investments	5,400	9,727	5,400	9,727
<b>TOTAL</b>	<b>53,954</b>	<b>170,097</b>	<b>53,954</b>	<b>170,097</b>

Unsettled results from transactions as well as standardised computed safety margins using stock exchange-cleared derivatives have been secured through blocked bank funds.

The Parent Company has entered into supplementary agreements (Credit Support Annexes) to the existing ISDA agreements with the aim of handling exposure to counter-party risks in derivative contracts. These agreements are mutual, follow international standards and mean that the parties undertake to assure the value deficits in derivative contracts. The agreement grants the assured party right of disposal of the collateral received. As of December 31, 2010, no collateral had been furnished for the Group's liabilities.

**37/ CONTINGENT LIABILITIES**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Contingent liability, FPG/PRI	2,865	2,667	385	366
Guarantee for regional companies' pension undertakings	—	—	149,332	141,065
<b>TOTAL</b>	<b>2,865</b>	<b>2,667</b>	<b>149,717</b>	<b>141,431</b>

**38/ INTEREST PAID AND RECEIVED**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
Interest received	79,103	267,094	672,493	766,059
Interest paid	-404,192	-966,407	-391,893	-955,198
<b>TOTAL</b>	<b>-325,089</b>	<b>-699,313</b>	<b>280,600</b>	<b>-189,139</b>

**39/ ADJUSTMENTS IN ITEMS NOT INCLUDED IN THE CASH FLOW**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
Depreciation	8,786	8,381	1,804	1,713
Change in value, investment properties	-156,720	1,186,022	—	—
Capital gain (-) / loss (+) on sale of other tangible, non-current assets	18,852	-1,780	—	-8
Change in value, financial instruments	-20,658	2,965	-20,658	2,965
Cash flow hedge	34,144	26,630	34,144	26,630
Change in pension provisions and similar undertakings	9,574	13,622	-2,930	-787
Miscellaneous	—	—	-1	-1
<b>TOTAL</b>	<b>-106,022</b>	<b>1,235,840</b>	<b>12,359</b>	<b>30,512</b>

**40/ PURCHASE SUM IN CONJUNCTION WITH INVESTMENTS, ACQUISITIONS AND DISPOSALS**

For investments and acquisitions for the period a total of KSEK 1,724,530 (1,395,504) has been paid, of which KSEK 1,501,046 was paid in liquid funds. For disposals for the period a total of KSEK 82,509 (1,632) has been received, of which KSEK 52,509 (1,632) was received in liquid funds.

**41/ CHANGE IN INTEREST-BEARING NET LOAN LIABILITIES**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	31-12-2010	31-12-2009	31-12-2010	31-12-2009
Opening amount	15,219,892	14,797,887	-5,157,293	-5,591,736
Increase (-) / Decrease (+) in interest-bearing receivables	-18,734	82,400	-80,390	70,708
Increase (-) / Decrease (+) in current investments	77,183	45,279	77,183	45,279
Increase (-) / Decrease (+) in liquid funds	113,079	87,463	113,078	85,802
Increase (-) / Decrease (+) in interest-bearing liabilities	43,523	206,863	879	232,654
Change in interest-bearing net loan liability	<b>215,051</b>	<b>422,005</b>	<b>110,750</b>	<b>434,443</b>
<b>AMOUNT AT THE YEAR-END</b>	<b>15,434,943</b>	<b>15,219,892</b>	<b>-5,046,543</b>	<b>-5,157,293</b>

**42/ EVENTS AFTER THE YEAR-END**

After almost two years as President and CEO For Akademiska Hus, Mikael Lundström has stepped down and will leave his position on March 15, 2011.

Vice President Anette Henriksson will take over as President and CEO on March 16, 2011. She will remain in that position until a successor for Mikael Lundström is appointed.

**43/ TRANSACTIONS WITH RELATED PARTIES**

	GROUP, IFRS		PARENT COMPANY, ANNUAL ACCOUNTS ACT	
	2010	2009	2010	2009
<b>INCOME</b>				
Companies within the Akademiska Hus Group	—	—	1,625,807	1,437,676
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>1,625,807</b>	<b>1,437,676</b>
<b>COSTS</b>				
Companies within the Akademiska Hus Group	—	—	—	—
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>RECEIVABLES</b>				
Companies within the Akademiska Hus Group	—	—	20,656,261	20,594,605
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>20,656,261</b>	<b>20,594,605</b>
<b>LIABILITIES</b>				
Companies within the Akademiska Hus Group	—	—	6,141	15,830
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>6,141</b>	<b>15,830</b>

In conjunction with intra-Group sales and purchases, the same pricing principles are applied as would have been the case in transactions with an external party. Intra-Group property purchases and sales take place subject to a fiscal residual value. Purchases and sales of other fixed assets take place at the carrying value.

# Signing of the Annual Report

---

The Board of Directors and the President hereby certify that the Annual Report has been prepared in accordance with the Annual Accounts Act and RFR 2.2 and provides a fair picture of the Company's position and results and that the Administration Report provides a fair overview of the development of the Group's operations, position and results, and also describes material risks and uncertainties facing the Company.

The Board of Directors and the President hereby certify that the Consolidated Accounts have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU and provide a fair picture of the Group's position and results and that the Administration Report for the Group provides a fair overview of the development of the Group's operations, position and results and also describes material risks and uncertainties facing the companies that form part of the Group.

Gothenburg, March 14, 2011

Eva-Britt Gustafsson  
Chairwoman

Sigbrit Franke  
Board member

Marianne Förander  
Board member

Per Granath  
Board member

Gunnar Svedberg  
Board member

Maj-Charlotte Wallin  
Board member

Ingemar Ziegler  
Board member

Anders Larsson  
Employee representative

Thomas Jennlinger  
Employee representative

Mikael Lundström  
President

Our audit report was submitted on March 14, 2011.

DELOITTE AB  
Hans Warén  
Authorised Public Accountant

# Audit Report

To the annual meeting of the shareholders of Akademiska Hus AB (Publ)  
Corporate identity number 556459-9156

We have audited the annual accounts, the consolidated accounts, with the exception of the Corporate Governance Report on pages 60–67, the accounting records and the administration of the Board of Directors and the President of Akademiska Hus AB for the financial year 2010. The Company's annual accounts and consolidated accounts are included in the printed version of this document on pages 4-13, 17-55 and 60-115. The Board of Directors and the President are responsible for these accounts and the administration of the Company as well as for the application of the Annual Accounts Act when preparing the annual accounts and the application of international financial reporting standards IFRS, as adopted by the EU, and the Annual Accounts Act when preparing the consolidated accounts. Our responsibility is to express an opinion on the annual accounts, the consolidated accounts and the administration based on our audit.

We conducted our audit in accordance with generally accepted auditing standards in Sweden. Those standards require that we plan and perform the audit to obtain very good but not absolute assurance that the annual accounts and the consolidated accounts are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the accounts. An audit also includes assessing the accounting principles used and their application by the Board of Directors and the President and significant estimates made by the Board of Directors and the President when preparing the annual accounts and consolidated accounts as well as evaluating the overall presentation of information in the annual accounts and the consolidated accounts. As a basis for our opinion concerning discharge from liability, we examined significant decisions, actions taken and the circumstances of the Company in order to be able to determine the liability, if any, to the Company of any Board member or the President. We also examined whether any Board member or the President has, in any other way, acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association. We believe that our audit provides a reasonable basis for our opinion set out below.

The annual accounts have been prepared in accordance with the Annual Accounts Act and give a true and fair view of the Company's financial position and results of operations in accordance with generally accepted accounting principles in Sweden. The consolidated accounts have been prepared in accordance with international financial reporting standards IFRS, as adopted by the EU, and the Annual Accounts Act and give a true and fair view of the Group's financial position and results of operations. Our statements do not cover the Corporate Governance Report on pages 60–67. The statutory administration report is consistent with the other parts of the annual accounts and the consolidated accounts.

We recommend to the annual meeting of the shareholders that the Statements of Comprehensive Income and Statements of Financial Position of the Parent Company and the Group be adopted, that the profit of the Parent Company be dealt with in accordance with the proposal in the administration report and that the members of the Board of Directors and the President be discharged from liability for the financial year.

## STATEMENT ON THE CORPORATE GOVERNANCE REPORT

It is the Board of Directors and the President who are responsible for the Corporate Governance Report on pages 60–67 and that it has been prepared in compliance with the Annual Accounts Act.

As a basis for our statement specifying that a Corporate Governance Report has been prepared and is consistent with the other parts of the annual accounts, we have read the Corporate Governance Report and assessed its statutory content based on our knowledge of the Company.

A Corporate Governance Report has been prepared and its statutory information is consistent with the other parts of the annual accounts and the consolidated accounts.

Gothenburg, March 14, 2011

DELOITTE AB  
Hans Warén  
Authorised Public Accountant





# SOUTHERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	Bredgatan 13	Sankt Peter 33	Bredgatan 13	1958	Lund University	Lund	943	0	1,227	1,301	849	13,894
A 2	Tapetserarverkstad	Paradis 51	Paradisgatan 5	1916	Lund University	Lund	236	0	259	1,096	35,028	2,037
A 3	Pedagogen	Paradis 51	Allhelgona Kyrkog. 16	1918	Lund University	Lund	3,590	0	4,533	1,263	0	44,547
A 4	Teologen	Paradis 51	Allhelgona Kyrkog. 8	1927	Lund University	Lund	3,697	0	4,929	1,333	0	50,166
A 5	Tillämpad Psykologi	Paradis 51	Allhelgona Kyrkog. 14	1882	Lund University	Lund	784	0	982	1,252	0	8,770
A 6	Kirurgiska Pav.	Paradis 51	Sandgatan 3	1867	Lund University	Lund	3,426	0	4,381	1,279	0	44,150
A 7	Sociologen	Paradis 51	Paradisgatan 5	1850	Lund University	Lund	3,414	0	3,373	988	0	33,700
A 8	Hud Kliniken	Paradis 51	Paradisgatan 3	1824	Lund University	Lund	1,053	0	1,778	1,688	0	19,048
A 9	Psykologen	Paradis 51	Allhelgona Kyrkog. 14	1867	Lund University	Lund	2,780	0	3,684	1,325	0	37,365
A 10	Juridicum	Paradis 51	Allhelgona Kyrkog. 14	1899	Lund University	Lund	1,633	0	2,415	1,479	0	22,545
A 11	Byrålogen	Paradis 51	Paradisgatan 5	1983	Lund University	Lund	3,765	0	5,092	1,352	0	54,420
A 12	Eden	Paradis 51	Allhelgona Kyrkog. 14	1984	Lund University	Lund	4,678	0	6,830	1,460	0	64,199
A 13	Socialhögskolan	Paradis 47	Bredgatan 26	1889	Lund University	Lund	1,383	0	2,319	1,677	3,157	27,954
A 14	UB	Absalon 5	Helgonabacken	1907	Lund University	Lund	14,007	0	11,422	815	29,728	96,265
A 15	Humanisten	Absalon 5	Helgonabacken 14	1959	Lund University	Lund	16,431	0	25,486	1,551	0	286,230
A 16	Biskopsgatan 7	Hyphoff 5	Biskopsgatan 5	1893	Lund University	Lund	1,358	0	1,998	1,471	19,751	17,396
A 17	Konst O Musik	Hyphoff 5	Biskopsgatan 5	1965	Lund University	Lund	1,087	0	1,546	1,422	0	13,739
A 18	Kulturatanomen	Hyphoff 5	Biskopsgatan 7	1893	Lund University	Lund	1,840	0	2,680	1,456	0	25,897
A 19	Vaktmästarhus	Hyphoff 5	Pålsjövägen 1	1893	Lund University	Lund	252	0	140	555	0	815
A 20	Finnngatan 10	Hyphoff 5	Finnngatan 10	1891	Lund University	Lund	541	0	367	678	0	3,473
A 20	Finnngatan 12	Hyphoff 5	Finnngatan 12	1900	Telavox AB	Lund	297	0	400	1,347	0	3,955
A 20	Finnngatan 14	Hyphoff 5	Finnngatan 14	1907	Borstahuset AB	Lund	379	0	539	1,422	0	6,076
A 20	Finnngatan 16	Hyphoff 5	Finnngatan 16	1905	Lund University	Lund	426	0	269	633	0	6,149
A 21	Geocentrum 1	Saxo 3	Sölvegatan 10	1924	Lund University	Lund	3,328	0	132	40	4,943	-19,154
A 22	Geocentrum 2	Sölve 1	Helgonavägen 5	1936	Lund University	Lund	8,183	0	20,771	2,538	46,999	233,232
A 23	Gerdagatan 9	Sölve 1	Gerdagatan 9	1936	Inst. Language/Folklore	Lund	552	0	629	1,139	0	6,529
A 23	Gerdagatan 11	Sölve 1	Gerdagatan 11	1952	Lund University	Lund	402	0	287	715	0	2,583
A 23	Gerdagatan 13	Sölve 1	Gerdagatan 13	1952	Lund University	Lund	405	0	450	1,111	0	4,346
A 24	Fysik	Sölve 1	Professorsgatan 1	1962	Lund University	Lund	23,439	958	37,924	1,618	0	304,564
A 25	Innovationscentrum	Sölve 1	Sölvegatan 16	1963	Lund University	Lund	2,522	0	3,679	1,459	0	42,753
A 26	Zoofysiologen	Eskil 21	Helgonavägen 3	1962	Lund University	Lund	8,403	0	7,911	941	43,396	30,927
A 27	BMC Fysiologen	Eskil 21	Sölvegatan 19	1955	Lund University	Lund	8,846	0	20,576	2,326	0	168,777
A 28	BMC, Hus A -R	Eskil 21	Sölvegatan 17	1995	Lund University	Lund	33,698	0	95,387	2,831	0	996,203
A 29	Astronomi	Eskil 21	Sölvegatan 27	2001	Lund University	Lund	4,560	0	9,222	2,022	0	120,503
A 30	Genetik	Helgona 6:16	Sölvegatan 29	1949	Lund University	Lund	5,469	647	5,263	962	373,522	13,445
A 31	Biologencentrum	Helgona 6:16	Sölvegatan 35	1962	Lund University	Lund	9,749	0	22,468	2,305	0	374,956
A 32	Ekologi	Helgona 6:16	Sölvegatan 37	1994	Lund University	Lund	11,943	0	22,155	1,855	0	212,263

# SOUTHERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



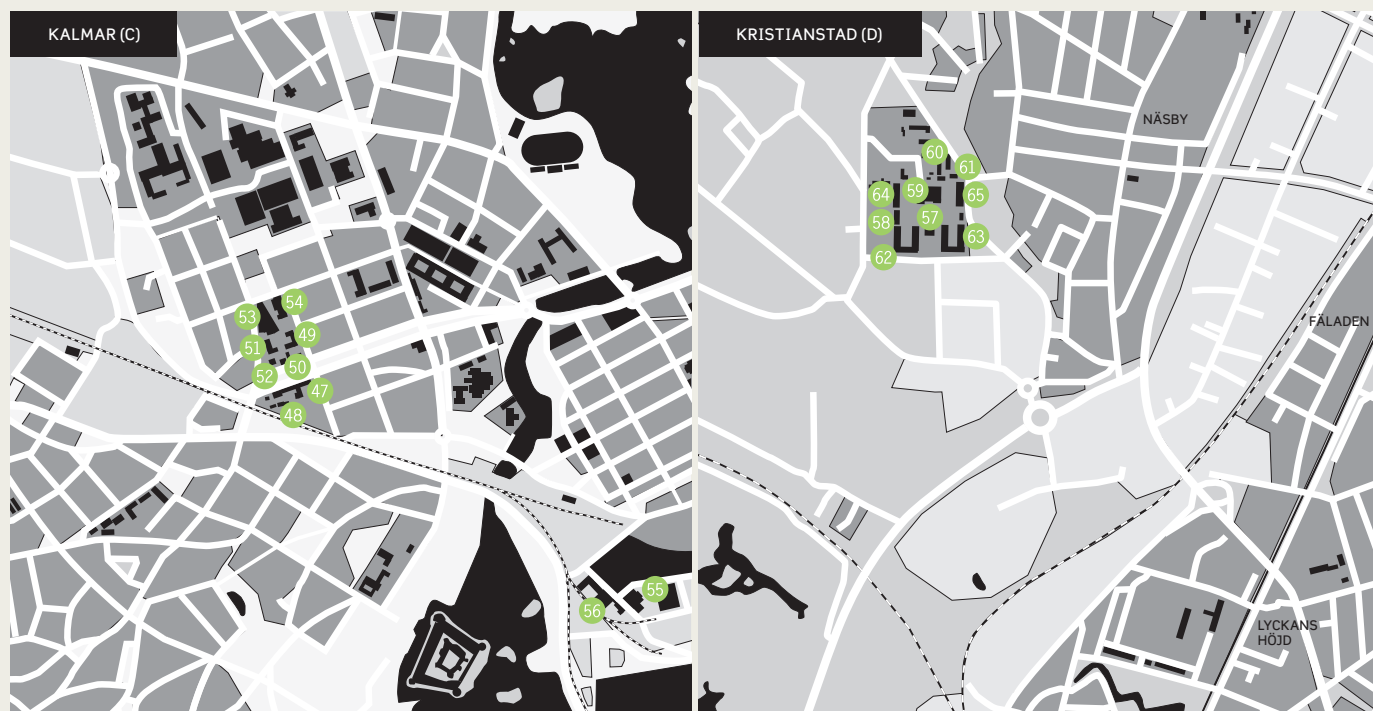
MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
B 33	Tornavägen 13	Helgona 6:16	Tornavägen 13	1952	ABF	Lund	1,030	60	1,090	1,059	0	10,455
B 34	Matematik	Helgona 6:16	Sölvegatan 18	1964	Lund University	Lund	10,387	0	11,272	1,085	0	96,468
B 35	Annexet	Helgona 6:16	Sölvegatan 18	1964	Lund University	Lund	3,661	0	3,015	823	0	6,898
B 36	Maskinteknik	Helgona 6:16	Ole Römers v 1	1966	Lund University	Lund	27,527	2,700	25,932	942	0	187,770
B 37	Elektroteknik	Helgona 6:16	Ole Römers v 3	1968	Lund University	Lund	19,014	0	24,760	1,302	0	228,585
B 38	Väg & Vatten	Helgona 6:16	John Ericssons v 1	1967	Lund University	Lund	18,611	494	17,698	951	0	157,080
B 39	Arkitektur	Helgona 6:16	Sölvegatan 24	1965	Lund University	Lund	9,710	0	8,918	918	0	104,844
B 40	Kemicentrum	Helgona 6:16	Getingevägen 60	1969	Lund University	Lund	50,505	6,231	90,894	1,800	0	761,744
B 41	Designcentrum	Helgona 6:16	Sölvegatan 26	2002	Lund University	Lund	9,954	0	21,171	2,127	0	296,205
B 42	Lth Info Och Studie	Helgona 6:16	John Ericssons v 4	1977	Lund University	Lund	4,503	0	6,542	1,453	0	67,418
B 43	Kårhuset	Helgona 6:16	John Ericssons v 3	1994	Lund University	Lund	5,565	0	7,308	1,313	0	74,872
B 44	KF Sigma	Helgona 6:16	Sölvegatan 22 F	1986	KFS i Lund AB	Lund	1,670	1,129	2,030	1,216	0	15,493
B 45	AH Kontorsbyggnad	Student Union 4	Ole Römers väg 2	1902	Akademiska Hus Syd AB	Lund	2,521	0	2,729	1,083	25,267	33,747
B 46	Tornavägen 11	Helgona 6:16	Tornavägen 11	1959	Vacant	Lund	1,507	1,507	200	133	0	5,000
	Maria Magle	Maria Magle 6	Magle St Kyrkog 12	1861	Lund University	Lund	2,146	0	3,111	1,450	2,473	31,196
	Exp.res. Lth-Området	Helgona 6:16	—	—	—	Lund	0	0	0	0	0	51,613
	Exp.res. Kuvösen	Student Union 4	—	—	—	Lund	0	0	0	0	0	31,088
	Tandvårdshögskolan	Klerken 4	Carl Gustavs väg 34	1948	Malmö University	Malmö	15,379	0	18,567	1,207	7,643	176,623
	Slottet	Alnarp 1:60	Slottsvägen 5	1862	SLU	Alnarp	3,314	0	5,058	1,526	930,672	32,460
	Agricum	Alnarp 1:60	Slottsvägen 2	1950	SLU	Alnarp	3,870	35	2,332	603	0	-2,068
	Amalienborg	Alnarp 1:60	Sundsvägen 3	1905	SLU	Alnarp	3,438	0	3,395	987	0	20,666
	Hovbeslagskolan	Alnarp 1:60	Smedjevägen 2	1877	SLU	Alnarp	3,168	148	1,919	606	0	5,677
	Restaurang	Alnarp 1:60	Sundsvägen 9	1876	SLU	Alnarp	2,536	0	1,512	596	0	3,986
	Södra Elev	Alnarp 1:60	Elevenborgsvägen 4	1951	Swe.Board of Agric.	Alnarp	1,729	0	916	530	0	2,597
	Kårhuset	Alnarp 1:60	Smedjevägen 3	1971	Genetic Res. Centre	Alnarp	2,530	19	2,044	808	0	9,013
	Ekonomilokal	Alnarp 1:60	Växthusvägen 14	1945	SLU	Alnarp	2,160	0	504	233	0	-1,795
	Horticum	Alnarp 1:60	Sundsvägen 10	1974	SLU	Alnarp	5,962	0	10,123	1,698	0	68,832
	Stora Logen	Alnarp 1:60	F Meldahls väg 3	1890	SLU	Alnarp	2,762	1,287	426	154	0	-3,927
	Mejeriet	Alnarp 1:60	Kungsgårdsvägen 8	1936	Akademiska Hus Syd AB	Alnarp	3,678	826	1,568	426	0	1,527
	Bostad	Alnarp 1:60	Mejeristigen 1	1936	Private individual	Alnarp	1,665	0	661	397	0	102
	Elevenborg	Alnarp 1:60	Elevenborgsvägen 2	1910	SLU	Alnarp	3,641	201	1,769	486	2,445	2,894
	Växtskyddscentrum	Alnarp 1:60	Sundsvägen 16	1980	SLU	Alnarp	10,428	174	12,114	1,162	0	57,588
	Exp.res. Alnarp	Alnarp 1:60	—	—	—	Alnarp	0	0	0	0	0	1,430
	Gamlegård	Alnarp 1:60	Gamlegård 4	1750	SLU	Alnarp	5,029	0	2,376	472	0	6,755
	Alnarpsgården	Alnarp 1:60	Sundsvägen 6	1869	SLU	Alnarp	7,671	0	5,513	719	0	17,102
	Smp	Alnarp 1:60	Sundsvägen 8 A	1957	SMP AB	Alnarp	2,801	0	1,593	569	0	6,826

# SOUTHERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
C 47	Rostad	Rostad 1	Esplanaden 2	1839	Södra Skolan	Kalmar	3,284	104	3,879	1,181	13,574	27,304
C 48	Drama	Rostad 1	Esplanaden 2	1948	Kalmar University	Kalmar	423	0	473	1,118	0	3,667
C 49	Nisbethska	Falken 3	Linnégatan 5	1907	Kalmar University	Kalmar	2,307	0	1,600	694	13,955	11,772
C 50	Vita Villan	Falken 3	Esplanaden 7	1907	Ponyk AB	Kalmar	467	249	320	684	0	2,113
C 51	Musikhuset	Falken 3	Linnégatan 5	1970	Kalmar University	Kalmar	712	0	564	793	0	3,783
C 52	Brunska Villan	Falken 3	Esplanaden 5	1907	Kalmar University	Kalmar	370	0	444	1,201	0	2,499
C 53	Bibliotek	Falken 3	Nygatan 18 A	1999	Kalmar University	Kalmar	4,341	0	6,266	1,443	0	52,699
C 54	Falken	Falken 3	Nygatan 18 B	1991	Kalmar University	Kalmar	4,133	0	7,206	1,744	0	52,929
C 55	Kalmarsundslab	Eldaren 1	Landgången 4	1996	Kalmar University	Kalmar	3,262	0	5,109	1,566	19,930	40,582
C 56	Sjöfartshögskolan	Eldaren 1	Landgången 4	2001	Kalmar University	Kalmar	9,098	0	16,716	1,837	0	153,270
D 57	Admibyggnad	Näsby 34:24	Elmetorpsvägen	1920	Kristianstad University	K-stad	1,651	0	1,940	1,175	80,140	11,545
D 58	Administrationen	Näsby 34:24	Elmetorpsvägen	1923	Kristianstad University	K-stad	1,108	0	1,619	1,461	0	12,601
D 59	Bibliotek	Näsby 34:24	Elmetorpsvägen	1920	Kristianstad University	K-stad	5,156	0	6,658	1,291	0	50,943
D 60	Baggium Bygg/Fordon	Näsby 34:24	Elmetorpsvägen	1920	Baggium Utbildning AB	K-stad	545	0	857	1,573	0	6,474
D 61	Kontor	Näsby 34:24	Elmetorpsvägen	1922	Baggium Utbildning AB	K-stad	3,023	0	2,319	767	0	25,874
D 62	Pedagogen	Näsby 34:24	Elmetorpsvägen	1922	Kristianstad University	K-stad	7,249	0	8,423	1,162	0	60,510
D 63	Hälsarhuset	Näsby 34:24	Elmetorpsvägen	1920	Kristianstad University	K-stad	7,440	0	8,878	1,193	0	61,357
D 64	Matte/Natur	Näsby 34:24	Elmetorpsvägen	1922	Kristianstad University	K-stad	3,823	0	4,573	1,196	0	31,750
D 65	Teknik	Näsby 34:24	Elmetorpsvägen	1921	Kristianstad University	K-stad	3,292	0	4,009	1,218	0	31,075

**TOTAL**

**501,255 16,769 714,414 1,425 1,653,472 6,584,225**

Rent reductions and vacant space  
Income, non-recurring rent payments  
Rental income, net

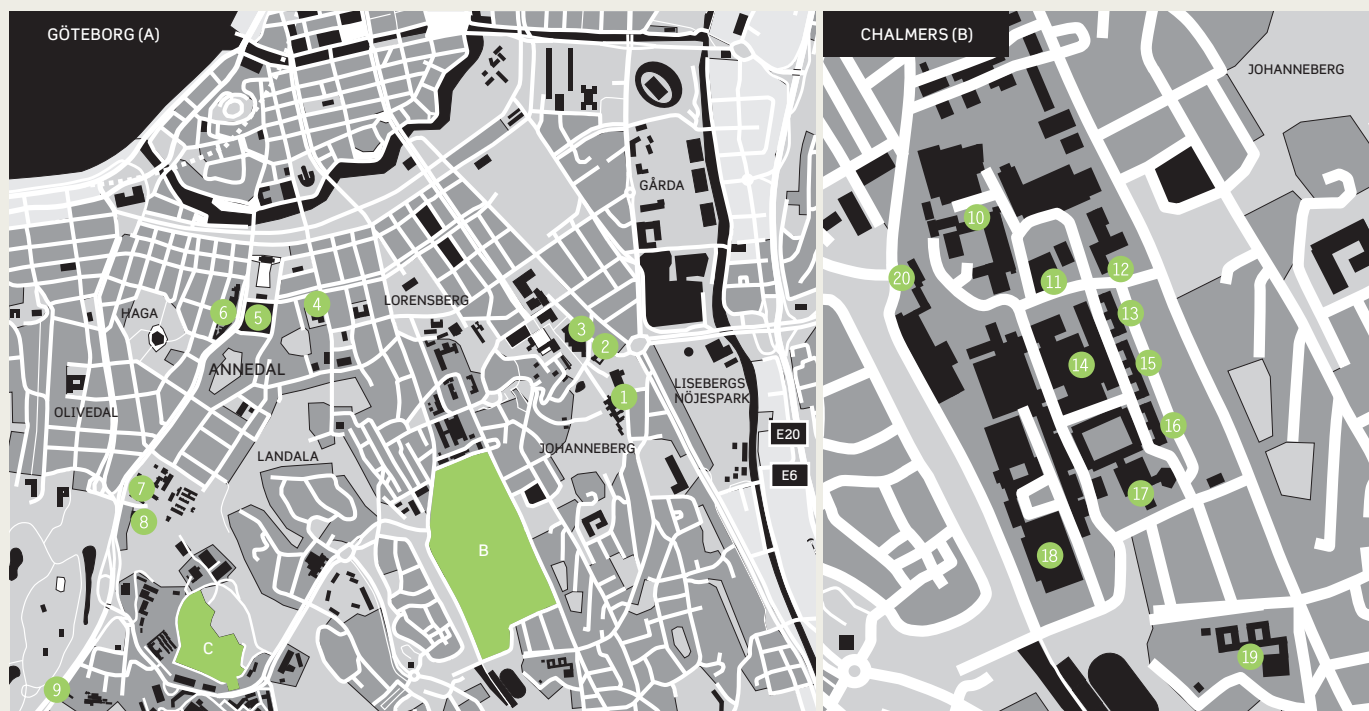
-8,753  
10,955  
716,616

# WESTERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	Universitetsbiblioteket	Lorensberg 21:1	Renströmsgatan 4	1953	Gothenburg University	GBG	13,337	0	16,250	1,218	0	169,420
A 1	Humanisten	Lorensberg 21:1	Lundgrensgatan 7	1966	Gothenburg University	GBG	15,907	0	21,572	1,356	0	244,769
A 2	Arkeologen	Lorensberg 21:1	Olof Wiksgatan 6	1947	Gothenburg University	GBG	3,144	0	4,424	1,407	35,248	49,116
A 3	Artisten	Lorensberg 24:3	Fågelsången 1	1935	Gothenburg University	GBG	14,968	0	26,826	1,792	9,605	275,596
A 4	Viktoriagatan 13	Vasastaden 12:19	Viktoriagatan 13	1952	Gothenburg University	GBG	4,142	0	5,670	1,369	3,827	62,970
A 5	Handelshögskolan	Haga 22:1	Vasagatan 1	1952	Gothenburg University	GBG	26,541	0	39,453	1,486	12,605	450,927
A 6	Haga	Haga 21:19	Sprängkullsgatan 19	1994	Gothenburg University	GBG	21,560	0	33,199	1,540	7,430	350,602
A 7	KK2	Annedal 20:2	Haraldsgatan 2	1924	Gothenburg University	GBG	5,514	0	8,167	1,481	10,428	90,075
A 8	Psykologen	Annedal 21:11	Haraldsgatan 1	1995	Gothenburg University	GBG	6,169	0	9,538	1,546	3,125	101,635
A 9	Botanik	Ånggården 34:2	Carl Skottbergs g 22 B	1970	Gothenburg University	GBG	9,809	652	17,708	1,805	11,280	116,947
	Orrspelsgatan 7	Krokslätt 109:9	Orrspelsgatan 7	1912	Private individual	GBG	64	0	28	439	1,169	500
B 10	Fysik Origo	Johanneberg 31:9	Kemigården 1	1926	Chalmersfastigheter AB	GBG	11,716	0	17,402	1,485	182,800	139,443
B 10	Polymerteknologi	Johanneberg 31:9	Origovägen 2	1948	IT Gymnasiet Sverige AB	GBG	289	0	552	1,910	0	6,530
B 10	Fysik Soliden	Johanneberg 31:9	Origovägen 6 B	1945	Chalmersfastigheter AB	GBG	2,421	0	3,419	1,412	0	32,643
B 10	Keramistitutet	Johanneberg 31:9	Origovägen 4	1926	IT Gymnasiet Sverige AB	GBG	1,855	0	2,499	1,347	0	25,601
B 11	Matematiska vetenskaper	Johanneberg 31:9	Chalmers Tvärgata 3	1945	Chalmersfastigheter AB	GBG	6,737	0	14,162	2,102	0	137,814
B 12	Chalmers Bibliotek	Johanneberg 31:9	Chalmers Tvärgata 1	1957	Chalmersfastigheter AB	GBG	5,924	0	6,788	1,146	0	65,691
B 13	Hörsalar HA	Johanneberg 31:9	Hörsalsvägen 4	1962	Chalmersfastigheter AB	GBG	1,141	0	1,475	1,293	0	15,603
B 14	Maskinteknik	Johanneberg 31:9	Hörsalsvägen 7	1968	Chalmersfastigheter AB	GBG	25,182	0	31,801	1,263	0	215,379
B 14	Kraftcentral	Johanneberg 31:9	Chalmers tvärg. 6	1947	—	GBG	88	0	0	0	0	0
B 14	Lokalkontor AH	Johanneberg 31:9	Chalmers tvärg. 6	1969	Akademiska Hus Väst AB	GBG	1,045	0	935	895	0	5,884
B 15	Hörsalar HB	Johanneberg 31:9	Hörsalsvägen 10	1962	Chalmersfastigheter AB	GBG	2,172	0	3,752	1,727	0	39,370
B 16	Hörsalar HC	Johanneberg 31:9	Hörsalsvägen 14	1962	Chalmersfastigheter AB	GBG	1,441	0	1,865	1,294	0	19,215
B 17	Elkraftteknik	Johanneberg 31:9	Hörsalsvägen 11	1955	Chalmersfastigheter AB	GBG	5,008	0	6,173	1,233	0	53,121
B 17	Idélära	Johanneberg 31:9	Rännvägen 8	1959	Chalmersfastigheter AB	GBG	752	0	621	826	0	4,525
B 17	Edit	Johanneberg 31:9	Maskingränd 2	1963	Chalmersfastigheter AB	GBG	19,600	0	32,394	1,653	0	321,252
B 17	Förråd Och Ställverk	Johanneberg 31:9	Elektrovägen	—	Chalmersfastigheter AB	GBG	105	0	14	137	0	135
B 18	Väg Och Vatten 1	Johanneberg 31:9	Sven Hultins gata 6	1966	Chalmersfastigheter AB	GBG	6,592	0	7,834	1,188	0	66,108
B 18	Arkitektur	Johanneberg 31:9	Sven Hultins gata 6	1968	Chalmersfastigheter AB	GBG	14,080	0	14,514	1,031	0	135,811
B 18	Väg och Vatten 2	Johanneberg 31:9	Sven Hultins gata 8	1969	Chalmersfastigheter AB	GBG	18,131	0	18,191	1,003	0	137,593
B 19	Mattecentrum	Krokslätt 109:20, 110:3	Eklandagatan 86	1993	Göteborgs stad	GBG	11,259	10,259	15,803	1,404	19,246	70,500
B 20	Centrala Admin.	Johanneberg 31:9	Chalmersplatsen 4	1962	Chalmersfastigheter AB	GBG	3,357	0	4,150	1,236	0	41,660
	Gibraltar Herrgård	Johanneberg 31:9	Gibraltargatan 17	1974	Hummingbird AB	GBG	334	0	642	1,923	0	6,857
	Exp.res. Chalmers	Johanneberg 31:9	—	—	—	GBG	—	—	—	—	—	68,932

# WESTERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE	
C 21	Lyktan Wallenbergssalen	Änggården 718:138	Medicinareg 20	1971	Gothenburg University	GBG	4,790	0	8,356	1,745	0	72,582	
C 22	Zoologi	Änggården 718:138	Medicinareg 18	1971	Gothenburg University	GBG	7,485	1,263	9,670	1,292	0	77,045	
C 23	Miljömedicin	Änggården 718:138	Medicinareg 16	1970	Gothenburg University	GBG	4,695	0	5,553	1,183	0	49,894	
C 24	Lokalkontor AH	Änggården 718:138	Medicinareg 14	1981	Akademiska Hus Väst AB	GBG	351	0	255	727	0	3,175	
C 25	Medicinarelängan	Änggården 718:138	Medicinareg 3-11	1968	Gothenburg University	GBG	28,288	0	44,623	1,577	0	350,243	
C 25	Experimentell Biomedicin	Änggården 718:138	Medicinareg 15	1998	Gothenburg University	GBG	9,081	0	27,144	2,989	0	153,147	
C 25	Hasselbladslaboratoriet	Änggården 718:138	Medicinareg 5 C	1997	Gothenburg University	GBG	1,240	0	1,636	1,320	0	12,158	
C 25	Läkemedelscentrum	Änggården 718:138	Medicinareg 13 A-C	2008	Gothenburg University	GBG	2,759	0	9,701	3,516	0	118,158	
C 25	Academicum	Änggården 718:138	Medicinareg 3	2004	Gothenburg University	GBG	1,765	0	4,967	2,814	0	48,765	
C 26	Lundbergslaboratoriet	Änggården 718:138	Medicinareg 9C	1993	Gothenburg University	GBG	6,047	0	17,585	2,908	0	163,590	
C 27	Änggården	Änggården 718:138	Medicinareg 8	1910-62	Gothenburg University	GBG	5,960	463	7,493	1,257	0	55,564	
C 28	Biomedicinska Biblioteket	Änggården 718:138	Medicinareg 4	1959	Gothenburg University	GBG	3,160	0	3,242	1,026	194,253	26,031	
C	Gångbro	Änggården 718:138	Medicinareg 4 B	2003	Gothenburg University	GBG	305	0	1,640	5,377	0	22,560	
C	Exp.res. Med.Berget	Änggården 718:138	—	—	—	GBG	—	—	—	—	—	28,187	
C	P-Däck, Medicinareberget	Änggården 718:138	—	—	Gothenburg University	GBG	5,666	0	0	0	0	5,768	
D 29	Universitetsbiblioteket	Universitetet 1	Universitetsg 2	2002	Karlstad University	Karlstad	10,429	0	17,646	1,692	0	161,585	
D 30	Hus 11-12	Universitetet 1	Universitetsg 6	2000	Karlstad University	Karlstad	12,042	0	22,008	1,828	0	140,402	
D 31	Hus 1-9	Universitetet 1	Universitetsg 6	1993	Karlstad University	Karlstad	42,140	0	54,254	1,287	139,892	371,141	
D 32	Hus Vätern	Universitetet 1	Sommarg	2008	Karlstad University	Karlstad	12,803	0	19,339	1,901	0	248,392	
	Studenternas Hus	Universitetet 1	Sommarg 110	2003	Karlstad University	Karlstad	2,876	0	4,459	1,550	0	27,325	
	SLU Undervisningshuset	Stenbocken 1	Gråbrödrag	—	SLU	Skara	4,054	57	3,862	953	17,709	29,028	
	SLU Smedjan	Häggen 2	Gråbrödrag 3	—	SLU	Skara	671	0	346	516	4,583	1,711	
	Djursjukhuset	Skytten 2	Gråbrödrag 4-6	1929	ATG-klinikerna AB	Skara	4,911	402	3,997	814	19,623	16,577	
	Veterinärsgatan 4	Metes 2	Veterinärsg 4	1960	Conagri AB	Skara	1,193	0	1,302	1,092	1,731	9,690	
	Med. Utr.Center	Skytten 1	Gråbrödrag	2008	ATG-klinikerna AB	Skara	1,370	0	1,171	855	0	13,493	
	Tjärnö	Korsnäs 1:16	Tjärnö	—	Gothenburg University	Tjärnö	5,985	0	10,691	1,786	24,936	65,061	
	Kristineberg	Skaftö-Fi 1:500	Fiskebäckskil	1994	Gothenburg University	Kristineberg	2,731	0	4,701	1,722	1,932	24,802	
	Forskningsstation	Skaftö-Fi 1:194, 1:224	Kristineberg, Fiskebäckskil	1905	Gothenburg University	Kristineberg	2,382	0	2,362	992	0	11,443	
	Högskolan Skövde	Göta 1	Högskolevägen 1	—	Skövde University	Skövde	8,384	1,962	8,662	1,033	34,015	50,154	
	Hus G	Göta 1	Högskolevägen	1999	Skövde University	Skövde	11,453	0	19,001	1,659	0	145,194	
	Balder	Balder 7	Allégatan 1	1982	Borås University	Borås	32,224	0	36,529	1,134	7,454	285,411	
	Sandgårdet	Sandgårdet 6 m.fl.	Järnvägsgränd 5	2001	Borås University	Borås	13,456	0	25,235	1,875	12,256	244,806	
	Exp.res. Sandgårdet	Sandgårdet 6 m.fl.	—	—	—	Borås	—	—	—	—	—	3,912	
<b>TOTAL</b>							<b>511,080</b>	<b>15,058</b>	<b>745,257</b>	<b>1,468</b>	<b>755,147</b>	<b>6,559,221</b>	
Rent reductions and vacant space											-20,930		
Income, non-recurring rent payments											12,527		
Rental income, net											736,854		

# EASTERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



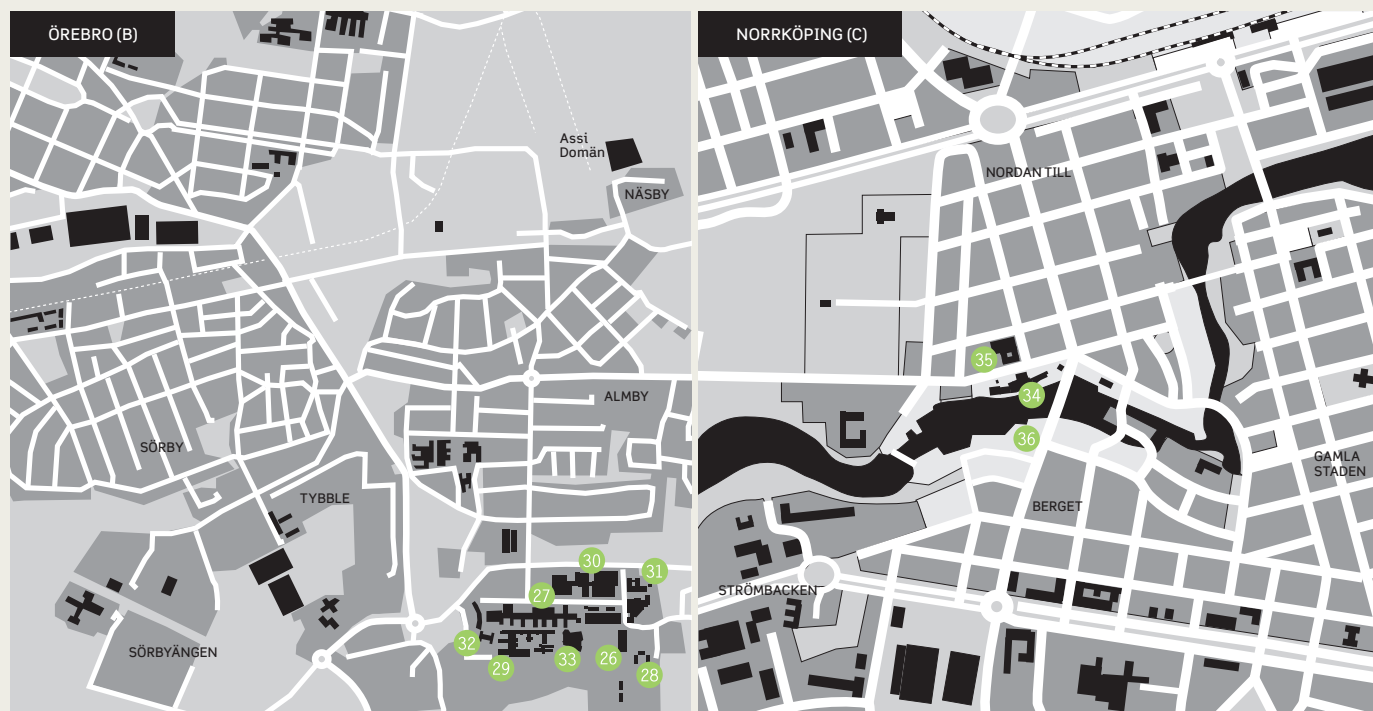
MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	A-Huset	Intellektet 1	Campus Valla	1970	Linköping University	Linköping	30,865	0	44,761	1,450	0	367,841
A 2	B-Huset	Intellektet 1	Campus Valla	1972	Linköping University	Linköping	35,421	0	57,929	1,635	0	427,496
A 3	C-Huset	Intellektet 1	Campus Valla	1972	Linköping University	Linköping	11,188	0	11,011	984	0	85,748
A 4	D-Huset	Intellektet 1	Campus Valla	1980	Linköping University	Linköping	12,947	0	14,686	1,134	0	129,062
A 5	Temahuset	Intellektet 1	Campus Valla	1987	Linköping University	Linköping	5,882	0	6,808	1,157	0	57,181
A 6	E-Huset	Intellektet 1	Campus Valla	1985	Linköping University	Linköping	4,229	0	4,552	1,076	0	37,953
A 7	Kårallen	Intellektet 1	Campus Valla	1987	Linköping University	Linköping	5,647	0	3,569	632	0	15,382
A 8	Akademiska Hus, Adm	Intellektet 1	Campus Valla	1987	Akademiska Hus Öst AB	Linköping	1,098	0	970	999	0	7,126
A 9	Nova	Intellektet 1	Campus Valla	1975	ALcontrol AB	Linköping	6,181	0	8,099	1,310	0	47,690
A 10	Vallfarten	Intellektet 1	Campus Valla	1975	Linköping University	Linköping	1,251	0	1,419	1,135	0	7,396
A 11	Terra	Intellektet 1	Campus Valla	1975	VTI	Linköping	22,049	5,657	21,130	958	0	156,336
A 12	Provhall	Intellektet 1	Campus Valla	1975	BEFAB Markteknik AB	Linköping	385	0	174	452	0	553
A 13	Förråd	Intellektet 1	Campus Valla	1975	Linköping University	Linköping	704	0	309	439	0	0
A 14	Provvägshall/VTI	Intellektet 1	Campus Valla	1975	VTI	Linköping	1,287	0	633	492	0	4,643
A 15	Origo	Intellektet 1	Campus Valla	1992	Linköping University	Linköping	4,066	0	4,872	1,198	0	44,206
A 16	Fysikhuset	Intellektet 1	Campus Valla	1995	Linköping University	Linköping	16,918	0	30,280	1,790	0	263,348
A 17	Hus Ett	Intellektet 1	Campus Valla	1987	Linköping University	Linköping	637	0	511	803	0	3,985
A 18	Galaxen	Intellektet 1	Campus Valla	1978	FOI	Linköping	31,214	1,924	34,463	1,104	0	272,671
A 19	Nsc	Intellektet 1	Campus Valla	1978	Linköping University	Linköping	948	0	10,315	10,881	0	31,988
A 20	Mjärdevi Västergård	Intellektet 1	Campus Valla	1978	Linköping University	Linköping	113	0	89	790	0	537
A 21	Zenit	Intellektet 1	Campus Valla	1998	Linköping University	Linköping	1,957	0	2,254	1,152	0	15,699
A 22	I-Huset	Intellektet 1	Campus Valla	1990	Linköping University	Linköping	2,761	0	3,387	1,227	0	21,522
A 23	I-Huset 3	Intellektet 1	Campus Valla	1996	Linköping University	Linköping	1,373	0	1,409	1,026	0	12,397
A 24	Key	Intellektet 1	Campus Valla	2000	Linköping University	Linköping	11,139	0	18,566	1,667	0	141,099
A 25	Idrottshall	Intellektet 1	Campus Valla	2007	Linköping Municipal Auth.	Linköping	5,553	0	4,609	830	0	46,443
	Land, Intellektet 1	Intellektet 1	Campus Valla	—	ALcontrol AB	Linköping	0	0	348	0	1,032,112	0
	Exp.res. Intellektet 1	Intellektet 1	Campus Valla	—	—	Linköping	0	0	0	0	0	128,050

# EASTERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
B 26	IOH Gymnastikhuset	Universitetet 1	Fakultetsgatan 1	1969	Örebro University	Örebro	5,157	0	5,493	1,065	0	41,454
B 26	IOH Idrottshallen	Universitetet 1	Fakultetsgatan 1	1972	Örebro University	Örebro	2,410	0	1,994	827	0	13,930
B 26	Idrottsplaner	Universitetet 1	Fakultetsgatan 1	—	Örebro University	Örebro	0	0	1,108	0	0	0
B 27	Långhuset	Universitetet 1	Fakultetsgatan 1	1975	Örebro University	Örebro	18,660	0	25,374	1,360	0	200,445
B 28	Östra Mark	Universitetet 1	Fakultetsgatan 1	1986	Örebro University	Örebro	577	0	231	401	0	4,453
B 28	Västra Flygeln	Universitetet 1	Fakultetsgatan 1	1993	Örebro University	Örebro	320	0	344	1,075	0	2,951
B 29	Teknikhuset	Universitetet 1	Fakultetsgatan 1	1994	Örebro University	Örebro	13,559	0	19,746	1,456	0	154,274
B 30	Prismahuset	Universitetet 1	Fakultetsgatan 1	1995	Örebro University	Örebro	14,522	0	19,458	1,340	0	156,529
B 30	Forum	Universitetet 1	Fakultetsgatan 1	2001	Örebro University	Örebro	8,517	0	15,092	1,772	0	96,989
B 31	Musikhögskola	Universitetet 1	Fakultetsgatan 1	2004	Örebro University	Örebro	9,237	0	19,442	2,105	0	165,614
B 31	Bilbergska	Universitetet 1	Fakultetsgatan 1	2008	Örebro University	Örebro	5,414	0	16,432	3,035	0	148,238
B 32	Entrehuset	Universitetet 1	Fakultetsgatan 1	1998	Örebro University	Örebro	4,713	0	6,733	1,429	0	60,320
B 32	Kårhuset	Universitetet 1	Fakultetsgatan 1	—	Örebro University	Örebro	1,360	0	1,367	1,005	0	7,572
B 33	Bibliotek	Universitetet 1	Fakultetsgatan 1	1996	Örebro University	Örebro	6,798	0	13,186	1,940	0	82,794
	Röda Paviljongen	Universitetet 1	Fakultetsgatan 1	—	Örebro University	Örebro	283	0	104	366	0	688
	Land, Universitetet 1	Universitetet 1	Fakultetsgatan 1	—	—	Örebro	0	0	83	0	244,185	0
	Exp.res. Univ. 1	Universitetet 1	Fakultetsgatan 1	—	—	Örebro	0	0	0	0	0	17,301
C 34	Kåkenhus	Kåkenhus 11	Bredgatan 33	1830-08	Linköping University	Norrköping	19,250	0	41,577	2,160	7,167	328,655
C 35	Täppan	Täppan 23	Bredgatan 34	1999	Linköping University	Norrköping	16,269	0	30,219	1,857	1,429	273,481
C 36	Kopparhammaren	Kopparhammaren 6	Kungsgatan 52	—	—	Norrköping	2,539	0	5,431	2,139	946	99,530
	Måltidens Hus	Grythyttan 6:419	Sörälgsvägen 4	1994	Örebro University	Grythyttan	3,128	0	4,062	1,299	15,651	27,065
	Kårnhuset	Grythyttan 6:419	Sörälgsvägen 1	1993	Örebro University	Grythyttan	1,679	0	2,024	1,206	14,710	14,864
	Property under construction	—	—	—	—	Linköping	0	0	0	0	0	30,135
<b>TOTAL</b>							<b>350,205</b>	<b>7,581</b>	<b>516,656</b>	<b>1,475</b>	<b>1,316,200</b>	<b>4,253,635</b>
									Rent reductions and vacant space	-8,754		
									Income, non-recurring rent payments	14,895		
									Rental income, net	522,797		

# UPPSALA REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	Ekonomikum	Luthagen 62:7	Kyrkogårdsgatan 10	1975	Uppsala University	Uppsala	21,838	0	29,988	1,373	0	294,580
A 2	Engelska Parken 1	Kåbo 14:3	Thunbergsvägen 3 A—B	1859	Uppsala University	Uppsala	2,719	0	3,795	1,396	0	36,279
A 2	Engelska Parken 2	Kåbo 14:3	Thunbergsvägen 3 E	1904	Uppsala University	Uppsala	30,460	458	39,364	1,292	0	368,467
A 2	Engelska Parken 3	Kåbo 14:3	Thunbergsvägen 3 D	1954	Uppsala University	Uppsala	3,876	0	5,707	1,472	0	58,789
A 2	Engelska Parken 4	Kåbo 14:3	Thunbergsvägen 5 A	1986	Uppsala University	Uppsala	2,673	0	4,018	1,503	0	17,813
A 2	Engelska Parken 5	Kåbo 14:3	Thunbergsvägen 5 A	1947	Uppsala University	Uppsala	1,103	0	4,276	3,877	0	14,121
B 3	Pedagogikum 1	Kåbo 5:1	von Kraemers Allé 1	2009	Uppsala University	Uppsala	20,736	0	47,310	2,282	20,012	637,297
B 4	Idrottshuset	Kåbo 5:1	von Kraemers Allé 5	2009	Uppsala University	Uppsala	2,986	0	6,449	2,160	0	81,515
B 5	Plantskolans Fastighets AB	Kåbo 5:4	Dag Hammarskjölds väg 11 A-B	1955	National Road Administration	Uppsala	2,111	403	2,222	1,053	4,050	24,976
B 6	EBC 1, Zoologen	Kåbo 34:12	Villavägen 9	1916	Uppsala University	Uppsala	7,576	0	8,731	1,152	0	87,022
B 6	EBC 2	Kåbo 34:12	Norbyvägen 14	1999	Uppsala University	Uppsala	2,407	0	3,964	1,647	0	42,765
B 6	EBC 4 Lab	Kåbo 34:12	Norbyvägen 18 A	1962	Uppsala University	Uppsala	14,503	0	25,307	1,745	0	219,915
B 6	EBC 5, Paleontologen	Kåbo 34:12	Norbyvägen 22	1933	Uppsala University	Uppsala	2,706	0	2,339	864	0	12,604
B 6	EBC 6, Limnologen	Kåbo 34:12	Norbyvägen 18 B	1963	Uppsala University	Uppsala	2,478	2,478	2,000	807	0	5,000
B 6	EBC 7	Kåbo 34:12	Norbyvägen 18 E	2009	Uppsala University	Uppsala	2,388	0	11,034	4,621	0	120,835
B 7	Geocentrum	Kåbo 5:1	Villavägen 18	1979	Uppsala University	Uppsala	18,896	0	25,266	1,337	31,059	246,405
B 8	Kunskapsgymnasiet	Kåbo 5:1	von Kraemers Allé 24	1967	Kunskapsskolan	Uppsala	2,881	0	7,434	2,580	3,710	94,257
B 9	Arkivcentrum	Kåbo 5:1	von Kraemers Allé 19	1953	Regional State Archives	Uppsala	13,512	0	14,281	1,057	23,300	145,008
B 10	Kontor Akademiska Hus	Kåbo 5:1	Artillerigatan 7	2003	Akademiska Hus Uppsala AB	Uppsala	2,237	0	4,709	2,105	9,788	46,091
B 11	Magistern	Kåbo 1:10	Dag Hammarskjölds v 31	1943	Kunskapsskolan	Uppsala	4,401	1,043	8,843	2,009	8,613	120,710
B 12	Biomedicinskt Centrum	Kåbo 1:10	Husargatan 3	1997	Uppsala University	Uppsala	78,616	1,396	162,853	2,071	98,722	1,567,769
A 13	Rosendalsgymnasiet	Kåbo 1:20	Husargatan 8	1976	Uppsala Municipal Authority	Uppsala	9,061	0	14,435	1,593	23,992	162,560
A 14	Fyrkanten	Kåbo 1:20	Leo Fenders väg	—	—	Uppsala	1,103	1,103	0	0	4,418	0
A 15	Ångströmlab	Kronåsen 7:1	Lägerhyddsvägen 1	1994	Uppsala University	Uppsala	49,784	0	96,981	1,948	74,609	1,081,932
A 16	ITC 1	Kronåsen 1:15	Lägerhyddsvägen 2	1909	Uppsala University	Uppsala	21,433	0	33,673	1,571	76,675	330,674
A 16	ITC 2	Kronåsen 1:15	Lägerhyddsvägen 2	1916	Svensk Markservice AB	Uppsala	3,211	481	2,979	928	0	19,276
A 16	ITC 3	Kronåsen 1:15	Lägerhyddsvägen 2	1903	Naturvetarkåren	Uppsala	2,543	1,974	612	241	0	0
A 16	ITC 4	Kronåsen 7:1	Lägerhyddsvägen 3	1879	County Council Service	Uppsala	2,081	425	2,701	1,298	0	27,796
	Lugnet	Kåbo 5:1	von Kraemers Allé 8	1750	Uppsala Municipal Authority	Uppsala	358	0	300	838	3,918	1,443
	Skandionkliniken	Kåbo 5:9	—	—	—	Uppsala	0	0	0	0	11,000	17,409
	Exp.res. Blåsenhus	Kåbo 5:1	—	—	—	Uppsala	0	0	0	0	0	89,349
	Exp.res. Lagerträdet	Kåbo 34:12	—	—	—	Uppsala	0	0	0	0	0	2,029
	Exp.res. Rosendal	Kåbo 1:20	—	—	—	Uppsala	0	0	0	0	0	160,820
	Kv Blåsenhus	Kåbo 5:1	Norbyvägen 6	—	—	Uppsala	0	0	0	0	54,116	53,000
	Exp.res. ITC	Kronåsen 1:15	—	—	—	Uppsala	0	0	0	0	0	3,826
	Exp.res. Magistern	Kåbo 1:10	—	—	—	Uppsala	0	0	0	0	0	23,311
	Exp.res. Ångström	Kronåsen 7:1	—	—	—	Uppsala	0	0	0	0	0	10,014



# UPPSALA REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
C 17	SVA 1	Ultuna 2:23	Ulls väg 4	1976	SLU	Uppsala	738	0	981	1,329	0	6,002
C 17	SVA 2, Säkerhetslab	Ultuna 2:23	Travvägen 23	2003	National Vet. Service	Uppsala	2,981	0	7,979	2,677	0	72,476
C 17	SVA 3, Patologen	Ultuna 2:23	Ulls väg 2	1999	National Vet. Service	Uppsala	25,136	1,645	38,574	1,535	0	144,283
C 18	Klinikcentrum	Ultuna 2:23	Ulls väg 12	1976	SLU	Uppsala	30,510	4,577	35,260	1,156	0	56,214
C 19	Ekologihuset	Ultuna 2:23	Ulls väg 16	1971	SLU	Uppsala	9,305	413	11,733	1,261	0	59,856
C 20	Södra Gärdet 2	Ultuna 2:23	C Barthelsväg 6	1967	SLU	Uppsala	6,603	159	5,147	779	0	10,155
C 20	Södra Gärdet 3	Ultuna 2:23	Ulls väg 28 A	1950	SLU	Uppsala	2,953	0	3,749	1,270	0	21,856
C 21	Frisksk & Svettis	Ultuna 2:23	Ulls väg 22 B	2008	SLU	Uppsala	2,832	0	3,575	1,262	0	33,382
C 22	Markvetenskap Ultuna By	Ultuna 2:23	Ulls väg 17	1973	SLU	Uppsala	8,884	0	7,103	800	0	15,219
C 23	Rektorsvillan - Ultuna By 2	Ultuna 2:23	Undervisningsplan 7 C	1923	SLU	Uppsala	1,608	0	2,862	1,780	0	19,945
C 24	Tyskbackshagen 1	Ultuna 2:23	Ulls väg 27-29 -UV-pl. 6	1974	SLU	Uppsala	18,663	0	25,350	1,358	0	61,234
C 24	Tyskbackshagen 2	Ultuna 2:23	Undervisningsplan 8	1973	SLU	Uppsala	9,306	579	13,940	1,498	0	148,138
C 24	Tyskbackshagen 3	Ultuna 2:23	Duhrevägen 8	1862	SLU	Uppsala	5,821	0	5,203	894	0	28,023
C 25	Dekanhuset	Ultuna 2:23	Arrheniusplan 12	2000	SLU	Uppsala	3,710	0	2,813	758	0	17,128
C 26	Herrgården	Ultuna 2:23	Arrheniusplan 2 B-D	1700	SLU	Uppsala	1,511	0	1,430	946	0	12,993
C 27	Ultuna Hamn 3	Ultuna 2:23	Arrheniusplan 8	1876	SLU	Uppsala	8,319	0	7,416	891	0	4,118
C 27	Ultuna Hamn 4	Ultuna 2:23, 2:15	Hampus von Posts väg 8	1913	SLU	Uppsala	7,027	1,540	5,134	731	0	18,100
C 28	Tyskbacken 1, Teknikpark	Ultuna 2:23	Vallv. 2-6, Ulls v. 37-41	1977	Oncolog Medical QA AB	Uppsala	7,218	1,242	5,834	808	0	32,965
C 28	Tyskbacken 2, Teknikhuset	Ultuna 2:23	Ulltunaallén 4	1941	SLU	Uppsala	5,878	197	4,192	713	0	20,298
C 28	Tyskbacken 3, Silvikum	Ultuna 2:23	Vallvägen 9 A-D	1935	SLU	Uppsala	2,531	0	3,202	1,265	0	17,666
C 28	Tyskbacken 4, Miljöanalys	Ultuna 2:23	Ulls väg 31 A-B	1967	SLU	Uppsala	4,951	0	4,684	946	0	5,831
C 28	Tyskbacken 5, Skandinoa	Ultuna 2:23	Ulltunaallén 2	1949	ScandiNova Systems AB	Uppsala	1,926	164	2,028	1,053	0	11,418
C 28	Tyskbacken 6, Solibro	Ultuna 2:23	Vallvägen 5	2007	Solibro Research AB	Uppsala	1,220	0	3,216	2,636	0	18,328
C 28	Tyskbacken 7	Ultuna 2:23	Vallvägen	1997	SLU	Uppsala	1,581	944	671	424	0	3,198
C 28	Tyskbacken 8	Ultuna 2:23	Ulltunaallén 4	1949	JTI	Uppsala	1,731	193	572	330	0	3,864
	Bäcklösa 1 transf.station	Ultuna 2:23	Genetikvägen 1 A	1954	SLU	Uppsala	0	0	21,739	0	0	296
	Naturicum	Ultuna 2:23	Bäcklösavägen 13 A	1945	SLU	Uppsala	6,028	117	5,994	994	0	33,018
	Exp.res. Ultuna	Ultuna 2:23	—	—	—	Uppsala	0	0	0	0	0	82,903
D 29	Kungsbäck 1	Kungsbäck 2:8	Kungsbäcksvägen 47	1908	Gävle University	Gävle	29,800	0	45,201	1,517	108,684	321,174
D 29	Kungsbäck 2	Kungsbäck 2:8	Stenhammarsvägen 9	1908	Gävle University	Gävle	8,818	1,053	9,721	1,102	0	31,363
D 29	Kungsbäck 3	Kungsbäck 2:8	Stenhammarsväg 11	1908	KoK Bygg AB	Gävle	699	354	138	197	0	0
D 29	Kungsbäck 4	Kungsbäck 2:8	Kungsbäcksvägen 47	1999	Gävle University	Gävle	5,253	0	8,753	1,666	0	66,332

**TOTAL**

							<b>554,218</b>	<b>22,938</b>	<b>865,765</b>	<b>1,438</b>	<b>556,666</b>	<b>7,603,430</b>
	Rent reductions and vacant space									-21,310		
	Income, non-recurring rent payments									311		
	Rental income, net									844,766		

# STOCKHOLM REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	Botanicum	N Djurgården 1:46	Lilla Frescativägen 5	1973	Stockholm University	Stockholm	8,864	0	13,478	1,519	0	112,787
A 2	Psyk. Inst.	N Djurgården 1:45	Frescati Hagväg 8	1916	Stockholm University	Stockholm	6,340	138	7,271	1,145	53,364	53,619
A 2	Psyk. Inst.	N Djurgården 1:45	Frescati Hagväg 14	1944	Stockholm University	Stockholm	2,823	0	2,835	1,004	0	19,786
A 2	Stressforskningsinst.	N Djurgården 1:45	Frescati Hagväg 16 A	1955	Stockholm University	Stockholm	3,516	64	3,609	1,026	0	20,849
A 2	Fytotronen	N Djurgården 1:45	Frescati Hagväg 9	1965	Stockholm University	Stockholm	1,055	0	783	697	0	851
A 2	Trädgårdsvillan	N Djurgården 1:45	Frescati Hagväg 7	1800	Stockholm University	Stockholm	489	209	397	813	0	882
A 2	Psyk. Inst.	N Djurgården 1:45	Frescati Hagväg 12	1948	MUM Projekt AB	Stockholm	715	0	991	1,386	0	9,251
A 3	Inst. Orientaliska språk	N Djurgården 1:44	Kräftriket 1 A	1911	Stockholm University	Stockholm	323	0	340	1,049	70,540	1,690
A 3	Företagsekon. Inst.	N Djurgården 1:44	Kräftriket 2 A-C	1911	Stockholm University	Stockholm	9,558	404	16,673	1,738	0	143,440
A 3	Inst. Orientaliska språk	N Djurgården 1:44	Kräftriket 4 A-B	1911	Stockholm University	Stockholm	2,200	0	2,168	986	0	8,726
A 3	Matematiska Inst.	N Djurgården 1:44	Kräftriket 5 A-B	1911	Stockholm University	Stockholm	2,484	0	3,855	1,552	0	32,885
A 3	Matematiska Inst.	N Djurgården 1:44	Kräftriket 6 A-B	1911	Stockholm University	Stockholm	2,734	0	4,240	1,551	0	46,366
A 3	Score	N Djurgården 1:44	Kräftriket 7 A-C	1911	Stockholm University	Stockholm	1,556	380	1,404	902	0	2,019
A 3	Vårdshuset	N Djurgården 1:44	Kräftriket 9 A-C	1911	Kräftan AB	Stockholm	723	0	971	1,325	0	6,171
A 3	Stlm Resilience Centre	N Djurgården 1:44	Kräftriket 10 A-C	1911	Stockholm University	Stockholm	634	0	993	1,560	0	8,483
A 3	Centraltvätt	N Djurgården 1:44	Kräftriket 11 A	1911	Arcimboldo AB	Stockholm	316	90	305	962	0	0
A 3	Kontorsbyggnad	N Djurgården 1:44	Kräftriket 16 A-D	1944	Boomerang	Stockholm	1,176	0	2,390	2,032	0	22,717
A 3	Butik & garagebyggnad	N Djurgården 1:44	Kräftriket 14 A	1930	TF Häst & Fritid Kaskad AB	Stockholm	244	0	206	834	0	760
A 3	Napraphögskolan	N Djurgården 1:44	Kräftriket 24 A-C	1952	Midbacken AB	Stockholm	3,342	0	6,505	1,942	0	71,536
A 3	Inst. Orientaliska språk	N Djurgården 1:44	Kräftriket 17	1957	Stockholm University	Stockholm	3,106	248	1,386	445	0	1,225
A 4	Albano	—	—	—	—	Stockholm	0	0	0	0	48,692	112,648
A 5	Studenspalatset	Bergsmannen S. 8	Norrullsgatan 2	1920	Stockholm University	Stockholm	3,147	0	4,970	1,571	1,232	51,261
A 6	Spökslottet	Kungstenen 4	Drottninggatan 116	1700	Stockholm University	Stockholm	1,350	0	3,062	2,264	1,211	39,656
A 7	Arkitektur	Domherren 1	Östermalmsgatan 26	1970	KTH	Stockholm	12,916	0	14,646	1,125	5,294	103,000
B 8	Hagaskolan	Haga 4:35	Fogdevreten 2 A-D	1942	Karolinska Institute	Solna	2,691	0	4,088	1,512	0	50,590
B 9	KI Science Park	Haga 4:35	Tomtebodavägen 23	1960	Biovitrum AB	Solna	16,246	0	57,844	3,538	0	824,414
B 10	SMI Säk.lab.	Haga 4:35	Nobelsväg 23	2000	Smittskyddsinst.	Solna	1,068	0	10,441	9,621	0	61,453
B 11	Vir. Lab. SMI	Haga 4:35	Nobels väg 21	2005	Smittskyddsinst.	Solna	2,979	0	11,351	3,763	0	136,326
B 12	Smittskyddsinstitutet	Haga 4:35	Nobels väg 18	1952	Smittskyddsinst.	Solna	13,397	0	42,401	3,397	0	517,374
B 13	Bakteriologiska Inst.	Haga 4:35	Theorells väg 3	1957	Karolinska Institute	Solna	4,694	0	16,274	3,427	0	180,218
B 14	Röda Villan	Haga 4:35	Theorellsväg 5	2007	Biovitrum AB	Solna	1,297	0	7,576	5,785	0	72,020
B 15	Rättsmedicin	Haga 4:35	Retzius väg 5	1951	Rättsmedicinalverket	Solna	4,361	0	8,859	2,007	0	87,437
B 16	Wargentinhuset	Haga 4:35	Nobels väg 12 A-B	1948	Karolinska Institute	Solna	7,677	0	21,696	2,789	0	244,245
B 17	KI bibl., Friskis & Svettis	Haga 4:35	Nobelsväg 6 B	1947	Karolinska Institute	Solna	1,986	0	4,092	1,211	0	41,962
B 17	KI Aula och kontor	Haga 4:35	—	—	Karolinska Institute	Solna	0	0	0	0	0	9,186
B 17	Farmakologiska Inst.	Haga 4:35	Nanna Svartz väg 2	1950	Karolinska Institute	Solna	4,553	0	12,082	2,602	0	101,832

# STOCKHOLM REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
B 19	KI Administration	Haga 4:35	Nobels väg 5	1951	Karolinska Institute	Solna	5,344	0	10,295	1,905	0	112,593
B 20	Gammelgården	Haga 4:35	Nobels väg 2	1750	Karolinska Institute	Solna	345	0	441	1,261	0	4,420
B 21	Ludwiginstitutet	Haga 4:35	Nobels väg 3	1948	Karolinska Institute	Solna	5,918	0	11,988	1,878	0	104,821
B 22	CGB laboratoriet	Haga 4:35	Berzelius väg 37	1950	Karolinska Institute	Solna	4,451	0	15,485	3,433	0	180,079
B 23	Cell & Molekylärbiologi	Haga 4:35	von Eulers väg 5	1960	Karolinska Institute	Solna	4,307	2,302	9,265	2,126	0	62,755
B 24	Fysiologiska Inst.	Haga 4:35	von Eulers väg 4 A-B	1948	Karolinska Institute	Solna	7,763	0	24,935	3,183	0	246,235
B 25	Inst. för Tumörbiologi	Haga 4:35	Berzelius väg 14	1983	Akademiska Hus Siltm AB	Solna	2,065	855	2,846	1,383	0	32,001
B 26	Astrid Fagreslab.	Haga 4:35	Tomtebodavägen 2	2003	Smittskyddsinst.	Solna	4,694	0	26,455	5,564	0	203,081
B 27	Hysesbostäder	Haga 4:35	Berzeliusväg 2 A-G	1949	Private individual	Solna	646	0	467	714	0	882
B 28	Jernhusmark	Haga 4:35	Tomtebodavägen 3 D	—	Biovitrum AB	Solna	1,315	272	1,113	846	0	0
B 29	Berzeliuslaboratoriet	Haga 4:35	Berzelius väg 3	1972	Karolinska Institute	Solna	13,338	0	35,414	2,638	0	402,306
B 30	Restaurang Jöns Jacob	Haga 4:35	Retzius väg 24	1978	Karolinska Institute	Solna	2,978	0	4,152	1,375	0	26,847
B 31	ICHAR	Haga 4:35	Nobels väg 9	1942	Karolinska Institute	Solna	4,747	0	9,919	2,065	0	107,260
B 32	Scheelelab.	Haga 4:35	Tomtebodavägen 6	1997	Karolinska Institute	Solna	19,432	0	56,289	2,882	0	579,866
B 33	P-hus KI söder	Haga 4:35	Tomtebodavägen 7-9	2003	Smittskyddsinst.	Solna	4,956	0	0	0	0	3,965
B 34	Retziuslab	Haga 4:35	Retzius väg 8	2001	Karolinska Institute	Solna	14,526	0	52,760	3,487	0	651,732
B 35	Tomteboda, ECDC	Haga 4:35	Tomtebodavägen 11 A	1888	ECDC	Solna	12,129	904	20,906	1,713	320,919	227,968
C 36	Ki-Syd huvudbyggnad	Ornbäraren 3	Alfred Nobels Allé 8	—	Karolinska Institute	Flemingsberg	35,820	0	61,616	1,702	26,941	571,113
C 37	Bipontus	Ornbäraren 3	Alfred Nobels Allé 10	1998	Karolinska Institute	Flemingsberg	6,557	0	14,237	2,148	0	147,442
C 38	Pontus	Ornbäraren 3	Alfred Nobels Allé 12	1998	Karolinska Institute	Flemingsberg	5,912	0	13,515	2,258	0	122,826
C 39	Zanderska Huset	Embryot 1	Alfred Nobels Allé 23	2002	Karolinska Institute	Flemingsberg	16,819	0	38,946	2,300	36,119	445,815
D 40	Manne Sieghbathhusen	N Djurgården 1:48	Frescativ 24 A m fl	—	Stockholm University	Stockholm	6,733	0	9,098	1,336	0	79,900
D 41	Geovetenskapens hus	N Djurgården 1:48	S. Arrhenius v 6 A	1997	Stockholm University	Stockholm	18,143	0	50,592	2,759	0	548,516
D 42	Arrheniuslab.	N Djurgården 1:48	S. Arrhenius v 16 C-D	1973	Stockholm University	Stockholm	48,494	19	99,765	2,152	0	1,035,855
D 43	Frescatibackehusen	N Djurgården 1:48	S. Arrhenius väg 21 A	1944	Stockholm University	Stockholm	9,707	340	11,298	1,163	0	62,050
D 44	Nobelhusen	N Djurgården 1:48	Frescativ 14 A-B	—	Student Union	Stockholm	1,362	0	1,612	1,176	0	11,602
D 45	Pic-Nic restaurang	N Djurgården 1:48	Frescativägen 18	—	Rest. Univer. HB	Stockholm	287	0	430	1,448	0	2,153
D 46	Aula magna	N Djurgården 1:48	Frescativägen 6	1997	Stockholm University	Stockholm	6,480	0	18,719	2,873	0	260,176
D 47	Allhuset Lantis	N Djurgården 1:48	Universitetsvägen 7	1994	Stockholm University	Stockholm	9,333	0	11,379	1,219	291,895	80,464
D 48	Vaktm.bost Skära Villan	N Djurgården 1:48	S. Arrhenius väg 30	1800	Stockholm University	Stockholm	1,921	0	1,825	948	0	13,397
D 49	Rektorsämb. Bloms Hus	N Djurgården 1:48	Universitetsvägen 16	1850	Stockholm University	Stockholm	1,420	100	1,729	1,218	0	13,298
D 50	Universitetsbibl.	N Djurgården 1:48	S. Arrhenius v 28	1982	Stockholm University	Stockholm	21,581	0	30,952	1,434	0	317,383
D 51	Södra Huset	N Djurgården 1:48	Universitetsv 10 A m fl	1971	Stockholm University	Stockholm	54,045	0	85,982	1,591	0	952,198

# STOCKHOLM REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
E 52	KTH & Danshögskolan	Maskining. 1	Brinellvägen 58	1966	KTH	Stockholm	23,482	1,420	51,694	2,190	24,383	662,486
E 53	KIMAB	N Djurgården 1:49	Drn Kristinas v 48	1946	Swerea KIMAB	Stockholm	4,639	0	7,173	1,494	0	47,818
E 54	Bergsvetenskap	N Djurgården 1:49	Brinellvägen 23	1967	KTH	Stockholm	10,339	0	15,457	1,483	0	253,719
E 55	Väg- & Vatten	N Djurgården 1:49	Brinellvägen 30-36	1972	KTH	Stockholm	7,864	7,865	8,473	1,077	0	32,473
E 56	Väg- & Vatten	N Djurgården 1:49	Teknikringen 72-76	1957	KTH	Stockholm	7,711	0	10,527	1,359	0	111,295
E 57	Byggkonstruktion	N Djurgården 1:49	Teknikringen 78	1957	KTH	Stockholm	3,450	0	5,437	1,569	0	61,365
E 58	Lantmäteriet	N Djurgården 1:49	Drn Kristinas v 30	1958	KTH	Stockholm	7,678	0	13,151	1,706	0	158,678
E 59	Hysesbostäder	N Djurgården 1:49	Teknikringen 60, 62	1947	Private individual	Stockholm	2,262	0	1,592	696	0	3,772
E 60	Alfvén och Opera	N Djurgården 1:49	Teknikringen 31-35	1953	KTH	Stockholm	12,892	0	17,337	1,333	0	179,672
E 61	F.d Röda Korsets Sjukhus	N Djurgården 1:1	—	—	KTH	Stockholm	6,510	0	2,675	405	0	115,000
E 62	Kemi	N Djurgården 1:49	Teknikringen 10	1931		Stockholm	1,307	1,296	2,490	1,905	0	20,689
E 63	Rest Syster & Bror	N Djurgården 1:49	Drn Kristinas v 22-24	1964	Muren AB	Stockholm	902	0	1,595	1,734	0	12,918
E 64	Farkostteknik	N Djurgården 1:49	Teknikringen 6	1931	KTH	Stockholm	8,212	0	14,840	1,795	0	178,643
E 65	Byggnad för kemi	N Djurgården 1:49	Teknikringen 26-36	1922	KTH	Stockholm	19,713	1,107	44,126	2,221	0	506,636
E 66	Teknisk fysik	N Djurgården 1:49	Teknikringen 14	1962	KTH	Stockholm	4,313	0	17,699	3,925	0	130,177
E 67	Sing Sing	N Djurgården 1:49	Lindstedtsvägen 30	1948	KTH	Stockholm	10,640	0	22,428	2,102	0	287,024
E 68	Värme- och kraft	N Djurgården 1:49	Drn Kristinas v 14-18	1952	HI3G Access AB	Stockholm	32	0	144	4,430	0	0
E 69	KTH Bibliotek	N Djurgården 1:49	Osquars backe 31	1917	KTH	Stockholm	9,350	0	21,838	2,327	0	321,890
E 70	Hållfasthetslära	N Djurgården 1:49	Drn Kristinas v 4-8	1943	KTH	Stockholm	4,346	0	7,795	1,781	0	89,429
E 71	Reglerteknik	N Djurgården 1:49	Osquars backe 7	1955		Stockholm	1,016	1,013	1,182	1,163	0	0
E 72	KTH huvudbyggnad	N Djurgården 1:49	Lindstedtsvägen	1917	KTH	Stockholm	22,117	0	52,934	2,381	0	678,261
E 73	IVL	N Djurgården 1:49	Valhallavägen 81	1930	IVL	Stockholm	3,313	0	7,581	2,276	0	97,529
E 74	KTH Adm.byggnad	N Djurgården 1:49	Valhallavägen 79	1935	KTH	Stockholm	2,923	0	5,843	1,992	161,507	74,207
E 75	Huvudbyggnad	Forskningen 1	Drn Kristinas v 25	1939	Academic Work Sweden AB	Stockholm	2,443	0	3,339	1,362	63,747	36,884
E 76	Provvningsanstalt	Forskningen 1	Drn Kristinas v 33 A-D	1920	Försvarshögskolan	Stockholm	2,878	242	3,684	1,274	0	32,542
E 77	Försvarshögskolan	Forskningen 1	Drn Kristinas v 31	1920	Försvarshögskolan	Stockholm	16,404	0	42,653	2,593	0	583,514
E 78	Fd Hovjägarbostället	Forskningen 1	Drn Kristinas v 41	1886	Försvarshögskolan	Stockholm	263	0	355	1,324	0	3,742
E 79	Ytkemiska Inst.	Forskningen 1	Drn Kristinas v 47-51	1943	Ytkemiska Inst. AB	Stockholm	8,224	0	9,238	1,114	0	80,725
E 80	Q-husen	Forskningen 1	Osqualdas väg 10-12	1991	KTH	Stockholm	13,520	0	28,032	2,057	0	328,305
E 81	KIMAB	Forskningen 1	Drn Kristinas v 53	1958	Swerea KIMAB	Stockholm	1,752	0	2,910	1,639	0	24,334
E 82	Huvudbyggnad STFI	Forskningen 1	Drn Kristinas v 55-63	1946	Innventia AB	Stockholm	10,457	0	16,990	1,604	0	225,294
E 83	Träteknik	Forskningen 1	Drn Kristinas v 65-67	1946	SP	Stockholm	3,013	0	3,429	1,111	0	26,216
E 84	GIH	Idrottshögskolan 1	Lidingövägen 1	1940	GIH	Stockholm	12,602	0	15,196	1,195	32,030	146,747

# STOCKHOLM REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
F 85	Forum	Reykjanes 1	Isafjordsgatan 39	1984	KTH	Kista	44,588	1,967	53,903	1,191	20,078	400,162
F 86	Electrum 3	Keflavik 2	Isafjordsgatan 28	1998	KTH	Kista	16,120	10,980	13,584	843	0	131,000
F 87	Electrum 1	Keflavik 2	Isafjordsgatan 18-26	1987	KTH	Kista	44,338	3,977	49,581	1,118	22,929	441,078
G 88	Hus F-J, Konradsberg	Ornbäraren 3	Rålambsvägen 30	2002	Stockholm University	Stockholm	9,142	0	16,293	1,778	35,002	191,067
G 89	Hus K, Konradsberg	Ornbäraren 3	Konradsbergsgatan 7	2002	Stockholm University	Stockholm	7,207	0	15,783	2,181	0	209,597
G 90	Hus T, Konradsberg	Ornbäraren 3	Rålambsvägen 32 A-C	2002	Special Educ. Auth.	Stockholm	9,449	334	18,032	1,905	0	189,542
G 91	Vaktmästarbostad	Ornbäraren 3	Rålambsvägen 24	—	Stockholm University	Stockholm	158	0	255	1,596	0	2,404
G 92	Hus A-E, Konradsberg	Ornbäraren 3	Rålambsvägen 22-24	—	Stockholm University	Stockholm	5,648	0	10,380	1,834	0	123,474
G 93	Hus O, Konradsberg	Ornbäraren 3	Konradsbergsgatan 1	2001	Stockholm University	Stockholm	6,208	0	13,821	2,217	0	174,907
G 94	V1 & V2, Konradsberg	Ornbäraren 3	Konradsbergsg 3 A-B	—	Stockholm University	Stockholm	1,110	0	1,935	1,739	0	20,943
G 95	Hus Q, Konradsberg	Centauren 1	Konradsbergsg 24	1861	Inter. Montessori School AB	Stockholm	9,760	1,808	19,733	2,019	17,094	227,633
G 96	Professorsvillan	Taffelberget 7	Gjörwellsgatan 18	1900	Reggio Emilia	Stockholm	495	0	722	1,448	1,162	7,234
	Exp.res. Fo KI	Haga 4:35	—	—	—	Solna	0	0	0	0	0	93,839
	Exp.res. Flemingsberg	—	—	—	—	Flemingsberg	0	0	0	0	0	49,237
	Swartlings	Svea Artilleri 12	—	—	—	Stockholm	1,656	1,656	0	0	9,515	28,879
	Dramatiska Inst.	Tre Vapen 7	Valhallavägen 185-189	2004	Dramatiska Inst.	Stockholm	13,948	1,095	27,520	1,967	6,968	406,181
	Askölaboratoriet	Askö 1:4	Trosa skärgård	—	Stockholm University	Stockholm	2,402	0	2,892	1,204	324,270	15,308
	Trosa mätstation	Nynäs 5:1	—	—	Stockholm University	Nyköping	52	0	42	802	0	0

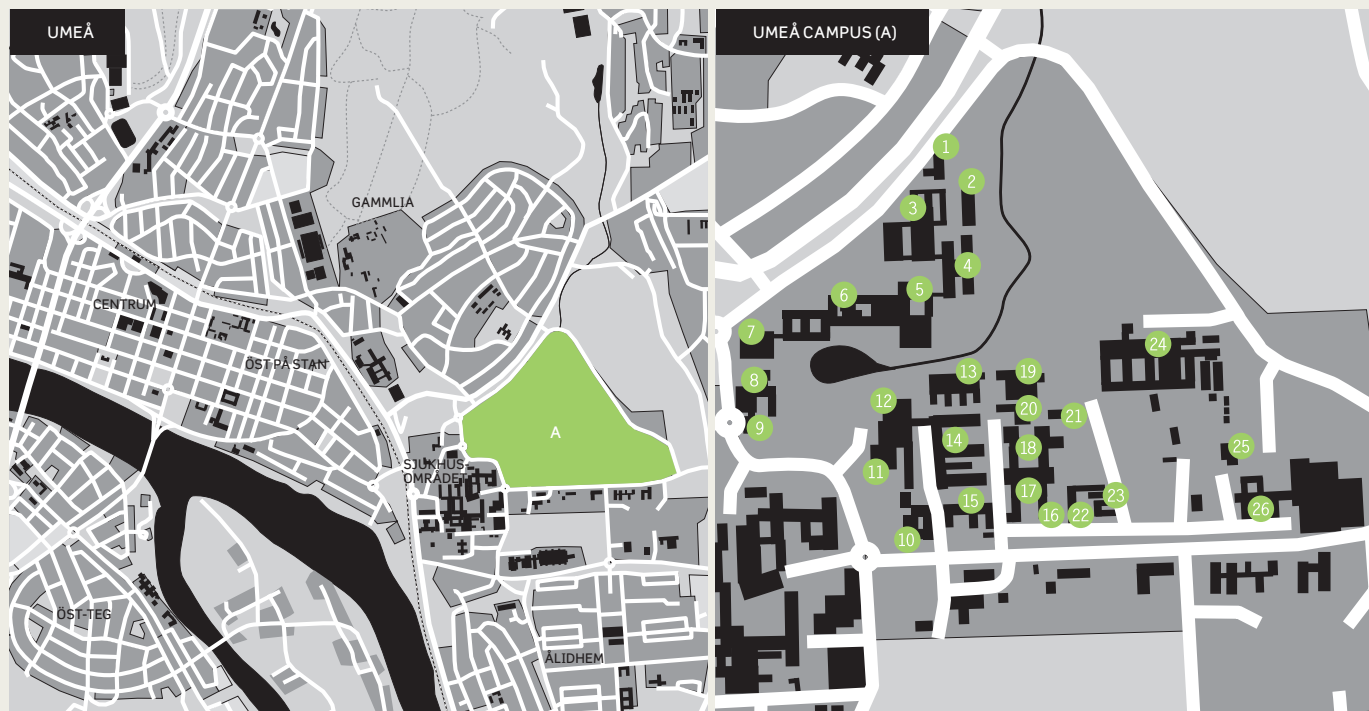
	TOTAL	902,976	41,085	1,728,918	1,915	1,574,892	19,033,131
Rent reductions and vacant space						-49,022	
Income, non-recurring rent payments						2,487	
Rental income, net						1,682,383	

# NORTHERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
A 1	Humanistpaviljong	Stadsliden 6:6	Humanioragränd 4	1992	Umeå University	Umeå	595	0	563	946	0	4,048
A 2	Norra BVH	Stadsliden 6:6	Humanioragränd 5	2003	Umeå University	Umeå	4,751	0	7,331	1,543	0	56,630
A 3	Humanisthuset	Stadsliden 6:6	Biblioteksgränd 3	1972	Umeå University	Umeå	13,537	0	13,962	1,031	0	139,088
A 4	BVH	Stadsliden 6:6	Mediagränd 14	1992	Umeå University	Umeå	7,249	0	8,288	1,143	0	72,227
A 5	Bibliotek	Stadsliden 6:6	Biblioteksgränd 12	1968	Umeå University	Umeå	19,709	0	18,407	934	0	182,139
A 6	Samhällsvetarhuset	Stadsliden 6:6	Biblioteksgränd 6	1968	Umeå University	Umeå	20,978	0	22,133	1,055	0	191,478
A 7	Läroarbildningshuset	Stadsliden 6:6	Universitetstorget 30	1996	Umeå University	Umeå	8,899	0	10,009	1,125	0	85,730
A 8	Förvaltningshuset	Stadsliden 6:6	Universitetstorget 16	1983	Umeå University	Umeå	7,896	0	7,759	983	0	75,869
A 9	Hus för samverkan	Stadsliden 6:6	Universitetstorget 4	2004	Umeå University	Umeå	2,841	0	5,250	1,848	0	42,478
A 10	UERC	Stadsliden 6:6	Johan Bures väg 5	1980	Umeå University	Umeå	5,989	5,834	5,299	885	0	30,796
A 11	Aula Nordica	Stadsliden 6:6	Universums gränd 4	1987	Umeå University	Umeå	2,696	0	2,306	855	0	16,829
A 12	Universum	Stadsliden 6:6	Universums gränd 8-10	1970	Umeå University	Umeå	9,098	130	8,279	910	0	49,153
A 13	MIT	Stadsliden 6:6	Campustorget 5	1992	Umeå University	Umeå	12,846	0	20,696	1,611	0	149,528
A 14	Naturvetarhuset	Stadsliden 6:6	Johan Bures väg 14	1970	Umeå University	Umeå	23,295	0	26,077	1,119	0	249,833
A 15	Biologihuset	Stadsliden 6:6	Johan Bures väg 12	1963	Umeå University	Umeå	9,819	0	10,018	1,020	0	47,322
A 16	Fysiologihuset	Stadsliden 6:6	Parallellvägen 7	1969	Umeå University	Umeå	10,890	0	19,484	1,789	0	97,358
A 17	KBC	Stadsliden 6:6	Linnaeus väg 6	1999	Umeå University	Umeå	11,370	0	18,101	1,592	0	144,509
A 18	Kemihuset	Stadsliden 6:6	Linnaeus väg 10	1963	Umeå University	Umeå	11,418	0	13,557	1,187	0	101,634
A 19	Teknikhuset	Stadsliden 6:6	Håken Gulleasons väg 20	1992	Umeå University	Umeå	6,446	0	8,446	1,310	0	76,982
A 20	Fysikhuset	Stadsliden 6:6	Linnaeus väg 20	1980	Umeå University	Umeå	2,468	0	2,657	1,077	0	22,781
A 21	Kemiskt Säkerhetshus	Stadsliden 6:6	Håkan Gulleasons väg 11	1985	Umeå University	Umeå	462	0	576	1,247	0	4,327
A 22	Akademiska Hus kontor	Stadsliden 6:6	Artedigränd 2	1977	Akademiska Hus Norr AB	Umeå	1,682	0	1,764	1,049	0	15,284
A 23	Wallenberglab	Stadsliden 6:6	Parallellvägen 21	1973	SLU	Umeå	1,481	0	1,987	1,342	0	9,546
A 24	SLU	Stadsliden 6:6	Skogsmarksgränd 17	1978	SLU	Umeå	22,278	267	30,722	1,379	0	241,306
A 25	NTK Kårhus	Stadsliden 6:6	Parallellvägen 41	2007	Umeå University	Umeå	440	0	672	1,527	0	5,633
A 26	Iksu Sportcenter	Stadsliden 6:6	Parallellvägen 40	2006	Stiftelsen Universitetshallen	Umeå	5,307	0	6,678	1,258	0	63,117
A 26	Umeå Campus Friidrottsarena	Stadsliden 6:6	Petrus Lestadius väg 15	2010	Umeå Municipal Authority	Umeå	393	0	1,034	2,631	0	43,291
	Parkingspaces and land	Stadsliden 6:6	P-områden & vägar	—	Umeå University	Umeå	0	0	23		899,625	51,568

# NORTHERN REGION

AKADEMISKA HUS

PROPERTY DESIGNATION

2010



MAP REFERENCE	PROPERTY NAME	PROPERTY DESIGNATION	ADDRESS	YEAR OF CONSTRUCTION	PRINCIPAL CUSTOMER	LOCATION	RENTABLE FLOOR SPACE, TOTAL, M <sup>2</sup>	VACANT	RENTAL INCOME, INCL. SUPPLEMENTS, KSEK	AVERAGE RENT, SEK/M <sup>2</sup>	LAND AREA, M <sup>2</sup> /REGISTER PROPERTY	ASSESSED FAIR VALUE
B 29	D-Huset	Porsön 1:405	Laboratorievägen D2	1971	Luleå Tekn. Univ	Luleå	15,253	93	20,569	1,349	0	172,012
B 29	Centekhuset	Porsön 1:405	Tekniktorget 3	1987	Luleå Tekn. Univ	Luleå	1,554	0	1,805	1,162	0	14,119
B 30	E-Huset	Porsön 1:405	Laboratorievägen E12	1974	Luleå Tekn. Univ	Luleå	18,166	0	24,183	1,331	0	186,970
B 31	K-Huset	Porsön 1:405	Laboratorievägen 14	1976	Luleå Tekn. Univ	Luleå	1,014	0	972	959	0	7,096
B 31	F-Huset	Porsön 1:405	Laboratorievägen	1976	Luleå Tekn. Univ	Luleå	25,659	0	30,841	1,202	0	246,300
B 32	A-Huset	Porsön 1:405	Regnbågsallén 2	1977	Luleå Tekn. Univ	Luleå	13,613	2,215	13,969	1,026	0	99,019
B 32	Ekonomihuset	Porsön 1:405	Universitetsvägen A1	1993	Luleå Tekn. Univ	Luleå	4,631	0	5,282	1,141	0	43,975
B 33	B-Huset	Porsön 1:405	Regnbågsallén B8, B10	1978	Luleå Tekn. Univ	Luleå	6,157	0	7,657	1,244	0	49,019
B 33	Bibliotek	Porsön 1:405	Vintergatan 2	1994	Luleå Tekn. Univ	Luleå	6,355	0	7,561	1,190	0	59,333
B 34	C-Huset	Porsön 1:405	Universitetsvägen C 1	1975	Luleå Tekn. Univ	Luleå	12,596	0	18,047	1,433	0	128,109
B 39	Idrottshall	Porsön 1:405	Universitetsvägen C 11	1976	Luleå Tekn. Univ	Luleå	2,457	0	1,954	795	0	8,712
	Porsön	Porsön 1:405	Laboratorievägen D2	1998	Luleå Tekn. Univ	Luleå	0	0	0		322,072	17,929
C 27	Västhagen	Västhagen 1	Fabriksgatan 26	1997	English School	Sundsvall	6,287	0	6,407	1,019	17,789	45,303
C 28	Ågård	Åkroken 1	Holmgatan 10	1999	Mid Sweden University	Sundsvall	622	0	656	1,055	32,900	4,275
C 28	Stenhuset	Åkroken 1	Holmgatan 10	2005	Mid Sweden University	Sundsvall	2,139	0	2,939	1,374	0	24,423
C 28	Holmgården	Åkroken 1	Holmgatan 10	1997	Åkroken Science Park	Sundsvall	882	0	636	721	0	3,112
C 28	Hus R	Åkroken 1	Holmgatan 10	2009	Mid Sweden University	Sundsvall	2,072	0	3,678	1,775	0	37,932
C 28	Åkroken	Åkroken 1	Holmgatan 10	1997	Mid Sweden University	Sundsvall	16,298	0	29,578	1,815	0	206,153
C 28	FSCC	Åkroken 1	Holmgatan 10	2001	Mid Sweden University	Sundsvall	4,221	0	9,457	2,240	0	61,761
	Jonosfärs-observatorium	Lycksele 11:3	Lycksele	1956	Swedish Institute of Space Physics	Lycksele	165	0	114	691	0	0
	Norrbyn Fältstation	Norrbyn 2:122	Norrbyn	1984	Umeå University	Norrbyn	2,489	0	4,668	1,875	9,504	21,989
	IRF	Kiruna 1:307, 1:308	Väg E10	1957	IRF	Kiruna	7,673	0	12,599	1,642	164,513	64,247
	IRF Mottag.station	Kiruna 1:308 m fl	Väg E10	1957	IRF	Kiruna	553	0	593	1,072	39,830	2,320
<b>TOTAL</b>							<b>375,689</b>	<b>8,539</b>	<b>476,244</b>	<b>1,268</b>	<b>1,486,233</b>	<b>3,774,592</b>
									Rent reductions and vacant space	-11,456		
									Income, non-recurring rent payments	15,174		
									Rental income, net	479,962		

## DEFINITIONS AND ADDRESSES

AKADEMISKA HUS

2010

### DEFINITIONS

#### DIRECT YIELD

Operating surplus in relation to the average assessed fair value.

#### EQUITY RATIO

Reported equity in relation to total assets carried forward.

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

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

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

Rentable floor space in square metres.

#### GROSS INVESTMENTS

Investments in fixed assets for the year.

#### INTEREST-BEARING LIABILITIES

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

#### INTEREST-BEARING NET LOAN LIABILITY

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

#### INTEREST COVERAGE RATIO

Profit before financial items, excluding changes in the value of properties in relation to net financial income and expense, excluding changes in value, financial derivatives, and including period allocation of realised profits from derivatives.

#### INTERNAL FINANCING RATIO

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

#### LETTING AND VACANT SPACE LEVELS

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

#### LOAN-TO-VALUE RATIO

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

#### MAINTENANCE COSTS

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

#### NET INVESTMENTS

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

#### NET OPERATING INCOME RATIO

Net operating income in relation to management income.

#### OPERATING EXPENSES

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

#### PROPERTY ADMINISTRATION

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

#### RENTAL INCOME

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

#### RETURN ON CAPITAL EMPLOYED

The operating profit plus financial income in relation to the average total assets.

#### RETURN ON EQUITY AFTER STANDARD TAX

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

#### TOTAL YIELD

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

### ADDRESSES

#### GROUP HEAD OFFICE

Akademiska Hus  
Box 483  
Stampgatan 14  
SE-401 27 Göteborg  
Tel. +46 (0)31-63 24 00

#### REGIONAL OFFICES

Akademiska Hus South  
Ole Römers väg 2  
SE-223 63 Lund  
Tel. +46 (0)46-31 13 00

Akademiska Hus East  
Olaus Magnus väg 34  
SE-583 30 Linköping  
Tel. +46 (0)13-36 45 00

Akademiska Hus Uppsala  
Box 185  
Artillerigatan 7  
SE-751 04 Uppsala  
Tel. +46 (0)18-68 32 00

Akademiska Hus West  
Box 476  
Stampgatan 14  
SE-401 27 Göteborg  
Tel. +46 (0)31-63 25 00

Akademiska Hus Stockholm  
Box 12277  
Rålambsvägen 32A  
SE-102 27 Stockholm  
Tel. +46 (0)8-685 75 00

Akademiska Hus North  
Box 7985  
Artedigränd 2  
SE-907 19 Umeå  
Tel. +46 (0)90-17 62 00

akademiskahus.se info@akademiskahus.se



Production: Akademiska Hus in co-operation with Happy F&B and F&B Factory. Photos: Ola Kjelbye, Joachim Lundgren, Rasmus Norlander, Lennart Johansson/Stockholms Stadsbyggnadskontor (s46). Printed by: Göteborgstryckeriet, 2011. Translated by Patrick O'Malley

REPORTS:

April 27	Annual General Meeting
April 27	Interim Report, January - March, 2011
July 15	Interim Report, April - June, 2011
October 28	Interim Report July - September, 2011
February 2012	Year-End Report 2011
March 2012	Annual Report 2011

akademiskahus.se

FOR FURTHER INFORMATION, PLEASE CONTACT:

Gunnar Oders, Director of Accounting and Finance  
Tel. +46 (0)31 63 24 45  
E-mail: [gunnar.oders@akademiskahus.se](mailto:gunnar.oders@akademiskahus.se)

Martina Wahlström, Director of Corporate Communications  
Tel. +46 (0)31 63 24 55  
E-mail: [martina.wahlstrom@akademiskahus.se](mailto:martina.wahlstrom@akademiskahus.se)

