

Interim Report

January 1 – March 31, 2015



Notification about the Albano project

The local plan for Albano represents an important link between the Royal Institute of Technology and Stockholm University. The plan includes construction of 100,000 m² of university premises and at least 1,000 student housing units will be built in the new neighbourhood.

→ Read more in the Statement by the President on page 2.

Focus on collaboration, sustainability and good business practice

Working in collaboration with our customers, we develop, build and manage knowledge environments that further Sweden's success as a nation of knowledge. Through our experience, expertise and size, we contribute to effective, sustainable environments for education, research and innovation.

- Rental revenue was SEK 1,353 million (1,372). The decrease can mainly be attributed to the effects of properties sold last year, though it is offset by rental revenue from new buildings brought into use.
- Net operating income was SEK 902 million (953), a reduction of SEK 51 million. Operating costs, especially energy and water, dropped by SEK 17 million, while property administration increased by SEK 51 million. The increase in property administration is mainly due to the decision to co-finance SEK 40 million for an underground expansion project between Odenplan and Arenastaden in Stockholm.
- Net changes in property values had an impact on profit of SEK 541 million (21), mainly because of reduced yield requirements and cost of capital.
- Net interest income and expense for the period amounted to SEK -224 million (-306). This figure includes changes in the value of financial instruments totalling SEK -131 million (-197).
- Profit before tax for the period amounted to SEK 1,211 million (653) and profit for the period was SEK 944 million (507). The increase can be attributed to changes in property values and improved net interest income and expense.
- Investment in redevelopment and new construction, as well as acquisitions during the period totalled SEK 559 million (864).
- The yield (excluding properties under construction) was 6.7 per cent (6.9) on a full-year basis.



AKADEMISKA HUS

Sweden as a nation of knowledge grows with new Albano

PRESIDENT KERSTIN LINDBERG GÖRANSSON COMMENTS:

In early April, Akademiska Hus and Stockholm as a “university capital” received good news: the Land and Environment Court of Appeal approved the local plan for the Albano university campus, which with its strategic location links together Stockholm University and the Royal Institute of Technology (KTH). Planning for the area has been underway for almost 15 years and now, we can finally soon break ground. We are planning 100,000 m² of university premises here, as well as at least 1,000 undergraduate and graduate student housing units. In reality, an entire neighbourhood will be built. The project was also appointed to the premier sustainable neighbourhood project by the Sweden Green Building Council, thanks to the integration of ecosystem services in the planning process, which resulted in absolutely cutting edge socioecological urban planning.

Student housing is a high priority issue for Akademiska Hus. We are now planning for how we will move forward based on our clarified mission, which gives us the opportunity to build and own student housing. At the same time, we are working as before to allow other players to build on and adjacent to our campuses. Current examples from the first three months of the year include the sale of land to Svenska Studenthus in Umeå, where 280 student housing units will be built, to Lindbäcks in Luleå, where 280 new homes also will be built and to ByggVesta, which will build more than 450 undergraduate and graduate student housing units on the growing Flemingsberg campus.

In February, students and researchers moved in to the newly built student housing owned by Elite Hotels on the KTH Campus and now three new local plans have been approved for additional student housing in the KTH area.



Johannes Norlander Arkitektur + Arup win Akademiska Hus' architectural competition for a new building at the Gothenburg School of Business, Economics and Law.

Property management continues to deliver strong results and is developing according to plan. Rental revenue decreased by SEK 19 million to SEK 1,353 million. The decrease can mainly be attributed to the effects of properties sold last year, though it is offset by rental revenue from completed properties. Net operating income declined by SEK 51 million to SEK 902 million because of lower rental revenue and higher property management expenses due to the decision to co-finance the expansion of the underground between Odenplan and Arenastaden. Profit for the period after taxes rose from SEK 507 million to SEK 944 million, which can mainly be attributed to an increase in the fair value of the properties.

Our campuses are undergoing constant development. A brand new campus plan for the Borås University has been developed in close collaboration with the tenant and was presented in March. Campus Valla in Linköping will receive a new and long-awaited student building. We are investing SEK 400 million here so that Linköping University will get a new hub on campus that will include administrative services, a library and study and meeting places for students, with completion in 2018. In Gothenburg, the winner of the acclaimed architectural competition for a new building at the Gothenburg School of Business, Economics and Law was selected. All of these events will help to make these centres of education even more attractive.

Kerstin Lindberg Göransson
President

AKADEMISKA HUS IN BRIEF

	2015 Jan.-March	2014 Jan.-March	Rolling 12 months April 2014-March 2015	2014 Full-year	2013 Full-year
Rental revenue, SEK m	1,353	1,372	5,476	5,495	5,359
Net operating income, SEK m	902	953	3,666	3,717	3,506
Changes in value, properties, SEK m	541	21	4,049	3,529	232
Profit before tax, SEK m	1,211	653	6,819	6,261	3,275
Vacant space, rent, %	1.0	0.9	1.3	1.2	0.9
Vacant space, area, %	3.6	2.1	3.0	3.6	2.1
Fair value, properties, SEK m	62,527	58,413	62,527	61,437	57,557
of which properties under construction, SEK m	5,886	5,199	5,886	5,407	4,491
Yield, properties, % (excluding properties under construction)	—	—	6.7	6.9	6.8
Yield, properties, % (including properties under construction)	—	—	6.1	6.2	6.2
Net operating income, SEK/m ²	—	—	1,141	1,160	1,089
Return on operating capital, %	—	—	7.0	7.3	7.2
Return on equity after standard tax, %	—	—	16.5	15.5	8.8
Equity ratio, %	48.1	47.1	48.1	48.0	46.8
Interest coverage ratio, % *	651	677	667	671	647
Internal financing level, %	154	46	**	278	124
Loan-to-value ratio, %	30.1	34.3	30.1	30.7	33.5

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

** Not recognised because property sales conducted in 2014 affect the calculation so that the figures are not comparable.

COMMENTS ON INCOME STATEMENT AND BALANCE SHEET ITEMS

Rental revenue

Rental revenue was SEK 1,353 million (1,372). Revenue fell SEK 49 million due to the loss of income from properties sold in 2014. Completion of new buildings increased revenue by SEK 51 million, thereby offsetting the loss of rental revenue. Other changes consist of several small components. Rental revenue per square metre is essentially unchanged compared with the same period in 2014.

Rental and vacancy levels

Property holdings as of March 31, 2015 amounted to 3.2 million square metres (3.2) of lettable area. In all, 112,000 square metres (67,000) of this space was vacant, resulting in a vacancy level of 3.6 per cent (2.1). Compared with year-end, the vacancy rate is unchanged. The vacant space has a distinctly lower rental value than the average for the holdings. In terms of value, the vacant space amounts to SEK 14.3 million (12.9) or just 1.0 per cent (0.9) of rental value. The largest individual blocks of vacant space can be found on the Ultuna campus outside Uppsala. The Clinical Centre (Klinikcentrum) located there is almost vacant after tenants moved to the Centre for Veterinary Medicine and Animal Science (VHC). Vacant space totalled 28,500 square metres. In addition, the Soil Science (8,900 square metres) and Stora Institutionen (5,300 square metres) facilities, also at Ultuna, are vacant.

Leases

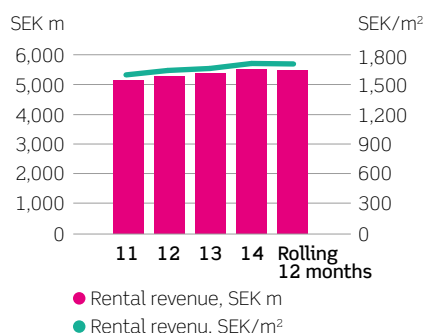
A characteristic feature of Akademiska Hus is long leases with universities and colleges. The average term of a newly signed lease is eleven years. At the end of the period, the average remaining lease term was 5.9 years (6.0 at year-end). In the case of the complex specialist buildings for laboratory and research work, a lease is normally required where a large proportion of the investment is repaid during the term of the lease. In these cases, leases are signed with terms of 10, 15 or 20 years.

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

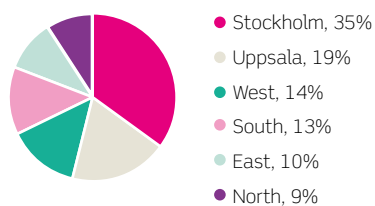
Operating and maintenance costs

Operating costs for the period amounted to SEK 231 million (248), equivalent to SEK 247/m² (264), calculated on a rolling 12-month basis. Of the operating costs, media provision amounted to SEK 164 million (184), equivalent to SEK 171/m² (185). The decrease is mainly attributable to lower costs due to our systematic energy work, as well as to somewhat lower energy prices.

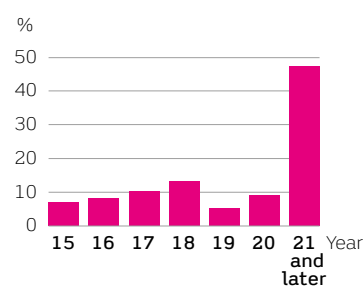
RENTAL REVENUE



RENTAL REVENUE PER REGION



LEASE RENEWAL STRUCTURE



Maintenance costs amounted to SEK 97 million (97). The cost is SEK 194/m² (206), calculated on a rolling 12-month basis. Preventive maintenance and tenant adaptations are slightly lower, while project maintenance increased to SEK 28 million (19). We continue to invest in maintenance in order to maintain the standard of our property holdings.

Property administration

Costs for property administration for the period amounted to SEK 117 million (66). The increase is mainly attributable to our decision to co-finance SEK 40 million for an expansion of the underground from Odenplan to Arenastaden over the next five years. The project will be carried out with others, including the City of Stockholm and the City of Solna.

Changes in value, properties

The changes in the value of properties during the period amounted to SEK 541 million (21), and is mainly the result of reduced yield requirements and cost of capital.

PROPERTY MARKET

During the first quarter of 2015 demand in the Swedish property market continued to be strong and forecasts suggest that 2015 will be yet another record year regarding transaction volumes. The extraordinarily low interest rates have led to an excess of capital in the Swedish market. In the context of declining yield requirements, properties are desirable investments. Demand is particularly high for newly built modern office space with high technical standards. According to forecasts, yield requirements will continue to decline, which, when combined with rising rents in prime locations, will result in higher property values.

The market for community properties is deemed to be stable and is characterised by a few large long-term owners. In recent years, the share of private ownership has increased and some of the largest transactions in the last year have involved private players acquiring community properties. In the light of this, the geographically diverse portfolio of Akademiska Hus offers a good risk spread that can benefit from the growth in strong regional markets, such as university and college towns and cities. A high proportion of specially adapted premises entails an increased risk, particularly in small communities with fewer potential tenants. The risk taken by Akademiska Hus in these locations is limited by access to a very efficient and active rental market. The ongoing investments in new construction and the development of existing property holdings, where the use of campuses is broadening, will in time lead to the campuses becoming more attractive.

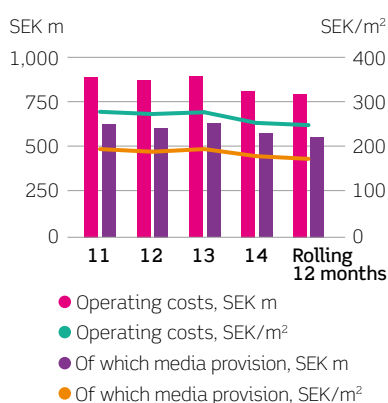
PROPERTIES (PROPERTY VALUATION)

The fair value of Akademiska Hus properties was SEK 62,527 million, compared with SEK 61,437 million at year-end and has been set by means of an internal property valuation of all properties. The total fair value of properties includes projects in progress totalling SEK 5,886 million (5,407). The valuation method used is described in detail in the 2014 Annual Report. The fair value per square metre, excluding the value of properties under construction and expansion reserves, is SEK 17,655 (17,471). There was a positive change in the value of the property holdings during the year totalling SEK 1,090 million, which is equivalent to an increase of 1.8 per cent of the fair value. The average yield requirement was 5.9 per cent (6.0) and the average cost of capital was 8.1 per cent (8.1) following an adjustment for stamp duty.

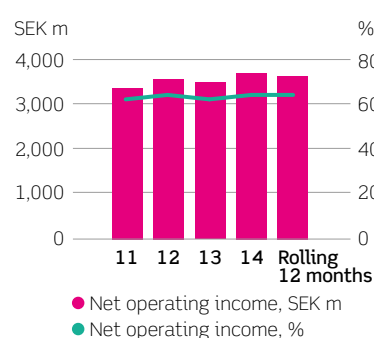
PROPERTIES

Change in property holdings, in SEK m	South	West	East	Uppsala	Stockholm	North	31-03-2015 Group	31-12-2014 Group
Opening fair value	7,889	7,454	4,933	12,459	24,537	4,165	61,437	57,557
+ Investment in new construction and redevelopment	62	21	4	59	388	25	559	2,904
+ Acquisitions	—	—	—	—	—	—	0	100
+ Capitalised interest expense	7	1	—	18	9	—	35	134
- Sales	—	—	—	—	—	—	0	-2,752
+/- Change in value, unrealised	-6	89	42	108	240	24	497	3,494
Of which change in value due to a change in the cost of capital and yield requirement	5	57	34	59	219	22	396	3,070
Of which change in value due adjusted value index (valuation status, average remaining term, property type)	—	7	—	33	63	—	103	-172
Of which capitalised interest expense	-7	-1	—	-18	-9	—	-35	-134
Of which other change in value	-4	26	8	34	-33	2	33	730
CLOSING FAIR VALUE	7,952	7,565	4,979	12,643	25,174	4,214	62,527	61,437

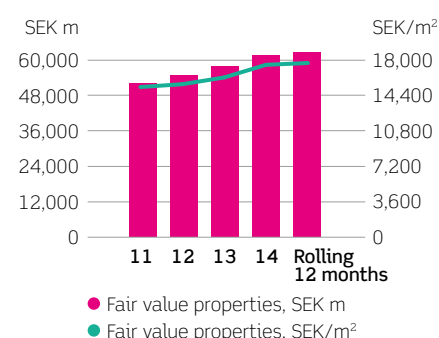
OPERATING COSTS



NET OPERATING INCOME



FAIR VALUE, PROPERTIES



Yield requirements and cost of capital declined further by between 0.05 and 0.15 percentage points during the first quarter, due to general price-driving factors in the property market for community properties. Overall, the positive unrealised change in value attributable to changes in yield requirements and cost of capital during the quarter amounted to SEK 396 million.

In addition to financial parameters, the property value is affected by the level of vacant space, rent levels, net operating income, lease term, property category and type of customer. The Akademiska Hus financial level of vacant space in recent years has been stable at around 1 per cent and it is expected to remain on that level for the next few years.

Each year Akademiska Hus allows the yield requirement, cost of capital and other valuation conditions to be verified by two independent valuation institutes, NAI Svefa and DTZ. External valuations were made by DTZ as a benchmark for the internal cash flow valuations and confirm the reliability of the internal valuation model.

All property valuation includes elements of assessment that have a certain degree of uncertainty. A normal uncertainty range in conjunction with a property valuation is +/- 5–10 per cent, which would be equivalent to approximately SEK 3,100–6,200 million in the Akademiska Hus portfolio.

PROJECT OPERATIONS, INVESTMENTS AND SALES

The project portfolio with decided and planned projects totalled SEK 22,100 million, of which SEK 5,900 million has already been invested. We also have a series of concept projects worth SEK 4,000 million. Concept projects refer to projects deemed probable, but that are uncertain in time and scope. The project portfolio refers to future investments over several years, with an emphasis on Stockholm and Uppsala, where there are several large construction projects. For further information about the large projects, reference can be made to the 2014 Annual Report.

PROJECT PORTFOLIO (SEK M)	31-03-2015	31-12-2014
Decided projects	12,700	11,800
of which already invested in current projects	-5,900	-5,400
REMAINING TO BE INVESTED IN DECIDED PROJECTS	6,800	6,400
Planned projects	9,400	9,200
REMAINDER OF DECIDED AND PLANNED PROJECTS	16,200	15,600
Concept projects	4,000	4,200
TOTAL REMAINING PROJECTS	20,200	19,800

Investment in properties during the period amounted to SEK 559 million (864). Land was sold during the quarter for student housing in the Northern Region. The sales price was SEK 28 million. An additional consideration of SEK 16 million was received for Campus Konradsberg in Stockholm relating to the sale in 2014.

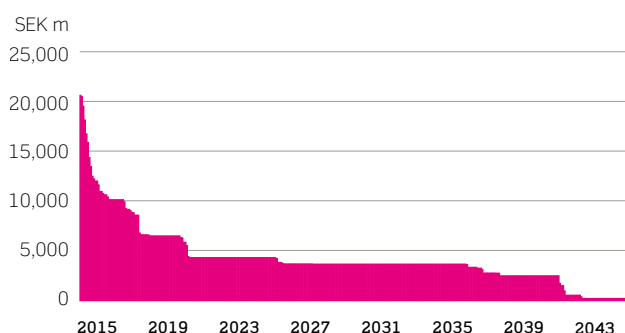
FINANCING

The international financial markets continue to be dominated in the new year by the extraordinarily expansionary monetary policy. The European Central Bank has initiated the previously announced bond purchase programme. In February the Riksbank joined the circle of central banks that have a negative repo rate and are buying government bonds in the secondary market. In March, yet another step was taken with a repo rate of minus 0.25 per cent and the bond purchase programme was expanded. Market rates, both abroad and in Sweden, have continued downwards and several countries now have negative interest rates on government bonds with maturities of up to 7 years. At the end of the period STIBOR had a negative rate for all maturities. The substantial uncertainty has impaired the functioning of markets along with opportunities to implement financial hedges. Many new questions about handling negative interest rates arose in this new environment for both banks and end customers, ranging from contract issues to systemic issues.

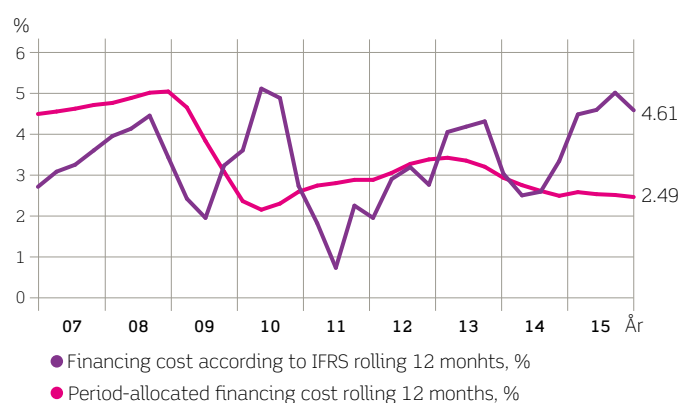
FINANCING COST, BREAKDOWN

	01-01-2015- 31-03-2015	01-01-2014- 31-03-2014	01-01-2014- 31-12-2014
Loan financing cost, including charges, %	1.67	2.16	2.01
Interest swaps, net interest, %	0.58	0.43	0.42
FINANCING COST, %	2.25	2.59	2.43
Changes in value, financial derivatives, %	2.53	3.83	2.61
TOTAL FINANCING COST, %	4.78	6.42	5.04

DEBT MATURITY



COMPARISONS BETWEEN DIFFERENT ANNUALISED FINANCING COST CALCULATIONS



Tripled investment in solar energy

The sun generates over 1,000,000 kWh per year through Akademiska Hus' existing facilities and provides sustainable energy for Swedish universities for a long time to come. Over the next few years, Akademiska Hus plans to triple its renewable energy from solar cells.

One of the most important sustainability targets for Akademiska Hus is to reduce its purchased energy per square metre by 50 per cent by 2025 compared with 2000. As part of this effort, the company is now investing to ensure that the sun will account for an increasing share of renewable energy.



Akademiska Hus noted continued stability in the important ECP market and it has been possible to refinance loans without restrictions. In January 2015 we carried out our first bond issue since 2013 – an eleven year bond for SEK 500 million.

The fixed interest period in the basic portfolio remained relatively stable at around 3.5 years during the period. Interest rate derivatives continue to serve as a means to maintain the fixed interest period. The value of the interest rate derivatives portfolio continued to decline as a result of the continued declining interest rates.

Net loan debt

The fixed interest period and maturity structure for net loan debt is shown in the following table:

NET LOAN DEBT

	SEK m	Fixed interest, years, March 2015	Fixed interest, years, Dec. 2014	Maturity, years, March 2015	Maturity, years, Dec. 2014
Long-term portfolio	3,155	25.3	25.6	25.3	25.6
Basic portfolio	14,800	3.5	3.4	1.8	1.6
Total portfolio		8.0	7.1	5.9	5.8

Net interest income and expense

The net interest income and expense was SEK –224 million (–306) during the period, of which SEK –131 million (–197) relates to changes in value of financial derivatives, of which –121 million (–189) is unrealised. The changes in value are an effect of falling market rates. Net interest income and expense is equivalent to an interest cost of 4.8 per cent (6.4) during the period in which the changes in value correspond to an increase in interest expense of 2.5 percentage points (3.8). Interest-bearing net loan liabilities decreased by SEK 44 million since the beginning of the year and

amounted to SEK 18,827 million. The interest coverage ratio, calculated on the cash flow impact of net interest income and expense, amounted to 651 per cent (677).

Effect of financial derivatives on profit

Independent interest rate derivative instruments are reported at market value (fair value) and variations in market values are recognised in net interest income and expense. Interest derivatives are mainly entered into with the aim of extending the fixed interest period in the liability portfolio, which largely consists of financing at variable interest rates. Falling interest rates entail a negative impact on profit from these interest rate derivatives; the opposite is true when interest rates rise. The changes in value relate to the changed current value of future cash flows from interest rate derivatives, at prevailing interest rates. Consequently these do not have any immediate effect on cash flow, as long as they remain unrealised. Certain interest rate derivatives are closed and settled on an ongoing basis (monthly or quarterly) and replaced with new ones, which means that profits are continuously realised. Falling interest rates, combined with interest rate derivatives for purposes of extension, mean that interest expense will be higher than if the extension had not been implemented. However, the lower interest rate can be used when refinancing and with sales of fixed interest at a later date. As time passes, no surplus or deficit values of interest rate derivatives will remain at maturity.

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

RISK MANAGEMENT

Akademiska Hus' property portfolio has a strategic risk. Campuses have a specific purpose and are not in a broad sense general for other purposes. Properties are purchased and sold to handle the strategic risk in the property portfolio.

The Board decides each year on long-term development, the strategic plan, the competitive situation and total risk exposure. The Board of Directors has routines and processes for examining how the organisation handles the risks that can arise in business operations. This means that risks can be identified, analysed, assessed and handled effectively. Major disputes are reported on an ongoing basis to the Board of Directors.

An Audit Committee assists the Board in matters related to financial risk, reporting and control, as well as property valuation. In addition, there is a Finance Committee, which follows financial risks in more detail and prepares the means to handle these risks.

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

Rental revenue is assured through long leases. The average term for a newly signed lease with Akademiska Hus is 11 years and the average remaining lease term is 5.9 years. Follow-up of vacant space is a top priority and special measures are prepared. Vacant space was 3.6 per cent of the floor space and 1.0 per cent of the rental value. Compared with other property companies the level of vacant space at Akademiska Hus is very low.

Akademiska Hus is not exposed fully to increases in operating costs as about 50 per cent of the cost of media provision is passed on to tenants as a rent supplement.

The use of energy is hedged to offset any price increases. The purchase of energy takes place directly through Nord Pool and is

governed by the Company's "Guidelines for Purchasing Electricity". Maintenance costs are largely variable and can be reduced to counter a decrease in profit or increase in vacant space. The management organisation is working on maintenance planning for each individual building. The measures taken over the years have meant that the property holdings are now well maintained.

Akademiska Hus carries on financing operations with well adapted strategies, striking a balance between financial risks and a low financing cost. The Finance Policy decided by the Board of Directors lays down the Group's risk approach and how exposure to financial risks will be handled. The interest risk in the liability portfolio is handled within a separate fixed interest mandate. For a more detailed description of Akademiska Hus' risk management, please see the 2014 Annual Report.

FINANCIAL OBJECTIVES

The owner's financial objectives are as follows:

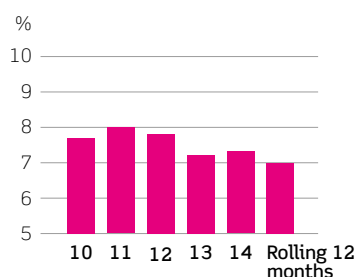
- Return on operating capital excluding changes in value should be at least 6.5 per cent (see definition on page 15).
- The dividend should be between 40 and 60 per cent of the profit for the year after tax, after reversal of changes in value and with related deferred tax.
- The equity ratio should be between 30 and 40 per cent.

The Group has a current equity ratio of 48.1 per cent. To allow for adjustment of the capital structure, the Board of Directors proposed that the annual general meeting creates additional non-restricted equity of SEK 5,000 million. See page 14 for more information.

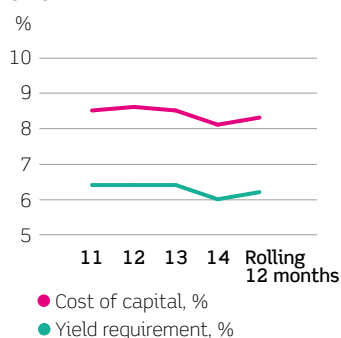
EVENTS AFTER THE END OF THE REPORTING PERIOD

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

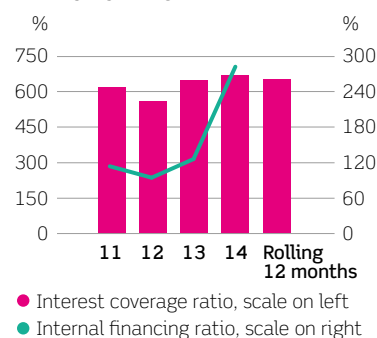
RETURN ON OPERATING CAPITAL, %



YIELD REQUIREMENT AND COST OF CAPITAL



INTEREST COVERAGE RATIO AND INTERNAL FINANCING RATIO



Not recognised on a rolling 12-month basis because property sales conducted in 2014 affect the calculation so that the figures are not comparable.

INCOME STATEMENTS
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

**CONSOLIDATED INCOME STATEMENT,
SUMMARY, SEK M**

	2015 Jan.-March	2014 Jan.-March	Rolling 12 months Apr. 2014- March 2015	2014 Full-year
Rental revenue	1,353	1,372	5,476	5,495
Other property management income	51	51	186	186
Total property management income	1,404	1,423	5,662	5,681
Operating costs	-231	-248	-791	-808
Maintenance costs	-97	-97	-621	-621
Property administration	-117	-66	-377	-326
Other property management expenses	-57	-59	-207	-209
Total costs from property management	-502	-470	-1,996	-1,964
NET OPERATING INCOME	902	953	3,666	3,717
Central administration costs	-8	-15	-39	-46
Changes in value, properties	541	21	4,049	3,529
PROFIT BEFORE FINANCIAL ITEMS	1,435	959	7,676	7,200
Net financial income/expense	-224	-306	-857	-939
PROFIT BEFORE TAX	1,211	653	6,819	6,261
Tax	-267	-146	-1,167	-1,046
PROFIT FOR THE PERIOD	944	507	5,652	5,215
Of which attributable to the shareholder in the Parent Company	944	507	5,652	5,215
PROFIT PER SHARE				
Profit per share, SEK	442	237	2,647	2,443
Profit per share after dilution, SEK	442	237	2,647	2,443
Number of shares, average and at the period-end	2,135,000	2,135,000	2,135,000	2,135,000

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME,
SUMMARY, SEK M**

	2015 Jan.-March	2014 Jan.-March	Rolling 12 months Apr. 2014- March 2015	2014 Full-year
Profit for the period	944	507	5,652	5,215
Reclassifiable items				
Profit/loss from cash flow hedges	-1	3	66	70
Tax attributable to cash flow hedges	—	—	-7	-7
Cash flow hedges, dissolved against profit and loss	1	-2	-34	-37
Non-reclassifiable items				
Revaluation of defined benefit pensions	—	—	-63	-63
Tax attributable to pensions	—	—	14	14
TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD	—	1	-24	-23
COMPREHENSIVE INCOME FOR THE PERIOD	944	508	5,628	5,192
Of which attributable to the shareholder in the Parent Company	944	508	5,628	5,192

BALANCE SHEET
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

CONSOLIDATED STATEMENT OF FINANCIAL POSITION, SUMMARY, SEK M

	31-03-2015	31-03-2014	31-12-2014
ASSETS			
Non-current assets			
Tangible non-current assets			
Properties	62,527	58,413	61,437
Equipment, fixtures and fittings	17	17	13
Total tangible, non-current assets	62,544	58,430	61,450
Financial assets			
Derivatives	2,149	951	1,478
Other non-current receivables	485	394	471
Total financial assets	2,634	1,345	1,949
Total non-current assets	65,178	59,775	63,399
Current assets			
Current receivables			
Derivatives	548	414	807
Other current receivables	813	1,161	955
Total current receivables	1,361	1,575	1,762
Cash and cash equivalents	4,888	2,544	4,558
Total cash and cash equivalents	4,888	2,544	4,558
Total current assets	6,249	4,119	6,320
TOTAL ASSETS	71,427	63,894	69,719
EQUITY AND LIABILITIES			
Equity	34,376	30,122	33,432
LIABILITIES			
Non-current liabilities			
Loans	13,801	15,966	13,032
Derivatives	832	381	735
Deferred tax	7,911	7,055	7,753
Other non-current liabilities	462	341	419
Total non-current liabilities	23,006	23,743	21,939
Current liabilities			
Loans	9,802	6,612	10,092
Derivatives	126	84	109
Other current liabilities	4,117	3,333	4,147
Total current liabilities	14,045	10,029	14,348
Total liabilities	37,051	33,772	36,287
TOTAL EQUITY AND LIABILITIES	71,427	63,894	69,719
MEMORANDUM ITEMS			
Pledged assets	273	179	350
Contingent liabilities	4	4	4

STATEMENTS OF CASH FLOWS
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

**CHANGES IN GROUP
EQUITY IN BRIEF, SEK M**

	Attributable to the Parent Company's shareholder					
	Share capital	Other contributed capital	Hedge reserve	Actuarial gains and losses	Profit brought forward	Total equity
Equity, 01-01-2014	2,135	2,135	-45	72	25,317	29,614
Total comprehensive income, Jan.-March 2014	—	—	1	—	507	508
EQUITY, 31-03-2014	2,135	2,135	-44	72	25,824	30,122
Dividend	—	—	—	—	-1,374	-1,374
Reduction of share capital ¹⁾	-1,000	—	—	—	1,000	—
Bonus issue ¹⁾	1,000	—	—	—	-1,000	—
Total comprehensive income, April-Dec. 2014	—	—	25	-49	4,708	4,684
EQUITY, 31-12-2014	2,135	2,135	-19	23	29,158	33,432
Total comprehensive income, Jan.-March 2015	—	—	—	—	944	944
EQUITY, 31-03-2015	2,135	2,135	-19	23	30,102	34,376

1) On 28 April 2014 the Annual General Meeting reached a decision to reduce the Parent Company's share capital by SEK 1,000,000,000 for allocation to non-restricted equity. Furthermore, the Annual General Meeting approved a bonus issue of SEK 1,000,000,000 by raising the value of properties.

CONSOLIDATED STATEMENT OF CASH FLOWS, SUMMARY, SEK M

	2015 Jan.-March	2014 Jan.-March	2014 full year
CURRENT OPERATIONS			
Profit before tax	1,211	653	6,261
Adjustment for items not included in the cash flow	-258	100	-3,222
Tax paid	-84	-386	-633
CASH FLOW FROM CURRENT OPERATIONS BEFORE CHANGES IN WORKING CAPITAL	869	367	2,406
CASH FLOW FROM CHANGES IN WORKING CAPITAL			
Increase (-)/decrease (+) in current receivables	135	-70	187
Increase (+)/decrease (-) in current liabilities	9	-239	568
CASH FLOW FROM CURRENT OPERATIONS	1,013	58	3,161
INVESTMENTS			
Investment in properties	-559	-864	-3 004
Sale of properties	28	56	2 797
Investment in other non-current assets	-5	—	-3
Increase in non-current receivables	-136	—	-229
Decrease in non-current receivables	—	53	—
CASH FLOW FROM INVESTMENTS	-672	-755	-439
FINANCING			
Raising of interestbearing loans, excluding refinancing	—	552	521
Amortisation of interest-bearing liabilities	-11	—	—
Dividend paid	—	—	-1 374
CASH FLOW FROM FINANCING	-11	552	-853
CASH FLOW FOR THE PERIOD	330	-145	1 869
Cash and cash equivalents at the beginning of the year	4,558	2,689	2,689
Closing cash and cash equivalents	4,888	2,544	4,558

SEGMENT INFORMATION
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

THE GROUP'S GEOGRAPHICAL SEGMENTS IN BRIEF

SEGMENT INFORMATION
01-01-2015-31-03-2015, SEK M

	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions*	Group
Revenue, including other operating revenue	188	202	138	262	493	121	1,404	—	1,404
Property management costs, including other operating costs	-64	-64	-40	-72	-165	-46	-451	-51	-502
NET OPERATING INCOME	124	138	98	190	328	75	953	-51	902
Central administration costs									-8
Changes in value, properties									541
PROFIT BEFORE FINANCIAL ITEMS									1,435
Profit/loss from financial items (net)									-224
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									1,211
Total assets include:									
Properties	7,952	7,565	4,979	12,643	25,174	4,214	62,527	—	62,527
of which invested during the year	62	21	4	59	388	25	559	—	559

SEGMENT INFORMATION
01-01-2014-03-31-2014

	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions*	Group
Revenue, including other operating revenue	184	205	141	240	511	142	1,423	—	1,423
Property management costs, including other operating costs	-69	-63	-40	-75	-127	-62	-436	-34	-470
NET OPERATING INCOME	115	142	101	165	384	80	987	-34	953
Central administration costs									-15
Changes in value, properties									21
PROFIT BEFORE FINANCIAL ITEMS									959
Profit/loss from financial items (net)									-306
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									653
Total assets include:									
Properties	7,246	6,964	4,655	11,214	24,114	4,220	58,413	—	58,413
of which invested during the year	133	25	3	172	508	23	864	—	864

SEGMENT INFORMATION
1-1-2014-31-12-2014, SEK M

	South	West	East	Uppsala	Stockholm	North	Total, operating segments	Other opera- tions*	Group
Revenue, including other operating revenue	745	804	549	1,038	2,018	526	5,680	1	5,681
Property management costs, including other operating costs	-270	-271	-155	-291	-593	-233	-1,813	-151	-1,964
NET OPERATING INCOME	475	533	394	747	1,425	293	3,867	-150	3,717
Central administration costs									-46
Changes in value, properties									3,529
PROFIT BEFORE FINANCIAL ITEMS									7,200
Profit/loss from financial items (net)									-939
PROFIT BEFORE TAX ACCORDING TO THE STATEMENT OF COMPREHENSIVE INCOME									6,261
Total assets include:									
Properties	7,889	7,454	4,933	12,459	24,537	4,165	61,437	—	61,437
of which invested during the year	597	161	12	591	1,570	73	3,004	—	3,004

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

PARENT COMPANY INCOME STATEMENTS
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

**PARENT COMPANY INCOME STATEMENT,
SUMMARY, SEK M**

	2015 Jan.-March	2014 Jan.-March	2014 full year
Rental revenue	1,353	1,372	5,495
Other property management income	95	63	1,732
Total property management income	1,448	1,435	7,227
Operating costs	-230	-248	-808
Maintenance costs	-97	-97	-625
Property administration	-110	-66	-313
Other property management expenses	-58	-59	-215
Total costs from property management	-495	-470	-1,961
NET OPERATING INCOME	953	965	5,266
Central administration costs	-8	-15	-46
Depreciation and impairments as well as reversed impairments in property management	-329	-312	-1,176
PROFIT BEFORE FINANCIAL ITEMS	616	638	4,044
Net financial income/expense	-258	-333	-1,073
PROFIT AFTER FINANCIAL ITEMS	358	305	2,971
Appropriations	—	—	-243
PROFIT BEFORE TAX	358	305	2,728
Tax	-79	-67	-270
PROFIT FOR THE PERIOD	279	238	2,458

**PARENT COMPANY STATEMENT OF COMPREHENSIVE INCOME,
SUMMARY SEK M**

	2015 Jan.-March	2014 Jan.-March	2014 full year
Profit for the period	279	238	2,458
Reclassifiable items			
Profit/loss from cash flow hedges	-1	3	69
Tax attributable to cash flow hedges	—	—	-7
Cash flow hedges, dissolved against profit and loss	1	-2	-37
TOTAL, OTHER COMPREHENSIVE INCOME FOR THE PERIOD	—	1	25
COMPREHENSIVE INCOME FOR THE PERIOD	279	239	2,483
PROFIT PER SHARE			
Profit per share, SEK	131	112	1,163
Profit per share after dilution, SEK	131	112	1,163
Number of shares, average and at the period-end	2,135,000	2,135,000	2,135,000

PARENT COMPANY BALANCE SHEET
AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

PARENT COMPANY BALANCE SHEET, SUMMARY, SEK M

31-03-2015

31-03-2014

31-12-2014

ASSETS			
Non-current assets			
Tangible non-current assets			
Properties	32,836	31,245	32,605
Equipment, fixtures and fittings	17	17	13
Total tangible, non-current assets	32,853	31,262	32,618
Financial assets			
Shares in Group companies	1	1	1
Derivatives	2,149	951	1,478
Other non-current receivables	485	394	471
Total financial assets	2,635	1,346	1,950
Total non-current assets	35,488	32,608	34,568
Current assets			
Current receivables			
Derivatives	548	414	807
Other current receivables	813	1,166	955
Total current receivables	1,361	1,580	1,762
Cash and cash equivalents	4,888	2,544	4,558
Total cash and cash equivalents	4,888	2,544	4,558
Total current assets	6,249	4,124	6,320
TOTAL ASSETS	41,737	36,732	40,888
EQUITY AND LIABILITIES			
EQUITY	8,446	6,297	8,167
Untaxed reserves	3,693	3,450	3,693
Non-current liabilities			
Loans	13,801	15,966	13,032
Derivatives	832	381	735
Deferred tax	598	331	627
Other non-current liabilities	319	276	283
Total non-current liabilities	15,550	16,954	14,677
Current liabilities			
Loans	9,802	6,612	10,092
Derivatives	126	84	109
Other current liabilities	4,120	3,335	4,150
Total current liabilities	14,048	10,031	14,351
Total liabilities	29,598	26,985	29,028
TOTAL EQUITY AND LIABILITIES	41,737	36,732	40,888
MEMORANDUM ITEMS			
Pledged assets	273	179	350
Contingent liabilities	4	4	4

CHANGES IN PARENT COMPANY'S EQUITY, IN BRIEF, AMOUNTS IN SEK M	Restricted equity		Non-restricted equity		Total equity
	Share capital	Statutory reserve	Fair value reserve	Profit for the year brought forward	
EQUITY, 01-01-2014	2,135	2,135	-45	1,833	6,058
Total comprehensive income, Jan.-March 2014	—	—	1	238	239
EQUITY, 31-03-2014	2,135	2,135	-44	2,071	6,297
Dividend	—	—	—	-1,374	-1,374
Reduction of share capital ¹⁾	-1,000	—	—	1,000	0
Bonus issue ¹⁾	1,000	—	—	—	1,000
Total comprehensive income, April-Dec. 2014	—	—	25	2,220	2,244
EQUITY, 31-12-2014	2,135	2,135	-19	3,917	8,167
Total comprehensive income, Jan-Dec 2014	—	—	—	279	279
EQUITY, 31-03-2015	2,135	2,135	-19	4,196	8,446

1) On 28 April 2014 the Annual General Meeting reached a decision to reduce the Parent Company's share capital by SEK 1,000,000,000 for allocation to non-restricted equity. Furthermore, the Annual General Meeting approved a bonus issue of SEK 1,000,000,000 by raising the value of properties.

PARENT COMPANY

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

Revenue and profit/loss

The Company's revenue totalled SEK 1,448 million (1,435). Of this amount, revenue from subsidiaries accounted for SEK 0 million (0). The profit before financial items was SEK 616 million (638) and net financial income/expense was SEK -258 million (-333). The profit after financial items was SEK 358 million (305).

Investments

Investment in machinery and equipment amounted to SEK 5 million (0) and in properties to SEK 559 million (864).

Equity

Equity amounted to SEK 8,446 million compared with the figure of SEK 8,167 million at the previous year-end. The Board proposes that the Annual General Meeting resolve on a dividend of SEK 676.81 (643.56) per share, a total of SEK 1,445 million.

In order to make it possible to adjust the Group's capital structure to the owner's objective for the equity ratio, the Board proposes that the Annual General Meeting resolve to reduce share capital by a total of

SEK 5,000 million for allocation to non-restricted equity. Furthermore, the Board proposes bonus issues for about the same amount to restore share capital to its original level. The bonus issues will be carried out through revaluations of investment properties.

After the proposed measures and after the Board's proposed dividend, the Parent Company's non-restricted equity will amount to SEK 7,732 million.

ACCOUNTING PRINCIPLES

Akademiska Hus complies with the EU-endorsed International Financial Reporting Standards (IFRS). This Interim Report for the Group has been prepared according to IAS 34 Interim Financial Reporting, and for the Parent Company in accordance with the Annual Accounts Act and the recommendation of the Financial Reporting Board, RFR 2 Accounting for Legal Entities.

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

New accounting principles 2015

No new or amended IFRSs that have an impact on Akademiska Hus' accounting have entered into force in 2015.

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

The President hereby certifies that this Interim Report provides a true and fair overview of the Company's and the Group's operations, financial position and results and describes material risks and uncertainties that the Company and the companies that form part of the Group face.

Gothenburg, 28 April 2015

Kerstin Lindberg Göransson
President

DEFINITIONS

AKADEMISKA HUS | INTERIM REPORT JANUARY 1 - MARCH 31, 2015

DEFINITIONS

Equity ratio

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

Financing cost according to IFRS

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

Floor space, m², gross

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

Floor space, m²

Rentable floor space in square metres.

Interest coverage ratio

Profit before financial items, excluding changes in the value of properties in relation to net financial income/expense, excluding changes in value, financial derivatives, including period allocation of realised profits from derivatives and including capitalised interest in projects.

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.

Internal financing ratio

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

Loan-to-value ratio

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

Maintenance costs

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

Net investments

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

Net operating income ratio

Net operating income in relation to management income.

Operating capital

Equity plus interest-bearing net loan liability.

Operating costs

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

Period-allocated financing cost

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

Property administration

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

Rental and vacancy levels

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

Return on equity after standard tax

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

Return on operating capital

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

Return on total assets

The operating profit plus financial income in relation to the average total assets.

Rental revenue

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

Total yield

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

Yield

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

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REPORT CALENDAR

Annual General Meeting	28 April 2015
Interim Report, 2rd Quarter 2015	15 July 2015
Interim Report, 3rd Quarter 2015	28 October 2015
Year-end report 2015	February 2016
Annual Report 2015	March 2016



AKADEMISKA HUS