



Interim report

January–September 2022

January–September in brief

- Rental income was MSEK 2,366 (2,276), up 4.0 percent on the same period of 2021.
- Rental income for the like-for-like portfolio rose MSEK 62 or 3.2 percent.
- Net operating income was MSEK 1,381 (1,359), up 1.6 percent on the same period of 2021.
- Income from property management fell by MSEK 69 or 5.9 percent to MSEK 1,101 (1,170).
- The change in value of investment properties was MSEK 178 (2,142).
- The change in value of financial derivative instruments and loans in foreign currency was MSEK 1,061 (160).
- Profit before tax for the period was MSEK 2,340 (3,472). Profit after tax was MSEK 1,876 (2,857).
- Property acquisitions during the period amounted to MSEK 500 (532). The Company is now established in Lund following the acquisition of development properties in the Västerbro neighborhood. In addition, a residential property was acquired in Kalmar's Bergagårdshöjden neighborhood plus two development properties in Sollentuna.
- The Lagern 6 property in Stockholm has been sold and will be vacated in Q4.
- Property investments in the period totaled MSEK 1,779 (1,215).

Rental income

MSEK 2,366

Net operating income

MSEK 1,381

Profit after tax

MSEK 1,876

Rikshem in summary

	Jan–Sep 2022	Jan–Sep 2021	Oct 2021– Sep 2022	2021 Jan–Dec
Rental income, MSEK	2,366	2,276	3,152	3,062
Net operating income, MSEK	1,381	1,359	1,790	1,768
Income from property management, MSEK	1,101	1,170	1,457	1,526
Profit, MSEK	1,876	2,857	4,950	5,931
Market value of properties, MSEK	61,238	54,809	61,238	58,780
Number of apartments	28,823	28,512	28,823	28,514
Lettable area, 1,000 sqm	2,239	2,216	2,239	2,216
Economic occupancy rate, %	96.4	96.0	96.4	95.8
Average lease term, years*	7.8	8.3	7.8	8.3
Loan-to-value ratio, %	47	49	47	46
Interest-coverage ratio, multiple (R12)	3.6	3.9	3.6	3.6
Equity, MSEK	30,731	25,778	30,731	28,855
Total return incl. joint ventures, % (R12)	9.6	9.3	9.6	13.9
Return on equity, % (R12)	17.5	15.6	17.5	22.9

* Pertains to properties for public use.
See page 21 for definitions of key figures.

Sustainability provides stability

The property sector has had a long period where conditions have been favorable. We are now facing a new reality with the invasion of Ukraine, high inflation and interest rate hikes. Experts cannot agree on future developments, apart from the fact that there will be an economic downturn, but how deep it will be and how long it lasts remains to be seen. Even though it means that we, like others, need to review the business Rikshem is holding its ground – we are sustainable, we operate in stable segments and have strong owners. In times like these, our stability is something that is particularly appreciated by tenants, employees and the financial market. The latter is noticeable, among other things, when we under autumn has succeeded in issuing several bonds in a challenging capital market.

Inflation-proof properties for public use

Rikshem increased its income by 4.0 percent during the period and by 3.2 percent for comparable properties. Our active letting efforts are producing results and vacancies are down; both the market vacancy rate and the project vacancy rate have fallen. But in spite of this, property costs are increasing at a faster rate than income, primarily due to sharply increasing electricity costs, which is one of the major cost items for a property company such as Rikshem. In the properties for public use segment, however, the vast majority of contracts are indexed and therefore inflation-proof which partly compensates for the increase in expenses. Net operating income was up 1.6 percent during the period and up 0.7 percent for comparable properties. Rising interest rates are also affecting Rikshem, but with our relatively long interest and debt duration, it takes time before higher interest rates have a significant impact. The yield requirements generally correlate with the interest rate and we work to strengthen our cash flows by continuously develop our portfolio.

New conditions for rent reviews

Prior to the annual housing rent reviews, the market partners have agreed on five factors that reviews must focus on. These relate partly to actual administration costs, and partly to developments in the national economy. Hopefully, this will result in



Anette Frumerie, CEO

reviews that work better this year and lead to a faster process so that tenants are not affected by retrospective increases to the same extent as in previous years. This is especially important this year when it is clear that rents need to be increased significantly more than in recent years in order to offset high electricity prices for example. In order to secure the role of rental apartments in the market, it is vital that property companies cover their cost increases.

Higher renovation rate and more energy projects

We have a number of residential projects under construction, but due to the uncertain market that is resulting in high costings, we are more cautious ahead of the start of new construction projects. Instead, we are increasing our focus on renovating our properties, where we are working on the basis of our new renovation model, primarily with tenants who are still living in the properties.

“ So far, 2022 is our best year in terms of energy efficiency and we are working to further reduce consumption.”

This model reduces the need to vacate buildings for an extended period and will bring down our project vacancy rate. It also helps reduce the costs of emergency maintenance that is often associated with water damage in older buildings requiring renovation, as we can get started on renovations more quickly with the new model. Our energy investments are gathering pace and we are embarking on more energy projects. So far, 2022 is our best year in terms of energy efficiency. To further reduce consumption, we make the best of what is already in place and carry out the necessary modifications, monitor temperatures in stairwells, and ensure that unused premises do not consume power or are heated unnecessarily. We also inform our

tenants about what they can do to reduce their electricity consumption.

Development together with municipalities

In collaboration with municipalities across Sweden, we are developing modern retirement homes that are fit for purpose. Together with Nacka Municipality, we have drawn up a proposal to increase the amount of living space at the Talliden retirement home, a development project that is currently underway. The property, which was built in the 1950s, will be modernized, extended and adapted to meet current and future requirements for this type of property. We create high-quality homes for residents, but also a modern workplace for the people who work there. An overhaul of existing facilities and installation of ground-source heating will make a positive contribution from a sustainability perspective.

Award-winning retirement home

The Harplinge retirement home in Halmstad won the international ELCA Trend Award in September. The European Landscape Contractors Association presents the award to projects that meet the highest professional standards in the landscaping sector. Read more on page 9.

An even better company going forward

An unsettled world and an unsettled market provide a reason to examine what you are working on and how you are doing it – both in terms of the big things and the small things. I am confident that Rikshem will be stable both today and in the future. Our efforts are going to plan and we are developing where necessary in order to manage the changes that affect us. This means that together we are building an even better company for the future.

Anette Frumerie, CEO

One of Sweden's largest private property companies

Rikshem owns, develops and manages residential properties and properties for public use, sustainably and for the long term. The properties are located in selected growth areas across Sweden. Rikshem's vision is to make a difference in developing the good community.

Market value

SEK 65 billion

The market value of the properties totals MSEK 64,657 (including Rikshem's share of the property value in joint ventures).

Residential

29,000

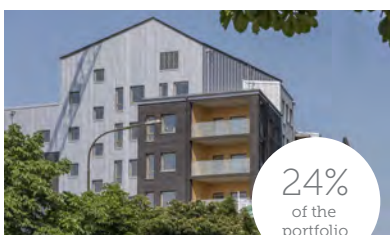
Rikshem has approximately 29,000 apartments: a mix of rental apartments, senior accommodation, student accommodation and youth apartments.

Properties for public use

30%

30 percent of Rikshem's portfolio comprises properties for public use, primarily nursing homes, as well as preschools and schools.

Our biggest areas in terms of property management (share of property value)



24%
of the
portfolio

Uppsala

Number of apartments: **6,529**
Share of properties for public use: **33%**
Total area (sqm): **423,254**



22%
of the
portfolio

Greater Stockholm

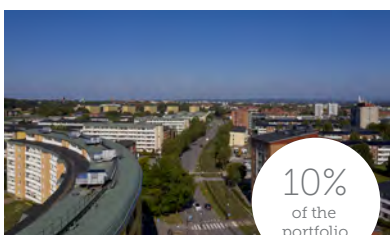
Number of apartments: **4,502**
Share of properties for public use: **48%**
Total area (sqm): **471,929**



10%
of the
portfolio

Helsingborg

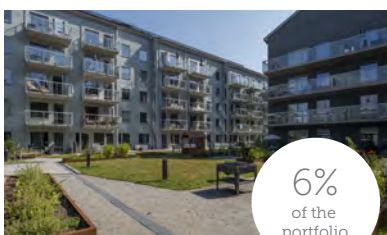
Number of apartments: **3,529**
Share of properties for public use: **1%**
Total area (sqm): **253,812**



10%
of the
portfolio

Norrköping

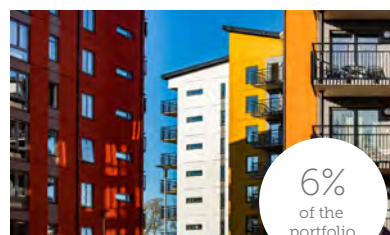
Number of apartments: **3,380**
Share of properties for public use: **5%**
Total area (sqm): **237,769**



6%
of the
portfolio

Västerås

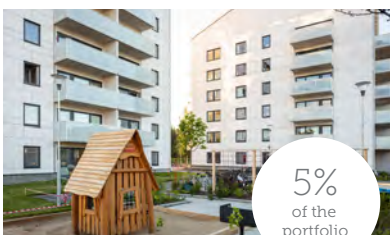
Number of apartments: **1,807**
Share of properties for public use: **35%**
Total area (sqm): **132,171**



6%
of the
portfolio

Kalmar

Number of apartments: **1,671**
Share of properties for public use: **43%**
Total area (sqm): **153,747**



5%
of the
portfolio

Umeå

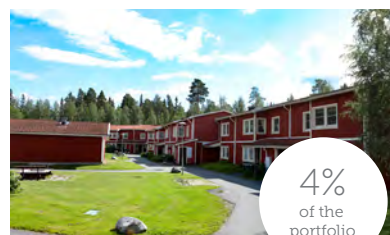
Number of apartments: **1,656**
Share of properties for public use: **5%**
Total area (sqm): **115,219**



5%
of the
portfolio

Luleå

Number of apartments: **1,913**
Share of properties for public use: **15%**
Total area (sqm): **159,257**



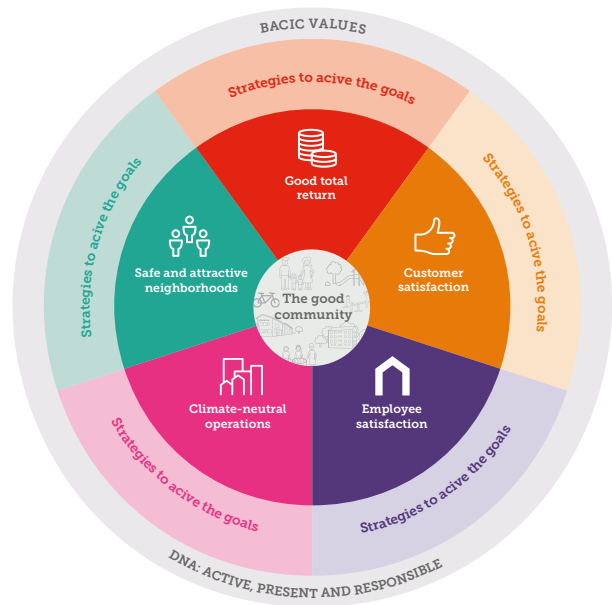
4%
of the
portfolio

Östersund

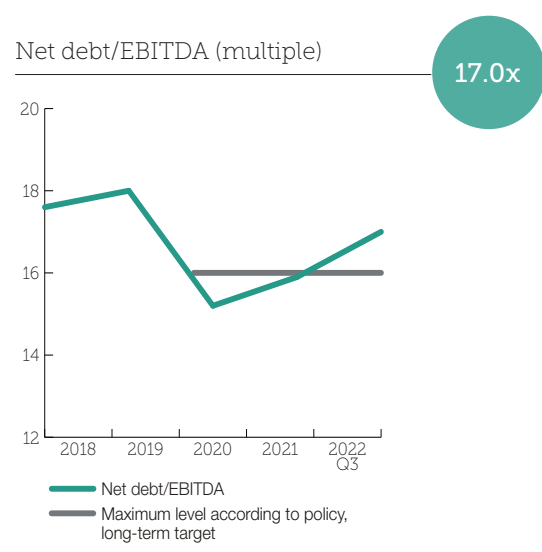
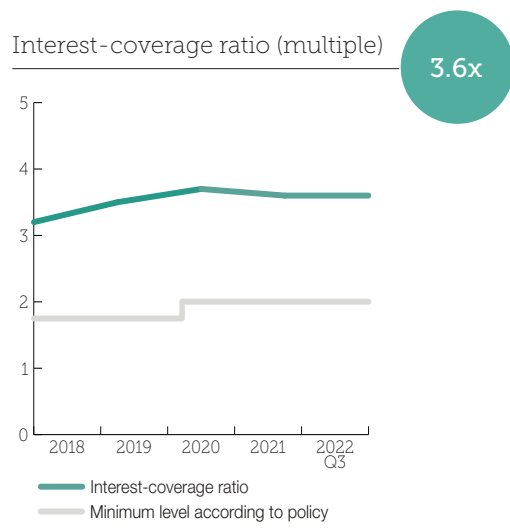
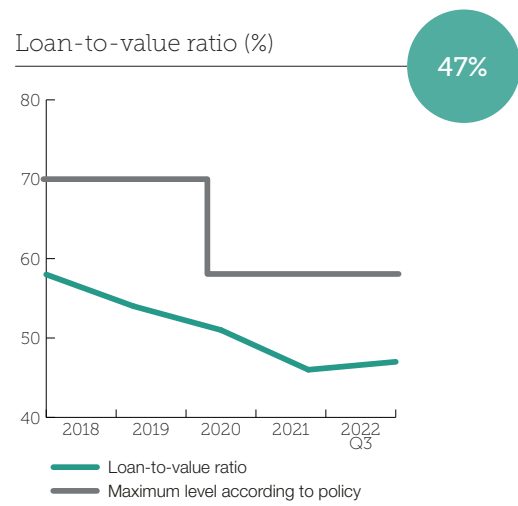
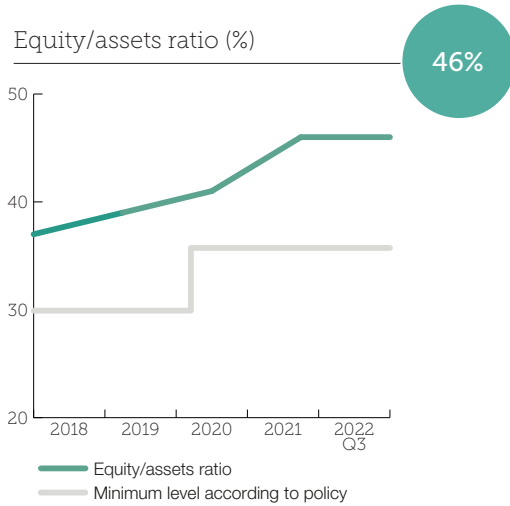
Number of apartments: **1,883**
Share of properties for public use: **0%**
Total area (sqm): **136,603**

Rikshem's targets

Rikshem has five long-term targets that guide the focus of our operations. The business is run according to a number of strategies intended to contribute to achieving these targets.



Rikshem's key financial indicators



Rikshem's overall key financial indicators have consistently been strengthened in recent years. The target is for net debt/EBITDA to be below 16x long term.

This level has been exceeded, mainly because of an increased project volume – entailing higher net debt – and higher utility costs.

The indicator will be able to be restored to levels below 16x by continued focus on portfolio optimization and net operating income.

Income, costs and profit

Net operating income

Rental income increased by MSEK 90 or 4.0 percent compared with the same period of 2021 to MSEK 2,366 (2,276). The increase mainly relates to the annual rent adjustment and effects of investments that impact rent. Rental income for the like-for-like portfolio rose MSEK 62.2 or 3.2 percent.

Property expenses for the period increased by MSEK 68 or 7.4 percent to MSEK 985 (917). Expenses for the like-for-like portfolio increased by MSEK 54.1 or 7.1 percent. The main contributor to this was higher utility costs, particularly for electricity as a result of the increase in electricity prices. Costs for planned maintenance increased as forecast, while costs for emergency maintenance decreased. The cost allocation was changed during the first quarter in order to better reflect the cost structure used by MSCI. Some of the costs that were previously recognized as operating expenses are now recognized under Central administration. This increases the Central administration costs for the period by MSEK 19.

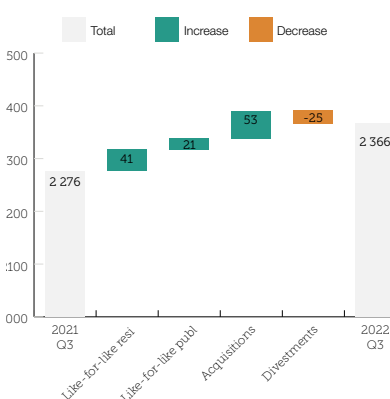
Overall, total net operating income increased by MSEK 22 year on year, amounting to MSEK 1,381 (1,359). Net operating income for the like-for-like portfolio increased by MSEK 8.2 million or 0.7 percent.

The vacancy rate fell during the period, especially in the third quarter. At the end of the period, the vacancy rate for apartments was 3.7 percent (4.9). Adjusted for apartments that have been vacated for renovation, the market vacancy rate was 1.0 percent (1.5). The economic occupancy rate for properties for public use was 98.3 percent (97.7), and 96.4 percent (96.0) for the portfolio as a whole.

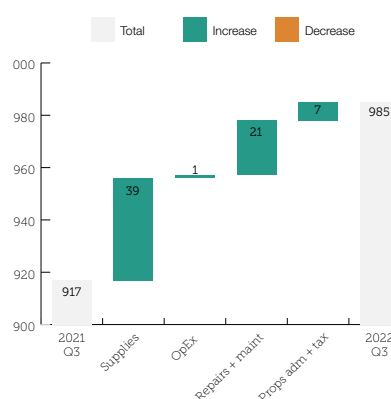
The average remaining lease term for properties for public use was 7.8 years (8.3). A high proportion of the new leases signed for 15–20 years relates to acquisitions. When leases are renewed, it is normally for shorter periods.

Income statement MSEK	2022 Jan–Sep	2021 Jan–Sep
Rental income	2,366	2,276
Property expenses	-985	-917
Net operating income	1,381	1,359
Central administration	-98	-63
Net financial items	-314	-320
Earnings from joint ventures	132	194
Income from property management	1,101	1,170
Change in value of properties	178	2,142
Change in value of derivatives and foreign exchange effects on loans	1,061	160
Profit before tax	2,340	3,472
Tax	-464	-615
Profit for the period	1,876	2,857

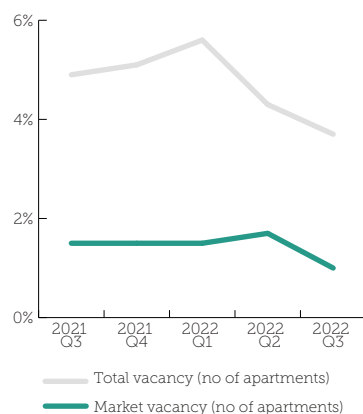
Rental income



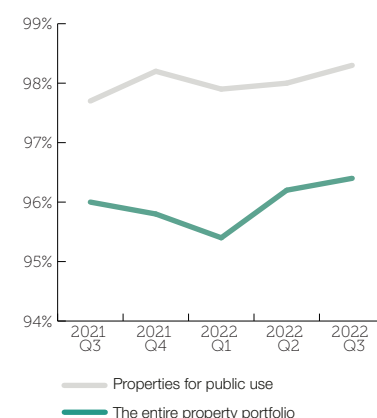
Property expenses



Vacancy rate, apartments (%)



Economic occupancy rate (%)



For income statement items, amounts in parentheses show figures for the corresponding period of the prior year. For balance sheet items, amounts in parentheses show figures at the most recent year-end. Amounts in the interim report have been rounded to the nearest SEK 1 million, which means that figures in tables and those mentioned in the text are not always the same.

Central administration

Costs for central administration amounted to MSEK -98 (-63). Central administration includes group-wide costs. The cost allocation was changed during the first quarter in order to better reflect the cost structure used by MSCI. Some of the costs that were previously recognized as operating expenses are now recognized under Central administration. The change was made to better reflect the structure used by MSCI. Organizational strengthening has also increased costs.

MSEK
-98
(-63)

Net financial items

Net financial items mainly comprise the Company's external interest expense. Net financial items totaled MSEK -314 (-320). The average interest rate on interest-bearing liabilities increased to 1.8 percent (1.5). To date, higher market interest rates and credit margins have had a limited impact on net financial items. Their impact will be felt gradually, as a large part of the loan portfolio is subject to long interest and debt duration. Read more on page 11.

MSEK
-314
(-320)

Earnings from joint ventures

Earnings from joint ventures amounted to MSEK 132 (194). The change in value during the period was lower than in the same period of 2021. See the section on Joint ventures on page 10 for further information.

MSEK
132
(194)

Change in value of properties

The change in value of investment properties in the period was MSEK 178 (2,142), an increase of 0.3 percent (4.1). The average yield requirement used in the valuation increased by 0.09 percentage points during the period. More information on the valuation of properties can be found on page 8.

MSEK
178
(2,142)

Change in value of financial derivative instruments and loans in foreign currency

The Company's financial derivative instruments are interest-rate swaps, which

MSEK
1,061
(160)

extend interest duration, and combined interest-rate and currency swaps, which have been entered into to eliminate currency risk on interest payments and repayments of loans raised in EUR, NOK and AUD. The substantial rise in interest rates during the period had a positive impact on the change in value of interest-rate derivatives in SEK, which amounted to MSEK 1,860 (439). The change in value of combined interest-rate and currency derivatives was MSEK -452 (53), impacted negatively by the rise in interest rates and positively by the weakening of the Swedish krona. The foreign exchange effect on loans in EUR, NOK and AUD totaled MSEK -347 (-332) and relates to the weakening of the Swedish krona against these currencies during the period.

Tax

Tax reported for the period amounted to MSEK -464 (-615), MSEK -78 (-99) of which was current tax and MSEK -386 (-516) deferred tax. Deferred tax is mainly affected by the change in temporary differences between the carrying amount and tax base of investment properties and the change in value of financial items, while current tax is mostly affected by non-deductible interest and tax depreciation. The effective tax rate for the period was 19.8 percent (17.7). The variance in relation to the Swedish corporate tax rate of 20.6 percent is explained mainly by earnings from joint ventures, which are already taxed, and by non-deductible interest expense attributable to current rules limiting interest deduction. The deferred tax asset has been offset against the deferred tax liability in the statement of financial position.

MSEK
-464
(-615)

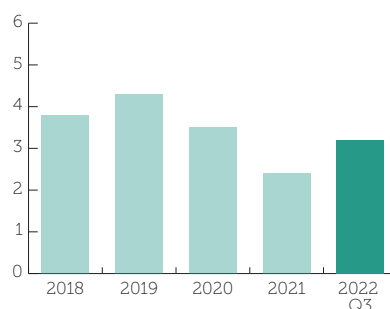
Profit for the period

Profit for the period totaled MSEK 1,876 (2,857).

MSEK
1,876
(2,857)

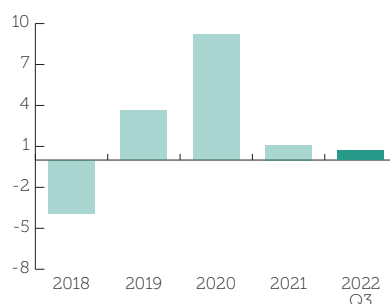
Change in rental income in the like-for-like portfolio (%)

3.2%



Change in net operating income in the like-for-like portfolio (%)

0.7%



Property portfolio

At September 30, 2022, Rikshem's property portfolio comprised 520 properties (515) with a market value of MSEK 61,238 (58,780). MSEK 41,954

of this pertained to apartments, MSEK 14,653 to nursing homes, MSEK 3,291 to schools and MSEK 1,340 to commercial properties. The property portfolio includes

development rights valued at MSEK 662. Properties representing 46 percent of the market value are located along the Greater Stockholm-Uppsala axis.

Number of properties

520

Market value

MSEK 61,238

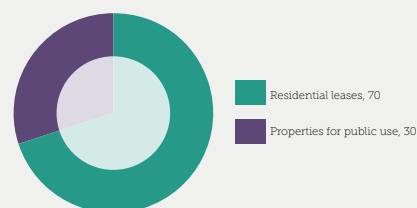
Rikshem's property portfolio, September 30, 2022

Type	Value, MSEK	Percentage share	Area, 1,000 sqm	Market value, SEK/sqm	Annual rent, MSEK	Annual rent broken down by type of tenant, %			
						Residential leases	Public sector	Private sector	Total
Residential properties segment									
- Residential	41,954	69	1,581	26,543					
- Commercial*	1,131	2	43	26,453					
- Schools	50	0	2	26,269					
Residential	43,135	70	1,625	26,540	2,206	88	3	9	100
Properties for public use segment									
- Nursing homes	14,653	24	474	30,904					
- Schools	3,240	5	120	27,036					
- Commercial*	209	0	20	10,688					
Properties for public use	18,103	30	614	29,504	939	7	82	11	100
Total	61,238	100	2,239	27,353	3,145	64	27	9	100

*Commercial premises for neighborhood services or areas of use for future residential properties or properties for public use.



Breakdown of market value of investment properties (%)



Property valuation and segment reporting

Rikshem reports investment properties at fair value in accordance with IAS 40. External property valuations of the whole property portfolio are carried out on a quarterly basis. In addition, internal valuation is carried out primarily for properties with major ongoing or upcoming projects. The valuation conforms to level 3 in the IFRS 13 fair value hierarchy.

The average yield requirement increased by 0.09 percentage points relative to the value at year-end 2021 to 3.74 percent.

Yield requirement and rent/sqm by property type

Property type	Rent/sqm			Yield requirement		
	min.	average	max.	min.	average	max.
Residential	310	1,406	3,339	2.34%	3.66%	6.00%
Properties for public use:					3.94%	
Nursing homes	813	1,610	3,119	2.80%	3.88%	5.50%
Schools	458	1,506	2,516	3.70%	4.19%	5.50%
Commercial	178	1,176	2,803	3.52%	3.68%	6.00%
Average		1,449			3.74%	

Change in yield requirement by property type

Property type	Value in MSEK	Dec 31, 2021	Sep 30, 2022	Change
Residential	41,954	3.39%	3.66%	0.27%
Properties for public use:				
Nursing homes	14,653	3.98%	3.88%	-0.10%
Schools	3,291	4.35%	4.19%	-0.16%
Commercial	1,340	5.56%	3.68%	-1.88%
Total	61,238	3.65%	3.74%	0.09%

Fair value of investment properties

Amounts in MSEK	2022 Jan-Sep	Jan-Sep 2021	Jan-Dec 2021
Fair value at the beginning of the period	58,780	51,750	51,750
Change in value	178	2,142	5,509
Investments	1,779	1,215	1,851
Acquisitions	500	532	532
Divestments	–	-829	-862
Fair value at the end of the period	61,238	54,809	58,780
Fair value incl. Rikshem's share of properties in joint ventures	64,657	57,921	62,112

Segment reporting

Amounts in MSEK	Residential		Properties for public use		Total	
	2022 Jan-Sep	2021 Jan-Sep	2022 Jan-Sep	2021 Jan-Sep	2022 Jan-Sep	2021 Jan-Sep
Rental income	1,651	1,597	715	679	2,366	2,276
Property expenses	-754	-698	-231	-219	-985	-917
Net operating income	897	899	484	460	1,381	1,359
Change in value of properties	-229	1,663	407	479	178	2,142
Total return	668	2,562	891	939	1,559	3,501
Fair value of properties	43,135	38,781	18,103	16,028	61,238	54,809
Total return excl. joint ventures, % (R12)	7.9	9.2	13.4	9.3	9.5	9.2
Percentage share	70	71	30	29	100	100
Area, 1,000 sqm	1,625	1,608	614	608	2,239	2,216
Fair value, SEK/sqm	26,540	24,116	29,504	26,356	27,353	24,731
Investments	1,652	1,080	128	135	1,779	1,215

Investments and projects

Rikshem has several projects in progress: both new construction of residential properties and properties for public use and major renovations.

Transactions and investments

Acquisitions during the period totaled MSEK 500 and were mainly from joint venture companies; see page 10. Three properties in development in Lund and a residential property were acquired in the first quarter, and properties in development in Sollentuna were acquired in the second quarter.

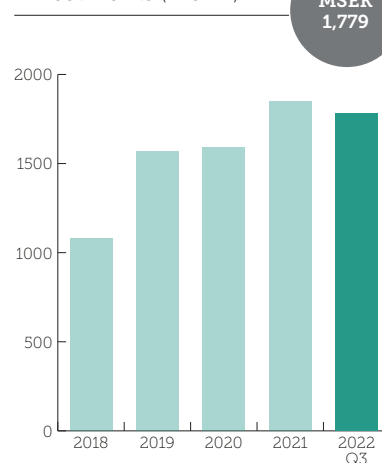
The Lagern 6 property in Stockholm has been sold and will be vacated in Q4.

Investments in existing properties during the period amounted to MSEK 1,779

(1,215), MSEK 820 (640) of which pertained to redevelopment and renovation of residential properties, MSEK 831 (440) to new construction of residential properties, and MSEK 128 (135) to investments in properties for public use.

Construction of 1,595 new apartments is under way, with residents expected to move in between Q1 2023 and Q4 2025. RM&U renovation projects are in progress in 2,002 apartments across 13 properties, with tenants moving in on an ongoing basis. Year to date, residents have moved in to 1,333 newly renovated and constructed apartments.

Investments (MSEK)



Major projects in progress

Property/project	Municipality	Project category	Number of apartments before	Number of apartments after	Investment amount, MSEK	Outstanding investment amount, MSEK	Estimated completion
Bonden	Halmstad	New construction (apartments)		175	355	103	Q1 2023
Eriksborg	Västerås	New construction (apartments)		252	350	147	Q3 2023
Topasen	Norrköping	New construction (apartments)		141	260	203	Q2 2024
Brönnestad	Malmö	New construction (apartments)		260	417	272	Q4 2024
Grafikern	Uppsala	New construction (apartments)		162	313	196	Q4 2024
Kantorn	Uppsala	RM&U renovation	160	231	269	223	Q4 2024
Porsön	Luleå	RM&U renovation	426	426	317	201	Q2 2025
Repet	Södertälje	New construction (apartments)		235	460	296	Q4 2025
Kantorn	Uppsala	New construction (apartments)		133	330	240	Q4 2025
Elneberg	Helsingborg	RM&U renovation	269	269	257	177	Q4 2025



Lyngåkra 3:22, Halmstad

Harplinge retirement home comes out on top in international competition

The Harplinge retirement home in Halmstad won the international ELCA Trend Award. It was one of five entries nominated from Sweden for the competition.

The European Landscape Contractors Association, ELCA, presents the ELCA Trend Award every two years to a project that meets the highest professional standards in the landscape sector. Every two years, a country with a specific theme is nominated for the Trend Award. In 2020, Sweden was nominated with the theme "Impact of green environment on people's health for well-being and learning".

Read more about the award, [ELCA Trend Award](#)

Joint ventures

Stakes in joint ventures

Among other things, joint venture partnerships enable Rikshem to enter new markets, develop new and existing neighborhoods, and exchange expertise with our partners.

Rikshem owns stakes in joint ventures with a total value of MSEK 2,312 (2,191). The value of Rikshem's share of the property holdings in these joint ventures, which are consolidated according to the equity method, is SEK 3.4 billion. The largest joint venture holding of MSEK 1,302 pertains to 49 percent of VärmdöBostäder; the remainder is owned by Värmdö Municipality. The second-largest holding of MSEK 801 relates to Farsta Stadsutveckling (Telestaden), with Rikshem and Ikano Bostad each owning 50 percent. Other participations in associated companies totaling MSEK 209 concern development projects owned and operated together with Nordr, P&E Fastighetspartner and Huseriet.

MSEK
2,312
(2,191)

During the period under review, Rikshem acquired Glommen & Lindberg's 50 percent share in JV Tidmätaren AB, meaning that Rikshem now owns 100 percent of the shares in the company and the JV partnership has consequently been dissolved. Rikshem also acquired a property from Bergagårdshöjdens JV AB during the period.

The joint ventures involve some development of condominiums. At September 30, 2022, 174 apartments were under construction, 165 of which had been sold. Rikshem's share of the unsold apartments is five.

Earnings from joint ventures

Rikshem's share of profit after tax amounted to MSEK 132 (194). The difference can mainly be attributed to the change in value of the properties.

MSEK
132
(194)



Rikshem's joint ventures

- VärmdöBostäder AB
- Farsta Stadsutveckling AB
- Boostad Bostad Sverige AB
- Bergagårdshöjdens JV AB
- Huseriet Riks AB



Telestaden in Farsta.
Photographer Staffan Eliasson

Financing

Rikshem's financing activities aim to safeguard good access to financing in both the short and long term. To achieve this, Rikshem shall be a borrower of good repute and strive to maintain its A3/A- credit rating. Net financial items shall be optimized within given risk limits.

The year started with the Covid-19 pandemic ongoing and, just as this started to abate, Russia invaded Ukraine and new pandemic-related restrictions were introduced in China. This has driven price increases, and inflation has risen fast. Central banks have announced and implemented interest-rate increases with a view to keeping down inflation, which has led to rises in interest rates and high volatility on the interest-rate and capital markets. Access to capital on the bond and certificate markets has been limited or non-existent at times, causing loan margins to rise rapidly too. This has impacted the entire property sector but primarily companies with lower credit ratings than Rikshem. In the short term, the interest-rate and margin changes have only a limited impact on Rikshem's financial position, as a large part of the loan portfolio has long interest and debt duration. However, interest-rate changes have a substantial impact on the value of the company's financial derivative instruments.

In the third quarter, Rikshem issued bonds worth SEK 1.0 billion with a maturity of five years. A new four-year bank loan totaling MSEK 746 has also been taken out. Commercial paper is issued on an ongoing basis with funding through commercial paper decreasing by MSEK 1,542 during the quarter.

Cash and cash equivalents

Cash and cash equivalents amounted to SEK 645 million (468). On the closing date, assets pledged under Credit Support Annexes (CSAs) for combined interest-rate and currency swaps amounted to MSEK 102. Assets of this type are settled on a monthly basis.

MSEK
645
(468)

Financial derivative instruments

At September 30, 2022, the Company had an interest-rate derivative portfolio that hedged SEK 15.2 billion on a net basis. The

MSEK
1,467
(60)

Company also has combined interest-rate and currency swaps to hedge loans raised in other currencies. The total fair value of the Company's financial derivative instruments with a positive fair value was MSEK 2,125 (403), while that of instruments with a negative fair value was MSEK -658 (-343). The net fair value of the derivative portfolio was MSEK 1,467 (60).

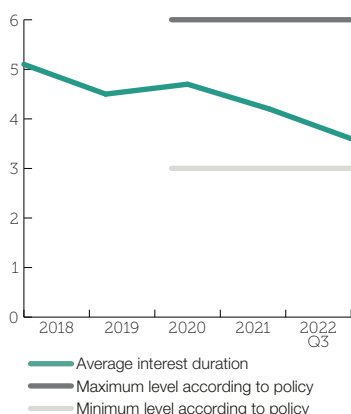
Interest-bearing liabilities

At September 30, 2022, interest-bearing liabilities amounted to MSEK 28,872 (26,922). The current portion of this totaled MSEK 6,510 (7,064). MSEK 4,549 (4,306) of the interest-bearing liabilities pertained to secured bank loans, MSEK 999 (999) to liabilities to the EIB, MSEK 2,651 (3,550) to funding through commercial paper, and MSEK 20,528 (18,892) to bond loans. In addition, the Company had MSEK 145 (175) in interest-bearing liabilities to related companies.

MSEK
28,872
(26,922)

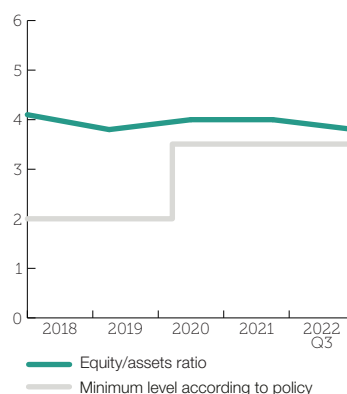
Average interest duration (years)

3.6 years



Average debt duration (years)

3.8 years



All bank loans are secured by collateral in properties. In total, secured financing accounted for 7 percent (6) of the market value of the investment properties.

Of Rikshem's outstanding bonds, bonds corresponding to SEK 2.8 billion have been issued in EUR, SEK 5.0 billion in NOK and SEK 0.5 billion in AUD.

The remaining bonds have been issued in SEK. The carrying amount of foreign-currency bonds on the closing date was SEK 3.1 billion (EUR), SEK 4.9 billion (NOK), and SEK 0.6 billion (AUD). At September 30, 2022, the average interest rate was 1.8 percent, up 0.3 percentage points year on year and up 0.3 percentage points on the end of the previous quarter. The average interest rate has increased during

the quarter as a result of higher market interest rates. Fees for unutilized backup facilities are included in the average interest rate. The average debt duration is 3.8 years (4.0), and the average interest duration is 3.6 years (4.2).

Green financing

Rikshem updated the framework for green bonds in February. Green bonds worth a total of SEK 1.0 billion were issued during the quarter. At September 30, 2022, outstanding green bonds totaled approx. SEK 8.1 billion. Loans from the EIB for energy efficiency initiatives amounted to MSEK 999. In total, green financing represented approx. 31 percent of interest-bearing liabilities.

Backup facilities

The refinancing and liquidity risk inherent in the maturity structure is managed in part by using backup facilities with Rikshem's owners (SEK 10 billion) and Swedish banks (SEK 3 billion). There is also an overdraft facility of MSEK 500. The backup facilities cover refinancing of loan maturities of more than two years.

Rating

Rikshem has an A3 credit rating with stable outlook from the credit rating agency Moody's. The rating was confirmed by Moody's in June.

Interest-bearing external liabilities

Maturity	Interest duration		Debt duration	
	Amount (MSEK)	Percentage	Amount (MSEK)	Percentage
2022	6,329	22%	2,899	10%
2023	967	3%	4,561	16%
2024	3,275	11%	4,267	15%
2025	4,702	16%	4,850	17%
2026	3,700	13%	3,174	11%
2027	2,499	9%	2,019	7%
2028	3,000	11%	1,039	3%
2029	1,500	5%	1,395	5%
2030	2,400	8%	1,079	4%
2031–	500	2%	3,589	12%
Total	28,872	100%	28,872	100%

Group – Condensed statement of comprehensive income

Amounts in MSEK	2022 Jul–Sep	2021 Jul–Sep	2022 Jan–Sep	2021 Jan–Sep	Oct 2021– Sep 2022	2021 Jan–Dec
Rental income	795	754	2,366	2,276	3,152	3,062
Operating expenses	-170	-153	-612	-572	-823	-783
Repairs and maintenance	-54	-51	-179	-158	-270	-249
Property administration	-46	-47	-160	-155	-225	-220
Property tax	-11	-11	-34	-32	-44	-42
Total property expenses	-281	-262	-985	-917	-1,362	-1,294
Net operating income	514	492	1,381	1,359	1,790	1,768
Central administration	-34	-21	-98	-63	-135	-100
Net financial items	-119	-106	-314	-320	-466	-472
Earnings from joint ventures	9	9	132	194	268	330
of which income from property management	8	10	28	24	39	35
of which change in value of properties	8	1	136	220	295	379
of which change in value of financial derivative instruments	0	0	4	2	4	2
of which tax	-7	-2	-36	-51	-70	-85
Income from property management	370	374	1,101	1,170	1,457	1,526
Change in value of investment properties	2	112	178	2,142	3,545	5,509
Change in value of interest-rate derivatives	338	122	1,860	439	1,996	575
Change in value of combined interest-rate and currency derivatives	-103	-22	-452	53	-337	168
Foreign exchange effect on loans	-137	-61	-347	-332	-447	-432
Profit before tax	470	525	2,340	3,472	6,215	7,347
Tax	-85	-54	-464	-615	-1,265	-1,416
Profit for the period/year	385	471	1,876	2,857	4,950	5,931
Other comprehensive income						
Revaluation of pensions	–	–	–	–	4	4
Tax, pensions	–	–	–	–	-1	-1
Other comprehensive income for the period/year, net after tax	–	–	–	–	3	3

Group – Condensed statement of financial position

Amounts in MSEK	Sep 30, 2022	Sep 30, 2021	Dec 31, 2021
ASSETS			
Capitalized development expenditure	11	10	8
Investment properties	61,238	54,809	58,780
Stakes in joint ventures	2,312	1,963	2,191
Equipment	4	3	2
Leaseholds and other right-of-use assets	177	135	134
Financial derivative instruments	2,125	357	403
Non-current receivables	64	342	227
Total non-current assets	65,931	57,618	61,745
Current receivables	356	210	198
Cash and cash equivalents	645	902	468
Total current assets	1,001	1,112	666
TOTAL ASSETS	66,932	58,730	62,411
EQUITY AND LIABILITIES			
Equity	30,731	25,778	28,855
Deferred tax	5,558	4,368	5,173
Interest-bearing liabilities	22,362	20,507	19,858
Financial derivative instruments	658	548	343
Non-current liabilities, leases	153	118	117
Non-interest-bearing liabilities	4	9	6
Total non-current liabilities	28,735	25,551	25,497
Interest-bearing liabilities	6,510	6,375	7,064
Current liabilities, leases	23	14	15
Non-interest-bearing liabilities	933	1,012	980
Total current liabilities	7,466	7,401	8,059
TOTAL EQUITY AND LIABILITIES	66,932	58,730	62,411

Group – Statement of changes in equity

Amounts in MSEK	Share capital	Other paid-in capital	Retained earnings incl. profit for the year	Total equity
Opening balance, Jan 1, 2021	100	4,874	17,947	22,921
Profit for the period, Jan–Sep			2,857	2,857
Other comprehensive income, Jan–Sep			–	–
Closing balance, Sep 30, 2021	100	4,874	20,804	25,778
Profit for the period, Oct–Dec			3,074	3,074
Other comprehensive income, Oct–Dec			3	3
Closing balance, Dec 31, 2021	100	4,874	23,881	28,855
Opening balance, Jan 1, 2022	100	4,874	23,881	28,855
Profit for the period, Jan–Sep			1,876	1,876
Other comprehensive income, Jan–Sep			–	–
Closing balance, Sep 30, 2022	100	4,874	25,757	30,731

Group – Statement of cash flows

Amounts in MSEK	2022 Jul–Sep	2021 Jul–Sep	Jan–Sep 2022	Jan–Sep 2021	Oct 2021–Sep 2022	Jan–Dec 2021
Operating activities						
Income from property management	370	374	1,101	1,170	1,457	1,526
Adjustment for non-cash items	-7	-9	-129	-194	-263	-328
Reversal of net interest income	119	106	314	320	466	472
Interest paid	-97	-102	-293	-333	-450	-489
Interest received	0	2	1	5	2	6
Tax paid	-3	1	-88	-6	-108	-26
Cash flow from operating activities before changes in working capital	382	372	905	962	1,105	1,162
Decrease (+)/increase (-) in operating receivables	37	32	-147	15	-137	25
Decrease (-)/increase (+) in operating liabilities	54	120	77	-11	72	-16
Cash flow from operating activities	473	525	835	966	1,040	1,171
Investing activities						
Investment in investment properties	-530	-480	-1,779	-1,215	-2,415	-1,851
Acquisition of investment properties	0	-458	-500	-532	-501	-533
Divestment of investment properties	0	611	0	829	33	862
Investment in other fixed assets	-5	0	-8	-3	-6	-1
Investment in financial assets	0	-12	164	-60	157	-67
Dividend from financial assets	0	–	0	–	0	–
Divestment of financial assets	0	–	12	–	42	30
Cash flow from investing activities	-535	-340	-2,111	-981	-2,689	-1,559
Financing activities						
Loans raised	3,805	2,956	14,657	8,768	18,770	12,881
Repayment of loans	-4,285	-2,581	-13,055	-8,535	-17,230	-12,710
Change in collateral	-100	–	-150	-143	-150	-143
Redemption of financial instruments	1	0	0	-3	0	-3
Repayment of finance leases	2	0	1	-1	2	–
Cash flow from financing activities	-577	375	1,453	86	1,392	25
Cash flow for the period/year	-639	560	177	72	-257	-362
Cash and cash equivalents at the beginning of the period/year	1,284	342	468	830	902	830

Parent Company – Condensed income statement

Amounts in MSEK	2022 Jul–Sep	2021 Jul–Sep	Jan–Sep 2022	Jan–Sep 2021	Oct 2021– Sep 2022	Jan–Dec 2021
Income	68	59	216	183	281	248
Other operating expenses	-44	-32	-126	-87	-162	-123
Personnel expenses	-50	-49	-165	-165	-232	-232
Depreciation	-1	0	-2	-1	-3	-2
Operating profit/loss	-27	-23	-77	-69	-117	-109
Earnings from Group companies	22	-44	57	–	153	96
Net interest income	71	76	242	222	272	252
Change in value of interest-rate derivatives	338	122	1,860	439	1,996	575
Change in value of combined interest-rate and currency derivatives	-103	-22	-452	53	-337	168
Foreign exchange effect on financial liabilities	-137	-62	-347	-332	-447	-432
Profit after financial items	164	47	1,283	313	1,520	550
Appropriations, group contribution	–	–	–	–	-44	-44
Appropriations, profit to principal	145	–	367	–	367	–
Tax	-52	-8	-299	-53	-330	-84
Profit for the period/year	257	39	1,351	260	1,513	422

Parent Company – Condensed balance sheet

Amounts in MSEK	2022 Sep 30,	Sep 30, 2021	Dec 31, 2021
ASSETS			
Capitalized development expenditure	11	10	8
Equipment	4	2	2
Shares and participations in Group companies	2,724	2,117	2,724
Receivables from Group companies	32,632	31,473	31,668
Financial derivative instruments	2,125	357	403
Non-current receivables	17	139	144
Total non-current assets	37,513	34,098	34,949
Current assets	278	102	119
Cash and cash equivalents	643	900	465
Total current assets	921	1,002	584
TOTAL ASSETS	38,434	35,099	35,533
EQUITY AND LIABILITIES			
Equity	9,436	7,923	8,085
Provisions	1	2	3
Deferred tax	466	212	243
Financial derivative instruments	658	548	343
Interest-bearing liabilities	19,216	24,433	24,474
Liabilities to Group companies	2,399	1,639	2,150
Non-interest-bearing liabilities	6,258	343	235
Total liabilities	28,998	27,177	27,448
TOTAL EQUITY AND LIABILITIES	38,434	35,099	35,533

Parent Company

The activities of the Parent Company Rikshem AB (publ) primarily comprise managing the Group's properties through the ownership of shares and participations

in its property-owning subsidiaries. The Parent Company's billings are mainly fees for services provided to the subsidiaries. Since January 2022, the Parent Company has been included as principal for fiscal

purposes with the majority of its subsidiaries. These subsidiaries also part of a VAT group as of July 1, 2022.

Board of Directors

At the Annual General Meeting on March 24, 2022, Siv Malmgren and Zdravko Markovski were elected as new ordinary members of the Board of Directors. The remaining members were re-elected.

Employees

The number of employees in the Rikshem Group at the end of the period was 309 (286): 156 men and 153 women.

Risks

The Board of Directors and management work continuously on managing the risks to which the business is exposed. The year has been hallmarked by the war in Ukraine, inflation, high electricity prices, rising interest rates and volatile financial markets. This has affected Rikshem to date mainly through higher electricity costs and interest rates. Inflation has increased the prices of building materials, for instance, which to some extent affects ongoing projects. Rikshem's risks and uncertainties are described on page 60 of the Annual and Sustainability Report 2021.

Accounting policies

The consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) and interpretations issued by the IFRS Interpretations Committee (IFRIC), as approved by the European Union (EU). The Swedish Annual Accounts Act and RFR 1 Supplementary Accounting Rules for Groups have also been applied. This interim report has been prepared according to IAS 34 Interim Financial Reports and the Annual Accounts Act. The Parent Company's accounting policies comply with the Annual Accounts Act and RFR 2. The accounting policies, valuation principles and calculation methods applied are consistent with the most recent annual report.

New standards and interpretations

New and amended standards and interpretation statements approved by the EU are currently not considered to have a material impact on Rikshem's earnings or financial position.

Related-party transactions

Rikshem's related parties are presented in Note 22 of the Annual and Sustainability Report 2021. There were no other material related-party transactions during the period apart from customary salaries and remuneration to the Board of Directors, CEO and other senior executives.

Affirmation of the Board of Directors and the CEO

The Board of Directors and the CEO affirm that this interim report provides a true and fair view of the Parent Company's and the Group's operations, position and earnings, and describes the significant risks and uncertainties facing the Parent Company and the companies included in the Group.

This interim report has not been reviewed by the Company's auditors.

Stockholm, October 28, 2022

Per Uhlén
Chairman of the Board

Pernilla Arnrud Melin
Board member

Liselotte Hjorth
Board member

Andreas Jensen
Board member

Siv Malmgren
Board member

Zdravko Markovski
Board member

Per-Gunnar Persson
Board member

Peter Strand
Board member

Anette Frumerie
CEO

Quarterly data

Amounts in MSEK	2022 Q3	2022 Q2	2022 Q1	2021 Q4	2021 Q3	Q2 2021
Income statement						
Rental income	795	801	770	786	754	762
Property expenses	-281	-319	-385	-377	-262	-295
Net operating income	514	482	385	409	492	467
Central administration	-34	-33	-31	-37	-21	-24
Net financial items	-119	-102	-93	-152	-106	-105
Earnings from joint ventures	9	113	10	136	9	183
Income from property management	370	460	271	356	374	521
Change in value of investment properties	2	52	124	3,367	112	1,935
Change in value of and foreign exchange effect on financial instruments	98	434	529	151	39	58
Profit before tax	470	946	924	3,875	525	2,514
Tax and other comprehensive income	-85	-190	-189	-798	-54	-464
Comprehensive income for the period	385	756	735	3,077	471	2,050
Statement of financial position						
Investment properties	61,238	60,705	59,683	58,780	54,809	54,370
Stakes in joint ventures	2,312	2,302	2,201	2,191	1,963	1,954
Other assets	2,737	2,417	1,727	972	1,056	1,060
Cash and cash equivalents	645	1,284	503	468	902	342
Total assets	66,932	66,708	64,114	62,411	58,730	57,726
Equity	30,731	30,346	29,591	28,855	25,778	25,307
Deferred tax	5,558	5,506	5,348	5,173	4,368	4,354
Interest-bearing liabilities	28,872	29,212	27,553	26,922	26,882	26,445
Other liabilities	1,771	1,644	1,623	1,461	1,702	1,620
Total equity and liabilities	66,932	66,708	64,114	62,411	58,730	57,726
Key performance indicators						
Loan-to-value ratio, %	47	48	46	46	49	49
Equity/assets ratio, %	46	45	46	46	44	44
Interest-coverage ratio, multiple (R12)	3.6	3.7	3.6	3.6	3.9	3.8
Return on equity, % (R12)	17.5	18.1	24.0	22.9	15.6	15.7
Property yield, % (R12)	3.1	3.1	3.1	3.2	3.4	3.4
Surplus ratio, %	65	60	50	52	65	61

Key figures

Amounts in MSEK	2022 Jan-Sep	2021	2020	2019	2018	2017
Income statement						
Rental income	2,366	3,062	3,032	2,916	2,792	2,665
Net operating income	1,381	1,768	1,760	1,586	1,524	1,555
Income from property management	1,101	1,526	1,279	1,286	1,008	1,150
Change in value of properties	178	5,509	1,825	1,538	2,107	1,647
Profit for the period	1,876	5,931	2,481	2,244	2,489	2,430
Statement of financial position						
Equity	30,731	28,855	22,921	20,441	18,199	15,710
External liabilities	28,872	26,922	26,315	26,838	26,493	24,022
Fair value of properties	61,238	58,780	51,750	49,307	45,687	41,039
Total assets	66,932	62,411	55,271	52,612	48,734	43,501
Financial indicators						
Equity/assets ratio, %	46	46	41	39	37	36
Loan-to-value ratio, %	47	46	51	54	58	59
Interest-coverage ratio, multiple (R12)	3.6	3.6	3.7	3.5	3.2	3.5
Net debt/EBITDA, multiple	17.0	15.9	15.2	18.0	17.6	15.8
Loan-to-value ratio, secured loans, %	7	6	9	9	10	12
Average interest rate, %	1.8	1.5	1.7	1.6	1.7	2.0
Interest duration, years	3.6	4.2	4.7	4.5	5.1	5.3
Debt duration, years	3.8	4.0	4.0	3.8	4.1	3.0
Return on equity, % (R12)	17.5	22.9	11.4	11.6	14.7	16.8
Property yield, % (R12)	3.1	3.2	3.5	3.3	3.5	3.9
Total return excl. joint ventures, % (R12)	9.5	13.9	7.2	6.7	8.6	8.3
Total return incl. joint ventures, % (R12)	9.6	13.9	7.0	7.2	7.8	8.3
Property-related indicators						
Number of properties	520	514	540	560	555	586
Lettable area, 1,000 sqm	2,239	2,216	2,232	2,292	2,274	2,219
Number of apartments	28,823	28,514	28,730	29,214	28,840	27,924
Share of properties for public use (fair value), %	30	29	30	30	29	29
Vacancy rate, apartments, %	3.7	5.1	4.0	3.5	3.2	2.7
Market vacancy rate, apartments, %	1.0	1.5	1.4	0.8	0.5	0.3
Remaining lease term for properties for public use, years	7.8	8.3	8.8	9.0	9.4	9.8
Fair value, SEK/sqm	27,353	26,522	23,181	21,512	20,090	18,494
Growth in income for the like-for-like portfolio, %	3.2	2.4	3.5	4.3	3.8	4.3
Growth in net operating income for the like-for-like portfolio, %	0.7	1.1	9.2	3.6	-3.9	6.7
Surplus ratio, %	58	58	58	54	55	58
Employees						
Number of employees	309	286	271	259	242	206

Key performance indicators – calculations

Both interim and annual reports refer to a number of financial metrics that are not defined by IFRS. Rikshem believes that these metrics help both investors and management to analyze the Company's results and financial position. Not all companies calculate financial metrics in the same way, so the metrics are not always comparable with those used by other companies. Amounts in MSEK unless stated otherwise.

	Oct 2021– Sep 2022	2021 Jan– Dec	Oct 2020– Sep 2021	Jan– Dec 2020
Return on equity				
Profit	4,950	5,931	3,742	2,481
Average equity	28,254	25,888	23,907	21,681
Return on equity, %	17.5	22.9	15.7	11.4
Net operating income				
Rental income	3,152	3,062	3,032	3,032
Property expenses	-1,362	-1,294	-1,259	-1,272
Net operating income	1,790	1,768	1,773	1,760
Surplus ratio				
Net operating income	1,790	1,768	1,773	1,760
Rental income	3,152	3,062	3,032	3,032
Surplus ratio, %	57	58	58	58
Property yield				
Net operating income	1,790	1,768	1,773	1,760
Opening property value	54,809	51,750	50,761	49,307
Closing property value	61,238	58,780	54,809	51,750
Adjusted average property value	58,024	55,265	52,785	50,529
Property yield, %	3.1	3.2	3.4	3.5
Total return				
Net operating income	1,790	1,768	1,773	1,760
Change in value of properties	3,546	5,509	2,945	1,825
Total	5,336	7,278	4,718	3,585

Opening property value	54,809	51,750	50,761	49,307
Closing property value	61,238	58,780	54,809	51,750
Minus unrealized change in value	-3,546	-5,509	-2,945	-1,825
Adjusted average property value	56,251	52,510	51,313	49,616
Total return, %	9.5	13.9	9.2	7.2

Interest-coverage ratio				
Profit before tax	6,214	7,347	4,507	3,007
Reversal				
Change in value of properties	-3,546	-5,509	-2,945	-1,825
Change in value of financial derivative instruments and loans	-1,212	-311	-56	97
Earnings from joint ventures	-268	-330	-253	-60
Other financial expenses	33	32	26	29
Interest expense	437	448	418	439
Operating profit/loss	1,659	1,676	1,697	1,687
External interest	-463	-467	-437	-460
Interest-coverage ratio, multiple	3.6	3.6	3.9	3.7

Amounts in MSEK	2022 Sep 30,	Dec 31, 2021	2021 Sep 30,	Dec 31, 2020
Loan-to-value ratio				
External interest-bearing liabilities	28,872	26,922	26,882	26,315
Fair value of investment properties	61,238	58,780	54,809	51,750
Loan-to-value ratio, %	47	46	49	51
Loan-to-value ratio, secured loans				
Outstanding secured debt	4,549	3,306	3,711	4,814
Fair value of investment properties	61,238	58,780	54,809	51,750
Loan-to-value ratio, secured loans, %	7	6	7	9
Net debt/EBITDA				
External interest-bearing liabilities	28,872	26,922	26,882	26,315
Cash and cash equivalents	-645	-468	-902	-830
Collateral relating to CSA agreements	-102	48	168	192
Net debt	28,125	26,503	26,148	25,677
Net operating income	1,790	1,768	1,773	1,760
Central administration	-135	-100	-83	-78
Depreciation	3	2	2	2
EBITDA	1,658	1,670	1,692	1,684

Definitions

Amounts within parentheses	For income statement items, amounts in parentheses show figures for the corresponding period of the prior year. For balance sheet items, amounts in parentheses refer to the result at the end of the preceding year.
Average interest rate	Average interest rate for interest-bearing liabilities including expenses for backup facilities in relation to current loans on the closing date.
Debt duration	The weighted remaining maturity of interest-bearing liabilities on the closing date.
Economic occupancy rate	Contract rent in relation to total rental value on the closing date less rent related to vacancies due to renovation.
Equity/assets ratio	Equity in relation to total assets.
Income from property management	Net operating income less administrative costs and net financial items plus earnings from joint ventures.
Interest-coverage ratio	Profit before tax after reversal of earnings from joint ventures, interest expense, change in value of assets and liabilities, and other financial expenses in relation to interest expense for external borrowings.
Interest duration	The weighted remaining interest duration for interest-bearing liabilities and financial derivative instruments on the closing date.
Like-for-like portfolio	For financial monitoring, this refers to the properties that have been owned or, in the case of new construction projects, that have been moved into during the last four quarters.
Loan-to-value ratio	External interest-bearing liabilities in relation to the fair value of properties.
Loan-to-value ratio, secured loans	Secured interest-bearing liabilities in relation to the fair value of properties.
Market vacancy rate, residential properties	The number of unrented apartments less apartments decommissioned due to renovation, for example, in relation to the total number of apartments on the closing date.
Net debt/EBITDA	External interest-bearing liabilities minus cash and cash equivalents, adjusted for collateral relating to CSA agreements, in relation to EBITDA. EBITDA is calculated as net operating income excluding central administration plus reversal of depreciation included in central administration.
Net financial items	Net interest income, interest expense, ground rents and similar income and expenses.
Net operating income	Rental income less property expenses.
Property expenses	Costs for heating, electricity, water, operation, maintenance, property tax, rent losses and property administration.
Property yield	Annualized net operating income in relation to the average fair value of properties.
Remaining lease term, properties for public use	The weighted remaining lease term in the rental value in the properties for public use segment on the closing date.
Rental income	Rental value less vacancies and rent discounts.
Return on equity	Profit for the year in relation to average equity.
Secured loans	Loans raised against liens on properties.
Surplus ratio	Net operating income in relation to rental income.
Total return	Net operating income plus change in value in relation to the average fair value of properties, less rolling four-quarter changes in value.
Vacancy rate, residential properties	The number of unrented apartments in relation to the total number of apartments on the closing date.

Rikshem is one of Sweden's largest private property companies. We own, develop and manage residential properties and properties for public use in selected municipalities in Sweden, offering safe, pleasant and flexible housing in attractive locations. Rikshem is owned by the Fourth Swedish National Pension Fund (AP4) and AMF Tjänstepension AB.

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Financial calendar



Reports

Year-end report 2022	February 3, 2023
Rikshem's Annual Report and Sustainability Report 2022	March 22, 2023
Interim report Jan-Mar 2023	May 5, 2023