

Interim report

July - December 2007



Akelius Fastigheter AB

Corporate Identity Number 556156-0383

Interim report for July to December 2007

- Rental income increased to SEK 1,101 million (1,015)
- Profits from property sales were SEK 307 million (212)
- Income for the period amounted to SEK 372 million (166)

THE GROUP

Business operations

- Akelius Fastigheter shall, during this century, own and administer a diversified property portfolio, with the ability to generate a stable cash flow.
- Residential properties shall account for a minimum of 75 percent of the total market value of all properties held.
- In the holdings of properties for community and commercial operations, the goal will be to achieve long-term and secure lease contracts.
- A low-level of financial risk will be achieved by borrowings with long-term fixed interest rates and ensuring that there is a long-term capital structure.

Comparisons in parentheses relate to the corresponding period in 2006 except for comparisons relating to assets and liabilities where the comparisons relate to the change of fiscal year, 30 June 2007.

At the end of December, the group owned diversified property holdings in Sweden and in Germany which were concentrated in growth areas. In accordance with the company's strategy, the share of residential properties was high and exceeded 80% at the end of the period, measured as a share of the properties' market value. The property holdings' rentable area was 2,558,000 m² (2,445,000 m²) with a book value of SEK 20,512 million (18,855). The housing stock consists of 31,300 apartments (29,100), of which 4,500 apartments (3,000) are in Germany.

Akelius Fastigheter AB is the parent company in the

group and the group's property portfolio is owned directly by the parent company or via its subsidiary companies.

Turnover and results

The group's rental income for the period from July to December increased by SEK 86 million to SEK 1,101 million compared to the corresponding period last year. The letting market remains strong and the occupancy rate compared to the same period last year has improved by 0.9 percentage points and at the end of December was 98.3 %. Vacancies are primarily attributable to commercial premises. Housing vacancies were 0.9 %, an improvement of 0.3 percentage points compared to December 2006.

Property costs were SEK 577 million, which is the equivalent of an increase of SEK 14 million. Cost increases relate primarily to increases in the costs for heating, water, refuse collection etc. The operating surplus for the period increased by SEK 72 million to SEK 524 million (452). The surplus degree was 47.6 % (44.5).

Depreciation according to plan on tangible fixed assets was SEK 65 million (42) and costs for central administration were SEK 8 million (8).

Property sales

During the period, properties were sold to a value of SEK 1,112 million. All in all, sales provided a total profit of SEK 301 million (212) for the period. The total sales price exceeded the estimated market value

as of 30 June 2007 by SEK 106 million which is the equivalent of an increase in value of 10.6 %.

Net financial income

Interest revenues for the period including interest subsidies were SEK 8 million (0) and the financial costs for the period were SEK 410 (384).

Profit for this period

Profit before taxes increased by SEK 206 million to SEK 372 million (166). The improvement in results is primarily due to an improved operating surplus as well as increased profits from property sales.

The property portfolio

During the period July to December, properties were purchased for a total of SEK 2,208 million, of which SEK 282 were residential properties in Germany. The period's investments in existing properties amounted to SEK 264 million, of which SEK 156 million was invested in ongoing new production of properties.

A total of 2,534 apartments were added to the property portfolio as a result of these purchases, with a rentable area of 171,900 m². Sales for the period amounted to 968 apartments and a rentable area of 99,600 m². The period's property transactions have thus increased the property portfolio by 1,566 apartments equal to 72,300 m².

Financial position

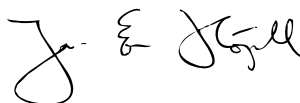
The group's interest-bearing liabilities at the end of

December were SEK 15,873 million (14,525), of which SEK 12,975 million (11,745) related to real estate credits, bank loans with collateral in properties, and SEK 2,898 million (2,780) related to loans without collateral. Of the real estate credits, SEK 5,172 million had a fixed interest rate term of less than 12 months and SEK 7,175 million, or 56 %, had a fixed interest rate term greater than five years. The average interest rate was 4.92 % which is the equivalent of an increase of 0.2 percentage points compared to the previous year. Capital tie-up amounted to an average of 5.3 (5.9) years.

Available funds in terms of cash and secured but unutilised credit agreements at the end of the period amounted to SEK 1,444 million (1,135).

At the end of December, equity amounted to SEK 3,648 million (3,278), which corresponds to a visible equity/assets ratio of 16.9 (16.8) %.

Stockholm 14 March 2008



Jan-Erik Höjvall
Managing Director

INCOME STATEMENTS

Group, amounts in MSEK	6 mths Jul-Dec 2007	6 mths Jul-Dec 2006
Rental income	1,101	1,015
Operating costs	-390	-366
Maintenance	-155	-162
Property tax and site leasehold fees	-32	-35
Property costs	-577	-563
Operating surplus	524	452
Depreciation and reversals	-65	-42
Gross profit	459	410
Other revenues	1	-
Central administration expenses	-8	-8
Income from sales	307	212
Operating profit/loss	759	614
Financial income	8	0
Financial costs	-410	-384
Earnings before tax	357	230
Tax	15	-64
Profit for this period	372	166

BALANCE SHEETS

Group, amounts in MSEK	31-12-2007	31-12-2006	30-06-2007
Properties	20,512	17,823	18,855
Other assets	1,043	334	600
Liquid funds	22	6	29
Total assets	21,577	18,163	19,484
Restricted equity	445	875	486
Free reserves	2,831	945	1,339
Result	372	644	1,453
Total equity	3,648	2,464	3,278
Allocations	1,268	1,305	1,265
Interest bearing liabilities without collateral	2,898	2,345	2,780
Interest-bearing liabilities against collateral in properties	12,975	11,408	11,745
Other liabilities	788	641	416
Total equity and liabilities	21,577	18,163	19,484

Batteriet 13, Halmstad

Cash Flow Statement amounts in MSEK	6 mths Jul-Dec 2007	6 mths Jul-Dec 2006
Cash flow from operating activities	-135	471
Cash flow from investing activities	-1,002	-1,744
Cash flow from financing activities	1,130	1,403
Cash flow for this period	-7	130
Cash and cash equivalents at the end of the period	22	6

Fixed-interest term real estate credits

Tenure	Loans MSEK	Average interest %	Share %
0 - 1 years	5,172	4,82%	39%
1 - 2	322	5,36%	2%
2 - 3	90	5,52%	1%
3 - 4	8	5,85%	0%
4 - 5	208	5,20%	2%
5 - 6	200	5,46%	2%
6 - 7	600	5,15%	5%
7 - 8	1,554	5,03%	12%
8 - 9	1,989	4,67%	15%
9 -	2,832	5,02%	22%
Total	12,975	4,92%	100%



Vapensmeden 15, Ekilstuna



Sjöfrun 1, Trollhättan

Property portfolio, 31.12.07

Region	Number of apartments	Lettable area, square meters			Share
		Residential properties	Commercial	Total	
Northern Sweden	2,847	176,761	32,086	208,847	8%
Eastern Sweden	10,691	794,693	145,394	940,087	37%
Western Sweden	5,888	373,703	83,476	457,179	18%
Southern Sweden	7,367	504,562	160,863	665,425	26%
Germany	4,553	279,156	7,678	286,834	11%
Total	31,346	2,128,875	429,497	2,558,372	100%

HEADQUARTER

Svärdvägen 3A
Box 104
182 12 DANDERYD
tel +46 (0) 8 566 130 00
fax +46 (0) 8 566 130 80

SOUTHERN SWEDEN

Föreningsgatan 15
Box 17199
200 10 MALMÖ
tel +46 (0) 40 330 400
fax +46 (0) 40 330 415

WESTERN SWEDEN

Reutersgatan 4
Box 7284
402 35 GÖTEBORG
tel +46 (0) 31 708 61 00
fax +46 (0) 31 708 61 01

EASTERN SWEDEN

Svärdvägen 3A
Box 104
182 12 DANDERYD
tel +46 (0) 8 566 130 00
fax +46 (0) 8 566 130 80

NOTHERN SWEDEN

Residensgatan 4E
972 36 LULEÅ
tel +46 (0) 920-29 59 50
fax +46 (0) 920-255 183

GERMANY

Akelius GmbH
Potsdamer Platz 11
D-10785 BERLIN
tel +49 (0) 30 2589-4527
fax +49 (0) 30 2589-4136

info@akelius.se
www.akelius.se