

STENHUS

Fastigheter

Company Presentation Feb 2021

History

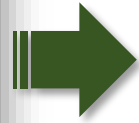
IPO to Stockholm Nasdaq completed in record time

- ❖ Stenhus Fastigheter i Norden AB was established in September 2020
- ❖ On September 24, 2020, a new issuance was made for app 70MEURO and a loan was issued for the same amount. With these proceeds the company acquired eight properties from Sterner Stenhus Holding AB for a total value of 137MEURO
- ❖ On September 30, 2020 a listing application was submitted to Nasdaq Stockholm
- ❖ On November 24, 2020 the company was successfully listed on Nasdaq First North Growth Market
- ❖ Market Cap at listing was appr 130MEURO
- ❖ The total amount of shares issues was 130 253 Millions for a value of app 1.0EURO/share
- ❖ The major investors were Sterner Stenhus Holding AB (53.6%), Balder (19,2%) & Länsförsäkringar (9.6%)

Sept 2020



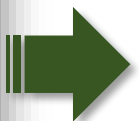
Nov 2020



Our **mission** is to challenge ourselves every day in order to develop the company and the industry, to generate stable cash flows and to deliver significant value to our shareholders



Our **vision** is to become one of the leading real estate companies in Sweden within the next five years



Our **values** are to be honest, transparent and fair ... whatever we do, we will do it in a fair, transparent and open way ... and we will do it together with our employees, tenants and investors

Overall Goals

Stenhus Fastigheter's overall goal is to generate a long-term high and sustainable return with a focus on growth and satisfied customers




12%

Average return on adjusted equity



>35%

Equity Ratio



30%

The long-term dividend policy is to distribute 30% of FFO

Management with long experience in the real estate industry



Elias Georgiadis
CEO

- Work experience: has run his own operations as CEO for 23 years in the construction and real estate industry.
- Board member of Amasten Fastigheter AB & Handelsbankens in Skärholmen
- Other ongoing assignments: President & CEO Sterner Stenhus & Board member of the Group's companies and Chairman of the Board of Premia Properties
- Ownership: 69,753,100 shares through Sterner Stenhus Holding AB, where Elias owns 70 percent & and 340,000 shares through related parties



Mikael Nicander
Deputy CEO

- Work experience: CEO Stendörren Fastigheter AB, CEO Kvalitena AB, CEO Lantmännen Fastigheter AB, Board member Stendörren Fastigheter AB and, Board member Admiral Capital A / S
- Education: Bachelor of Science in Real Estate Economics and Construction KTH
- Other ongoing assignments: Chairman of the Board of MiloMnA Real Estate AB
- Ownership: 300,000 shares



Tomas Georgiadis
CFO

- Work experience: Manager at Sterner Stenhus AB, responsible for purchasing and project management Sterner Stenhus AB,
- Board member of Fasadgruppen Group AB, Board member of SPEF an industry association.
- Education: Master of Science in Engineering Physics & Electrical Engineering LiTH
- Other ongoing assignments: vice president & CFO Sterner Stenhusgruppen
- Ownership: 69,753,100 shares indirectly through Sterner Stenhus Holding AB, in which Tomas Georgiadis owns 30 percent and 88,899 shares through related parties



Mattias Leksell
Project Leader & ESG

- Work experience: 20 years of experience from the construction and real estate industry. Senior positions such as Regional Manager East for Serneke project development, business area manager Real Estate Development NAI Svefa, various senior positions at Jernhusen AB.
- Education: Civil Engineering Program, Halmstad University. With a focus on international production
- Other ongoing assignments: Board member STHLM Developer AB, Deputy Board member Collin Design AB
- Ownership: 87,700 Shares

Very experienced and active Board



Rickard Backlund
Chairman of the Board

- Work experience: CEO of Fastigheter Aberdeen AM, Chairman of the Board of Cityhold AB and later CEO, Chairman of the Board of NP3 Fastigheter AB, Chairman of the Board of Amasten Fastigheter AB.
- Other ongoing assignments: CEO Grön Bostad AB
- Ownership: 400,000 shares
- Independent in relation to company: YES



Frank Roseen
Member of the Board

- Work experience: CEO GE Capital Real Estate Germany & CEE, CFO GE Capital Real Estate Asia Pacific, CFO GE Capital Real Estate Nordic, Chief Investment Officer & CFO WCM AG
- Other current assignments: Executive Director Capital Markets & Board member for Aroundtown SA, TLG Immobilien, Bonava AB & Vice Chairman Premia Properties in Greece
- Ownership: 500,000 shares
- Independent in relation to the company: YES



Malin af Petersens
Member of the Board

- Work experience: has held several senior positions within Aberdeen Standard Investments since 1998, including as Head of Fund Operations Real Estate EMEA, Managing Director Aberdeen Asset Managers Ltd Branch Sweden, AAM Country Head Sweden & group CFO (real estate).
- Other ongoing assignments: CFO Swib Holding AB
- Ownership: 0 shares
- Independent in relation to the company: YES



Elias Georgiadis
Member of the Board

- Work experience: has run his own operations as CEO for 23 years in the construction and real estate industry.
- Board member of Amasten Fastigheter AB & Handelsbankens in Skärholmen
- Other ongoing assignments: President & CEO Sterner Stenhus \$ Board member of the Group's companies and Chairman of the Board of Premia Properties
- Ownership: 69,753,100 shares through Sterner Stenhus Holding AB, where Elias owns 70 percent & and 340,000 shares through related parties

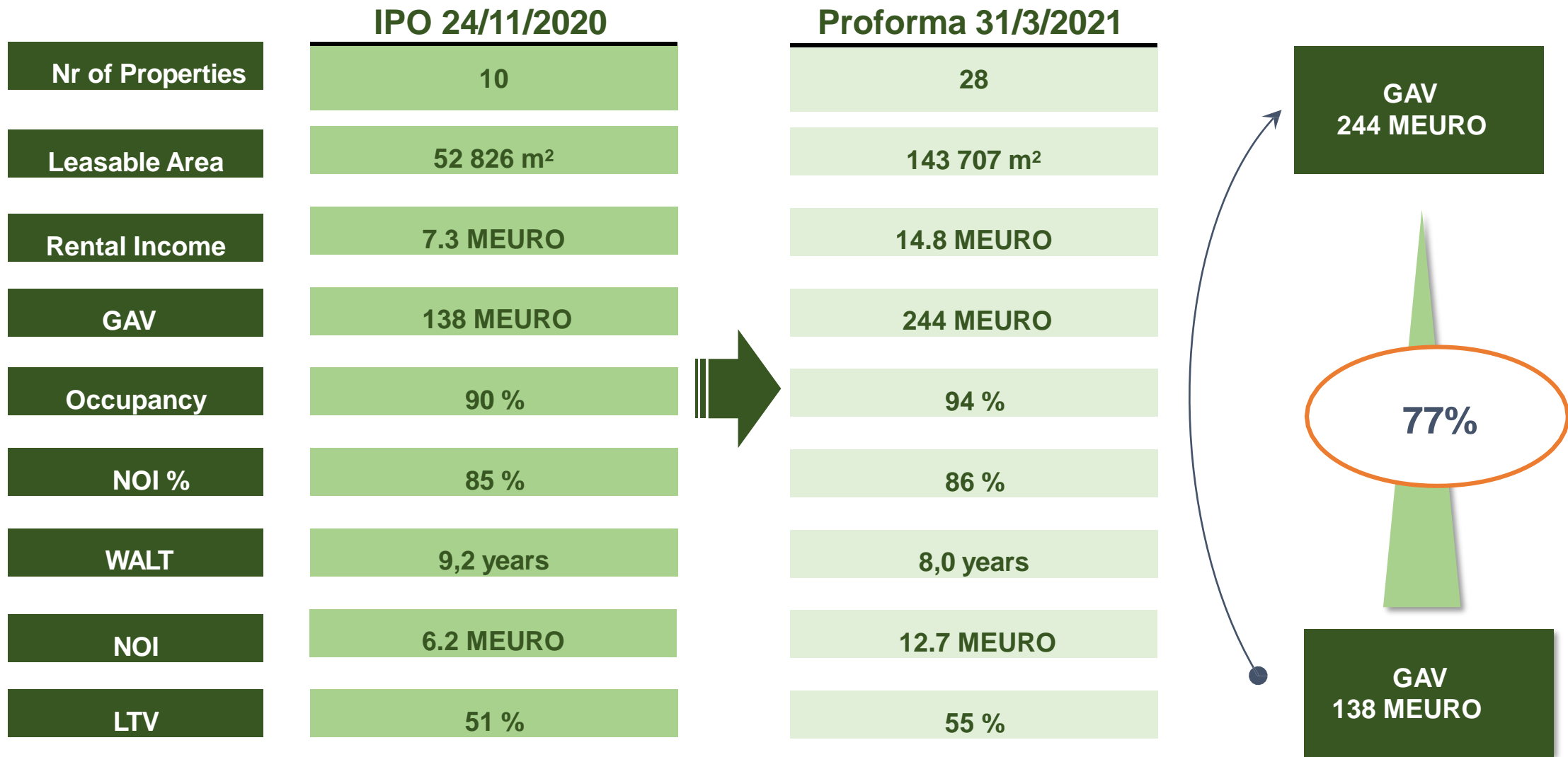


Erik Borgblad
Member of the Board

- Work experience: specialized in M&A with a special focus on the real estate industry
- Other ongoing assignments: Lawyer and partner at Advokatfirman Glimstedt, Chairman of the Board of Svenska Krämfabriken AB
- Holding: 359,120 shares
- Independent in relation to company: YES

Strong growth since IPO

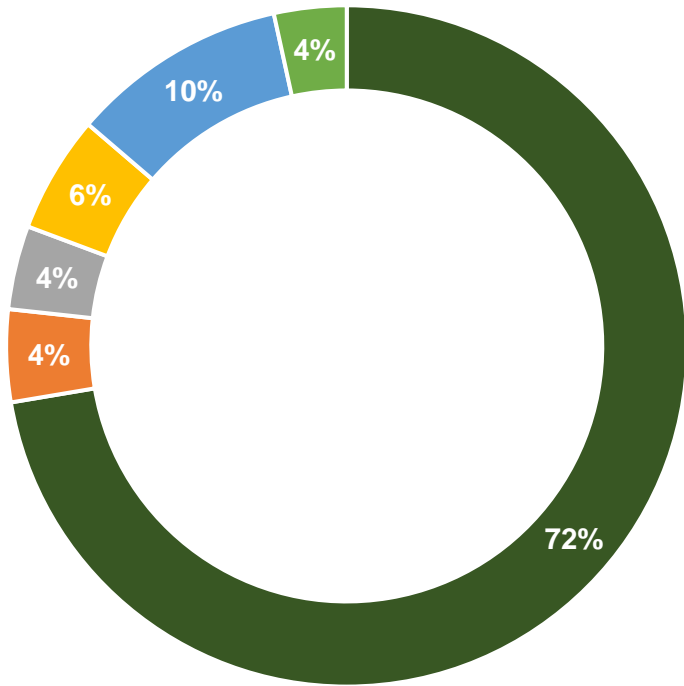
Acquisition of 18 properties for a total value of 105 MEURO



Overview of the existing portfolio (proforma 31/3/2021)

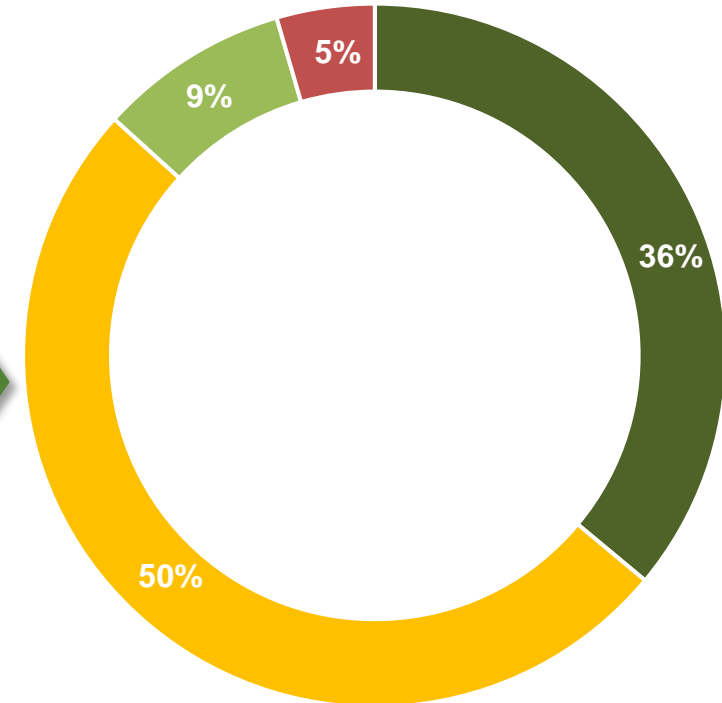
Mainly Stockholm (72%) & Logistics (50%)

Region



■ Stockholm ■ Köping ■ Kumla ■ Vimmerby ■ Göteborg ■ Linköping

Segment



■ Offentlig ■ Lager ■ Handel ■ Byggrätter

FMV
244 MEURO

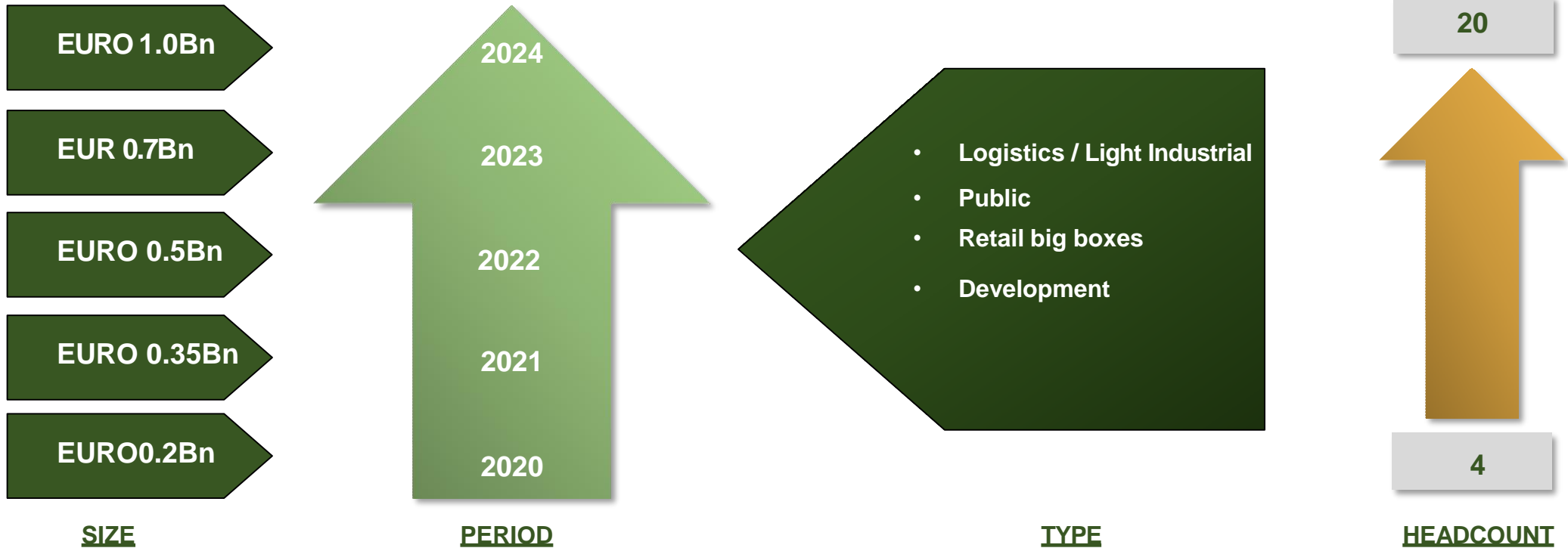
5 years business plan

The Goal is to own properties for 1.0Bn Euro

STRATEGY

Total 1.0Bn EURO av assets on strong cities in Sweden through:

- ✓ Opportunistic acquisitions in the Value Add / Core+ spectrum
- ✓ Single asset or portfolio of properties
- ✓ NOI return of appr 6,0% after stabilization
- ✓ Long lease agreements > 5 år



Financial Policy

Conservative Approach

Rating	Strive to reach "Investment grade" rating before 2025
Financial Targets	<ul style="list-style-type: none">• LTV max 60%• Debt maturity above 2.5 years• Solidity above 35 procent• The interest coverage ratio must exceed 2.0 times
Capital Markets	<ul style="list-style-type: none">• Create relationship with investment banks, investors, analysts etc.• Active on the Swedish & International markets



Sustainability

... controls our daily work

Focus on four areas

1. Environment
2. Health and Safety
3. Anticorruption
4. Equality and Non-discrimination

The company's sustainability work aims to avoid short-term gains that arise at the cost of negative consequences in the longer term

Sustainability work is supported by internal policies, overall goals as well as laws, external guidelines and regulations

Stenhus Fastigheter (SFAST) Aktie (proforma 31/3/2021)

Share Price data

- Symbol: SFAST
- ISIN: SE0014956819
- Marknad: Nasdaq First North
Growth Market
- Branch: Real Estate
- Share Price (010221): 1.4 EURO
- Market Cap: 201 MEURO

Ownership by the Board & Management

- Elias & Tomas Georgiadis: 70.181.999 aktier
- Rickard Backlund: 400.000 aktier
- Frank Roseen: 500.000 aktier
- Erik Borgblad: 359.120 aktier
- Mikael Nicander: 300.000 aktier
- Mattias Leksell: 87.700 aktier

Sterner Stenhus Holding AB (50.6%), Balder (18,1%) och Länsförsäkringar (9.1%)



We are looking forward hearing from you !!

For more information please contact

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