



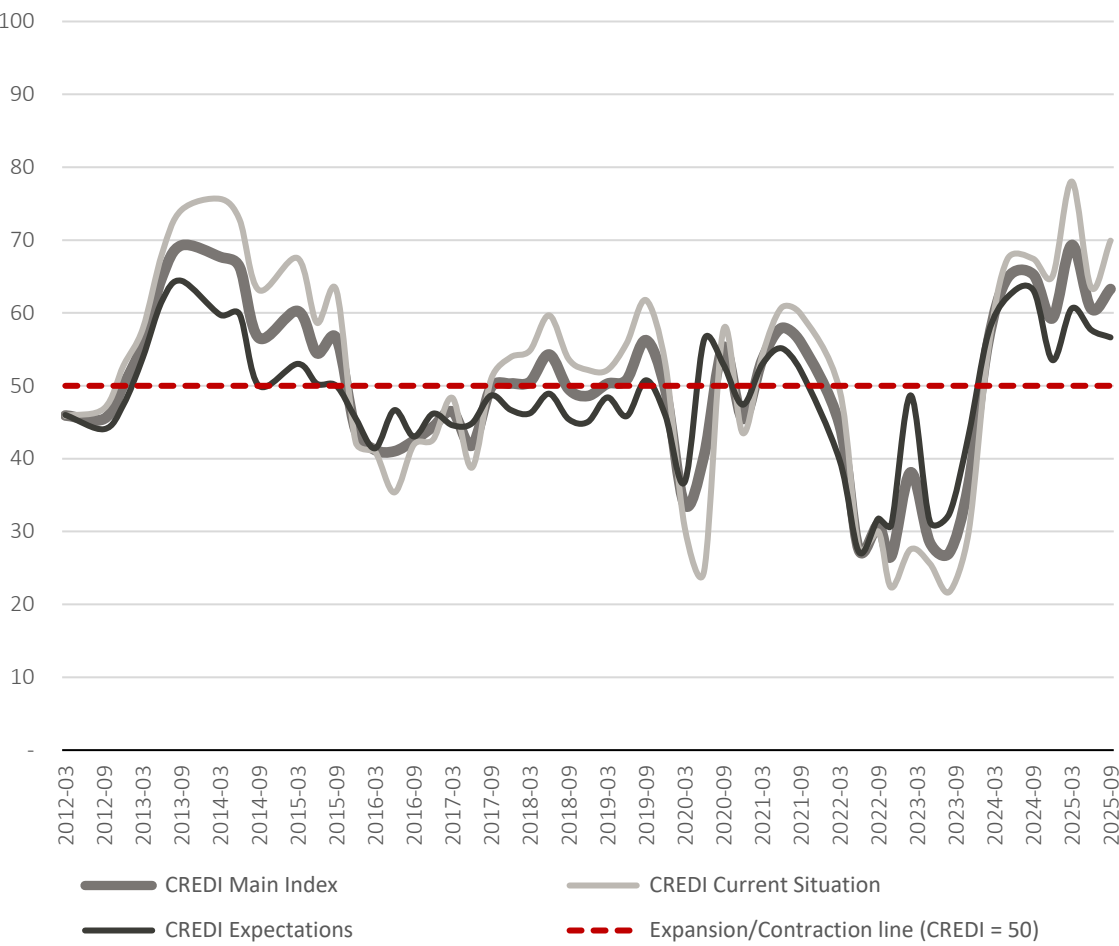
CREDI – September 2025

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THE CREDI INDEX



COMMENTS TO THE CREDI INDEX

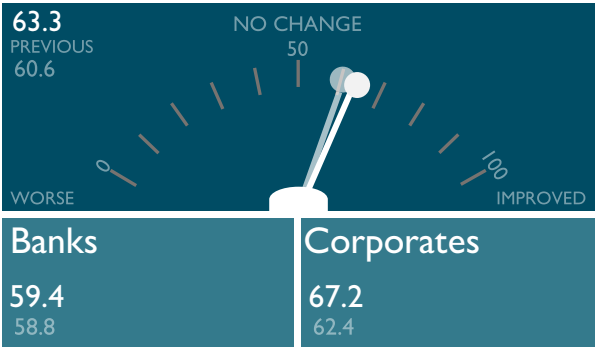
- The CREDI Index continues to be firmly positive and even moved into even more supportive levels.
- The index for the Current Situation increased while the index for expectations fell back somewhat. Still, the expectations are that financing conditions will continue to improve. Both banks and property owners expect the current trend of improving financial conditions to continue.
- Banks expectations are still that availability and prices will continue to improve/decrease. However, those expectations are less pronounced than in June.
- Following the volatile start of 2025 financial conditions have stabilized at very supportive levels.

ABOUT THE CREDI SURVEY

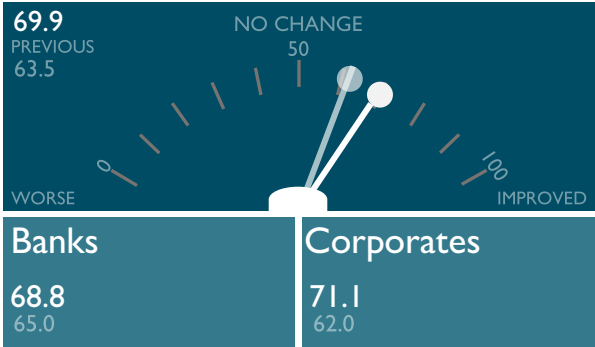
CREDI is a market sentiment indicator for the Swedish real estate debt market. The indicator is based in part on a quarterly current and forward-looking survey of Swedish listed property companies, and banks providing real estate financing on the Nordic market. This part of the indicator is called the CREDI survey. The CREDI survey contains four questions about recent changes in credit availability and credit conditions, and four questions about expectations regarding changes in credit availability and credit conditions in the next three months. The CREDI survey results are computed as separate diffusion indices per question, where answers are weighted according to their direction of change in the variable. As such, the final index figure represents an average of all weighted answers. Weights are applied such that a “no change”-answer equals 50 index points. Consequently, the turning point in sentiment is 50 and any reading below this level indicates more difficult financing conditions while any reading above indicates less difficult financing conditions. Separate indices are aggregated per respondent category. The Main index and its components are then computed as an unweighted average of these two categories – ensuring that the answers of borrowers and lenders are equally weighted in the Main index.



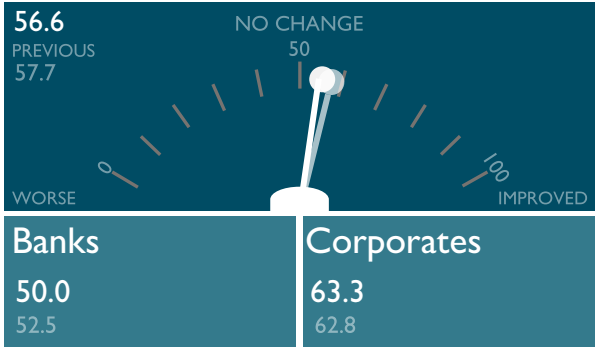
CREDI MAIN INDEX



CREDI CURRENT SITUATION



CREDI EXPECTATIONS



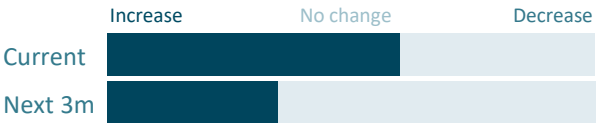
COMMENTS TO THE SUB-INDICES

- The view on Credit Availability and Credit Margins continues to be very positive.
- The outlook for Leverage and Duration declined compared to the previous CREDI report. Still, all segments remains above 50.
- During the quarter it is imminent that conditions for the property market have been benign and supportive for the property market.

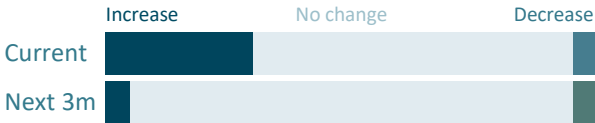
CREDI Sub-indices

The CREDI sub-indices present survey data question by question. The bars represent the distribution of actual answers per question, separated into the components Current Situation and Expectation for the coming three months.

CREDIT AVAILABILITY



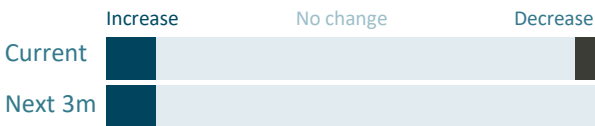
LEVERAGE



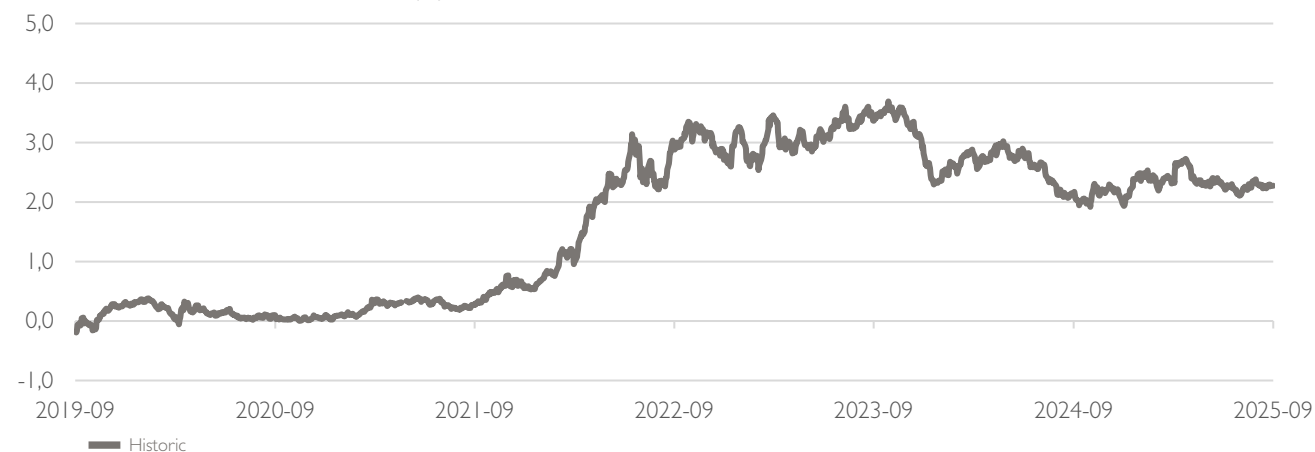
CREDIT MARGINS



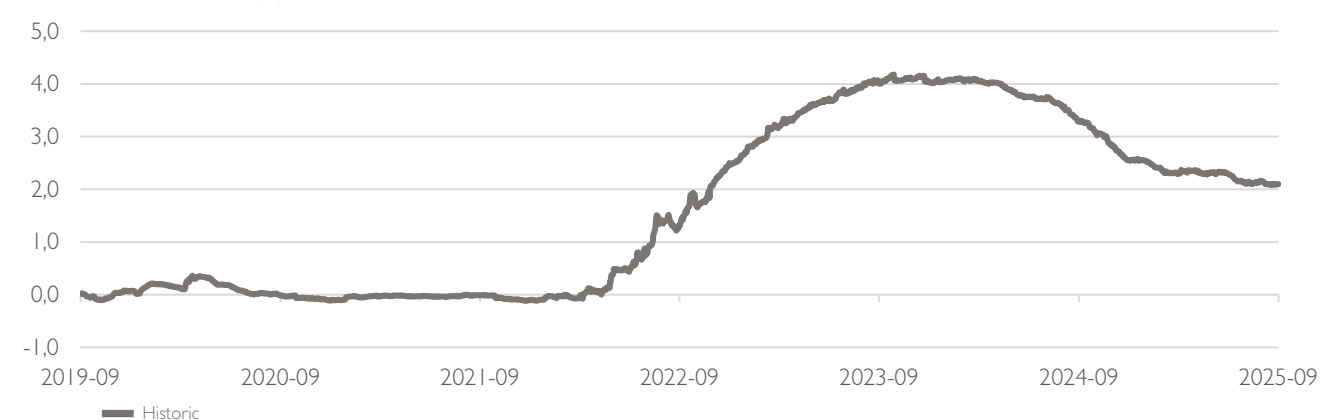
DURATION



5-YEAR SWAP RATES, HISTORIC (%)



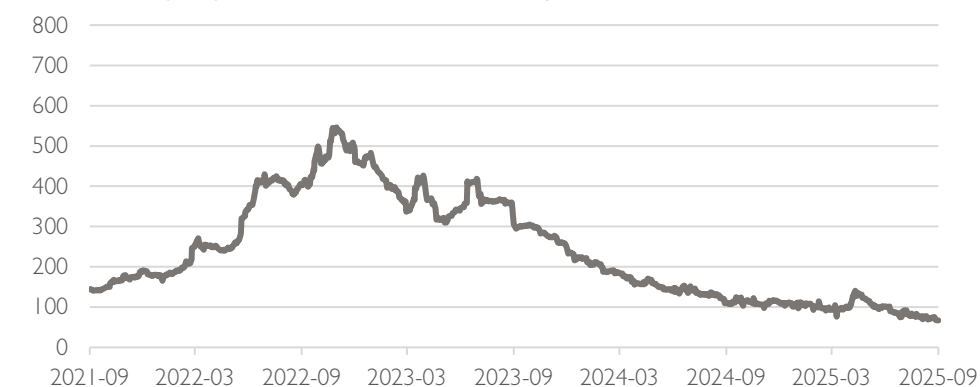
STIBOR, HISTORIC (%)



Fastighets AB Balder FRN 13-APR-2027 – Z Spread



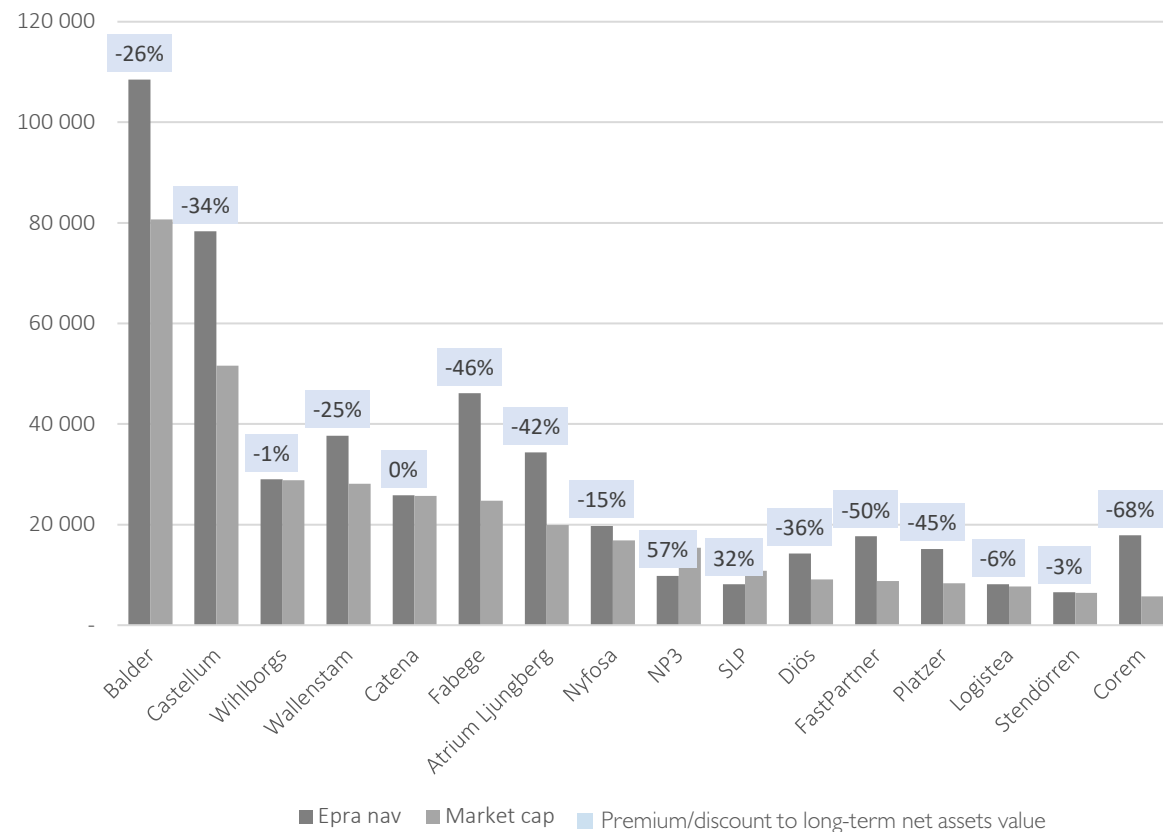
Atrium Ljungberg AB FRN 01-OCT-2026 – Z Spread



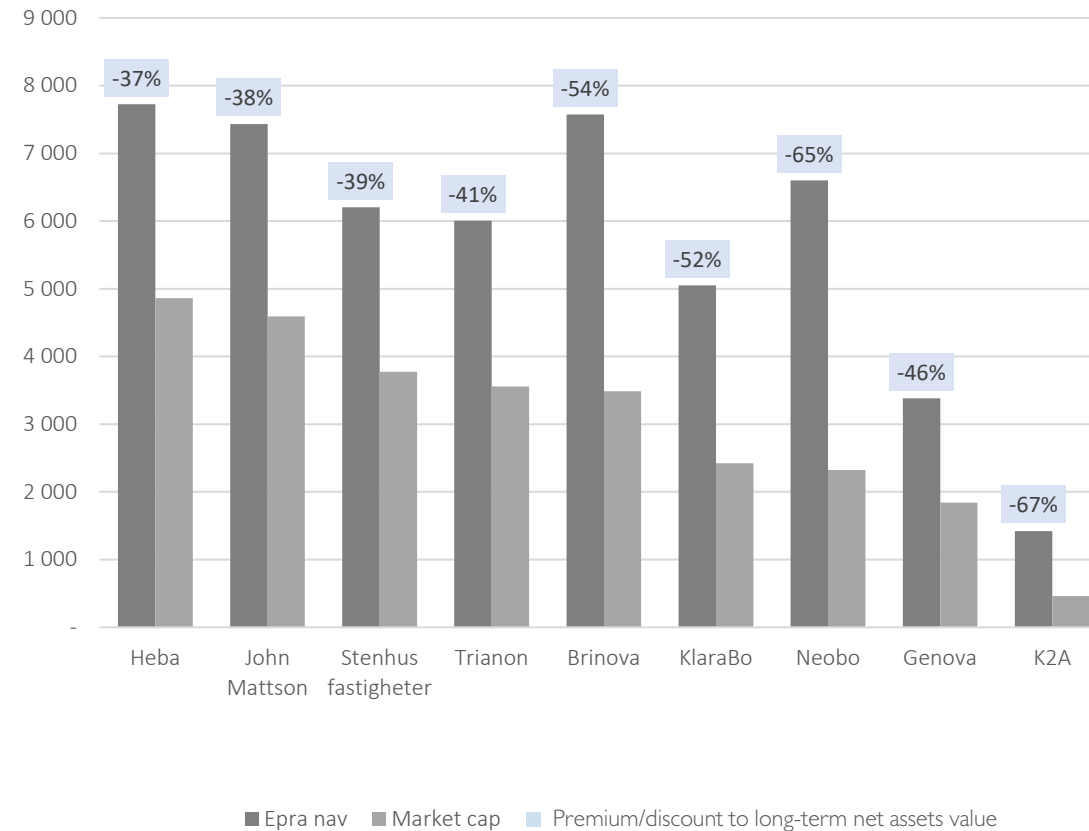
5-year interest and swap rates have crept somewhat upwards the last years while credit margins have continued to decline. Swap rates in Norway and the US continue to be significantly higher than in the rest of Europe.

Equity market premium/discount to long-term net asset value

SEKm (Companies with a market cap exceeding ~ SEK 5 billion)

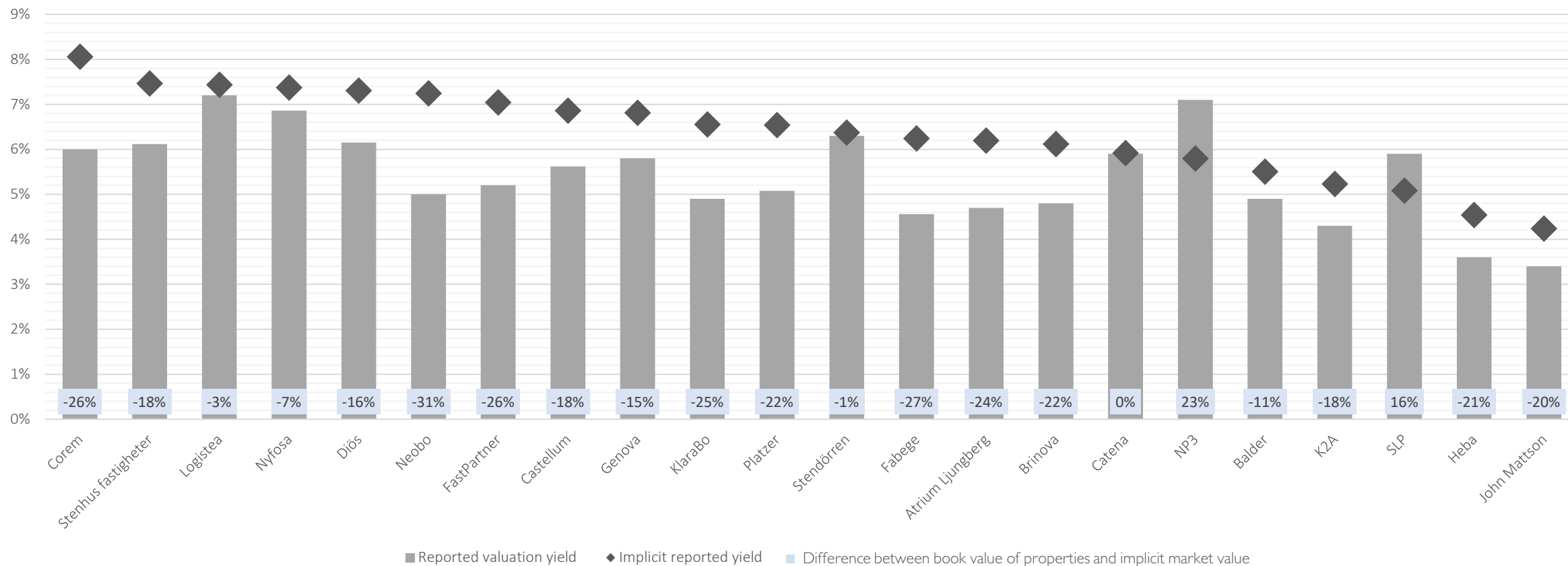


SEKm (Companies with a market cap under ~ SEK 5 billion)



Equity markets continue to be hesitant regarding book values of property assets. The average discount among the selected companies amounts to 30 per cent, an increase since the last CREDI report. This discount is most prevalent among residential companies, with an average discount to NAV of around 46 per cent.

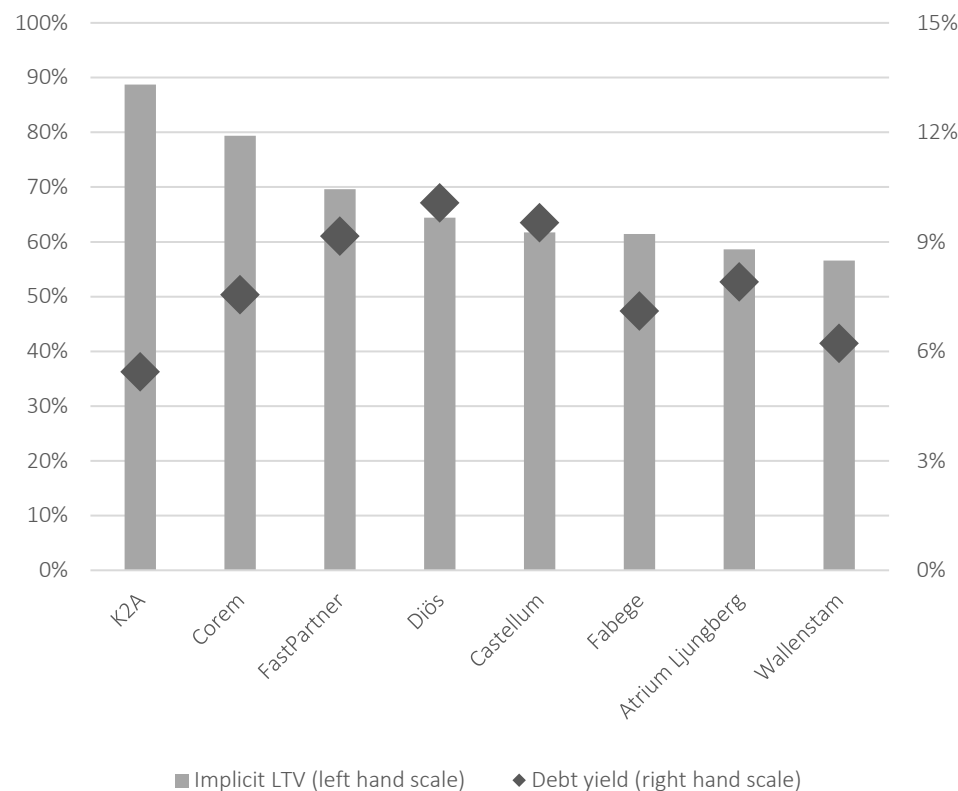
Reported valuation yields, implicit reported valuation yields and equity market premium/discount on property values



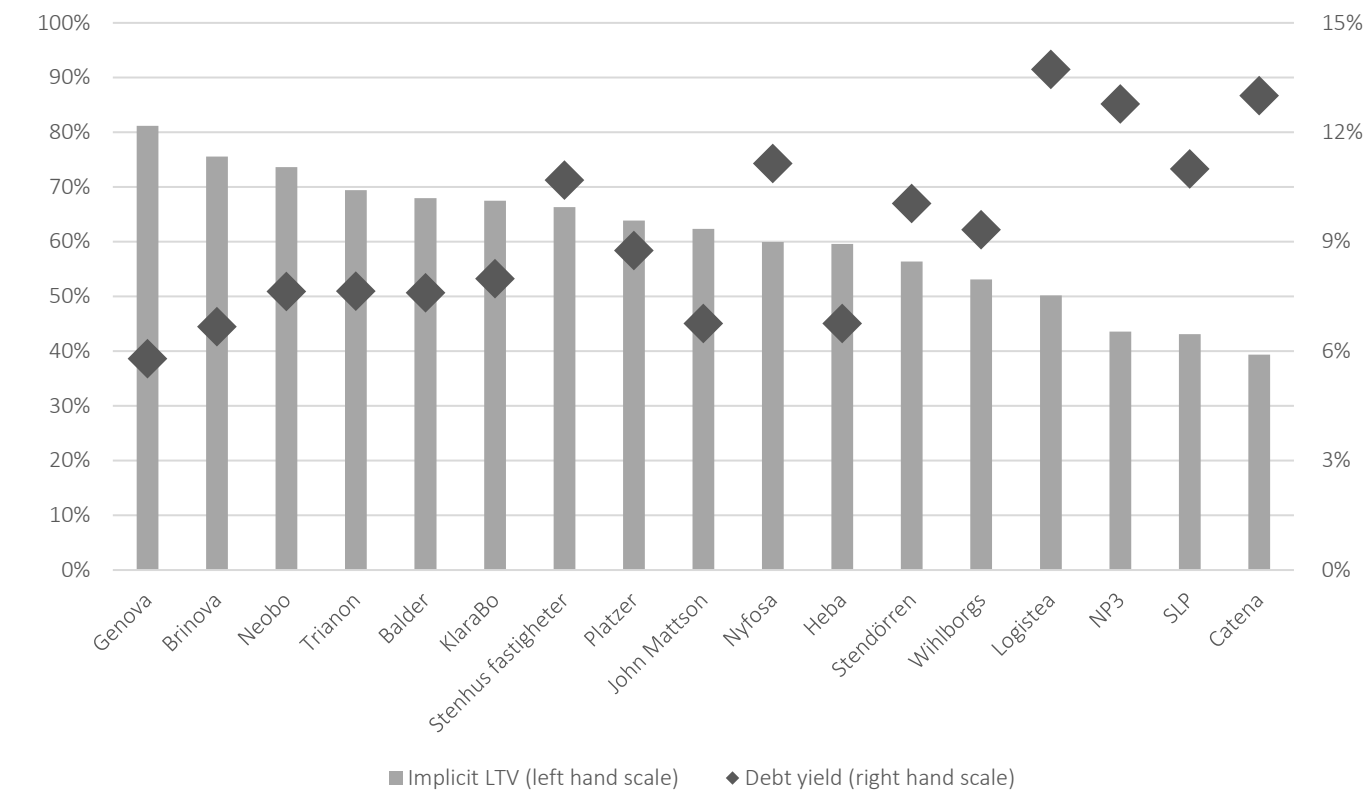
The average discount on property values amounts to around 14 per cent, with a significant variance. Light industrial and logistics trades at a significant premium while the residential sector trades at deep discount to book values.

Debt yield and implicit LTV (including hybrids)

DEBT YIELD AND IMPLICIT LTV

Debt yield based on **reported LTM NOI**

DEBT YIELD AND IMPLICIT LTV

Debt yield based on **reported income capacity**

About 70 per cent of the 25 companies in our sample have either debt yields at or below 7.5 per cent and/or implied LTV ratios above 60 per cent, an increase since the last CREDI report. This reflects both the impact of rising debt levels and a decline in implicit property values. Companies continue to capitalize on favourable financing conditions.



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