

Q4

Year-end Report January-December 2021
Fastighets AB Trianon (publ)

Results in brief for the period January-December 2021

- Rental income grew by 12 percent and amounted to SEK 618.1 million (553.2).
- The operating surplus increased by 7 percent to SEK 396.0 million (368.5) and the surplus ratio was 64 percent (67).
- The profit from property management grew by 13 percent and amounted to SEK 253.1 million (224.2).
- The profit for the period totalled SEK 1,310.5 (537.4) million of which SEK 1,305.0 (519.7) million is attributable to the Parent's shareholders, equivalent to earnings per share for the period of SEK 33.64 (13.24) before dilution and SEK 33.57 (13.23) after dilution.
- The changes in value of investment properties amounted to SEK 1,311.2 million (406.2).
- The change in value of derivatives amounted to SEK 66.5 million (-62.3).

Results in brief, fourth quarter 2021

- Rental income grew by 8 percent and amounted to SEK 159.9 million (147.7).
- The operating surplus increased by 3 percent to SEK 101.5 million (98.9) and the surplus ratio was 64 percent (67).
- The profit from property management grew by 19 percent and amounted to SEK 64.0 million (53.9).
- The profit for the period totalled SEK 532.3 (192.6) million of which SEK 532.5 (180.7) million is attributable to the Parent's shareholders, equivalent to earnings per share for the period of SEK 13.67 (4.57) before dilution and SEK 13.63 (4.56) after dilution.
- The changes in value of investment properties amounted to SEK 608.5 million (85.4).
- The change in value of derivatives amounted to SEK 13.8 million (10.1).

This information is such as Fastighets AB Trianon (publ) is obliged to disclose under the EU's Market Abuse Regulation and the Securities Market Act. The information was provided through the contact persons listed on page 37 for release on 18 February 2022 at 08.00.

Significant events during the quarter

- Implements a private placement of 1.5 million shares, raising SEK 398 million before issue expenses.
- Acquires 174 apartments in central Malmö with a value of SEK 630 million, a public sector/community property in central Malmö and a retail property in the residential area of Hermodsäl in Malmö.
- Signs several long leases within public sector/community services and local retail. Net rentals for the period amounted to SEK 0.8 million (1.4), and new leases totalling SEK 13 million were signed, of which joint ventures accounted for SEK 6 million.
- A ten-year lease is signed with Dagab Inköp & Logistik for the establishment of a Willys supermarket in Burlöv Center. Estimated occupation is autumn 2022.
- Green light to start construction on 500 residential units in Rosengård and Norra Sorgenfri after the zoning plan took effect.

- Start of construction of 73 apartments in Hyllie and 65 apartments in Sege Park. It is probable that all of these will be built with investment aid to ensure reasonable rent levels.
- The Board of Directors adopts updated financial targets and sustainability objectives for 2022-2024.
- The Nomination Committee in preparation for the 2022 Annual General Meeting is announced.

Events after the end of the period

- Several leases are signed with tenants within public sector/community services at Limhamn, at Hyllie 9:5, at Rosengård Centrum, in Entré in Malmö and in the Hanna district in Burlöv.
- The Board of Directors proposes to the Annual General Meeting a dividend of SEK 2.00 per share (1.80), which is equivalent to around 31 percent of the profit from property management minus current tax.
- The Board of Directors proposes to the Annual General Meeting to implement a share split with a condition of 4:1.

January-December 2021

Rental income	Operating surplus	Profit from property management	Profit for the period	Property value
618	396	253	1,310	12,666
SEK million	SEK million	SEK million	SEK million	SEK million

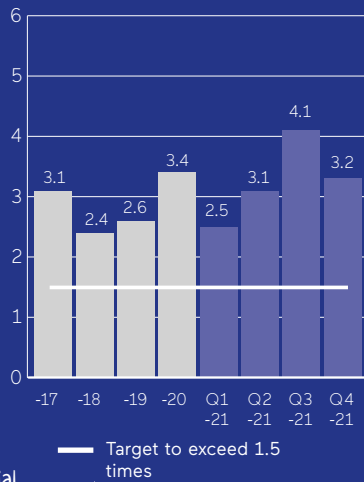
Key performance indicators	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Rental income, SEK million	160	148	618	553
Operating surplus, SEK million	102	99	396	368
Profit from property management, SEK million	64	54	253	224
Change in value of investment properties, unrealised, SEK million	608	85	1,311	406
Comprehensive income for the period, SEK million	532	193	1,310	537
Investment properties, carrying amount	12,666	9,462	12,666	9,462
Total assets, SEK million	13,581	10,303	13,581	10,303
Interest coverage ratio, times	3.2	5.1	3.2	3.4
Average return on equity, %	45 %	21 %	31 %	17 %
Loan-to-value ratio, %	54 %	56 %	54 %	56 %
Equity-assets ratio, %	39 %	35 %	39 %	35 %
Equity per share, SEK	132.92	94.28	132.92	94.28
Equity per share, SEK*	122.41	82.33	122.41	82.33
Earnings per share, SEK	13.67	4.57	33.64	13.24
Long-term net worth per share, SEK	155.15	112.86	155.15	112.86
Long-term net worth per share, SEK*	144.64	100.90	144.64	100.90
Rental value, SEK million	738	653	738	653
Economic occupancy rate, %	95 %	94 %	95 %	94 %
Rentable area excluding garage, thousand m ²	488	402	488	402

* After the deduction of equity attributable to hybrid bonds

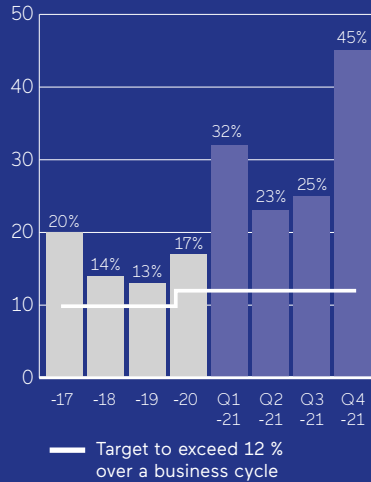


Financial objectives

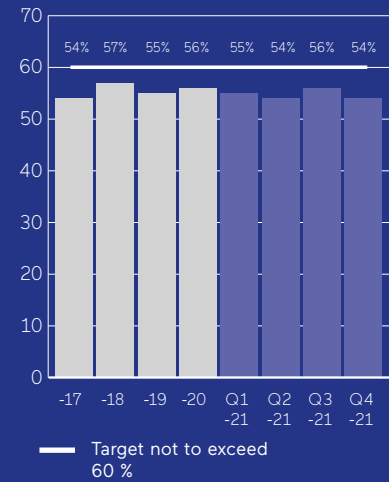
Interest coverage ratio, times



Average return on equity, %

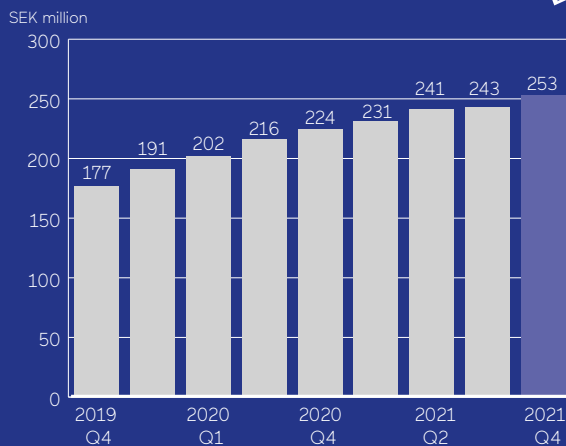


Loan-to-value ratio, %

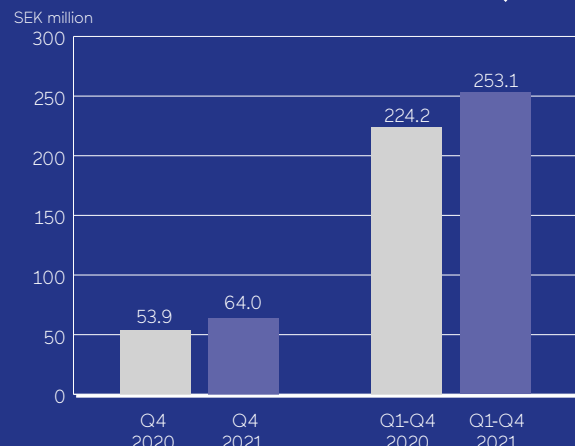


New financial target 175 times from 2022

Profit from property management, rolling 12 month



Profit from property management, SEK million

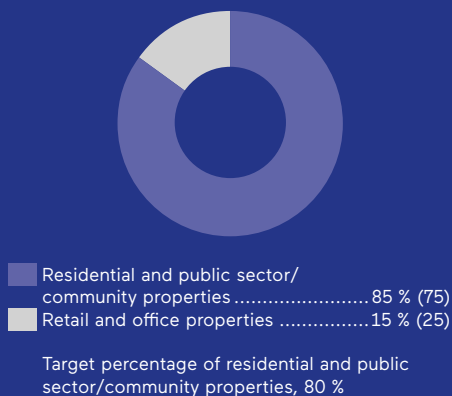


Increase of 13 %

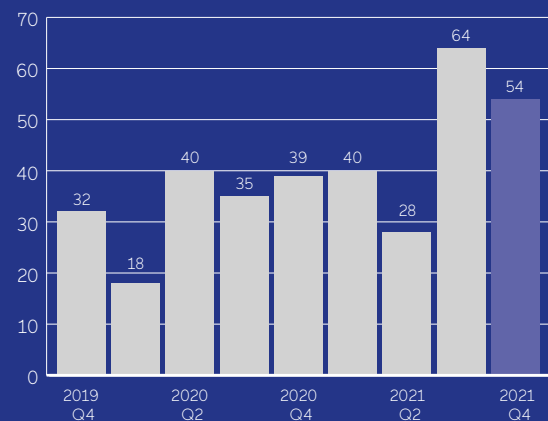
Increase of 13 %

Target annual increase of 12 %

Percentage of property value



Number of renovated apartments per quarter



Targets: Renovate 200 apartments per year, outcome 2021: 186

This target has been reached and is not included in the new 2022-2024 targets



The CEO's view

2021 – the most profitable year in Trianon's history



2021 was the most profitable year to date in Trianon's history. We enjoyed continued strong growth with a high level of profitability, and achieved our financial targets. In addition, we met the target that residential units and public sector/community properties should constitute at least 80 percent of our property value by a comfortable margin. Trianon completed a number of property acquisitions during the year, not least our largest acquisition so far through the purchase of Signatur Fastigheter. Overall, it was an exceptionally good year, with an increased earning capacity, a higher proportion of residential units and a lower loan-to-value ratio.

In 2021, our earnings rose by 12 percent to SEK 618 million (553) compared with the corresponding period of the preceding year, and the profit from property management grew by 13 percent to SEK 253 million (224). The increase in rental income and profit from property management is due above all to letting, acquisitions and our value-generating investments. The profit from property management exceeded the target of an annual increase of 12 percent. We had a strong cash flow from operating activities, which increased by 47 percent to SEK 262 million (179). Our strong cash flow enables us to continue with a high level of investment.

Trianon is in a strong financial position

Against the background of our aggressive approach to acquisitions during 2021, we carried out a new issue of SEK 400 million, a non-cash issue of SEK 60 million in connection with the Signatur acquisition and also issued corporate bonds of SEK 500 million. At the close of the year, the loan-to-value ratio was 53.5 percent. The target is that the loan-to-value ratio is not permitted to exceed 60 percent. Calculated on total assets, the loan-to-value ratio is about 50 percent. This gives us considerable scope for acquisitions.

Strong letting

During the year, Trianon's net letting reached SEK 5.5 million, and in total, we signed new lease contracts valued at SEK 39 million, with the joint venture company being responsible for SEK 11 million of this. In Entré, we signed contracts with the City of Malmö, Statens Servicecenter [The National Government Service Centre] and Sveriges BostadsrättsCentrum [the National Organisation of Tenant-owners Associations], among others. When Trianon acquired Entré in 2017, the occupancy rate was 48 percent. Since then, we have converted the former retail centre into a property containing public sector/community services, retail stores, offices, restaurants and an experience centre. After the completion of the Rolf 6 property in Entré, it was converted into a dedicated public sector/community property with a total of 13,700 m² and an occupancy rate of almost 90 percent. The major leasing contracts signed in the fourth quarter were in the Hanna district in Burlöv with the dental and healthcare company, Praktikertjänst, and in Burlöv Center with the supermarket chain, Willys. The lettings are value-generating for Trianon, and will have a very positive impact on our future growth opportunities.

Extensive value-generating investments

During 2021, Trianon implemented extensive value-generating investments. In total, we renovated 186 apartments, almost achieving our annual target of 200 apartments. The majority of these followed our standard model, which gives reasonable rent increases and, consequently, long-term tenants. The renovations are an important part of our social sustainability initiative and are also value-generating, providing a yield of 6.5-7 percent.

Transactions resulted in 1,500 new apartments

During the year, we implemented strategic transactions which involved first selling and then purchasing properties. This enabled our bid for the listed company, Signatur Fastigheter, which brought 800 apartments, an excellent addition to our portfolio. Additional acquisitions in central Malmö, in Svedala and at Limhamn brought the total of acquired apartments during the year to 1,500.



Substantial project portfolio

To meet the demand for housing in the region and to contribute to sustainable urban development, Trianon has a substantial project portfolio, see page 16. During the year, we began the construction of 138 apartments in Malmö and received planning permission for 111 apartments in Burlöv. We aim to start construction on 700 apartments in 2021-2022. It is probable that Trianon will have investment aid for the apartments which we started construction on before the end of the year, since applications were submitted before 31 December. The decision to end investment aid will hit lower-income working residents of Malmö hard, as it ensured more reasonable rents which matched their ability to pay. Nevertheless, Trianon is an entrepreneurial company which will find new ways of continuing with the projects and delivering on our new target of an annual investment income from the project portfolio of at least SEK 100 million.

Strong financial performance in Q4

During the fourth quarter, our revenue grew by 8 percent to SEK 160 million (148) through acquisitions and increased letting. The increased income fed through into net operating profit, which rose by 3 percent to SEK 102 million (99) and profit from property management, which grew by 19 percent to SEK 64 million (54).

Strong property market

As I look into the future, I see a very strong property market in 2022. A record number of transactions were made during the autumn, and these have resulted in lower required returns and positive changes in value. Interest in acquisitions will probably remain high, and this can make it challenging to find good deals. Having said that, Trianon has historically been able to make attractive deals even in a challenging environment, thanks to the strength of our finances. The social restrictions have had a negative impact on some of our tenants, particularly in the restaurant and entertainment sectors. We can now see the light at the end of the tunnel, and we can expect that these tenants will provide significantly higher rental income going forward.

Positive outlook for 2022

The year has got off to an excellent start with a number of large lettings which will have a highly positive impact on our future earnings. We will continue to focus on value-generating investments, letting, new construction and acquisitions. Our two major urban development projects, in Burlöv and Rosengård Centrum, will enable us to generate substantial value in the future. At the end of the year, the Board adopted a new business plan for 2022–2024, with revised financial targets which we intend to achieve. An important part of the plan is our increased focus on sustainability. This involves both energy savings and a major investment in security measures with a clear focus on social sustainability, particularly in the Lindängen and Hermodsdal areas of Malmö - investments which will provide more attractive residential environments and increase property values in the long term. Overall, I am convinced that 2022 can be an even more successful year for Trianon.

Over the past 15 years, Trianon has enjoyed incredible success, going from 5 to 90 employees and with a property portfolio which rose in value from SEK 200 million to this year's SEK 12.7 billion. I would like to take this opportunity to thank our clients, shareholders and partners for their confidence in us and, above all, I would like to give my heartfelt thanks to all our dedicated staff for their unstinting efforts every day. Full steam ahead!



Olof Andersson, CEO



Trianon in brief

Trianon is an entrepreneurial property company which owns, manages, develops and builds both residential and commercial premises in Malmö and its environs. The Company is committed to providing sustainable accommodation and fully accepts its social responsibilities.

Mission

Trianon shall own, manage, develop and build properties in Malmö and its environs. Through innovation, commitment and long-term thinking, Trianon aims to achieve sustainable urban development.

Vision

Trianon will be the most profitable and the best-run property company in Malmö.

Financial objectives

Now that the target of 80 percent residential and public sector/community properties has been achieved, on 9 November 2021, the Board of Directors adopted updated financial targets for 2022-2024.

New targets
2022-2024



- The profit from property management shall increase by 12 % annually (unchanged).
- Return on equity shall exceed 12 % over an economic cycle (unchanged).
- The loan-to-value ratio shall not exceed 60 % (unchanged).
- The interest coverage rate shall exceed 1.75 times (new, previous target 1.5 times).
- Annual investment income from the project portfolio shall be at least SEK 100 million (new).

Sustainability goals

Trianon has been working systematically for a number of years to combine environmental, financial and social sustainability. This approach has generated benefits for both the community and our customers, and we will continue to apply this to new acquisitions in the areas in which Trianon is active.

A new sustainability objective has been adopted for 2022-2024, with an increased focus on environmental sustainability:

- Reduce energy consumption by 10 percent in kWh 2022-2024 (new).

The previous sustainability objective of building more rental apartments with reasonable rents and to renovate 200 apartments per year remains in place. Moreover, our social commitment to creating jobs and improving security in our areas will continue.

Trianon's sustainable hybrid bond includes both social and environmentally-related sustainability objectives for developing those areas in southern and eastern Malmö where parts of Trianon's holdings are located. The outcome of the sustainability objectives is reported annually in May, as well as in the company's Annual Report and Sustainability Report, see Trianon's website, www.trianon.se.

Strategy

- Focus on local presence and on properties in Malmö and its environs.
- Acquire new properties with development potential, with a focus on residential and public sector/community properties.
- Develop the existing property portfolio through value-generating investment and improvements in efficiency.
- Expand the property portfolio through continued new construction of residential units.
- Once properties are fully developed, they can be sold.
- Work actively to achieve the sustainability objectives with a commitment to sustainability throughout the organisation.

Property portfolio

Trianon's property portfolio consists of residential, retail, office and public sector/community properties situated in Malmö and in the Municipalities of Svedala, Burlöv and Skurup. With the acquisition of Signatur Fastigheter, Trianon also owns properties in Trelleborg, Lund, Landskrona, Eslöv, Bjuv, Klippan, Helsingborg, Hässleholm, Osby, Vimmerby and Stockholm.

Trianon consolidates a total of 153 properties, and is part-owner of an additional 6 properties which are recognised as associates and joint ventures as at the reporting date. Total rentable area amounts to 487,800 m², excluding around 3,000 garage and parking spaces.

The value of the properties totalled SEK 12.7 billion at the close of the period.



Shares

The company has a total of 39,251,490 shares, divided into 1,521,118 Class A shares and 37,730,372 Class B shares. Each A share is entitled to 1 vote and each B share to 1/10 vote. Accordingly, the total number of votes is 5,294,155. The share capital amounted to SEK 98,128,725, and the quota value per share is SEK 2.50.

On 21 June 2017, Trianon's B shares were listed on the Nasdaq First North Premier Growth Market. Since 17 December 2020, Trianon's B shares have been listed on Nasdaq Stockholm, Mid Cap. The closing price on 31 December 2021 was SEK 238 per share. The company's total market capitalisation was SEK 9.0 billion on 31 December 2021.

Convertible loan

The incentive programme for staff in the form of a convertible loan was subscribed during 2019 to an amount of SEK 11.4 million, in accordance with a resolution of the Company's Annual General Meeting on 7 May 2019. About one-third of all employees participated in the programme. The conversion price is SEK 78. In the event of full conversion, this means that 146,153 new B shares will be created and the Company's share capital will increase by SEK 365,382.50, which corresponds to a dilution of approximately 0.4 percent of the capital and around 0.3 percent of the votes. The convertible loan will run for three years, with conversion taking place at the end of 2022.

Share information

Ticker symbol: TRIAN B

ISIN code: SE0009921471

Share capital changes

Decision date	Event	Change in the number of shares		Number of shares after the transaction			Share capital (SEK)	
		Class A shares	Class B shares	Class A shares	Class B shares	Total shares	Changes	Total
20 Jun 1991	New share issue	74,000	20,600	504,000	610,000	1,114,000	946,000	6,846,000
03 January 1992	Exchange of convertibles	37,000	0	541,000	630,600	1,171,600	370,000	7,216,000
29 October 2008	New share issue	1,082,000	342,000	1,623,000	972,600	2,595,600	14,240,000	21,456,000
17 May 2010	New share issue	168,391	54,221	1,791,391	1,026,821	2,818,212	2,226,120	23,682,120
03 June 2010	New share issue	1,621,700	50,000	3,413,091	1,076,821	4,489,912	21,217,000	44,899,120
09 June 2011	New share issue	682,618	215,364	4,095,709	1,292,185	5,387,894	8,979,820	53,878,940
29 June 2012	New share issue	0	1,001,992	4,095,709	2,294,177	6,389,886	10,019,920	63,898,860
16 April 2015	New share issue	409,571	229,418	4,505,280	2,523,595	7,028,875	6,389,890	70,288,750
03 April 2017	Share split (1:4)	0	0	18,021,120	10,094,380	28,115,500	0	70,288,750
03 April 2017	Reclassification	-16,500,002	16,500,002	1,521,118	26,594,382	28,115,500	0	70,288,750
21 June 2017	New share issue	0	6,250,000	1,521,118	32,844,382	34,365,500	15,625,000	85,913,750
27 November 2019	New share issue	0	2,100,000	1,521,118	34,944,382	36,465,500	5,250,000	91,163,750
08 July 2020	New share issue	0	1,000,000	1,521,118	35,944,382	37,465,500	2,500,000	93,663,750
03 August 2021	New non-cash issue	0	285,990	1,521,118	36,230,372	37,751,490	714,975	94,378,725
22 November 2021	New share issue	0	1,500,000	1,521,118	37,730,372	39,251,490	3,750,000	98,128,725
Total				1,521,118	37,730,372	39,251,490		98,128,725



Owner

The two largest owners in Trianon are Olof Andersson, privately and through companies, and Jan Barchan, through companies, with each of them representing around 26 percent of the Company's total shares and approximately 32 percent of the Company's total votes.

The ownership of the total number of shares in the Company is shown in the table below.

Shareholders on 31 December 2021

Name	Total Holdings	Holdings %	Total Votes	Votes, (%)
Daniel Andersson privately and through companies	10,364,235	26.40 %	1,686,894.9	31.86 %
Briban Invest AB	10,350,763	26.37 %	1,685,547.7	31.84 %
AB Grenspecialisten	3,792,524	9.66 %	379,252.4	7.16 %
Länsförsäkringar Fastighetsfond	3,641,456	9.28 %	364,145.6	6.88 %
Mats Cederholm privately and through companies	908,985	2.32 %	158,961.9	3.00 %
SEB Sverigefond Småbolag	1,374,515	3.50 %	137,451.5	2.60 %
The Eklund family privately and through companies	947,000	2.41 %	94,700.0	1.79 %
Verdipapirfondet Odin Eiendom	819,584	2.09 %	81,958.4	1.55 %
SEB Nanocap	505,475	1.29 %	50,547.5	0.95 %
Tredje AP-Fonden [the Third National Pension Fund]	486,103	1.24 %	48,610.3	0.92 %
Other shareholders	6,060,850	15.44 %	606,085.0	11.45 %
Total	39,251,490	100 %	5,294,155	100 %

Share price trend, SEK per share



Financial income and expenses

January-December 2021

The profit/loss items below refer to the period January-December 2021. Corresponding figures in parentheses refer to the amount from the corresponding period last year.

Rental income

Rental income for the period amounted to SEK 618.1 million (553.2), which corresponds to an increase of 12 percent. The increase is attributable in particular to acquired properties and to letting. Signatur Fastigheter has been consolidated since 1 September 2021, and this increases rental income by SEK 28 million during the period.

Net rentals for the period amounted to SEK 5.5 million (8.5), and in total we signed new lease contracts valued at SEK 39 million, with the joint venture company being responsible for SEK 11 million of this. The economic occupancy rate was 95 percent (94).

The total rental value as at 31 December 2021 amounted to SEK 737.8 million (653.4). The increase is due in particular to acquired properties, letting and to increases in rent as a result of renegotiations of commercial leases.

Property costs

Net sales amounted to SEK 227.6 million (187.3). The increase is due in particular to acquired properties.

Operating costs were affected by the usual seasonal variations in respect of electricity and heating costs, the greatest impact of which is felt during the first and last quarters. The high price of electricity in the region has had a negative impact on property costs compared with the preceding year.

The renovation work on apartments continued, with 186 (132) apartments being renovated during the period. The renovation of apartments is being carried out in connection with turnover in the residential portfolio, and the target is to renovate 200 apartments per year.

Net operating profit

Net operating profit for the period totalled SEK 396.0 million (368.5), which represents an increase of 7 percent. The operating surplus was 64 percent (67).

Rental income, operating costs and net operating profit were affected during the third and fourth quarters by the transactions relating to Rosengård Centrum and Signatur Fastigheter. Rosengård Centrum is recognised since 1 September 2021 as a joint venture, and Signatur Fastigheter is consolidated from and including that date.

Central administration

The cost of central administration, which consists of personnel costs for joint Group functions, as well as the costs for IT, marketing, financial reports and audit fees, amounted to SEK 55.5 million (52.9). The total number of employees including both joint Group functions and property administration was 89 (71) of whom 50 (34) were white-collar staff. With the acquisition of Signatur Fastigheter, the number of employees has increased by 14.

Other income including participations in associates and joint ventures

Profit/loss from participations in associates and joint ventures amounted to SEK 41.7 million (83.8) including changes in the value of properties and tax. The profit/loss from the management of properties owned by associates and joint ventures totalled SEK 6.5 million (0.5). Changes in value of SEK 21.3 million are attributable to the revaluation of participations in associates in Signatur Fastigheter in connection with the transition to consolidation as a subsidiary. The price used in the revaluation was that paid for the shares which gave Trianon control over the company.

Interest income and expense, and other financial expense

Financial expense for the period amounted to SEK 90.2 million (85.7). The average interest rate for the period including swap rates amounted to 1.9 percent (2.3), and excluding swap rates to 1.4 percent (1.7). Financial expense rose as a result of increased borrowing in connection with acquisitions of investment properties, while the renegotiation of loans and lower costs for bond financing have reduced the average interest expense.

Interest expense for access rights in respect of site-leasehold rights amounted to SEK 6.4 million (6.4).



Changes in the value of properties and financial instruments

Changes in the value of investment properties for the period amounted to SEK 1,311.2 million (406.2). The changes in value are due primarily to value-generating investments in the portfolio, the signing of new leases in the commercial portfolio and changes in market value in the residential portfolio.

At the end of the period, 81 percent of the total property value was valued externally. The properties acquired from Signatur Fastigheter, some properties newly acquired in December 2021 and a small project property of minor value were valued internally.

The yield on the full property portfolio was 3.9 percent (4.6), and the yield on residential properties was 3.6 percent (4.2).

The change in the value of derivative instruments for the period amounted to SEK 66.5 million (-62.3). In addition, the value of the derivative fell through the payment of swap interest of SEK -30.0 million (-28.4). The change in the value of derivatives does not affect cash flow, and the value of the derivative at the end of its term is always zero.

Tax

Reported tax for the period amounted to SEK -355.5 million (-113.9). Deferred tax attributable to changes in the value of investment properties, as well as a temporary difference on investment properties, amounted to SEK -338.1 (-120.5), changes in the value of derivative instruments to SEK -19.7 million (7.0), tax in respect of untaxed reserves

in subsidiaries to SEK -1.0 million (-1.1), and changes to deferred tax assets to SEK 15.6 million (4.8). Cash flow for the period totalled SEK -9.3 million (-4.1). Tax attributable to the preceding year amounted to SEK -3.0 million (0.0).

Comprehensive income

The comprehensive income for the period was SEK 1,310.5 million (537.4), of which SEK 1,305.0 million (519.7) was attributable to the Parent's shareholders. The profit is equivalent to earnings per share of SEK 33.64 (13.24) before dilution, and SEK 33.57 (13.23) after dilution.

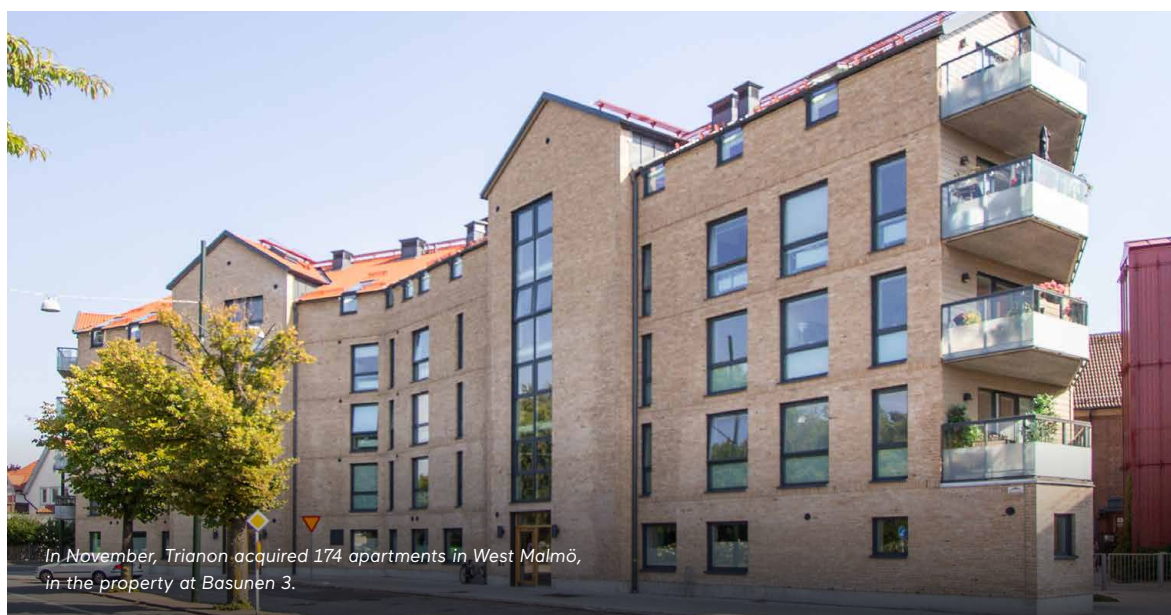
Return on equity was 31 percent (17), and the increase is primarily due to increased profit from property management and to changes in the value of investment properties and derivatives.

Parent

Net sales amounted to SEK 64,1 million (61,1). The operating loss was SEK -27.7 million (-32.3).

The change in value of derivatives amounted to SEK 1.8 million (8.8), and was due to changes in the value of market interest rates. The change in the value of derivatives does not affect cash flow, and the value of the derivative at the end of its term is always zero.

Tax on the profit/loss for the period amounted to SEK -23.3 million (-0.6), and relates to deferred tax on changes in the value of derivatives, as well as current tax.



Financial income and expenses

October-December 2021

The profit/loss items below refer to the period October to December 2021. Corresponding figures in parentheses refer to the amount from the corresponding period last year.

Rental income

Rental income for the period amounted to SEK 159.9 million (147.7), which corresponds to an increase of 8 percent. The increase is attributable in particular to acquired properties and to letting. Rental income has been affected by SEK 21 million through the acquisition of Signatur Fastigheter, which has been consolidated since 1 September 2021.

Net rentals for the period amounted to SEK 0.8 million (1.4), and we signed new lease contracts valued at SEK 13 million, with the joint venture company being responsible for SEK 6 million of this.

Property costs

Net sales amounted to SEK 61.9 million (50.0). The increase is due in particular to acquired properties. Property costs have been negatively affected by high electricity prices during the period.

The renovation work on apartments continued at a high tempo, with 54 (39) apartments being renovated during the period. The renovation of apartments is being carried out in connection with turnover in the residential portfolio, and the target is to renovate 200 apartments per year.

Net operating profit

Net operating profit for the period totalled SEK 101.5 million (98.9), which represents an increase of 3 percent. The operating surplus was 64 percent (67).

Rental income, operating costs and net operating profit were affected during the third quarter by the transactions relating to Rosengård Centrum and Signatur Fastigheter. Rosengård Centrum is recognised since 1 September 2021 as a joint venture, and Signatur Fastigheter is consolidated from and including that date.

Central administration

Central administrative expenses amounted to SEK 15.6 million (20.3). Central administration consists of personnel costs for joint Group functions, as well as the costs for IT, marketing, financial reports and audit fees.

Other income including participations in associates and joint ventures

Profit/loss from participations in associates and joint ventures amounted to SEK 19.1 million (84.0) including changes in the value of properties and tax. The profit/loss from the management of properties owned by associates and joint ventures totalled SEK 4.2 million (0.2).

Interest income and expense, and other financial expense

Financial expense for the period amounted to SEK 25.5 million (23.3). The average interest rate for the period including swap rates amounted to 1.9 percent (2.3), and excluding swap rates to 1.5 percent (1.7).

Interest expense for access rights in respect of site-leasehold rights amounted to SEK 1.4 million (1.6).

Changes in the value of properties and financial instruments

Changes in the value of investment properties for the period amounted to SEK 608.5 million (85.4). The changes in value are due primarily to value-generating investments in the portfolio, the signing of new leases in the commercial portfolio and changes in market values in the residential portfolio. At the end of the period, 81 percent of the total property value was valued externally. The properties acquired from Signatur Fastigheter, some properties newly acquired in December 2021 and a small project property of minor value were valued internally.

The change in the value of derivative instruments for the period amounted to SEK 13.8 million (10.1). In addition, the value of the derivative fell through the payment of swap interest of SEK -7.3 million (-8.0). The change in the value of derivatives does not affect cash flow, and the value of the derivative at the end of its term is always zero.



Tax

Reported tax for the period amounted to SEK -168.9 million (-40.6).

Comprehensive income

The comprehensive income for the period was SEK 532.3 million (192.6), of which SEK 532.5 million (180.7) was attributable to the Parent's shareholders. The profit is equivalent to earnings per share of SEK 13.67 (4.57) before dilution, and SEK 13.63 (4.56) after dilution.

The return on equity was 45 percent (21), and the increase is primarily due to changes in the value of investment properties and derivatives.

Current earning capacity

The table below shows earning capacity on a twelve-month basis. It is important to note that the current earning capacity is not to be equated with a forecast for the coming 12 months.

For example, the earning capacity does not include assessment of rent trends, vacancies, or changes in interest rates. Trianon's income statement is also affected by the trend in the value of the property portfolio as well as upcoming acquisitions and/or property sales. In addition, the income statement is also affected by changes in value in respect of derivatives. None of the foregoing factors have been taken into account in the current earning capacity.

Earning capacity is based on the contracted rental income of the property portfolio, estimated property expenses over a normal year and the expense of administration. Properties acquired during the period have been adjusted to full-year. Expenses for the interest-bearing liabilities have been based on the consolidated average level of interest including the effect of derivative instruments calculated on the net liability.

Actual earning capacity, 12 months

Group companies SEK million	31 Dec 2021	30 Sep 2021	30 Jun 2021	31 Mar 2021	31 Dec 2020
Rental value	737.8	687.8	648.9	675.3	653.4
Vacancies*	-22.3	-24.3	-24.7	-27.1	-25.4
Contracted vacancies	-11.6	-8.5	-1.2	-2.5	-4.3
Reductions	-3.1	-2.2	-4.2	-5.6	-6.5
Other income	6.2	6.4			
Rental income	707.0	659.2	618.8	640.0	617.2
Property costs	-221.1	-196.9	-186.4	-190.9	-183.6
Property administration	-21.4	-21.4	-19.6	-19.2	-18.0
Operating surplus	464.5	440.9	412.8	430.0	415.6
Surplus ratio	66 %	67 %	67 %	67 %	67 %
Central administration	-56.0	-56.0	-44.0	-44.0	-41.6
Profit/loss from participations in associates and joint ventures	20.2	20.4	10.6	4.3	4.3
Ground rent	-6.0	-5.5	-6.7	-7.0	-7.0
Financial income and expenses	-128.3	-116.9	-104.2	-118.0	-120.6
Profit from property management	294.4	282.8	268.5	265.3	250.7
Profit from property management attributable to:					
Parent shareholders	293.7	281.1	266.5	257.7	243.1
Holdings with a non-controlling interest	0.7	1.7	2.0	7.6	7.6

* Vacancies in the retail segment have been affected by social restrictions



Current earning capacity of associates and joint ventures

The table on the right shows the earning capacity of associates and joint ventures on a twelve-month basis. It is important to note that the current earning capacity is not to be equated with a forecast for the coming 12 months. The table is presented as 100 percent of the earning capacity of the property, and Trianon's holding is shown in the table below. This has been calculated on the same principles as for Group companies.

Trianon, jointly with Wallfast, acquired the Burlöv Center property at the end of 2020, a major urban development project with a potential development of 1,000 residential units. Rosengård Centrum has been owned since 1 September 2021 through a joint venture involving Trianon, Brunswick Real Estate and Bonnier Fastigheter. The joint venture will develop Rosengård Centrum with new residential units, public sector/community services and retail outlets close to the residential units.

Property	Trianon's holding
Landshövdingen 1, Rosengård Centrum	50 %
Tågarp 15:4, Burlöv Center	50 %
Arlöv 22:189	50 %
Svedala 8:16	50 %
Bojen 1	50 %
Fendern 1	50 %

Actual earning capacity, 12 months

Associates and joint ventures SEK million	31 Dec 2021	30 Sep 2021
Rental value	154.0	152.0
Vacancies*	-25.4	-30.6
Contracted vacancies	-5.9	-1.5
Reductions	-6.6	-4.1
Rental income	116.1	115.9
Property costs	-44.0	-45.0
Property administration	-3.6	-3.7
Operating surplus	68.5	67.2
Surplus ratio	59 %	58 %
Central administration	-9.7	-8.6
Ground rent	-1.7	-1.7
Financial income and expenses	-16.8	-16.2
Profit from property management	40.3	40.8

* Vacancies in the retail segment have been affected by social restrictions



In November, Trianon acquired Härsjön 4, a public sector/community property in central Malmö.



Comments

on the Consolidated statement of financial position

The amounts for balance sheet items and corresponding figures refer to the position at the close of the period. Corresponding figures in parentheses refer to from the corresponding period last year.

Property portfolio

Trianon's property holdings are located in Malmö and its environs, and consist of residential properties, offices, retail properties and public sector/community properties. The majority of the properties are in Malmö, but there are also properties in the Municipalities of Svedala, Burlöv and Skurup. With the acquisition of Signatur Fastigheter, Trianon also owns properties in Trelleborg, Lund, Landskrona, Eslöv, Bjuv, Klippan, Helsingborg, Hässleholm, Osby, Vimmerby and Stockholm.

The property portfolio consists of 153 properties with a total rentable area of 487,800 m², excluding 3,000 garage and parking spaces, as well as properties recognised as associates and joint ventures. Residential and public sector/community properties represent 85 percent of the property value.

During 2021, SEK 309.8 million (159.6) was invested in existing properties. The investments consisted of ongoing apartment renovations in the residential portfolio, adaptations to meet tenants' requirements in business premises, rebuildings, new construction projects and conversions.

Acquisitions and disposals

First quarter 2021

Taking possession of the Macken 1 development property in Slottsstaden in Malmö. The property extends over 1,000 m² of ground and 60 parking spaces, with the potential for housing development. The property value is SEK 15 million.

Acquisition and possession of the Vallen 15 development property in central Malmö. The property covers 800 m² and consists of a partly vacant office area. The intention is to convert the property for residential use. The property value is SEK 16 million.

The acquisition of a residential property in Svedala covering 14,000 m², divided into 208 apartments, as well as construction rights and a development property of 1,600 m² with possible residential densification. The property value is SEK 169 million.

Letter of intent signed for the sale of 50 percent of the Landshövdingen 1 retail property, Rosengård Centrum.

Second quarter 2021

Acquisition of non-controlling shareholdings corresponding to 32.5 percent of the Häggen 13 property in Central Malmö and 50 percent of the Ugglan 21 property at Limhamn. After these acquisitions, Trianon owns 100 percent of both companies and, consequently, of the properties.

The sale and vacating of the Bryggan 2 property at Limhamn, including the commercial sections of the Multihuset building comprising approximately 7,600 m². The property value was SEK 430 million.

Acquisition and possession of the Spiralen 10 development property on Norra Sorgenfri in Malmö. The property comprises around 10,000 m², of which 4,300 m² is let, as well as potential construction rights for around 15-20,000 m². Work on the zoning plan for the development of residential units is expected to start immediately.

The sale of the completed Concordia 14 tenant-owner housing project in central Malmö.

The sale of 50 percent of the Ärlöv 22:189 property, comprising 50 apartments in the Municipality of Burlöv.

Acquisition of 25.6 percent of Signatur Fastigheter, listed on the Nasdaq First North Growth Market.

Signatur is a property company which owns residential and public sector/community properties in southern Sweden and elsewhere. The acquisition makes Trianon the largest owner, and the company was recognised as an associate up to and including 31 August.

Third quarter 2021

The sale of 50 percent of Rosengård Centrum in Malmö to Fastighets AB Hemmaplan, a company jointly-owned by Brunswick Real Estate and Bonnier Fastigheter. The company is recognised after taking possession on 1 September as a joint venture.

Acquisition of a centrally-located residential project in Svedala covering 3,700 m² comprising 53 apartments.

Acquisition of additional B shares in Signatur Fastigheter, which takes the holding to 45.8 percent. Accordingly, the mandatory bid threshold was passed. The outcome of the mandatory bid was announced on 21 September, with Trianon holding 96.1 percent of the shares. The company is recognised from and including 1 September as a Group company.



Fourth quarter 2021

Acquisition of a retail property of approximately 1,700 m² in Hermodsdal in South Malmö with an ICA Supermarket as tenant. The property value is SEK 38 million

Acquisition of 174 apartments in central Malmö of approximately 12,900 m². Two of the buildings are of relatively recent construction and the remainder have renovation potential. The property value is SEK 630 million

Acquisition of a public sector/community property in central Malmö of approximately 3,200 m². The property value is SEK 70 million.

Acquisition of a development property in a joint venture with Lernacken Fastigheter AB, with potential construction rights for 8,000-10,000 m² gross total area of residential units. Possession will be on 1 March 2022.

Possession of the Smedjan 13 and 15 properties in Norra Sorgenfri, Malmö. The properties were taken into possession when the zoning plan took effect, and together comprise 22,000 m² gross total area of residential construction rights.

All acquisitions during the year have been judged to be asset acquisitions.

Project portfolio

On the following page, there is a summary of the current project portfolio. The project summary includes land allocation for Svedala 25:18 in Svedala.

The new construction plan for 2021-2022 includes a total of 700 apartments. The green light to start construction on 500 residential units in Rosengård and Norra Sorgenfri was given after the zoning plan took effect.

During the fourth quarter, construction was started on 73 apartments in Hyllie and 65 apartments in Sege Park. It is probable that all of these will be built with investment aid to ensure reasonable rent levels where the applications were submitted during December 2021.



Project portfolio

Project properties	Number of apartments	Gross total area, m ²	Estimated investment, SEK million	Accrued expenses, SEK million	Estimated rental value, SEK million	Expected construction start	Expected completion
Projects involving existing properties							
Entré - Rolf 6**	0	11,900	199	85	17	2021	2022
Total projects involving existing properties	0	11,900	199	85	17		
Projects with valid zoning plan							
Badmössan 1, Hyllie (premises and rental properties)	73	5,500	150	31	8	2021	2023
Centralköket 1, Sege Park (rental properties)	65	4,900	122	18	6	2021	2023
Centralköket 1, Sege Park (tenant-owner homes)	11	1,600	49	4		2021	2023
Svedala 1:87 (rented apartments)	53	4,700	112	0	6	2021	2023
Hanna district, Burlöv (premises, rental properties and tenant-owner homes)	111	15,400	432	12	16	2022	2024
Fjällrutan 1 (tenant-owner homes)	12	1,100	34	0	0	2022	2024
Norra Sorgenfri, phase 1*	253	14,000	410	34	24	2022	2025
Norra Sorgenfri, phase 2	135	8,000	270	19	11	2022	2025
Total projects with valid zoning plans	713	55,200	1,579	118	71		
Projects subject to zoning plans							
Björnen 6	50	4,500		1		2023	2025
Svedala 25:18	143	10,000				2023	2025
Svedala 22:8	41	4,100		1		2023	2025
Östergård 3	65	4,200		1		2023	2025
Husie	60	9,000				2023	2025
Macken 1	35	1,600				2024	2026
Stockholm Mjölkboden	46	2,800				2024	2026
Vallhunden	29	2,000				2024	2026
Alven	30	2,000				2024	2026
Spiralen 10	123	17,000				2025	
Total projects subject to zoning plans	622	57,200	0	3	0		
Total project portfolio	1,335	124,300	1,778	206	88		

Future potential zoning plans

Bunkeflostrand 155:3

* Norra Sorgenfri Phase 1 sold, with possession when the property is completed.

**Office in accordance with zoning plan.

Joint Venture	Number of apartments	Gross total area, m ²	Estimated investment, SEK million	Accrued expenses, SEK million	Estimated rental value, SEK million	Expected construction start	Expected completion
Bojen 1 and Fendern 1 (Silos at Limhamn)	70	15,000				2024	2027
Rosengårdsbiblioteket	0	2,000	75	24	6	2020	2022
Rosengård Centrum, phase 1 South	54	5,400		2		2022	2024
Rosengård Centrum, phase 1 North	75	7,000		2		2023	2025
Tågarp 15:4 Phase 1 (Burlöv Center)	525	48,000		3		2022	2025
Tågarp 15:4 Phase 2 (Burlöv Center)	910	85,000		1			
Total	1,634	162,400	75	31	6		

Future potential zoning plans

Rosengård Centrum, phases 2 and 3
Tågarp 15:4 Phase 3 (Burlöv Center)



Property valuation

The fair value of investment properties amounted to SEK 12,665.5 million (9,462.3). Changes in the value of investment properties in 2021 amounted to SEK 1,311.2 million (406.2).

The changes in value are due to the renovation of apartments in the residential portfolio, the signing of new contracts in the commercial portfolio, value-generating apartment renovations and changes in value particularly in the residential portfolio.

At the end of the period, 81 percent of the total property value was valued externally. The properties acquired from Signatur Fastigheter, some properties newly acquired in December 2021 and a small project property of minor value were valued internally.

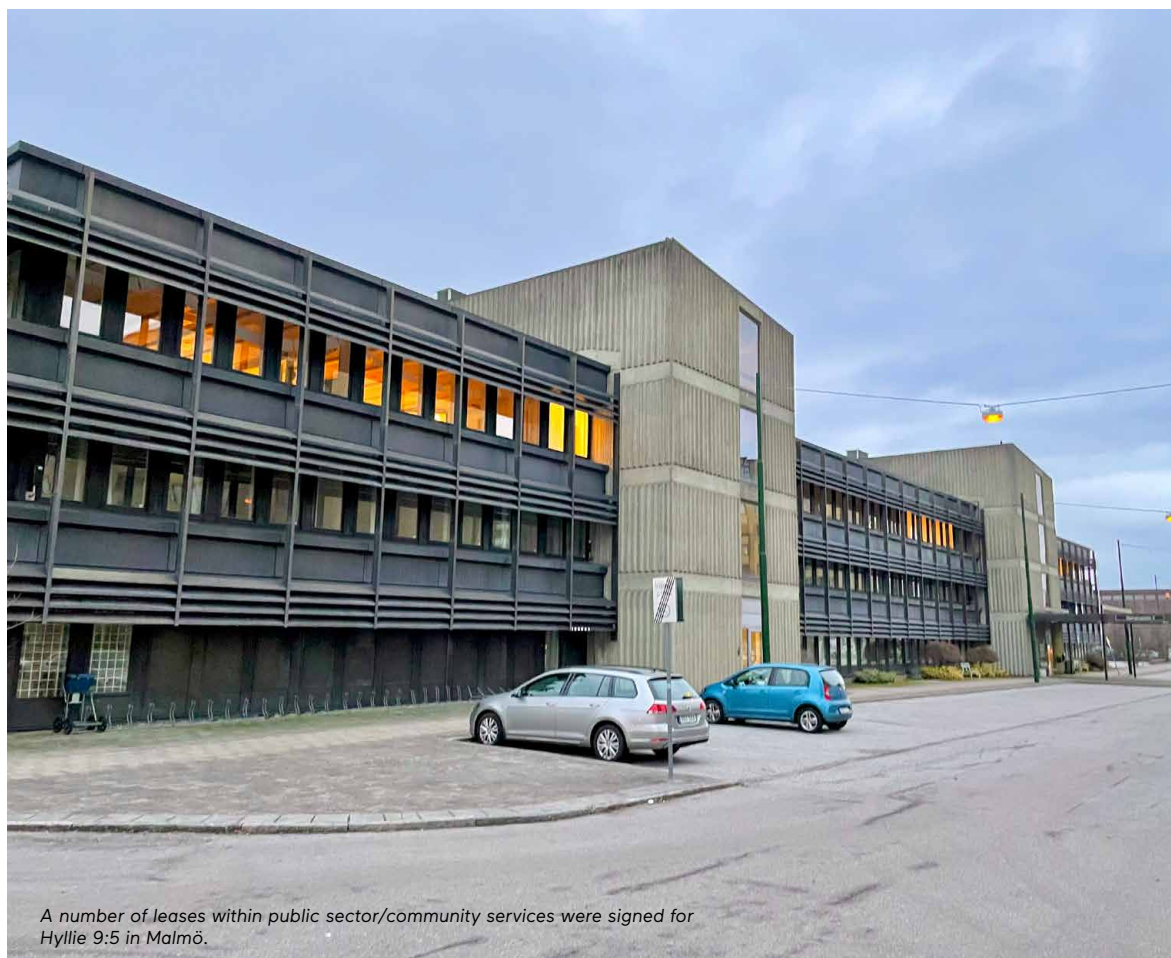
The yield on the full property portfolio was 3.9 percent (4.6), and the yield on residential properties was 3.6 percent (4.2).

Construction rights and potential construction rights have not been valued on existing properties apart from the property at Rolf 6, where a value for construction rights is included in the project costing, since the project for the properties is now being implemented.

Trianon's property portfolio, 31 December 2021

The table by property category on the next page provides a summary of the properties that Trianon owned on 31 December 2021, and reflects the contracted income of the properties on an annual basis

as at 1 January 2022, and annualised costs as if the property had been owned throughout the preceding twelve-month period, with acquired and completed properties recalculated as if they had been owned or were completed during the preceding twelve-month period.



A number of leases within public sector/community services were signed for Hyllie 9:5 in Malmö.



Change in the fair value of investment properties

SEK million	31 Dec 2021	30 Sep 2021	30 Jun 2021	31 Mar 2021	31 Dec 2020
Fair value at the start of the period	11,042.4	9,720.8	10,000.3	9,462.3	9,390.7
Investments through companies*	889.8	1,575.3	36.6	191.9	0.0
Investments in new investment properties	0.0	50.1	0.0	0.0	0.0
Investments in existing properties	124.8	72.5	45.8	66.7	61.2
Sales	0.0	0.0	-492.1	0.0	0.0
Sales to associates and joint ventures	0.0	-591.6	-77.8	0.0	-75.0
Changes in value	608.5	215.3	208.0	279.4	85.4
Fair value at the end of the period	12,665.5	11,042.4	9,720.8	10,000.3	9,462.3

* Acquisition of property through companies

Earning capacity per segment

	Number properties	Number apartments	Rentable area, m ²	Property value		Rental value	
				SEK million	SEK/m ²	SEK million	SEK/m ²
Property category							
Residential	104	4,766	350,860	9,284	26,460	503	1434*
Public sector/community	21	214	56,718	1,241	21,880	99	1,740
Retail	10	54	47,611	1,278	26,838	101	2,115
Offices	6	1	12,025	517	42,969	30	2,470
Total excluding project properties	141	5,035	467,214	12,319	26,368	732	1,567
Projects	12	2	20,591	346	-	6	-
Total including project properties	153	5,037	487,805	12,666	25,964	738	1,513

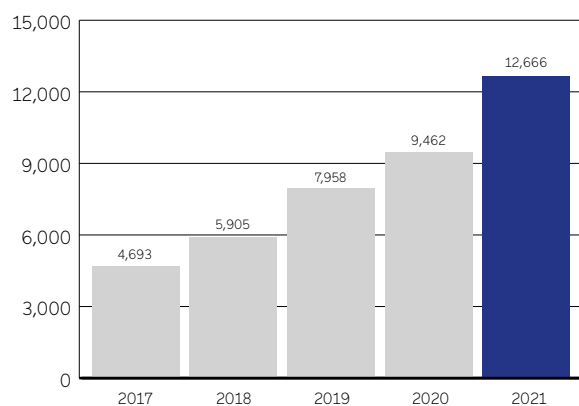
	Economic occupancy ratio	Rental income SEK million	Operating surplus, SEK million	Surplus ratio	Net operating profit, excl. admin, SEK million	Yield excl admin*
Property category						
Residential	99 %	497	322	65 %	336	3.6 %
Public sector/community	83 %	82	56	69 %	59	4.7 %
Retail	88 %	88	60	68 %	62	4.9 %
Offices	97 %	29	21	72 %	21	4.1 %
Total excluding project properties	95 %	696	459	66 %	478	3.9 %
Projects	-	5	1	-	2	-
Total including project properties	95 %	701	459	66 %	480	3.8 %

The division of the properties in accordance with the above is based on the predominant share of rental value.

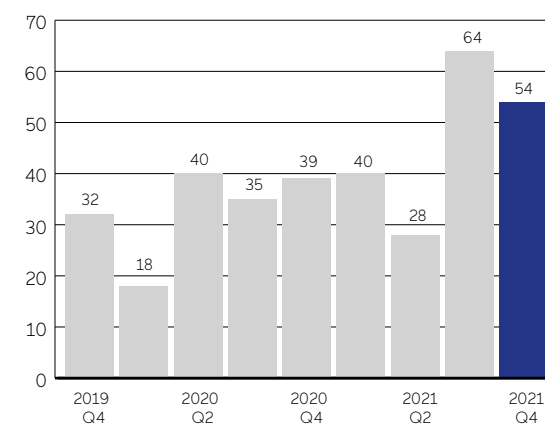
* The rental value just of apartments in the full property portfolio averaged SEK 1,325 per m².



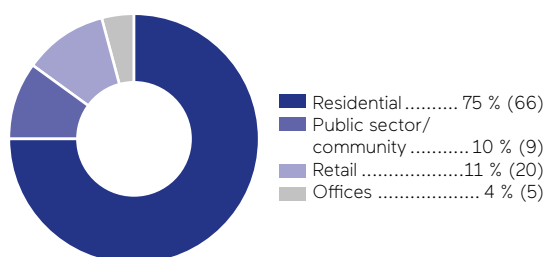
Fair value of investment properties, SEK million



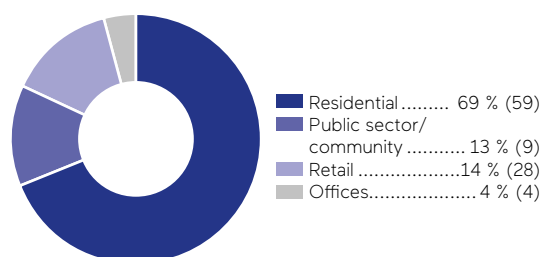
Number of renovated apartments per quarter



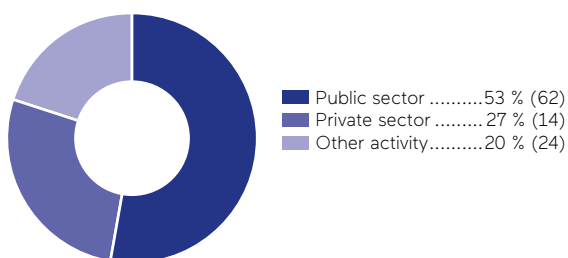
Property value per segment



Rental value per segment



Community services proportion of rental value



Retail proportion of rental value



The preceding year is within parenthesis.



Residential properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Alven 26	Residential	Malmö	3,963	48
Ankan 2	Residential	Malmö	748	11
Ankan 14	Residential	Malmö	2,307	32
Arlöv 21:181	Residential	Burlöv	1,350	21
Basunen 3	Residential	Malmö	5,871	79
Beckasinen 11	Residential	Malmö	3,112	42
Billesholms Gård 12:1	Residential	Bjuv	540	6
Björnen 6	Residential	Skurup	6,319	73
Björnen 8	Residential	Skurup	1,674	23
Bokhandlaren 4	Residential	Eslöv	2,841	20
Bokhandlaren 5	Residential	Eslöv	1,147	16
Bollbro 11	Residential	Helsingborg	1,292	6
Bollbro 7	Residential	Helsingborg	1,014	6
Brockfågeln 11	Residential	Malmö	1,359	10
Bryggan 1	Residential	Malmö	2,273	30
Bryggaren 1	Residential	Trelleborg	502	11
Bryggaren 14	Residential	Trelleborg	480	7
Bäverungen 5*	Residential	Stockholm	1,864	32
Böckaren 12	Residential	Trelleborg	200	4
Böckaren 13	Residential	Trelleborg	230	4
Böckaren 14	Residential	Trelleborg	218	4
Concordia 35	Residential	Malmö	3,106	25
Dalkarlen 22	Residential	Landskrona	1,077	14
Delfinen 14	Residential	Malmö	5,876	63
Delfinen 15	Residential	Landskrona	1,035	13
Delfinen 16	Residential	Landskrona	505	6
Docenten 1*	Residential	Malmö	6,556	93
Docenten 4*	Residential	Malmö	4,023	51
Docenten 7*	Residential	Malmö	5,151	75
Docenten 8*	Residential	Malmö	3,655	54
Draken 16	Residential	Landskrona	322	4
Draken 17	Residential	Landskrona	399	7
Drömmen 12	Residential	Malmö	2,143	29
Ekorren 4	Residential	Eslöv	1,239	24
Folkvisan 3	Residential	Malmö	5,434	162
Fritz 14	Residential	Malmö	2,760	40
Fritz 2	Residential	Malmö	601	10
Gjörloff 5	Residential	Landskrona	807	12
Gnistan 4	Residential	Malmö	2274	22
Gymnasiet 4	Residential	Klippan	959	20
Gåsen 2	Residential	Malmö	232	2
Gåsen 8	Residential	Malmö	2,070	22
Hermosdal 4*	Residential	Malmö	5,160	80
Hermosdal 5*	Residential	Malmö	5,160	80
Hjorten 46	Residential	Landskrona	1,578	21
Hoppet 8	Residential	Landskrona	279	5
Häggen 13	Residential	Malmö	17,746	232
Hälsingör 2	Residential	Malmö	2,357	22
Hämplingen 8	Residential	Malmö	1,071	6
Jordlotten 9	Residential	Malmö	2,113	26
Kandidaten 7	Residential	Osby	1,956	13
Kil 1	Residential	Malmö	1,602	13
Korpen 14	Residential	Landskrona	2,165	24
Korpen 42	Residential	Malmö	9,090	97
Laboratorn 1*	Residential	Malmö	7,032	98
Laboratorn 6*	Residential	Malmö	5,425	80
Lektor 5*	Residential	Malmö	2,706	44
Lerteglet 1	Residential	Malmö	3,965	71
Lerteglet 2	Residential	Malmö	6,028	100
Linjalen 1	Residential	Osby	1,271	16
Linjalen 11	Residential	Osby	1,271	16
Linjalen 12	Residential	Osby	1,271	16
Linjalen 13	Residential	Osby	1,271	16
Linjalen 14	Residential	Osby	1,271	16



Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Linné 44	Residential	Landskrona	791	10
Motetten 2	Residential	Malmö	22,021	275
Murteget 1	Residential	Malmö	4,058	73
Najaden 9	Residential	Landskrona	949	15
Nimrod 26	Residential	Landskrona	890	10
Notarien 1	Residential	Malmö	1,960	21
Nyborg 22	Residential	Malmö	7,046	95
Odenslunda 1:646	Residential	Upplands Väsby	2,040	30
Onsjö 7	Residential	Malmö	2,077	40
Orten 8	Residential	Malmö	7,897	95
Oscar II 20	Residential	Landskrona	670	10
Pelikanen 17	Residential	Landskrona	1,082	18
Pelikanen 21	Residential	Landskrona	650	9
Professorn 14*	Residential	Malmö	6,001	85
Professorn 15*	Residential	Malmö	4,496	54
Professorn 4*	Residential	Malmö	2,849	48
Professorn 5*	Residential	Malmö	3,060	40
Professorn 6*	Residential	Malmö	2,852	48
Repslagaren 1	Residential	Trelleborg	565	10
Repslagaren 7	Residential	Trelleborg	585	10
Safiren 1	Residential	Landskrona	377	5
Slussen 2	Residential	Malmö	1,120	25
Smeden 16	Residential	Osby	3,138	22
Stacken 1*	Residential	Malmö	5,199	71
Stacken 13*	Residential	Malmö	5,317	80
Stacken 9*	Residential	Malmö	4,641	80
Strutsen 26	Residential	Malmö	1,278	25
Svedala 59:2	Residential	Svedala	4,736	64
Svedala 59:3	Residential	Svedala	9,324	144
Toarp 9:1	Residential	Malmö	510	4
Torna 8	Residential	Malmö	991	16
Uret 2	Residential	Malmö	1,138	23
Vakteln 10	Residential	Malmö	893	8
Vakteln 3	Residential	Malmö	5,585	34
Vallhunden 8*	Residential	Stockholm	2,080	64
Vågen 6	Residential	Malmö	832	19
Vårsången 6*	Residential	Malmö	30,737	400
Vårsången 8*	Residential	Malmö	14,220	154
Östergård 3	Residential	Skurup	14,193	197
Östra Förstaden 27	Residential	Landskrona	696	10
Total			350,860	4,766

* Site leasehold

Public sector/community properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Apollo 15	Public sector/community	Klippan	2,547	
Basen 58	Public sector/community	Malmö	2,600	35
Blåclockan 13	Public sector/community	Vimmerby	2,660	
Bokbindaren 6	Public sector/community	Malmö	511	12
Fjällrutan 1	Public sector/community	Malmö	1,712	21
Fälgen 1	Public sector/community	Lund	340	6
Gullvivan 5	Public sector/community	Vimmerby	2,588	
Gunghästen 1	Public sector/community	Malmö	9,375	
Hyllie 9:5	Public sector/community	Malmö	4,815	
Håkanstorp 9*	Public sector/community	Malmö	903	16
Härsjön 4	Public sector/community	Malmö	3197	
Katrinelund 19*	Public sector/community	Malmö	318	
Kvarnskon 1	Public sector/community	Lund	1,493	
Månskäran 1*	Public sector/community	Malmö	443	
Paulina 47	Public sector/community	Malmö	733	13
Rolf 6	Public sector/community	Malmö	13,721	37
Skvadronen 9	Public sector/community	Klippan	987	
Stammen 15	Public sector/community	Malmö	381	10
Storken 32	Public sector/community	Malmö	2,537	
Ugglan 21	Public sector/community	Malmö	1,342	26
Vittsjö 3:422	Public sector/community	Hässleholm	3,515	38
Total			56,718	214

* Site leasehold



Retail properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Antilopen 1	Retail	Malmö	707	48
Gefion 1	Retail	Malmö	1,560	
Hermödsdal 9	Retail	Malmö	1,712	
Nötskrikan 18	Retail	Malmö	907	
Siljan 22	Retail	Malmö	6,827	
Skrattmåsen 13	Retail	Malmö	2,170	
Torshammaren 9	Retail	Malmö	740	
Uno 5	Retail	Malmö	27,046	6
Vakteln 14	Retail	Malmö	923	
Vipan 9	Retail	Malmö	5,019	
Total			47,611	54

Office properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Druvan 1	Offices	Malmö	2,706	1
Helmer 4	Offices	Malmö	280	
Liljan 12	Offices	Malmö	682	
Mercurius 5	Offices	Malmö	4,312	
Residenset 4	Offices	Malmö	3,235	
Vallen 15	Offices	Malmö	810	
Total			12,025	1

Project properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Badmössan 1	Project	Malmö	1,970	2
Balken 6	Project	Malmö		
Bunkeflostrand 155:3	Project	Malmö		
Centralköket 1	Project	Malmö	2,370	
Husie 172:75	Project	Malmö		
Macken 1	Project	Malmö		
Mjölkboden 4*	Project	Stockholm	3,360	
Smedjan 13 & 15	Project	Malmö		
Spiralen 10	Project	Malmö		
Svedala 22:8	Project	Svedala	1,600	
Terapisalen 2	Project	Malmö	1,115	
Total			20,591	2

* Site leasehold

Agreements for acquisitions, properties not taken into possession

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Svedala 1:87	Residential	Svedala	3,670	53
Total			3,670	53

Part-owned properties

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Arlöv 22:189*	Residential	Burlöv	5,137	50
Bojen 1	Project	Malmö	31,860	6
Fendern 1	Project	Malmö		
Landshövdingen 1*	Retail	Malmö		
Svedala 8:16	Retail	Svedala	3,405	
Tågarp 15:4 (Burlöv Center)	Retail	Burlöv	43,000	
Total			83,402	56

* Site leasehold

Agreements for acquisitions, partly-owned properties not taken into possession

Property portfolio	Type	Area	Rentable area, m²	Number of apartments
Smedjan 2	Project	Malmö	3,944	
Total			3,944	0



Liabilities

Consolidated interest-bearing liabilities at the end of the period amounted to SEK 6,866.5 million (5,546.2). The increase consists of investments in existing properties and the acquisition of properties. Bank overdraft facilities granted amounted to SEK 35 million (25) of which SEK 0 million (0) was utilised.

Interest-bearing liabilities include a bond loan of SEK 496.8 million (327.7) recognised net after the deduction of transaction expenses. A bond loan of SEK 328 million was repaid during the quarter, and was replaced by bank financing at a significantly lower interest rate. The unsecured bond loan was issued in February at an amount of SEK 250 million, under a total framework of SEK 500 million. The term is 2.5 years, at a variable interest rate of Stibor 3m + 2.75 percent, without a Stibor floor, and the loan is listed on Nasdaq Stockholm. An additional SEK 100 million was issued during the second quarter, and the remaining SEK 150 million during the fourth quarter of 2021. Accordingly, the entire framework of SEK 500 million has been utilised.

Long-term shareholders' loans at the end of the period amounted to SEK 0.0 million (26.8). Convertible loans to staff totalled SEK 11.4 million (11.4) at the end of the period.

The convertible loan carries an interest rate of 2.25 percent over a three-year period, and expires at the end of 2022.

Interest rate hedging is carried out through interest rate swaps. At the end of the period, SEK 2,320 million (2,460) was hedged through interest swaps. The average fixed interest term was around 2.7 years. The average interest rate for the period including swap rates amounted to 1.9 percent (2.3), and excluding swap rates to 1.4 percent (1.7).

Derivative liabilities amounted to SEK 70.9 million (166.5) at the end of the period. The change in the market value of derivative instruments does not affect cash flow, and on the final maturity date of the derivatives, the value is zero.

The fixed interest period was approximately 2.1 years.

After the end of the year, short-term loans of SEK 1,055 million were extended with terms between one and three years.

The loan-to-value ratio was SEK 53.5 percent (55.7). Calculated on total assets, the loan-to-value ratio is about 50 percent.

Hybrid bond

A subordinated sustainable bond loan of SEK 400 million under a framework of SEK 500 million was issued in 2019, and, in 2020, an additional SEK 100 million was issued, which means that the framework is fully utilised. The bonds are listed on the Nasdaq Stockholm Sustainable Bond List. The hybrid bond is perpetual, with a variable interest rate of Stibor 3m + 7.0 percent, and is recognised as equity after the deduction of transaction expenses.

The issue proceeds of the hybrid bonds are used in accordance with Trianon's sustainable framework,

focusing on social and environmental sustainability. A separate report covering the use of the issue proceeds was posted on Trianon's website, www.trianon.se.

Equity, equity/assets ratio and cash and cash equivalents

Equity amounted to SEK 5,243.9 million (3,635.2), of which SEK 5,217.3 million (3,532.3) was attributable to shareholders in the Parent. The dividend linked to the hybrid bonds has reduced equity by SEK 35.2 million (29.9).

The dividend for 2020 of SEK 1.80 per share (0.00), equivalent to SEK 67.4 million (0.0), has reduced equity. Equity attributable to the Parent's shareholders has been affected by the acquisition of a non-controlling stake of SEK 35.7 million (0.0).

Equity per share amounted to SEK 132.92 (94.28), and to SEK 122.41 per share (82.33) after the deduction of equity attributable to the hybrid bonds.

The equity/assets ratio was 38.6 percent (35.3) at the end of the period.

Consolidated cash and cash equivalents amounted to SEK 87.4 million (280.1). Unutilised bank overdraft facilities at the end of the period amounted to SEK 35.0 million (25.0).

Cash flow

Cash flow for the period totalled SEK -192.7 million (102.4). Cash flow was affected by acquisitions and investments in existing properties of SEK -1,520.6 million (-981.9), as well as sales of SEK 586.8 million (59.1). Financing activities were affected by loans taken out on existing and acquired properties of SEK 1,424.1 million (908.0), the amortisation of loans of SEK -792.6 Million (-125.6), acquisition of shares from non-controlling interest -413.0 Mkr (0.0), the dividend on hybrid bonds of SEK -35.2 million (-29.9) and a dividend of SEK -68.4 million (-0.7). The effect of the issue was SEK 387.0 million (111.9). The cash flow from operating activities for the period before changes in working capital totalled SEK 212.8 million (196.5), due to the acquisition of properties.

Cash and cash equivalents at the end of the period totalled SEK 87.4 (280.1) million.

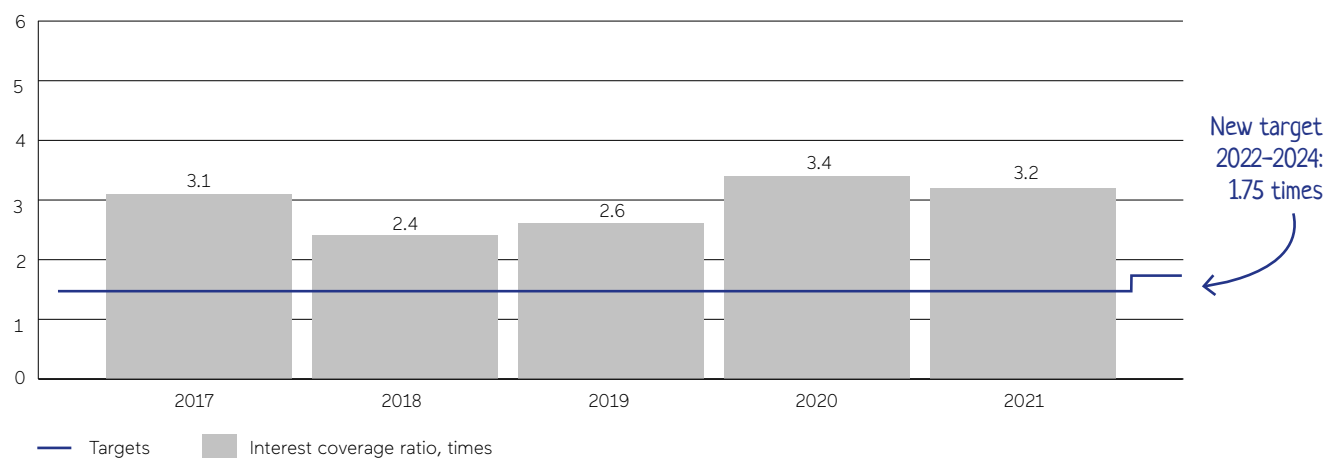
Financial derivatives

Falls due, Year	Nominal amount, SEK million	Unrealised changes in value, SEK million	Average interest rate, %
2024	100	-0.3	0.4 %
2025	350	2.5	0.4 %
2027*	0	1.2	0.5 %
2028	870	-61.7	1.8 %
2029	700	-5.8	0.9 %
2031	300	-6.8	1.2 %
	2,320	-70.9	1.2 %

*Forward swap of SEK 100 million starting in



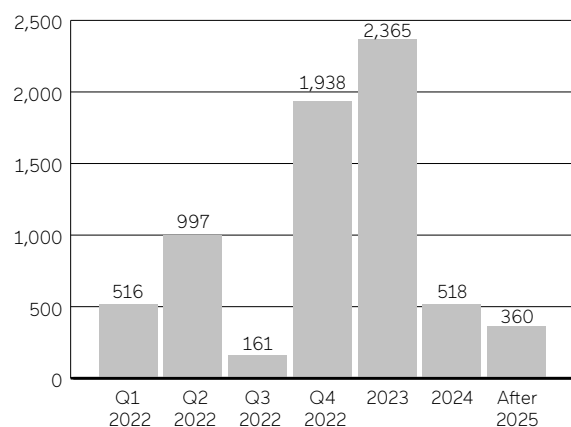
Interest coverage ratio, times



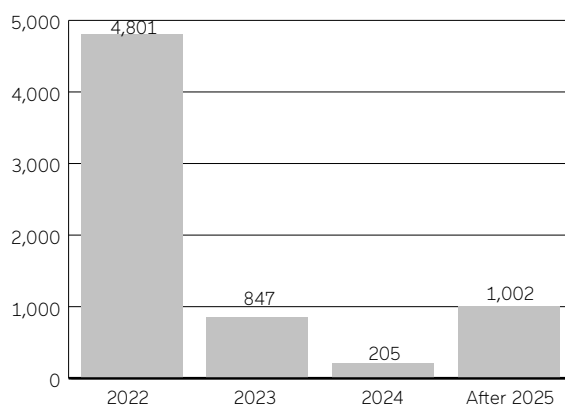
Interest Coverage Ratio

The profit/loss for the period before tax, with add-back of changes the value of derivatives and properties, as well as financial expense, in relation to financial expense with add-back of interest expense for derivatives.

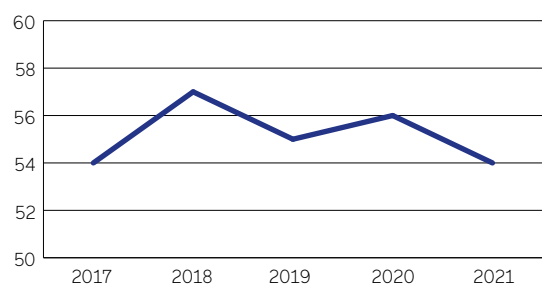
Capital tied up, SEK million



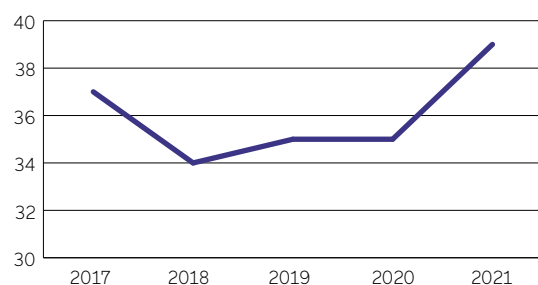
Fixed interest, SEK million



Loan-to-value ratio, %



Equity/assets ratio, %



Consolidated Income Statement

Consolidated statement of comprehensive income, summary

SEK million	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Rental income	159.9	147.7	618.1	553.2
Other income	3.5	1.2	5.5	2.6
Property costs	-61.9	-50.0	-227.6	-187.3
Net operating income	101.5	98.9	396.0	368.5
Central administration	-15.6	-20.3	-55.5	-52.9
Profit/loss from participations in associates and joint ventures	19.1	84.0	41.7	83.8
<i>of which profit from property management</i>	4.2	0.2	6.5	0.5
Financial income	0.8	0.0	2.7	0.2
Interest expense right of access (site-leasehold rights)	-1.4	-1.6	-6.4	-6.4
Financial expenses	-25.5	-23.3	-90.2	-85.7
Profit/loss including changes in value and tax in associates and joint ventures	78.9	137.7	288.3	307.5
Profit from property management	64.0	53.9	253.1	224.2
Change in value, investment properties	608.5	85.4	1,311.2	406.2
Changes in value of derivatives	13.8	10.1	66.5	-62.3
Profit/loss before tax	701.2	233.2	1,666.0	651.4
Tax on profit/loss for the year	-168.9	-40.6	-355.5	-113.9
Profit/loss for the period	532.3	192.6	1,310.5	537.4
Other comprehensive income	0.0	0.0	0.0	0.0
Comprehensive income for the period	532.3	192.6	1,310.5	537.4
Comprehensive income for the period attributable to:				
The Parent's shareholders	532.5	180.7	1,305.0	519.7
Holdings with a non-controlling interest	-0.2	11.9	5.5	17.7
Profit/loss for the period attributable to the Parent's shareholders, SEK per share before dilution*	13.67	4.57	33.64	13.24
Profit/loss for the period attributable to the Parent's shareholders, SEK per share after dilution**	13.63	4.56	33.57	13.23
Average number of outstanding shares before dilution, thousand*	38,403.7	37,465.5	37,748.2	36,946.4
Average number of outstanding shares after dilution, thousand**	38,503.1	37,527.0	37,835.4	36,993.3

* The average number of shares is a weighted average for the period taking into account the new issue of 1,000,000 shares on 08 July 2020, the new issue of 285,990 shares on 03 August 2021 and the new issue of 1,500,000 shares on 22 November 2021.

** Dilution in respect of the 3-year convertible loan which falls due in 2022.



Balance sheet in summary

SEK million	31 Dec 2021	31 Dec 2020
ASSETS		
<i>Property, plant and equipment</i>		
Investment properties	12,665.5	9,462.3
Right of access (site-leasehold rights)	163.6	194.2
Property, plant and equipment	7.3	1.2
Total property, plant and equipment	12,836.4	9,657.8
<i>Financial assets</i>		
Participations in associates and joint ventures	244.1	93.5
Receivables, associates and joint ventures	161.7	136.5
Other long-term receivables	17.1	1.7
Total financial assets	422.9	231.7
Deferred tax assets	55.5	57.4
Total fixed assets	13,314.8	9,946.9
<i>Current assets</i>		
Current receivables	179.0	76.2
Cash and cash equivalents	87.4	280.1
Total current assets	266.4	356.3
TOTAL ASSETS	13,581.1	10,303.2
EQUITY AND LIABILITIES		
Equity attributable to Parent's shareholders	5,217.3	3,532.3
Holdings with a non-controlling interest	26.6	102.9
Total equity	5,243.9	3,635.2
<i>Non-current liabilities</i>		
Interest-bearing liabilities	3,465.5	4,059.6
Other non-current liabilities	48.1	0.0
Lease liabilities	163.6	194.2
Derivative instruments	70.9	166.5
Deferred tax liabilities	857.3	586.8
Total non-current liabilities	4,605.4	5,007.1
<i>Current liabilities</i>		
Interest-bearing liabilities	3,401.0	1,486.6
Derivative instruments	0.0	0.8
Other current liabilities	330.8	173.5
Total current liabilities	3,731.8	1,660.9
TOTAL EQUITY AND LIABILITIES	13,581.1	10,303.2



Consolidated statement of changes in equity, summary

SEK million	31 Dec 2021	31 Dec 2020
Total equity at the start of the period	3,635.2	2,916.8
<i>Equity attributable to Parent's shareholders</i>		
Amount at the start of the period	3,532.3	2,830.9
New share issue	446.9	111.9
Dividend	-67.4	0.0
Issue of hybrid bond	0.0	99.7
Dividend, hybrid bond	-35.2	-29.9
Non-controlling interests acquired	35.7	0.0
Profit/loss for the period and comprehensive income excluding holdings without control	1,305.0	519.7
Equity attributable to Parent's shareholders at the end of the period	5,217.3	3,532.3
<i>Equity attributable to holdings without control</i>		
Amount at the start of the period	102.9	85.9
Dividend	-1.0	-0.7
Non-controlling interests acquired	-80.8	0.0
Profit/loss for the period	5.5	17.7
Equity attributable to holdings without control at the end of the period	26.6	102.9
Total equity at the end of the period	5,243.9	3,635.2

Start of construction of
73 apartments in Hyllie in
Malmö in December



Cash flow analysis in summary

SEK million	Jan-Dec 2021	Jan-Dec 2020
<i>Cash flow from operating activities</i>		
Net operating income	396.0	368.5
Central administration	-55.5	-52.9
Net financial income/expense paid	-126.0	-120.4
Items not affecting cash flow	1.3	1.3
Income tax paid	-3.0	0.0
Cash flow from operating activities before changes in working capital	212.8	196.5
<i>Changes in working capital</i>		
Changes in operating receivables	22.5	-27.9
Changes in operating liabilities	26.4	10.0
Cash flow from operating activities	261.7	178.5
<i>Investing activities</i>		
Investment in investment properties	-359.9	-599.2
Acquisitions of investment properties via subsidiaries	-868.1	-382.7
Acquisition of associates	-292.6	0.0
Sale of investment property via subsidiary	221.9	0.0
Sales of subsidiary to associates and joint ventures	364.9	59.1
Investment receivables, associates and joint ventures	-22.6	-116.7
Cash flow from investing activities	-956.3	-1,039.5
<i>Financing activities</i>		
Loans raised	1,424.1	908.0
Amortisation of loans	-132.6	-125.6
Repayment of other loans and deposits	-660.0	0.0
Issues	387.0	111.9
Hybrid bond	-35.2	69.8
Dividends paid	-68.4	-0.7
Cash flow from financing activities	501.9	963.4
Cash flow for the period	-192.7	102.4
Cash and cash equivalents at start of period	280.1	177.7
Cash and cash equivalents at end of period	87.4	280.1



The Group's key performance indicators

Trianon presents certain financial measures in its reports which are not defined under IFRS. Trianon considers that these targets give more valuable supplementary information to investors and the Company's Management Team, since they facilitate the evaluation of the Company's performance. Since not all companies calculate financial measures in the same way, these are not always comparable with measures used by other companies. Consequently, these measures should not be seen as a replacement for measures defined under IFRS. In the following table, measures are presented which are not defined under IFRS, unless otherwise stated. In addition, definitions of these measures are given on pages 36.

The following financial targets were set by the Board of Directors on 9 November 2021. The three first targets are unchanged, and the target for the interest coverage ratio has been raised. The target relating to project profits is new for the period 2022-2024.

- The profit from property management shall increase by 12 % annually.
- Return on equity shall exceed 12 % over an economic cycle.
- The loan-to-value ratio shall not exceed 60 %.
- The interest coverage rate shall exceed 1.75 times.
- Annual investment income from the project portfolio shall be at least SEK 100 million.

Financial	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Return on equity, %	44.7 %	21.0 %	31.3 %	16.7 %
Interest coverage ratio, times	3.2	5.1	3.2	3.4
Equity/assets ratio, %	38.6 %	35.3 %	38.6 %	35.3 %
Average interest rate, %	1.9 %	2.3 %	1.9 %	2.3 %
Profit from property management, SEK million	64.0	53.9	253.1	224.2
Increase in profit from property management over the corresponding period of the preceding year, %	18.8 %	19.0 %	12.9 %	26.4 %
Profit before tax, SEK million	701.2	233.2	1,666.0	651.4
Comprehensive income for the period, SEK million	532.3	192.6	1,310.5	537.4
Comprehensive income for the period attributable to Parent's shareholders, SEK million	532.5	180.7	1,305.0	519.7
Equity, SEK million	5,243.9	3,635.2	5,243.9	3,635.2
Equity attributable to Parent's shareholders, SEK million	5,217.3	3,532.3	5,217.3	3,532.3
Equity attributable to Parent's shareholders after the deduction of equity attributable to hybrid bonds, SEK million	4,804.8	3,084.5	4,804.8	3,084.5
Long-term net worth, SEK million	6,090.0	4,228.2	6,090.0	4,228.2
Long-term net worth after the deduction of equity attributable to hybrid bonds, SEK million	5,677.5	3,780.4	5,677.5	3,780.4
Total assets, SEK million	13,581.1	10,303.2	13,581.1	10,303.2

Share-related	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Number of outstanding shares, thousand	39,251.5	37,465.5	39,251.5	37,465.5
Average number of outstanding shares, thousand*	38,403.7	37,465.5	37,748.2	36,946.4
Equity per share, SEK	132.92	94.28	132.92	94.28
Equity per share, SEK**	122.41	82.33	122.41	82.33
Earnings per share, SEK*	13.67	4.57	33.64	13.24
Long-term net worth per share, SEK	155.15	112.86	155.15	112.86
Long-term net worth per share, SEK**	144.64	100.90	144.64	100.90

*Definition under IFRS

**After the deduction of equity attributable to hybrid bonds

Property-related	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Rental income, SEK million	159.9	147.7	618.1	553.2
Operating surplus, SEK million	101.5	98.9	396.0	368.5
Rental value, SEK million	737.8	653.4	737.8	653.4
Economic occupancy rate, %	95.0 %	94.5 %	95.0 %	94.5 %
Surplus ratio, %	63.5 %	67.0 %	64.1 %	66.6 %
Loan-to-value ratio, %	53.5 %	55.7 %	53.5 %	55.7 %
Proportion of residential and public sector/community properties, %	85 %	75 %	85 %	75 %
Rentable area excluding garage, thousand m²	488	402	488	402



Derivation of key performance indicators

All amounts are denominated in SEK million unless otherwise stated.	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Rental income	159.9	147.7	618.1	553.2
Other income	3.5	1.2	5.5	2.6
Property costs	-61.9	-50.0	-227.6	-187.3
Net operating income	101.5	98.9	396.0	368.5
Surplus ratio, %	63.5 %	67.0 %	64.1 %	66.6 %
Equity	5,243.9	3,635.2	5,243.9	3,635.2
Total assets	13,581.1	10,303.2	13,581.1	10,303.2
Equity/assets ratio, %	38.6 %	35.3 %	38.6 %	35.3 %
Interest-bearing liabilities, non-current	3,465.5	4,059.6	3,465.5	4,059.6
Interest-bearing liabilities, current	3,401.0	1,486.6	3,401.0	1,486.6
Cash and cash equivalents	-87.4	-280.1	-87.4	-280.1
Interest-bearing net debt	6,779.1	5,266.1	6,779.1	5,266.1
Investment properties	12,665.5	9,462.3	12,665.5	9,462.3
Loan-to-value ratio, %	53.5 %	55.7 %	53.5 %	55.7 %
Profit/loss before tax	701.2	233.2	1,666.0	651.4
Add-back of changes in the value of investment properties and derivatives	-622.3	-95.5	-1,377.7	-343.9
Add-back of interest expense	25.5	23.3	90.2	85.7
Adjusted profit/loss before tax	104.4	161.0	378.5	393.2
Financial expenses	-25.5	-23.3	-90.2	-85.7
Interest expense, derivatives	-7.3	-8.0	-30.0	-28.4
Total interest expense including interest expense for derivatives	-32.8	-31.3	-120.2	-114.1
Interest coverage ratio, times	3.2	5.1	3.2	3.4
Profit for the period attributable to the Parent's shareholders	532.5	180.7	1,305.0	519.7
Calculated annual rate	2,129.8	722.8	1,305.0	519.7
Average equity attributable to Parent's shareholders	4,761.5	3,446.6	4,172.8	3,103.1
Return on equity, %	44.7 %	21.0 %	31.3 %	16.7 %
Equity attributable to Parent's shareholders	5,217.3	3,532.3	5,217.3	3,532.3
Add-back of deferred tax	857.3	586.8	857.3	586.8
Add-back of derivatives	70.9	166.5	70.9	166.5
Add-back of deferred tax asset	-55.5	-57.4	-55.5	-57.4
Long-term net worth	6,090.0	4,228.2	6,090.0	4,228.2
Deduction of equity attributable to hybrid bonds	-412.5	-447.8	-412.5	-447.8
Long-term net worth after the deduction of equity attributable to hybrid bonds	5,677.5	3,780.4	5,677.5	3,780.4



The Parent's Financial Statements

Income statement, summary

SEK million	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
<i>Operating income</i>				
Net sales	17.3	15.0	64.1	61.1
Profit/loss from participations in associates	0.0	1.6	0.0	1.6
Other operating income	1.2	0.1	3.2	0.2
Total operating income	18.5	16.8	67.3	62.9
Operating expenses	-24.7	-31.6	-95.0	-95.2
Operating profit	-6.2	-14.8	-27.7	-32.3
<i>Financial items</i>				
Profit/loss from participations in Group companies	-5.9	0.0	334.1	0.0
Profit/loss from participations in associates and joint ventures	-13.1	-3.6	-13.1	-3.6
Interest income and similar profit/loss items	31.6	16.0	50.6	31.8
Interest expense and similar profit/loss items	-14.0	-14.3	-50.9	-53.8
Changes in value of derivatives	-51.9	16.7	1.8	8.8
Profit/loss after financial items	-59.5	0.0	294.7	-49.2
Appropriations	38.5	48.4	38.5	49.4
Profit/loss before tax	-21.0	48.4	333.2	0.2
Tax on profit/loss for the year	-9.7	-2.3	-23.3	-0.6
Income for the period/Comprehensive income for the period	-30.7	46.1	309.9	-0.4



Balance sheet in summary

SEK million	31 Dec 2021	31 Dec 2020
ASSETS		
<i>Non-current assets</i>		
Property, plant and equipment	697.2	637.2
Receivables from Group companies	1,672.3	1,508.4
Financial assets	1,733.2	876.6
Total fixed assets	4,102.7	3,022.2
<i>Current assets</i>		
Current receivables	199.7	22.8
Cash and bank balances	14.9	235.9
Total current assets	214.6	258.7
TOTAL ASSETS	4,317.3	3,280.9
EQUITY AND LIABILITIES		
<i>Equity</i>		
Restricted equity	129.6	125.1
Non-restricted equity	1,918.7	1,268.9
Total equity	2,048.3	1,394.0
Provisions for tax	25.8	10.7
<i>Non-current liabilities</i>		
Liabilities to credit institutions and bond loans	907.3	613.7
Other non-current liabilities	11.4	11.4
Derivative instruments	70.9	166.7
Liabilities to group companies	1,042.0	869.0
Total non-current liabilities	2,031.5	1,660.8
<i>Current liabilities</i>		
Liabilities to credit institutions	40.3	179.3
Other liabilities	171.4	36.1
Total current liabilities	211.7	215.4
TOTAL EQUITY AND LIABILITIES	4,317.3	3,280.9



Other disclosures

Segment reporting

SEK million	Total		Residential		Public sector/ community		Retail		Offices	
	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Rental income	616.3	553.0	413.0	337.7	54.5	50.6	120.3	138.2	28.4	26.5
Property costs	-226.1	-187.0	-158.7	-119.3	-16.4	-11.5	-43.3	-50.4	-7.7	-6.0
Net operating income	390.2	366.0	254.3	218.4	38.1	39.1	77.0	87.8	20.8	20.5
Interest expense right of access (site-leasehold rights)	-6.4	-6.4	-5.3	-4.9	-0.1	-0.1	-0.9	-1.4	-0.1	-0.1
Change in value, investment properties	1,302.6	345.0	1,071.8	284.6	80.1	26.7	135.7	21.3	15.0	12.4
Segment profit	1,686.4	704.6	1,320.8	498.1	118.1	65.8	211.8	107.8	35.7	32.9
Unallocated items										
Net operating profit/loss from project properties	0.3	-0.1								
Other income and central administration	-50.0	-50.3								
Profit/loss from participations in associates and joint ventures	41.7	83.8								
Net financial income/expense excluding site-leasehold rights	-87.5	-85.5								
Change in value, project properties	8.6	61.2								
Changes in value of derivatives	66.5	-62.3								
Profit/loss before tax	1,666.0	651.4								
Fair value per segment	12,319.4	9,405.1	9,283.9	6,177.9	1,241.0	894.1	1,277.8	1,869.0	516.7	464.1
Fair value, projects	346.1	57.2								
Fair value, investment properties	12,665.5	9,462.3	9,283.9	6,177.9	1,241.0	894.1	1,277.8	1,869.0	516.7	464.1
Surplus ratio, %	64.1 %	66.6 %	61.6 %	64.7 %	69.9 %	77.4 %	64.0 %	63.6 %	73.1 %	77.5 %

Segment reporting

Operations are followed up per segment. The property portfolio is divided into four segments; residential, public sector/community services, retail and offices. The aspect which is predominant in relation to the rental value of the property determines which segment a property belongs to.

Rental income, property costs, net operating profit, change in value of investment properties, fair value and surplus ratio are followed up.



Accounting policies

Group accounting policies

In its consolidated financial statements, Trianon complies with IFRS (International Financial Reporting Standards) and their interpretations (IRFRIC) as approved by the European Union. This interim report is prepared in accordance IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act (1995:1554). In addition, the relevant provisions of the Swedish Annual Accounts Act have been applied.

The Parent's accounting principles

The Parent has prepared its financial reports in accordance with the Swedish Annual Accounts Act and RFR 2 Accounting for legal entities. RFR 2 requires the Parent to apply the same accounting principles as the Group, i.e. IFRS to the extent which RFR 2 permits.

Group and Parent

For a detailed explanation of the accounting principles, please refer to Trianon's Annual Report for 2020.

The accounting principles are unchanged from those applied to the Annual Report for 2020. Rounding has been applied to certain amounts, and this may mean that the tables and calculations do not always add up.

Information on financial instruments

All financial assets and liabilities, with the exception of interest rate derivatives, are valued at amortised cost. Interest rate derivatives are recognised at fair value with changes in value in the income statement. Hedge accounting is not applied.

Transactions with related parties

During the third quarter, Brihan Invest AB and Olof Andersson Förvaltnings AB each stood guarantor for SEK 100 million of temporary credit in connection with the acquisition of Signatur Fastigheter. The loan was repaid in its entirety during the fourth quarter and the guarantee obligation has ceased.

During the year, member of the Board, Richard Hultin, received consultancy fees via companies of SEK 0.6 million for management services provided to partly-owned subsidiaries in the Group, and member of the Board, Elin Thott, received SEK 0.06 million, via companies, for legal advice in connection with acquisitions.

There were no transactions with related parties during the period other than remuneration paid to senior executives.

Significant risks and uncertainty factors

The preparation of financial statements in accordance with generally-accepted accounting principles requires the company's management to make judgements and assumptions which affect the assets, liabilities, income and expenses, as well as other information provided. Actual outcomes may differ from these judgements.

Properties under management are recognised at fair value with changes in value in profit or loss, which means that profit/loss may vary both up and down during the year. In the Annual Report for 2020, on page 112, there are detailed descriptions of the judgements and sensitivity analyses, as well as how changes in rental income, property costs, interest rate changes and other market factors can affect the property value.

All acquisitions during the year have been judged to be asset acquisitions.

Estimated capital gains on sales for which the Completion Statements and consideration calculations have not been adopted are to be treated as preliminary.

The Group's operations, financial position and performance can be affected by a number of risks and uncertainty factors. These are described in greater detail in the Annual Report for 2020.

Annual Report and Annual General Meeting

The Annual Report for 2021 will be available on Trianon's website, www.trianon.se, from the beginning of week 13, 2022. The Annual General Meeting will take place on Thursday, 12 May 2022 in Malmö. Any shareholder who wishes to have a matter raised at the AGM may submit a proposal to Trianon's Board of Directors by email to info@trianon.se or by post to Fastighets AB Trianon, Västra Kanalgatan 5, 211 41 Malmö. For inclusion in the Notice of the meeting, a proposal for the AGM must have been received by the Board no later than 21 March 2022.

Dividend and share split

The Board of Directors proposes a dividend for financial year 2021 of SEK 2.00 per share (1.80), totalling SEK 78.5 million, which is equivalent to around 31 percent of the profit from property management minus tax paid. Under the Company's dividend policy, the long-term dividend must amount to between 30 and 50 percent of the profit from property management after the payment of tax. During periods of strong growth, the dividend may be at the lower end of the range. The Board of Directors proposes to the Annual General Meeting to decide on a share split, so that each existing share is divided into 4 shares of the same class of shares, so-called share split 4:1.



Signatures

The Board of Directors and the CEO declare that the Year-end Report gives a fair presentation of the operation, position and performance of the the Group and the Parent, and describes the significant risks and uncertainty factors faced by the Group and the Parent.

Malmö, 17 February 2022

Boris Lennerhov
Chairperson of the Board

Olof Andersson
Member of the Board and CEO

Axel Barchan
Member of the Board

Viktoria Bergman
Member of the Board

Richard Hultin
Member of the Board

Jens Ismunden
Member of the Board

Elin Thott
Member of the Board

This Year-end Report has not been subject to review by the company's auditors.



Definitions and other

Return on equity

Comprehensive income for the period attributable to the Parent's shareholders as a percentage of average equity attributable to the Parent's shareholders.

Reason for use: The aim is to show the return generated on the capital which the shareholders have invested in the Company.

Loan-to-value

Interest-bearing net debt in relation to the property value at the end of the period.

Reason for use: The aim is to show up how large a proportion of the value of properties is constituted by net debt.

Residential floor area

The residential floor area or usable area is the total interior area consisting of the living area, area of premises, non-living area and other areas for all floors of a building.

Gross total area

Gross area or gross total area is the total area of all floors in a building. The gross area extends to the outside surface of the walls.

Equity per share

Equity attributable to Parent's shareholders in relation to the number of shares at the end of the period.

Equity per share after the deduction of capital attributable to hybrid bonds

Equity attributable to Parent's shareholders after the deduction of equity attributable to hybrid bonds in relation to the number of shares at the end of the period.

Economic occupancy rate

Contracted rent for leases which are running at the end of the period as a percentage of rental value.

Reason for use: The aim is to facilitate the assessment of rental income in relation to the total value of possible rentable area.

Profit from property management

Profit/loss before tax with add-back of changes in value.

Profit from property management from associates and joint ventures

Profit from property management attributable to partly-owned properties through associates and joint ventures.

Sustainable hybrid bond

Subordinated sustainable bond loan in which the liquidity is linked to a sustainable framework, with the focus on social and environmental sustainability.

Long-term net worth

Equity attributable to Parent's shareholders with add-back of interest rate derivatives and deferred tax.

Reason for use: The aim is to provide an adjusted and supplementary measure of the amount of equity.

Long-term net worth after the deduction of equity attributable to hybrid bonds

Equity attributable to Parent's shareholders after the deduction of equity attributable to hybrid bonds with add-back of interest rate derivatives and deferred tax.

Reason for use: The aim is to provide an adjusted and supplementary measure of the long-term net worth attributable to the Company's ordinary shareholders with a deduction for that part of equity which is attributable to hybrid bonds.

Earnings per share

The profit/loss for the period attributable to the Parent's shareholders after the deduction of interest on hybrid bonds in relation to the average number of shares. Definition under IFRS.

Interest Coverage Ratio

The profit/loss for the period before tax, with add-back of changes the value of derivatives and properties, as well as financial expense, in relation to financial expense with add-back of interest expense for derivatives.

Reason for use: Enables investors to judge the ability to live up to their ongoing financial obligations.

Public sector/community properties

Properties for which the rental value consists predominantly of tax-financed operations, and which are specifically adapted for public sector/community services.

Equity/assets ratio

Equity including non-controlling interests as a percentage of total assets.

Reason for use: Shows the capital structure through how large a percentage of total assets consists of equity.

Surplus ratio

Net operating profit as a percentage of rental income.

Reason for use: Aims to show the return on net operating profit in relation to the Company's rental income.



Trianon is a property company which owns, manages, acquires, develops and builds both residential and commercial premises in Malmö and its environs. The Company is committed to achieving a sustainable lifestyle, both socially and environmentally, and is entrepreneurial, with an organisation and an approach distinguished by flexibility, rapidity and a high level of service. The corporate strategy is based on responsiveness, carefully monitoring social trends and discovering new trends with the aim of identifying exciting business opportunities.

Since 17 December 2020, the Company has been listed on Nasdaq Stockholm.

Financial calendar:

Interim Report Q1 2022	05 May 2022
Annual General Meeting 2022	12 May 2022
Interim Report Q2 2022	12 July 2022
Interim Report Q3 2022	03 November 2022

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Cover: Azra Hadzic, Mimmie Dahlberg and Burhan Rustemi in front of the apartments at Nyborg 22 in Malmö.

Photo, page 1: Pernilla Wästberg, page 13: Newsec, page 15: Kjellander Sjöberg, page 17: Signatur Fastigheter, page 27: Panorama Arkitekter.

The English version of Trianon's reports is an unofficial translation of the Swedish version.

In the event of any differences between the English and Swedish versions, the Swedish version is to be used.