

How to compare three different real estate companies

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The companies are:

- Akelius Fastigheter AB (Akelius) (Sweden and Germany)
- Din Bostad AB (Din Bostad) (Sweden)
- Equity Residential (EQR) (USA)

You can compare the following:

1. Strategy
2. Owner constellation
3. Size of the companies
4. Type of assets
5. Organisation
6. Loan structure
7. Key figures: Income statement, balance sheet and others

1. Strategy

Compare, for example, different types of properties, where to buy a property, high or low yield, etc.

Akelius Fastigheter AB

Akelius Fastigheter AB is a family-owned company permeated by a strong entrepreneurial spirit. The business plan is to own and manage living accommodation and community properties. Akelius is one of Sweden's largest private owners of housing accommodation and offers well-maintained properties in growth areas. Accommodation in growth areas provides safe returns due to a high letting level, continuous rental development and stable cash flows.

Din Bostad

Din Bostad will be a company specialising in residential properties, with a focus on the changing wishes of its customers, and will have a presence in regions of positive growth and development. Its property holdings will have a geographical spread and vary in character so as to offer investors a spread of risk and to offer tenants an alternative.

Din Bostad will be a company with nationally acknowledged know-how and creativity when it comes to developing and managing good-quality accommodation. The company will be a modern and attractive employer, characterised by an open-minded environment that is receptive to change and oriented towards development.

Din Bostad will be best at attractive accommodation – we care about our customers and we look after and develop our properties.

EQR

Equity Residential (EQR) is an S&P 500 company focused on the acquisition, development and management of high quality apartment properties in top U.S. growth markets. Equity Residential owns or has investments in more than 550 properties in 23 states and the District of Columbia.

We are building value for our shareholders, residents and employees by combining the resources of a large company and a national presence with strong local management and expertise. Shares of the company are traded on the New York Stock Exchange under the symbol, EQR. Equity Residential is a member of the S&P 500.

2. Owner constellation

Normally, different ownership gives different ways of taking care of financing, tax, profit questions. Look at the income statement and the balance sheet.

- Akelius is a family-owned company
- Din Bostad is on the Stockholm stock market
- EQR is on the New York Stock exchange, S&P 500, (REIT company)

3. Size of the companies:

You can compare number of square metres, number of apartments, number of employees, size of rent income

4. Type of assets

Apartments, commercial buildings, municipality buildings, etc.

5. Organisation

- Number of employees
- Sick days
- Relation between men and women
- Number of offices

6. Loan structure

- Bank loans
- Loans from the owner
- Fixed-interest term real-estate credits
- Number of banks

7. Key figures from income statement, balance sheet and others

See separate copies of annual reports

Property related

- Fair value of properties, SEK m
- Operating surplus, SEK m
- Number of properties
- Rentable space, sq m
- Rental income, SEK m and SEK/sq m
- Occupancy rate, in financial terms, %
- Underhåll, SEK/sq m
- Taxebundet, SEK/sq m

Financial

- Return on shareholders equity, %
- Total return on capital, %
- Interest coverage ratio, multiple
- Equity/assets ratio, %
- Debt/equity ratio, multiple
- Loan-to-value ratio, %
- Average interest on interest-bearing liabilities, %

Share related

- Average number of shares
- Earnings per share after tax, SEK
- Operating surplus per share, SEK