Company Fact Sheet

AB Sagax  SAGA B ( SE0005127818 )

Company Profile
AB Sagax is a property company which invests in commercial properties with a focus on the warehouse and light industry segment. The company owns properties in Sweden, Finland, Germany, and Denmark, with a total rental space of more than 2 million square metres. A significant proportion of the company’s real estate portfolio is located in the Stockholm and Helsinki regions. The company’s revenue consists primarily of rental income for the provision of premises, of which the majority is derived from the government, municipalities or companies with significant sales.

Key Stats
Website  http://www.sagax.se
Headquarter country  Sweden
Employees  72
Market Cap (at close 25/08/2020 )  SEK47.65Bil
Morningstar Sector  Real Estate
Morningstar Industry  Real Estate Services
Stock Style  Mid-Growth
Fiscal Year Ends  December

Board of Directors and Management
Chairman of the Board  Staffan Salen
Chief Executive Officer  David Mindus
Chief Financial Officer  Agneta Segerhammar

Source: Annual Report, Fiscal Year: 2019

If data are missing or you find incorrect information in the Fact Sheet, please send an email to: support.nordics@morningstar.com

Please find the Methodology at:  www.nasdaqomxnordic.com/fact-sheet

Growth of 10,000 (Total return SEK since31/12/2016)

Yearly Performance % (SEK)


- 84.1  64.9  15.5  21.9  35.8  111.7  -2.02

Trailing Returns % (SEK)

25/08/2020

1 Week  3 Months  6 Months  YTD  1 Year  3 Years  5 Years

1.5  3.8  20.2  -9.1  1.8  29.8  39.8  38.5

Financials (SEK)

Years  5 Yr Trend  2017  2018  2019

Revenue (Mil)  1,870  2,247  2,581
Gross Operating Profit (Mil)  1,702  2,036  2,329
Operating Income (Mil)  1,482  1,737  2,012
Operating Margin %  79.3  77.3  78.0
EBIT (Mil)  3,805  4,018  5,001
Income before income taxes (Mil)  3,405  3,611  4,627
Net Income (Mil)  2,965  3,166  4,111
Operating Cash Flow (Mil)  1,168  1,590  1,811
Free Cash Flow (Mil)  1,168  1,590  1,811
Basic Earn. Per Share  7.36  6.56  9.68
Dividend Per Share  0.73  1.90  1.00

Profitability and Valuation (SEK)

Years  5 Yr Trend  2017  2018  2019

Return on Assets %  11.3  12.4  11.7
Return on Equity %  29.6  23.7  23.7
Return on Invested Capital %  14.3  12.6  13.1
Price / Earnings  5.6  8.8  19.2
Price / Sales  10.3  14.0  26.3
Price / Book  1.8  1.9  3.2
### AB Sagax, SAGA B, (SE0005127818)

#### Last Price SEK 138.00

### Company Details

#### AB Sagax

- **Company Details**

  - **Market Cap**: SEK 47.66B
  - **Morningstar Sector**: Real Estate
  - **Morningstar Industry**: Real Estate Services
  - **Index**: NASDAQ OMX Stockholm All-Share GR SEK

#### Financial Position (SEK, Mil)

**2018**
- Cash and cash equivalents: 73
- Inventory: 86
- Accounts receivable: 96
- Current Assets: 1,362
- Net PP&E: 380
- Intangibles: 5
- Total Assets: 33,690
- Accounts Payable: 42
- Current Debt: 1,817
- Current Liabilities: 2,621
- Long Term Debt (Mil): 13,866
- Total Liabilities: 15,416
- Total Equity (Mil): 19,257

**2019**
- Cash and cash equivalents: 73
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### Quarterly Results (SEK)

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Revenue Mil</th>
<th>Most Recent</th>
<th>Prior Year</th>
<th>Revenue Growth %</th>
<th>Most Recent</th>
<th>Prior Year</th>
<th>Earnings Per Share</th>
<th>Prior Year</th>
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</thead>
<tbody>
<tr>
<td>Q3</td>
<td>659</td>
<td>567</td>
<td>638</td>
<td>-2.03</td>
<td>1.25</td>
<td>1.33</td>
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<tr>
<td>Q4</td>
<td>638</td>
<td>591</td>
<td>638</td>
<td>17.85</td>
<td>3.10</td>
<td>3.00</td>
<td>0.42</td>
<td>0.49</td>
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<td>Q1</td>
<td>704</td>
<td>657</td>
<td>704</td>
<td>-10.17</td>
<td>-3.07</td>
<td>-3.07</td>
<td>-0.40</td>
<td>-0.40</td>
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<tr>
<td>Q2</td>
<td>717</td>
<td>622</td>
<td>717</td>
<td>1.85</td>
<td>1.85</td>
<td>1.85</td>
<td>0.85</td>
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### Options & Futures

- **Instrument**: Yes/No
  - Options: No
  - Forwards: No
  - Futures: No

### Valuation Analysis

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<thead>
<tr>
<th>Current</th>
<th>3 Yr</th>
<th>5 Yr</th>
<th>10 Yr</th>
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</thead>
<tbody>
<tr>
<td>Price</td>
<td>11.17</td>
<td>7.98</td>
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<tr>
<td>Earnings</td>
<td>17.16</td>
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<tr>
<td>Forward</td>
<td>24.63</td>
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<tr>
<td>Price</td>
<td>27.74</td>
<td>20.80</td>
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<tr>
<td>Free Cash Flow</td>
<td>1.25</td>
<td>1.25</td>
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<tr>
<td>Dividend Yield %</td>
<td>0.47</td>
<td>0.47</td>
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<tr>
<td>Price/Book</td>
<td>2.31</td>
<td>2.31</td>
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<tr>
<td>Price/Sales</td>
<td>22.50</td>
<td>13.72</td>
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### Industry Peers by Market Cap (SEK)

<table>
<thead>
<tr>
<th>Mkt Cap (Mil)</th>
<th>P/E</th>
<th>ROE %</th>
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</thead>
<tbody>
<tr>
<td>AB Sagax</td>
<td>48,263</td>
<td>3.8</td>
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<tr>
<td>Fabege AB</td>
<td>35,816</td>
<td>7.6</td>
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<tr>
<td>Samhällshyringsbolaget i Norden AB</td>
<td>34,071</td>
<td>6.5</td>
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<tr>
<td>Wilhborgs Fastigheter AB</td>
<td>22,250</td>
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<td>H sola Fastighets AB</td>
<td>15,961</td>
<td>12.9</td>
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<tr>
<td>Nylosa AB</td>
<td>12,076</td>
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<tr>
<td>Platzer Fastigheter Holding AB</td>
<td>9,453</td>
<td>6.4</td>
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