



Please note: the statement at the rear of this report contains details of investment banking services recently provided by SEB which could be considered relevant to the subject matter of this report. NOT FOR DISTRIBUTION IN THE US, CANADA, AUSTRALIA OR JAPAN OR IN ANY OTHER JURISDICTION WHERE TO DO SO WOULD BE UNLAWFUL.

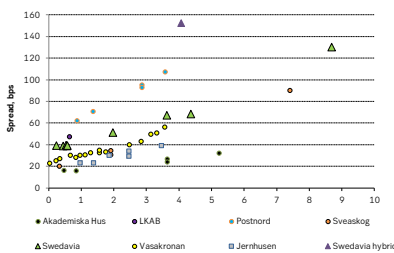
|  |                |          |        |                  |
|--|----------------|----------|--------|------------------|
|  | Company Update | Property | Sweden | 02 November 2020 |
|--|----------------|----------|--------|------------------|

**Public ratings**

Moody's: N.R.  
 S&P: N.R.  
 Fitch: N.R.

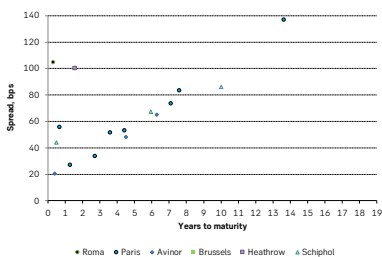
Market cap (SEKm) Not listed

**Relative value, Swedish gov. owned**



Source: SEB and Bloomberg

**Relative value, European peers**



Source: SEB and Bloomberg

## Equity proceeds important for liquidity

**Low traffic volumes resulted in losses and a cash outflow in Q3. The near-term outlook does not imply any material improvement in that respect. The focus remains on cost adjustments and maintaining liquidity – the SEK 2.5bn equity issue that was decided in October enables financial flexibility for the quarters to come and signals commitment by the Swedish government.**

**Focus remains on costs and liquidity**

The operating environment remained highly challenging although traffic volumes slightly increased from Q2 lows. While operations at current passenger volumes consume cash, the company has managed to partly offset this by cost reductions, and liquidity slightly improved from Q2. The proceeds from the equity issue are highly important as the second wave of the pandemic is likely to keep passenger volumes low in the near term. Swedavia also conducted a study into a possible early closure of Bromma airport.

**We stay Marketweight**

We maintain Marketweight on the seniors and the hybrids which appear fairly priced compared with local and European peers. Spreads are indicated 12-23bps wider year-to-date.

**Operating loss and cash outflow narrowed from Q2**

Q3 revenue of SEK 460m was down 71% y/y and up 37% q/q. Adj. LBIT of SEK 320m improved from SEK 646m in Q2. Passenger volume was down 84% y/y. Operating costs were down 30% y/y, partly assisted by state aid for furloughs. Cash outflow after investments was SEK 914m. Cash and undrawn credit lines amounted to SEK 4.2bn, up from SEK 3.5bn in Q2 on increased utilization of commercial paper. This amount excludes the SEK 3.15bn state aid authorization approved by the parliament, based on which the Swedish government decided upon an equity issue of SEK 2.5bn on 14 October. Theoretically, assuming similar cash outflow as in Q2-Q3, the liquidity including the whole state aid authorization would enable operations for around seven quarters from here, assuming debt maturities are rolled over.

**Key credit metrics & ratios**

|                                     | 2016   | 2017   | 2018   | 2019   | 2020E  | 2021E  | 2022E  |
|-------------------------------------|--------|--------|--------|--------|--------|--------|--------|
| Revenues (SEKm)                     | 5,546  | 5,745  | 5,922  | 6,235  | 2,463  | 3,455  | 4,931  |
| EBITDA (SEKm)                       | 1,954  | 1,703  | 1,784  | 2,018  | -501.8 | 138.1  | 1,450  |
| EBIT (SEKm)                         | 966.0  | 651.0  | 681.0  | 709.0  | -1,832 | -1,232 | 49.7   |
| FFO (SEKm)                          | 1,483  | 1,330  | 1,496  | 1,796  | -1,003 | 251    | 1,310  |
| FOCF (SEKm)                         | -1,936 | -1,563 | -1,675 | -1,069 | -3,615 | -1,537 | -173   |
| Net debt (m)                        | 4,896  | 7,290  | 9,195  | 10,713 | 10,652 | 12,189 | 12,402 |
| Equity                              | 7,351  | 7,665  | 8,066  | 9,440  | 10,733 | 9,775  | 9,667  |
| EBITDA margin                       | 35.2   | 29.6   | 30.1   | 32.4   | -20.4  | 4.0    | 29.4   |
| EBIT margin (%)                     | 17.4   | 11.3   | 11.5   | 11.4   | -74.4  | -35.7  | 1.0    |
| Adjusted EBITDA net int. cover. (x) | 11.2   | 14.3   | 15.7   | 107.8  | -4.7   | 1.1    | 9.3    |
| Adjusted net debt to EBITDA (x)     | 3.2    | 4.2    | 5.4    | 5.7    | -23.2  | 95.5   | 9.2    |
| Adjusted FFO / Net debt             | 25%    | 16%    | 15%    | 15%    | -9%    | 2%     | 10%    |
| Adjusted net debt to capital        | 45%    | 52%    | 56%    | 58%    | 54%    | 60%    | 61%    |

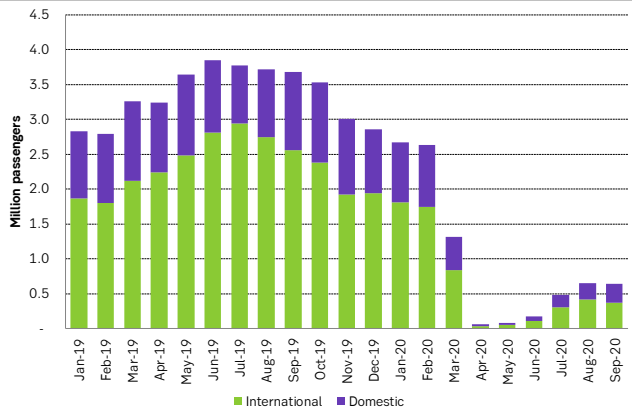
Source: SEB

**Analyst**

Lasse Rimpi  
 (358) 9 616 28716  
 lasse.rimpi@seb.fi

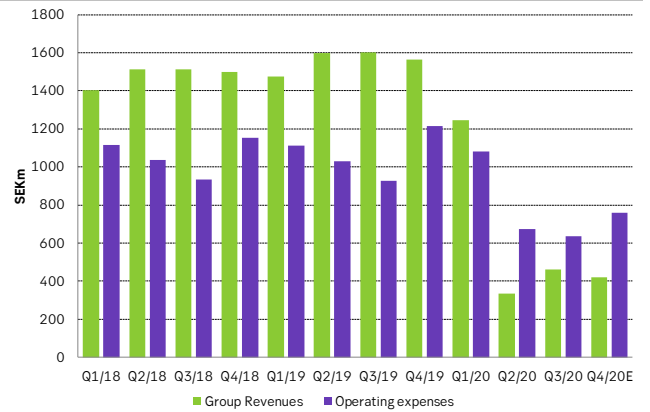
The estimates in this research report have been produced in collaboration with SEB equity research analysts

### Passenger volume



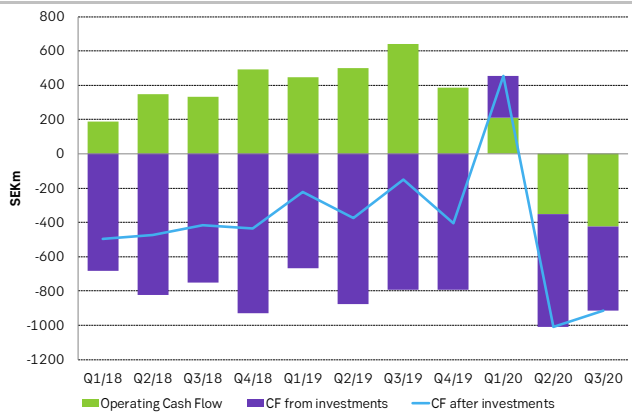
Source: SEB, Swedavia

### Revenue and opex



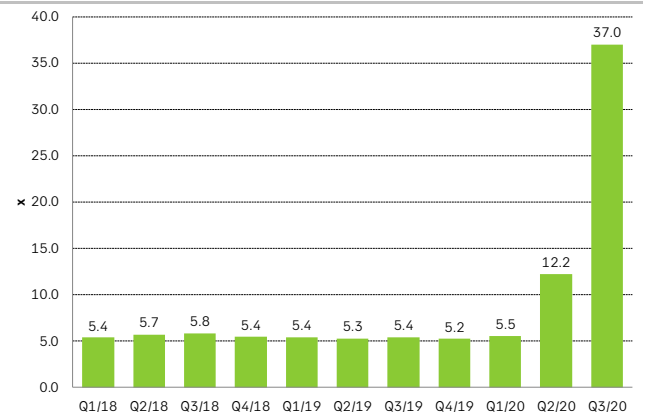
Source: SEB

### Cash flow



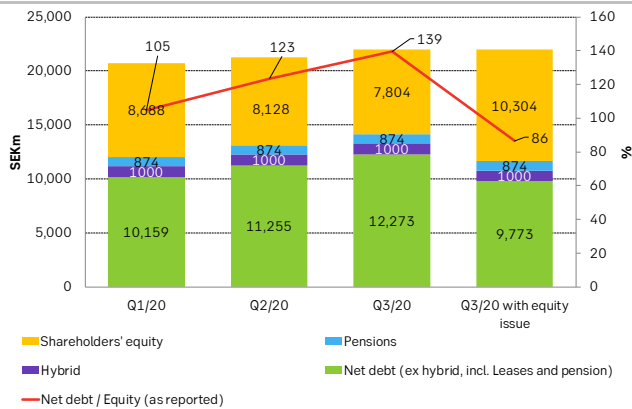
Source: SEB

### Net debt to EBITDA (senior level)



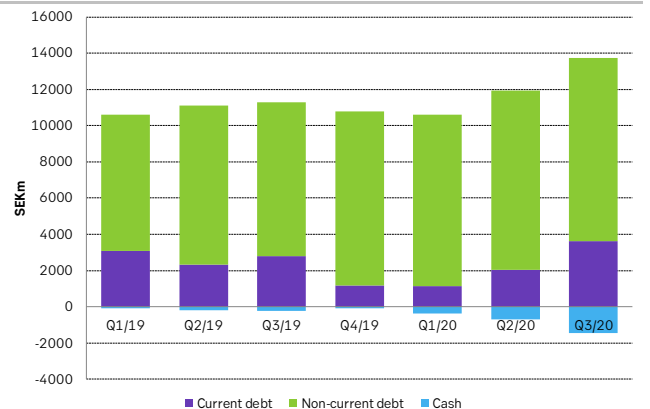
Source: SEB

### Capital structure



Source: SEB

### Net debt components



Source: SEB

### Credit strengths

- Very strong competitive position
- 100% government owned
- Strong pricing power under normal circumstances

### Credit concerns

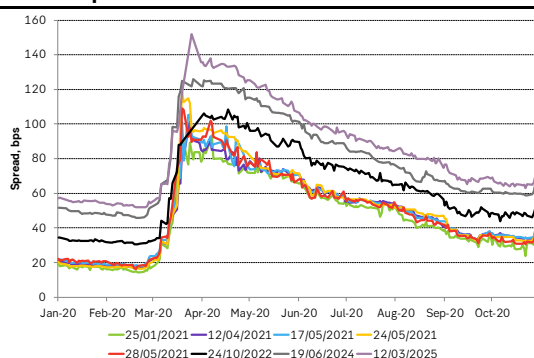
- Significant decline in cash flows due to COVID-19 outbreak
- Cash outflow increase liquidity risks although mitigated by planned equity issue
- Significant exposure to a few airlines, including SAS and Norwegian
- Large capex programme

### Selected outstanding bonds

| Issuer   | Public    | Issue date | Maturity date       | Cpn type | Cpn     | Amount    | Spread | Recommendation |
|----------|-----------|------------|---------------------|----------|---------|-----------|--------|----------------|
| Swedavia | N.R./N.R. | 25-Jan-17  | 25-Jan-21           | FRN      | 3mS+70  | SEK 250   | 39     | Marketweight   |
| Swedavia | N.R./N.R. | 12-Apr-18  | 12-Apr-21           | Fixed    | 0.3625  | SEK 500   | 39     | Marketweight   |
| Swedavia | N.R./N.R. | 17-May-17  | 17-May-21           | Fixed    | 0.7125  | SEK 350   | 39     | Marketweight   |
| Swedavia | N.R./N.R. | 24-May-17  | 24-May-21           | FRN      | 3mS+100 | SEK 200   | 39     | Marketweight   |
| Swedavia | N.R./N.R. | 28-May-19  | 28-May-21           | FRN      | 3mS+75  | SEK 250   | 39     | Marketweight   |
| Swedavia | N.R./N.R. | 24-Oct-17  | 24-Oct-22           | Fixed    | 0.935   | SEK 2,000 | 51     | Marketweight   |
| Swedavia | N.R./N.R. | 05-Dec-19  | 12-Mar-25           | Fixed    | 0.89    | SEK 1,000 | 67     | Marketweight   |
| Swedavia | N.R./N.R. | 10-Jul-14  | 10-Jul-29           | Fixed    | 3mS+97  | SEK 100   | 130    | Marketweight   |
| Swedavia | N.R./N.R. | 19-Nov-19  | Perpetual (24 call) | FRN      | 3mS+150 | SEK 1,000 | 152    | Marketweight   |

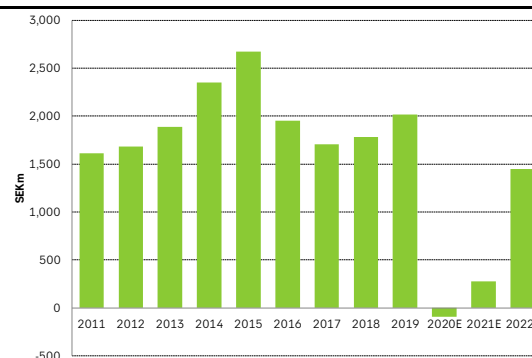
Source: Bloomberg and SEB

### Spread development



Source: SEB

### EBITDA



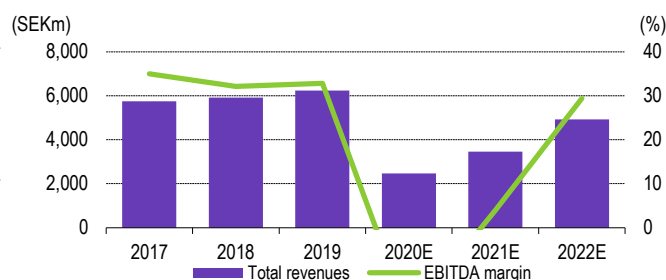
Source: SEB

### Financial statement summary - Adjusted numbers (SEKm)

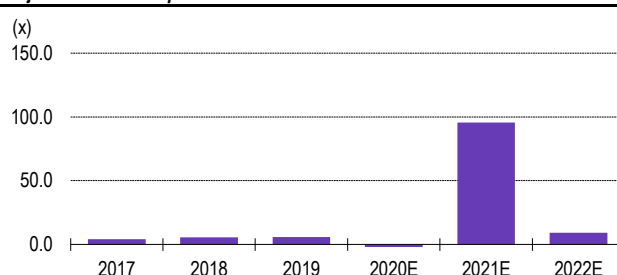
|  | 2018   | 2019   | 2020E  | 2021E  |
|--|--------|--------|--------|--------|
| <b>Income statement</b>                |        |        |        |        |
| Revenues                               | 5,922  | 6,235  | 2,463  | 3,455  |
| EBITDA                                 | 1,902  | 2,048  | -501.8 | 138.1  |
| Net income (reported)                  | 517.0  | 583.0  | -1,207 | -957.8 |
| <b>Cash flow statement</b>             |        |        |        |        |
| Funds from operations (FFO)            | 1,554  | 1,796  | -1,003 | 251.4  |
| Operating Cash Flow                    | 1,417  | 1,977  | -965.0 | 262.8  |
| Free Operating cash flow               | -1,617 | -1,069 | -3,615 | -1,537 |
| Pre-financing cash flow                | -1,739 | -1,069 | -2,439 | -1,537 |
| <b>Balance sheet</b>                   |        |        |        |        |
| Cash (and equivalents)                 | 10.0   | 77.0   | 2,138  | 600.9  |
| Total debt                             | 10,360 | 11,790 | 13,790 | 13,790 |
| Net debt                               | 10,350 | 11,713 | 11,652 | 13,189 |
| Equity                                 | 8,066  | 8,440  | 9,733  | 8,775  |
| Total assets (reported)                | 19,725 | 22,952 | 24,217 | 23,459 |
| <b>Key credit metrics &amp; ratios</b> |        |        |        |        |
| Net debt to EBITDA (x)                 | 5.4    | 5.7    | -23.2  | 95.5   |
| Net debt to capital                    | 56%    | 58%    | 54%    | 60%    |
| FFO / Net debt                         | 15%    | 15%    | -9%    | 2%     |
| Equity ratio                           | 41%    | 37%    | 40%    | 37%    |

Source: SEB and Swedavia financial reports

### Revenues and EBITDA margin



### Adjusted net debt / EBITDA



Source: SEB and Swedavia financial reports

**Profit & loss statement**

| (SEKm)                         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020E         | 2021E         | 2022E        |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|--------------|
| Total revenues                 | 4,693        | 4,965        | 5,233        | 5,538        | 5,416        | 5,546        | 5,745        | 5,922        | 6,235        | 2,463         | 3,455         | 4,931        |
| Total expenses                 | -3,080       | -3,284       | -3,346       | -3,187       | -2,746       | -3,592       | -4,042       | -4,138       | -4,217       | -2,965        | -3,317        | -3,481       |
| <b>EBITDA</b>                  | <b>1,613</b> | <b>1,681</b> | <b>1,886</b> | <b>2,351</b> | <b>2,670</b> | <b>1,954</b> | <b>1,703</b> | <b>1,784</b> | <b>2,018</b> | <b>-502</b>   | <b>138</b>    | <b>1,450</b> |
| Depreciation                   | -831         | -850         | -940         | -946         | -915         | -988         | -1,052       | -1,103       | -1,309       | -1,330        | -1,370        | -1,400       |
| Intangibles amortisation       | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0             | 0            |
| <b>EBIT</b>                    | <b>782</b>   | <b>831</b>   | <b>946</b>   | <b>1,405</b> | <b>1,755</b> | <b>966</b>   | <b>651</b>   | <b>681</b>   | <b>709</b>   | <b>-1,832</b> | <b>-1,232</b> | <b>50</b>    |
| Associated companies           | 14           | 19           | 8            | 0            | 22           | 41           | 37           | 53           | 45           | 20            | 21            | 22           |
| Net interest expenses          | -239         | -296         | -268         | -242         | -230         | -138         | -113         | -92          | -19          | -108          | -126          | -156         |
| Value changes                  | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 410           | 140           | 0            |
| Other financial items          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0             | 0            |
| <b>Reported pre-tax profit</b> | <b>557</b>   | <b>554</b>   | <b>686</b>   | <b>1,162</b> | <b>1,547</b> | <b>869</b>   | <b>575</b>   | <b>642</b>   | <b>735</b>   | <b>-1,509</b> | <b>-1,197</b> | <b>-85</b>   |
| Minority interests             | 9            | 10           | 10           | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0             | 0            |
| Total taxes                    | -118         | -108         | -185         | -236         | -136         | -152         | -167         | -125         | -152         | 302           | 239           | 17           |
| <b>Net profit</b>              | <b>448</b>   | <b>456</b>   | <b>511</b>   | <b>926</b>   | <b>1,411</b> | <b>717</b>   | <b>408</b>   | <b>517</b>   | <b>583</b>   | <b>-1,207</b> | <b>-958</b>   | <b>-68</b>   |
| EBITDA margin                  | 34.4         | 33.9         | 36.0         | 42.4         | 49.3         | 35.2         | 29.6         | 30.1         | 32.4         | (20.4)        | 4.0           | 29.4         |
| EBIT margin (%)                | 16.7         | 16.7         | 18.1         | 25.4         | 32.4         | 17.4         | 11.3         | 11.5         | 11.4         | (74.4)        | (35.7)        | 1.0          |
| Tax rate (%)                   | 21.2         | 19.5         | 27.0         | 20.3         | 8.8          | 17.5         | 29.0         | 19.5         | 20.7         | 20.0          | 20.0          | 20.0         |
| <b>Growth rates y-o-y (%)</b>  |              |              |              |              |              |              |              |              |              |               |               |              |
| Total revenues                 | 8.8          | 5.8          | 5.4          | 5.8          | (2.2)        | 2.4          | 3.6          | 3.1          | 5.3          | (60.5)        | 40.3          | 42.7         |
| EBITDA                         | n.a.         | 4.2          | 12.2         | 24.6         | 13.6         | (26.8)       | (12.8)       | 4.8          | 13.1         | (124.9)       | 127.5         | 950.1        |
| EBIT                           | 95.0         | 6.3          | 13.9         | 48.4         | 24.9         | (45.0)       | (32.6)       | 4.6          | 4.1          | 0.0           | 0.0           | 0.0          |
| Pre-tax profit                 | 309.6        | (0.5)        | 23.9         | 69.4         | 33.1         | (43.8)       | (33.8)       | 11.7         | 14.5         | 0.0           | 0.0           | 0.0          |

**Cash flow**

| (SEKm)                          | 2011         | 2012          | 2013         | 2014         | 2015         | 2016          | 2017          | 2018          | 2019          | 2020E         | 2021E         | 2022E        |
|---------------------------------|--------------|---------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| FFO                             | 1,108        | 1,188         | 1,498        | 1,765        | 1,397        | 1,483         | 1,330         | 1,496         | 1,796         | -1,003        | 251           | 1,310        |
| Changes in working capital      | 70           | 305           | -158         | 344          | -23          | 167           | 207           | -137          | 181           | 38            | 11            | 17           |
| <b>Operating cash flow</b>      | <b>1,178</b> | <b>1,493</b>  | <b>1,340</b> | <b>2,109</b> | <b>1,374</b> | <b>1,650</b>  | <b>1,537</b>  | <b>1,359</b>  | <b>1,977</b>  | <b>-965</b>   | <b>263</b>    | <b>1,327</b> |
| Net capital expenditures        | -1,584       | -4,066        | -679         | -744         | 651          | -3,586        | -3,100        | -3,034        | -3,046        | -2,650        | -1,800        | -1,500       |
| <b>Free operating cash flow</b> | <b>-406</b>  | <b>-2,573</b> | <b>661</b>   | <b>1,365</b> | <b>2,025</b> | <b>-1,936</b> | <b>-1,563</b> | <b>-1,675</b> | <b>-1,069</b> | <b>-3,615</b> | <b>-1,537</b> | <b>-173</b>  |
| Dividend paid                   | -9           | -9            | -9           | -10          | -231         | -232          | -143          | -122          | 0             | 0             | 0             | -40          |
| Acquisitions, divestments net   | 0            | 0             | 0            | 0            | 0            | 0             | 0             | 0             | 0             | 1,176         | 0             | 0            |
| <b>Pre-financing cash flow</b>  | <b>-415</b>  | <b>-2,582</b> | <b>652</b>   | <b>1,355</b> | <b>1,794</b> | <b>-2,168</b> | <b>-1,706</b> | <b>-1,797</b> | <b>-1,069</b> | <b>-2,439</b> | <b>-1,537</b> | <b>-213</b>  |
| Net loan proceeds               | 34           | 2,570         | -729         | -1,296       | -1,900       | 2,332         | 1,524         | 1,749         | 141           | 2,000         | 0             | 0            |
| Share issue                     | 0            | 0             | 0            | 0            | 0            | 0             | 0             | 0             | 996           | 2,500         | 0             | 0            |
| Other                           | 0            | 0             | 0            | 1            | 0            | 0             | 0             | 0             | 0             | 0             | 0             | 0            |
| <b>Net change in cash</b>       | <b>-381</b>  | <b>-12</b>    | <b>-77</b>   | <b>60</b>    | <b>-106</b>  | <b>164</b>    | <b>-182</b>   | <b>-48</b>    | <b>68</b>     | <b>2,061</b>  | <b>-1,537</b> | <b>-213</b>  |
| Capex/sales (%)                 | 33.8         | 81.9          | 13.0         | 13.4         | -12.0        | 64.7          | 54.0          | 51.2          | 48.9          | 107.6         | 52.1          | 30.4         |

**Balance sheet**

| (SEKm)                              | 2011          | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020E         | 2021E         | 2022E         |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash and liquid assets              | 141           | 129           | 52            | 112           | 6             | 170           | 58            | 10            | 77            | 2,138         | 601           | 388           |
| Other current assets                | 875           | 951           | 958           | 773           | 868           | 926           | 1,082         | 1,047         | 1,837         | 467           | 655           | 935           |
| Long-term financial assets          | 215           | 211           | 147           | 108           | 1,254         | 1,022         | 1,089         | 1,192         | 0             | 20            | 41            | 62            |
| Fixed tangible assets               | 10,487        | 13,040        | 14,524        | 13,652        | 10,515        | 11,897        | 14,741        | 16,699        | 20,263        | 20,817        | 21,387        | 21,487        |
| Intangibles                         | 439           | 457           | 452           | 621           | 615           | 632           | 618           | 777           | 775           | 775           | 775           | 775           |
| <b>Total assets</b>                 | <b>12,157</b> | <b>14,788</b> | <b>16,133</b> | <b>15,266</b> | <b>13,258</b> | <b>14,647</b> | <b>17,588</b> | <b>19,725</b> | <b>22,952</b> | <b>24,217</b> | <b>23,459</b> | <b>23,647</b> |
| Interest bearing debt               | 5,830         | 7,674         | 8,525         | 6,907         | 3,727         | 4,331         | 6,618         | 8,440         | 9,916         | 11,916        | 11,916        | 11,916        |
| Other liabilities                   | 2,338         | 2,813         | 2,692         | 2,786         | 2,665         | 2,967         | 3,304         | 3,219         | 3,596         | 1,568         | 1,768         | 2,065         |
| Minority interests                  | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Shareholders' equity                | 3,989         | 4,300         | 4,915         | 5,571         | 6,863         | 7,351         | 7,665         | 8,066         | 9,440         | 10,733        | 9,775         | 9,667         |
| <b>Total liabilities and equity</b> | <b>12,157</b> | <b>14,787</b> | <b>16,132</b> | <b>15,264</b> | <b>13,255</b> | <b>14,649</b> | <b>17,587</b> | <b>19,725</b> | <b>22,952</b> | <b>24,217</b> | <b>23,459</b> | <b>23,647</b> |
| Net debt (m)                        | 6,423         | 8,329         | 8,952         | 7,602         | 4,486         | 4,896         | 7,290         | 9,195         | 10,713        | 10,652        | 12,189        | 12,402        |
| Net debt/equity (%)                 | 161.0         | 193.7         | 182.1         | 136.5         | 65.4          | 66.6          | 95.1          | 114.0         | 113.5         | 99.2          | 124.7         | 128.3         |
| Equity/total assets (%)             | 32.8          | 29.1          | 30.5          | 36.5          | 51.8          | 50.2          | 43.6          | 40.9          | 41.1          | 44.3          | 41.7          | 40.9          |
| Net debt/EBITDA (x)                 | 4.0           | 5.0           | 4.7           | 3.2           | 1.7           | 2.5           | 4.3           | 5.2           | 5.3           | (21.2)        | 88.3          | 8.6           |
| EBITDA Interest cover               | 6.5           | 5.6           | 6.9           | 9.5           | 11.4          | 13.6          | 14.4          | 18.6          | 15.9          | (3.9)         | 0.9           | 8.7           |

**Main shareholders**

| Name                | (%)   | Votes | Capital |
|---------------------|-------|-------|---------|
| The state of Sweden | 100.0 | 100.0 |         |

**Management**

| Title | Name              |
|-------|-------------------|
| COB   | Åke Svensson      |
| CEO   | Jonas Abrahamsson |
| CFO   | Mats Pålsson      |

**Company information**

| Contact      |                  |
|--------------|------------------|
| Internet     | www.swedavia.com |
| Phone number | +46 10 109 00 00 |

**Company description:** Swedavia was created in April 2010. It owns, operates and develops 10 airports in Sweden and is a part of the national airport infrastructure. Swedavia's most important customers are passengers, airlines and tenants. The main driver of revenues is the number of passengers. It is 100% owned by the Swedish state.

**Please note:** The data in several tables and charts in this document have been adjusted in line with common practice in the field of credit research. This mainly refers to adjustments of operating leases, pensions, derivatives and other contingent liabilities. For a detailed breakdown of the adjustments, please contact the author of this report.

**Authors' statement of independence (Analyst Certification)**

We, the authors of this report, hereby confirm that notwithstanding the existence of any potential conflicts of interest referred to herein, the views expressed in this report accurately reflect our personal views about the companies and securities covered. We further confirm that we have not been, nor are or will be, receiving direct or indirect compensation in exchange for expressing any of the views or the specific recommendation contained in the report. We are not registered or qualified as research analysts, representatives or associated persons under the rules of any US exchange, regulatory organization or State.

**This statement affects your rights**

This report is confidential and may not be reproduced, redistributed or republished by any recipient for any purpose or to any person.

**Recipients**

This marketing communication is approved and issued by Skandinaviska Enskilda Banken AB (publ) ("SEB"), a bank organized under the laws of the Kingdom of Sweden, on behalf of itself and its affiliates for institutional investors. SEB is not a registered Broker-Dealer under the US Securities and Exchange Act of 1934.

This marketing communication is produced for the private information of recipients - if you are not a client of ours, you are not entitled to this research report, and should destroy it. The document is not, and should not be construed as, an offer to sell or solicitation of an offer to buy any securities. Opinions contained in the report represent the author's present opinion only and may be subject to change. In the event that the author's opinion should change or a new analyst with a different opinion becomes responsible for our coverage of any company mentioned, we shall endeavour (but do not undertake) to disseminate any such change, within the constraints of any regulations, applicable laws, internal procedures within SEB, or other circumstances. If you are in doubt as to the meaning of the recommendation system used by SEB in this communication, please refer to the explanation below.

**Good faith and limitations**

All information, including statements of fact, contained in this marketing communication have been obtained and compiled in good faith from sources believed to be reliable. However, no representation or warranty, express or implied, is made by SEB with respect to the completeness or accuracy of its contents, and it is not to be relied upon as authoritative and should not be taken in substitution for the exercise of reasoned, independent judgement by you. Recipients are urged to base their investment decisions upon such investigations as they deem necessary. To the extent permitted by applicable law, no liability whatsoever is accepted by SEB for any direct or consequential loss arising from the use of this document or its contents.

**Distribution**

This marketing communication has been prepared by SEB or its affiliates and is being distributed by SEB offices in Stockholm, Copenhagen, Oslo, Helsinki, Frankfurt, London, Tallinn, Vilnius, Singapore and Hong Kong. Communications are prepared and distributed in Lithuania by AB SEB bankas and in Estonia by AS SEB Pank in accordance with the requirements of the local laws and Financial Supervision Authority's conduct of business rules. Addresses and Phone numbers for each office can be found at the end of the report.

**The SEB Group: members, memberships and regulators**

SEB is a member of, inter alia, Nasdaq OMX Nordic, Oslo Stock Exchange, the London Stock Exchange, NYSE Euronext, Frankfurt Stock Exchange, Tallinn Stock Exchange as well as certain European MTF's such as BATS-Chi-X, Turquoise, Burgundy, XUBS, POSIT and Sigma-X. SEB is regulated by Finansinspektionen in Sweden and, for the conduct of investment services business, in (i) Denmark by Finanstilsynet, (ii) Norway by Finanstilsynet, (iii) Finland by Finanssivalvonta, (iv) Germany by Bundesanstalt für Finanzdienstleistungsaufsicht, (v) the UK by the Financial Conduct Authority and Prudential Regulation Authority (details about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority are available from us on request), (vi) Estonia by the Estonian Financial Supervision Authority, (vii) Lithuania by the Bank of Lithuania, (viii) by the Monetary Authority of Singapore and (ix) Hong Kong by Securities and Futures Commission. SEBSI is a U.S. broker-dealer, registered with the Financial Industry Regulatory Authority (FINRA). SEBSI is a subsidiary of SEB. SEBSI is authorized to engage in the underwriting of securities but does not make markets or otherwise engage in any proprietary trading in any securities.

**Prevention and avoidance of conflicts of interest**

All marketing communications produced by SEB are produced with due care, skill and integrity. While DCM Research and Equities sales and trading are part of the same organisational unit as its investment banking activities, care is taken to manage any conflict of interest. Our DCM Research communications are thus based solely on publicly available information. Following standard practice, recommendations and target share prices are removed from analytical comments on companies which are the subject of public offers on which SEB is advising. The remuneration of staff within DCM Research is determined by senior management of the Large Corporates & Financial Institutions division and may include discretionary awards based on the firm's total earnings, including investment banking and markets (sales and trading businesses) income; however, no such staff receive remuneration based upon specific investment banking or markets transactions. SEB's Compliance department monitors the production of research and the observance of the group's procedures designed to prevent any potential conflicts of interest from affecting the content of research; the latter are described in greater detail in the "Statement of Policies for dealing with potential conflicts of interest surrounding our Research activities" which is available on our Research website.

**Your attention is also drawn to the fact that:**

Unless explicitly stated otherwise in this report, SEB expects (but does not undertake) to issue updates to this report following the publication of new figures or forecasts by the company subject to comment, or upon the occurrence of other events which could potentially have a material effect on it.

The securities discussed in this report may not be eligible for sale in all countries, and such securities may not be suitable for all types of investors. Offers and sales of securities discussed in this report and its distribution, may be made only in countries where such securities are exempt from registration or qualification or have been so registered or qualified for offer and sale, and in accordance with applicable broker-dealer and agent/salesman registration or licensing requirements.

Additional recommendation history for the issuer is available at <https://research.sebgroup.com/>

**Specific disclosures for institutional investors**

The analysis and valuations, projections and forecasts contained in this report are based on a number of assumptions and estimates and are subject to contingencies and uncertainties; different assumptions could result in materially different results. The inclusion of any such valuations, projections and forecasts in this report should not be regarded as a representation or warranty by or on behalf of the SEB Group or any person or entity within the SEB Group that such valuations, projections and forecasts or their underlying assumptions and estimates will be met or realized. Past performance is not a reliable indicator of future performance. Foreign currency rates of exchange may adversely affect the value, price or income of any security or related investment mentioned in this report.

**Company specific disclosures and potential conflicts of interest:**

A member of, or an entity associated with, SEB or its affiliates, officers, directors, employees or shareholders of such members (a) is not, and has never been, represented on the board of directors or similar supervisory entity of Swedavia, (b) has from time to time bought or sold the securities issued by the company or options relating to the company, and (c) SEB does not hold any short / long position exceeding 0.5% of the total issued share capital of Swedavia as of 31 Oct 2020.

Within the past 12 months, SEB or its affiliates acted as Lead or Co-Lead Manager in a public offering of securities of Swedavia or an affiliate.

SEB or its affiliates is, or has within the last 12 months been or expects in the next 3 months to be, party to an agreement relating to the provision of investment banking services to Swedavia or an affiliate, or has received from it fees or the promise of fees in respect of such services.

The analyst(s) responsible for this research report (jointly with their closely related persons) hold(s) 0 shares in Swedavia and do(es) not have holdings in other instruments related to the company.

**Explanation of DCM Research recommendations:**

SEB derives its Recommendations from its appraisal of the credit quality of the issuer and issue in combination with the market price. The analyst may express a recommendation in various ways, depending on the complexity of the issuer's debt structure or the complexity of the analysed instrument, including:

1) Formal terminology:

**Overweight** – over the next six months we expect a position in this instrument to exceed the relevant index, sector or benchmark.

**Marketweight** – over the next six months we expect a position in this instrument to perform in line with the relevant index, sector or benchmark.

**Underweight** – over the next six months we expect a position in this instrument to underperform the relevant index, sector or benchmark.

2) An expression of relative value compared with instruments or debt classes issued by peers or comparable entities.

3) A list of so called "Top Picks" from a group of issuers, instruments or debt classes.

DCM Research recommendations are valid during the day of publication only and are therefore not necessarily updated or adjusted even if credit quality and market pricing have changed materially.

### Methodology

SEB's DCM Research makes its assessment of the creditworthiness of an issuer based on the assessment of an issuer's business risk profile as well as its financial risk profile. The business risk profile includes country risk, industry risk, competitive position, and profitability. The financial risk profile includes financial policies, accounting, cash flow adequacy, capital structure and liquidity. The outcome of the assessment of the two risk profiles is weighed together for a final overall assessment.

In addition to SEB's credit assessment of creditworthiness, other factors considered in a particular issuer include the credit ratings assigned to a specific issuer by independent agencies, the value and market price of its securities, macroeconomic factors such as interest rates, promised coupon or yield of the specific instruments, and historical spread developments.

### DCM Research Distribution (as of 1 Sep 2020)

|              | A*    | B*    |
|--------------|-------|-------|
| Overweight   | 14.0% | 8.0%  |
| Marketweight | 72.0% | 41.8% |
| Underweight  | 14.0% | 6.2%  |

A\* denotes recommendations for all companies covered

B\* denotes recommendation for companies to which SEB has provided investment banking services in the last 12 months.

### Recommendation History

#### Instrument Recommendation Date

|                          |              |             |
|--------------------------|--------------|-------------|
| Swedavia Jul 2029 3mS+97 | Marketweight | 8 Sep 2015  |
| Swedavia Apr 2021 0.3625 | Marketweight | 27 Jun 2019 |
| Swedavia Jan 2021 3m+70  | Marketweight | 27 Jun 2019 |
| Swedavia Jul 2029 3m+97  | Marketweight | 27 Jun 2019 |
| Swedavia Mar 2020 0.075  | Marketweight | 27 Jun 2019 |
| Swedavia May 2021 0.7125 | Marketweight | 27 Jun 2019 |
| Swedavia May 2021 3m+100 | Marketweight | 27 Jun 2019 |
| Swedavia May 2021 3m+75  | Marketweight | 27 Jun 2019 |
| Swedavia Oct 2022 0.935  | Marketweight | 27 Jun 2019 |
| Swedavia Sep 2020 0.435  | Marketweight | 27 Jun 2019 |
| Swedavia Apr 2021 0.3625 | Marketweight | 28 Jun 2019 |
| Swedavia Jan 2021 3m+70  | Marketweight | 28 Jun 2019 |
| Swedavia Jul 2029 3m+97  | Marketweight | 28 Jun 2019 |
| Swedavia Mar 2020 0.075  | Marketweight | 28 Jun 2019 |
| Swedavia May 2021 0.7125 | Marketweight | 28 Jun 2019 |
| Swedavia May 2021 3m+100 | Marketweight | 28 Jun 2019 |
| Swedavia May 2021 3m+75  | Marketweight | 28 Jun 2019 |
| Swedavia Oct 2022 0.935  | Marketweight | 28 Jun 2019 |
| Swedavia Sep 2020 0.435  | Marketweight | 28 Jun 2019 |
| Swedavia Mar 2025 0.89   | Marketweight | 26 Feb 2020 |

Recommendation changes by SEB DCM Research Analysts in the subject company over the past 12 months. If no recommendation changes were made in that period, the most recent change is stated.

---

**Copenhagen**

Bernstorffsgade 50  
DK-1577 Copenhagen  
Telephone: +45 3336 8500  
Capital Markets Sales  
Telephone: +45 3317 7720  
Treasury Sales  
Telephone: +45 3315 8065

**Frankfurt**

Stephanstrasse 14-16  
DE-60313 Frankfurt am Main  
Telephone: +49 69 258 5190  
Capital Markets Sales  
Telephone: +49 69 9727 1145

**Gothenburg**

Östra Hamngatan 24  
SE-405 04 Göteborg  
Telephone: +46 31 62 10 00  
Treasury Sales  
Telephone: +46 31 774 91 10

**Helsinki**

Eteläesplanadi 18  
FI-00100 Helsinki  
Telephone: +358 9 616 280 00  
Capital Markets Sales  
Telephone: +358 9 616 285 60

**Hong Kong**

17/F Jardine House  
1 Connaught Place, Central  
Hong Kong  
Telephone: +852 31592888

**London**

One Carter Lane  
London EC4V 5AN  
Telephone: +44 20 7246 4000  
Forex & Money Market  
Telephone: +44 20 7246 4282  
Treasury Sales  
Telephone: +44 20 7236 0593

**Malmö**

Östergatan 39  
SE-205 20 Malmö  
Telephone: +46 40 667 6910  
Treasury Sales  
Telephone: +46 40 667 6910

**New York**

245 Park Avenue, 33rd Floor  
New York, New York 10167  
Telephone: +1 212 907 4700  
Capital Markets & Treasury Sales  
Telephone: +1 212 351 4900

**Oslo**

Filipstad Brygge 1  
NO-0123 Oslo  
Telephone: +47 22 82 70 00  
Capital Markets Sales  
Telephone: +47 22 82 72 68  
Treasury Sales  
Telephone: +47 22 82 72 30

**Stockholm**

Kungsträdgårdsgatan 8  
SE-106 40 Stockholm  
Telephone: +46 8 763 80 00  
Capital Markets Sales  
Telephone: +46 8 506 232 18