

Q3 2019

Susann Linde,

CFO and Head of Investor Relations

Wallenstam 

Christer Villard

Chairman of the Board

January 5, 1949 –
September 25, 2019

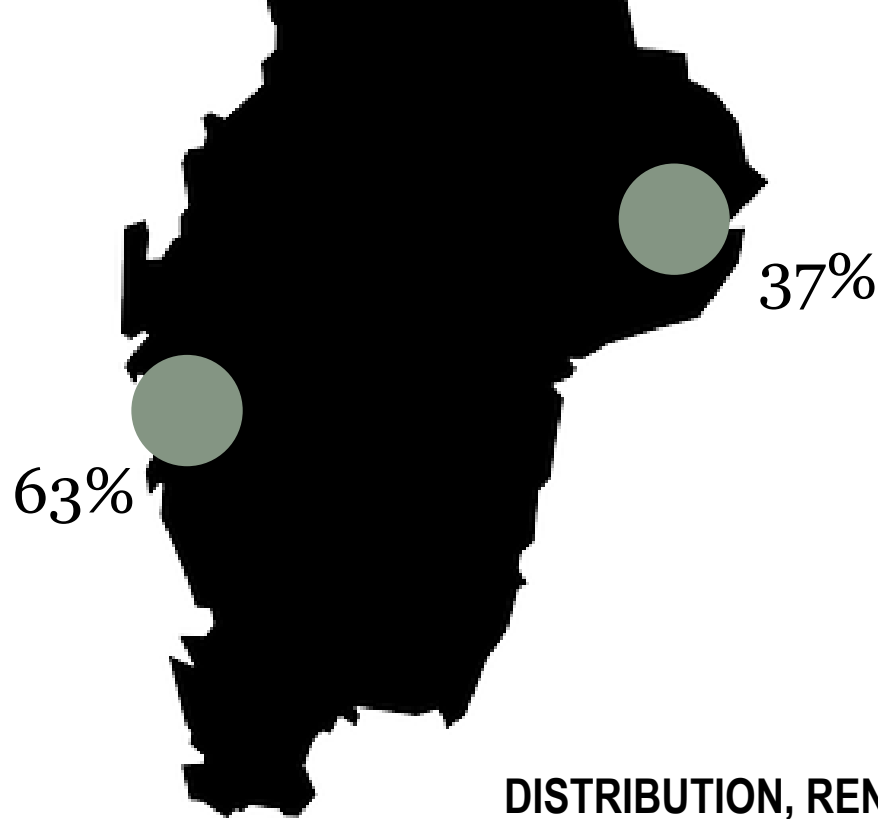


Important events in Q3, 2019

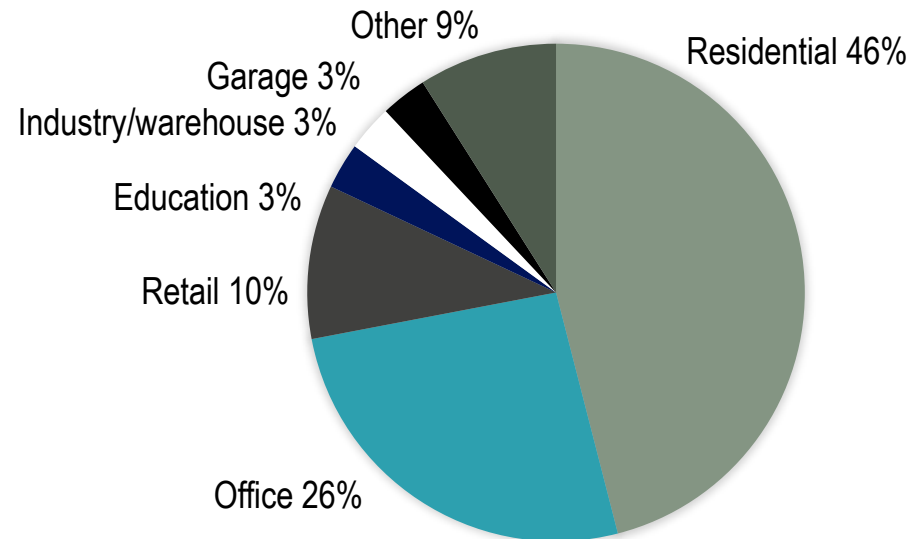
- Letting of 1,200 sq.m. in Artilleristallarna
- Land allocation in Råcksta
- Divestment Östra Hamngatan 39
- Increased shareholding in Convendum
- Listed Company of the Year



Investment properties in attractive regions

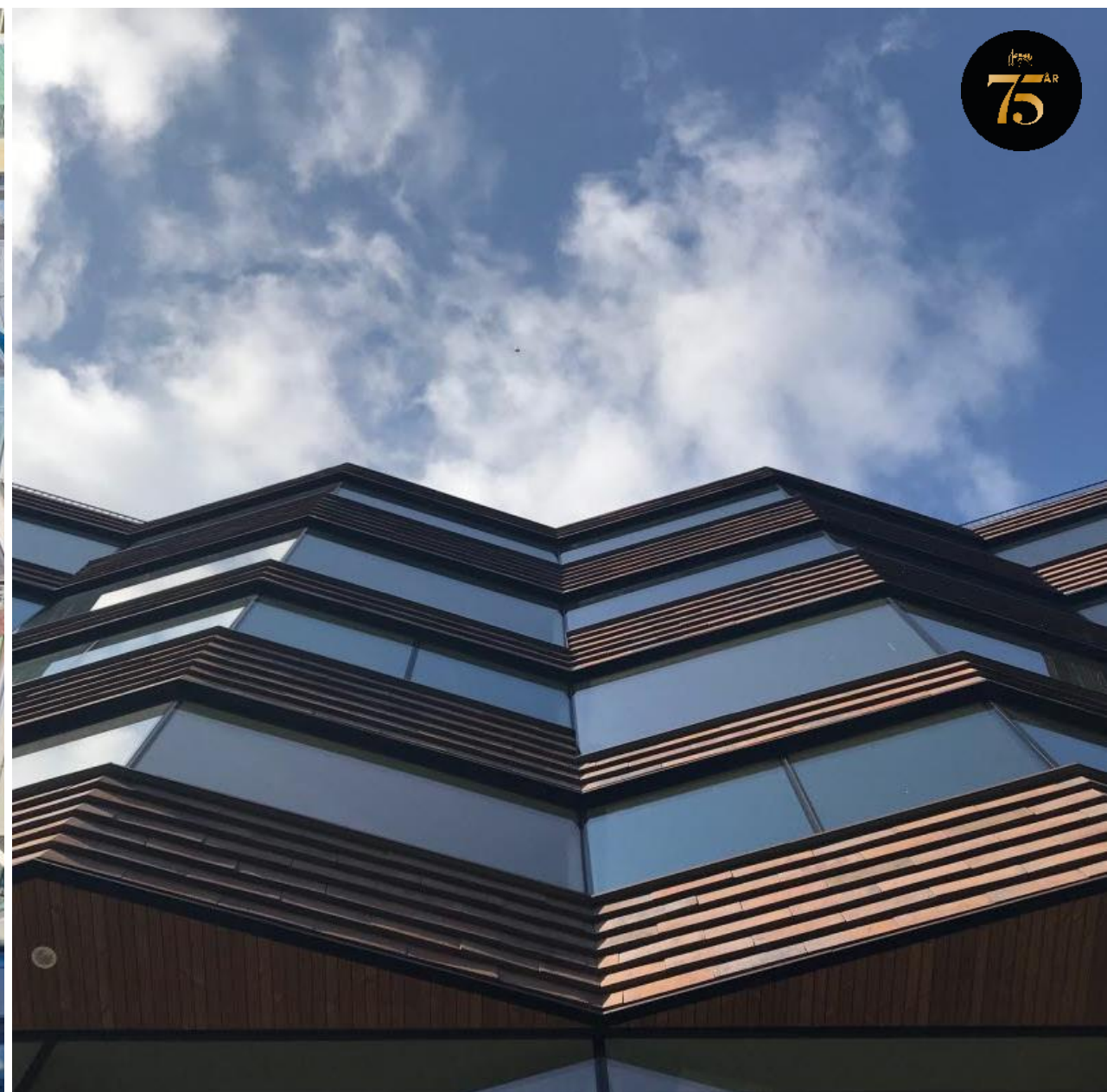
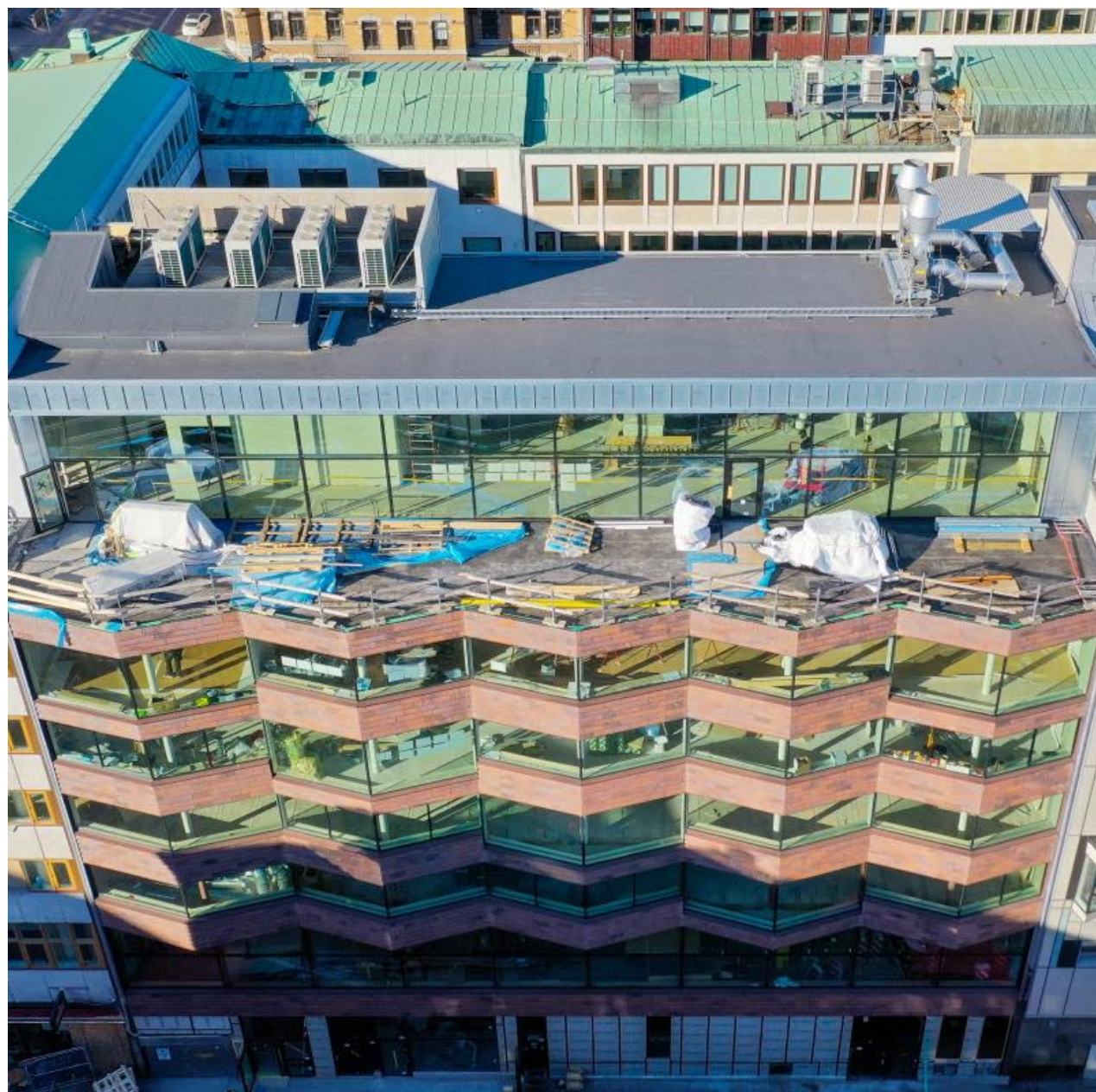


DISTRIBUTION, RENTAL VALUE



- Investment property value: **SEK 50 billion**
- Lettable area: **1.2 million sq.m.**
- Occupation rate, lettable area: **98%**
- Average yield, commercial: **4.6%**
- Average yield, residential: **3.3%**

A semi-transparent green rectangular box containing the text 'Completed new construction Q3' in white, bold, sans-serif font. The background of the slide shows a modern building with yellow and grey panels, a glass entrance, and a bicycle parked in a metal rack in the foreground.



Kv. Sturefors, Gothenburg – Commercial area, 2,000 sq.m.



Stallbacken Nivå5, Mölndal – 109 apts.



Tre vänner, Rosendal, Uppsala – 141 apts.

Increased net operating income

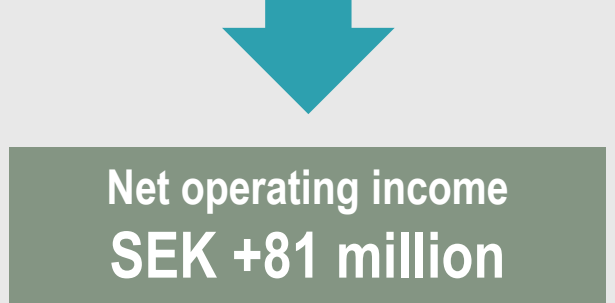
SEK million	2019 Jan-Sep	2018 Jan-Sep	
Rental income	1,511	1,422	+ 6%
Operating expenses	- 352	- 344	- 2%
Net operating income, properties	1,159	1,078	+ 8%



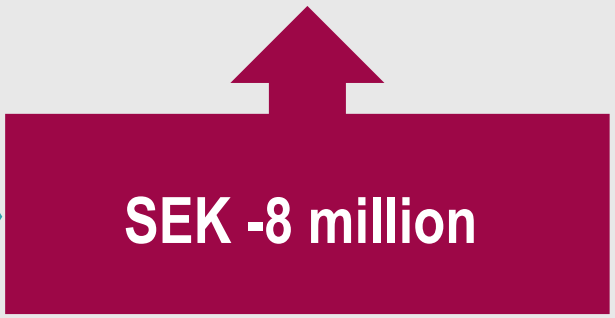
NET OPERATING INCOME INCREASE BY 8%



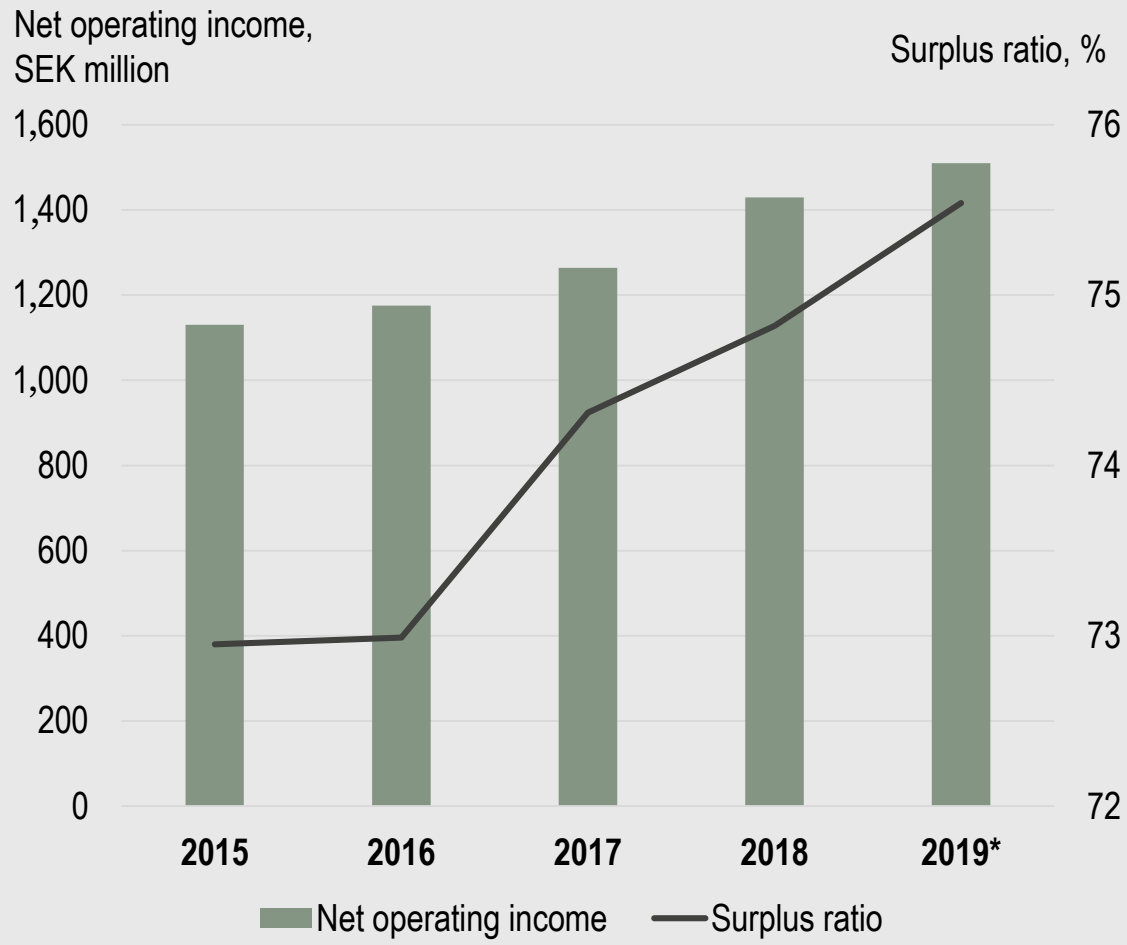
RENTAL INCOME



OPERATING EXPENSES



Efficient property portfolio



* Latest rolling twelve-month period



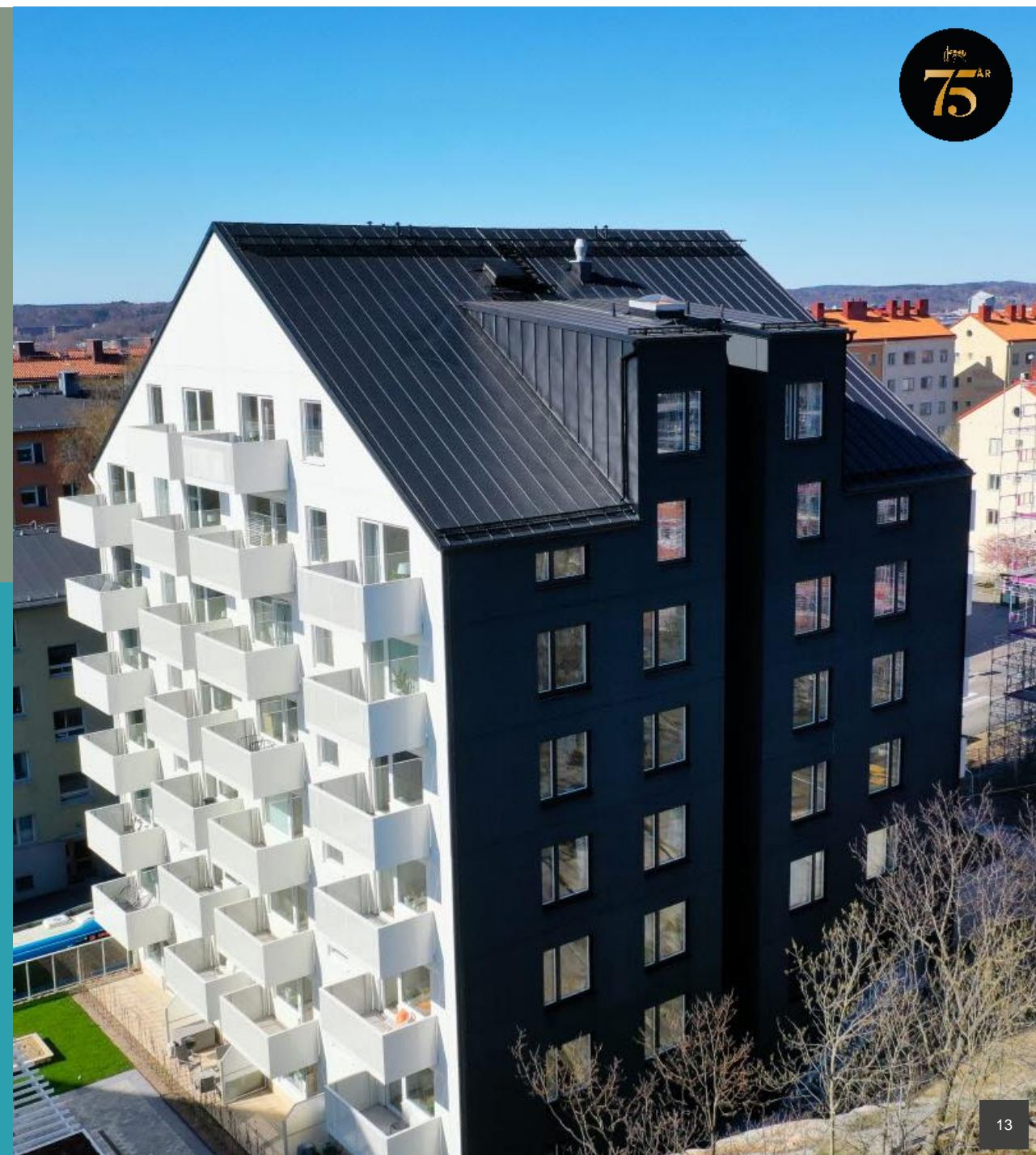
Commercial premises

- Net lettings: SEK 8 million
- Renegotiations: 7%
- Vacancy rate: 4%

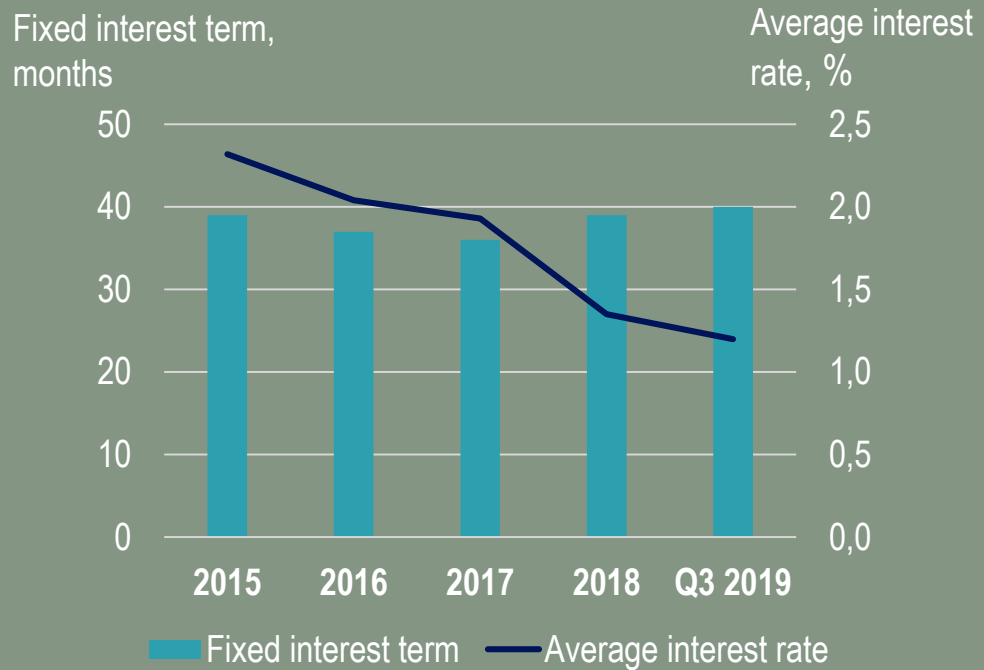


Income from property management increased by 12%

SEK million	Jan-Sep 2019	Jan-Sep 2018	
Management costs and administrative expenses	- 163	- 149	- 9%
Financial income	4	4	
Financial expenses	- 149	- 175	+ 15%
Income from property management	851	758	+ 12%



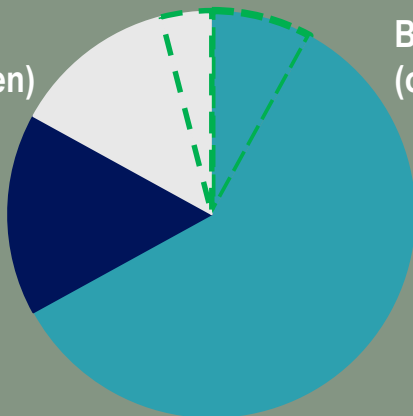
Financing



Bonds 17%
(of which 4% green)

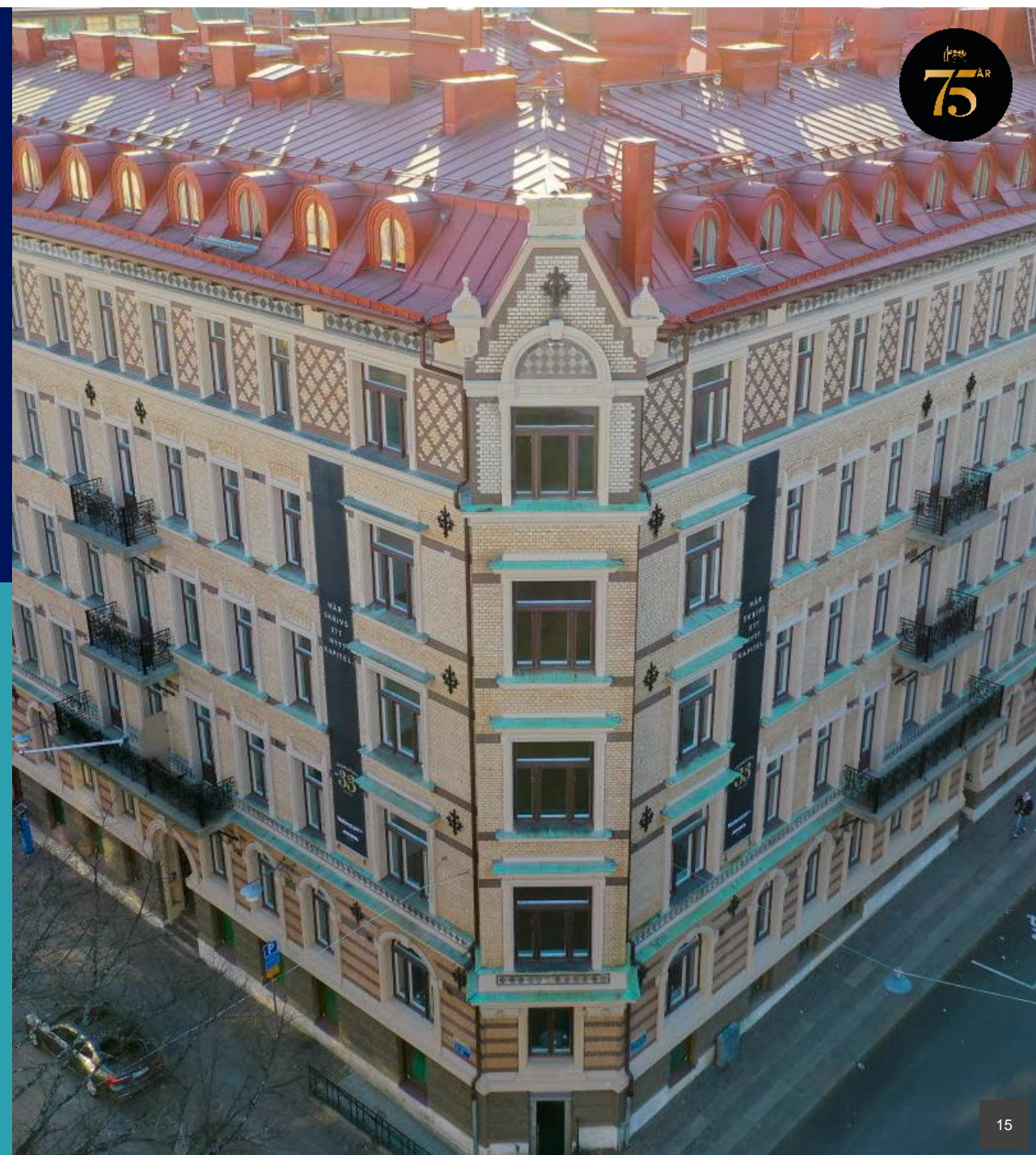
Bank loans 67%
(of which 8% green)

Commercial paper 16%



Realized profit

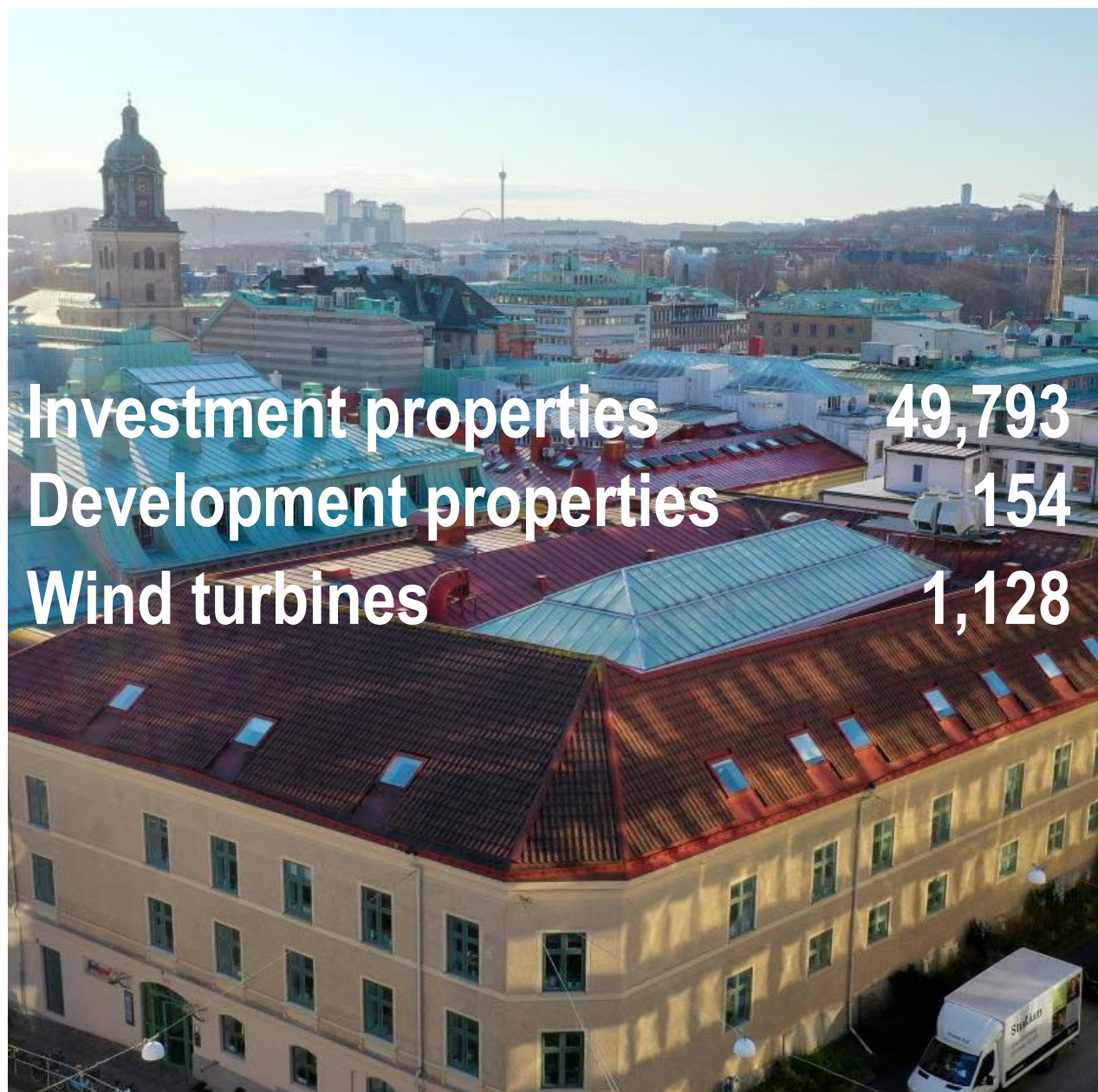
SEK million	Jan-Sep 2019	Jan-Sep 2018
Realized changes in value, financial instruments	-	- 776
Income from natural energy management operations	- 29	1
Participation in profits/losses of associated companies	- 4	-
Development property sales	91	22
Profit/loss before changes in value and impairment losses	908	5



New construction creates value

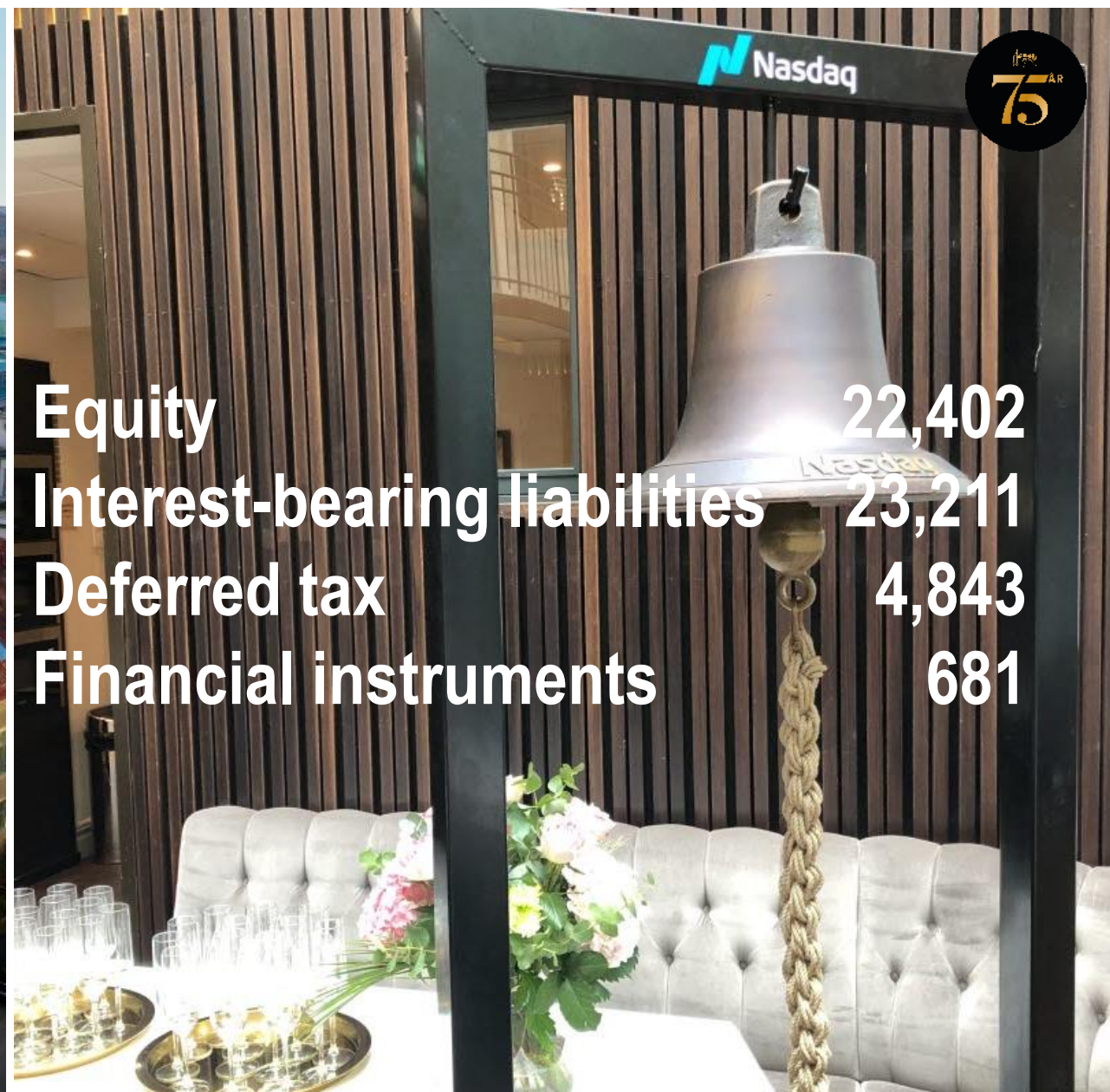


SEK million	Jan-Sep 2019	Jan-Sep 2018
Changes in value investment properties	1,009	1,068
<i>New construction</i>	505	421
<i>Other</i>	504	647
Unrealized changes in value, financial instruments	- 596	861
Unrealized changes in value, synthetic options	- 35	- 17
Profit before tax	1,286	1,917
Taxes	- 248	- 148
Profit after tax	1,038	1,769



Investment properties 49,793
Development properties 154
Wind turbines 1,128

Assets – 52,459 SEK million



Equity 22,402
Interest-bearing liabilities 23,211
Deferred tax 4,843
Financial instruments 681

Equity and liabilities

Our ongoing projects 2,848 apts.



VASAGATAN 33
GOTHENBURG
30 apts. (co-op)

STEN STURES KRÖNINGAR
REGENTEN, GOTHENBURG
29 apts.

ELISEDAL
GOTHENBURG
336 apts.

GODHEMS BACKE
GOTHENBURG
138 apts.

KALLEBÄCKS TERRASSER
KV. 11, GOTHENBURG
270 apts.

KALLEBÄCKS TERRASSER
GOTHENBURG
Commercial

KALLEBÄCKS TERRASSER
KV. 9, GOTHENBURG
165 apts.

KV. ROSENGÅNGEN
HÄRRYDA
123 apts.

KV. KVARNEN
HÄRRYDA
185 apts.

NORRGÅRDSHUSEN
ÖSTERÅKER
128 apts.

SÖRA KVARTER
ÖSTERÅKER
305 apts.

PARKSTRÅKET 1
HANINGE
162 apts.

PARKSTRÅKET 2
HANINGE
131 apts.

UMAMI PARK
PHASE 1A, SUNDBYBERG
147 apts.

UMAMI PARK
PHASE 1B, SUNDBYBERG
75 apts.

UMAMI PARK
PHASE 2, SUNDBYBERG
141 apts.

KV. NEW YORK
STOCKHOLM
50 apts. (co-op)

ALLÉN
TYRESÖ
221 apts.

TERRASSEN ELVA
TYRESÖ
54 apts.

TROLLESUNDS GÅRDAR
BANDHAGEN
158 apts.

- Beräknad inflyttning:
- 2018
 - 2019
 - 2020
 - 2021
 - 2022



Elisedal, Gothenburg – 336 apts.

Godhems Backe, Gothenburg – 138 apts.



Kallebäck's Terrasser, Gothenburg – 1 800 apts.



Mölnlycke Fabriker, Härryda – 600 apts.



Norrgårdshusen, Österåker – 128 apts.



Parkstråket 1 & 2, Haninge – 293 apts.

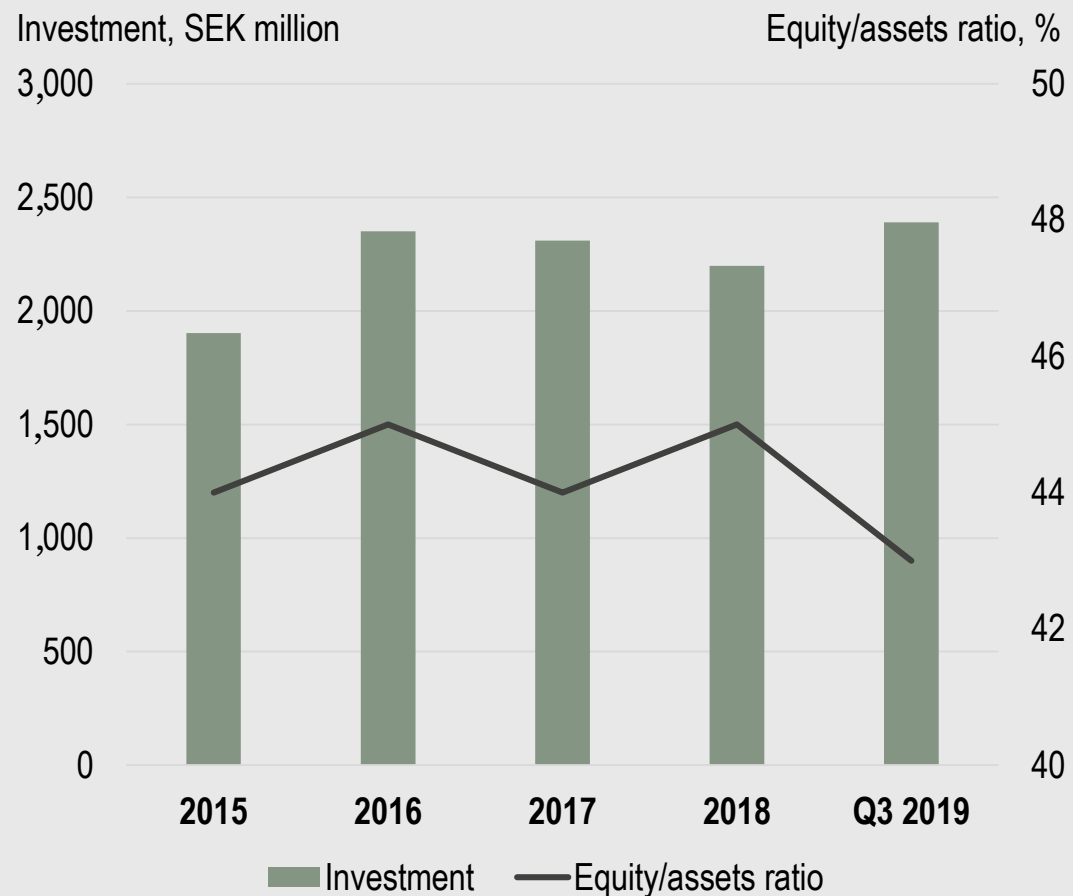


sodex

Terrassen Elva & Allén, Tyresö – 275 apts.

Umami, Sundbyberg – 900 apts.

Investments in construction



Key Ratios Q3

	Q3 2019	Q3 2018
Equity/assets ratio, %	43	44
Loan-to-value ratio, %	45	46
Surplus ratio, %	76.7	75.8
Occupancy rate, area, %	98	99
Interest coverage ratio, times	7.0	1.2
Net asset value per share, SEK	85.70	79.20



Goal 2023: SEK 40 per share increase in net asset value



The background of the slide is a blurred photograph of a crowd of people. Numerous colorful, iridescent bubbles are floating in the air, creating a festive and celebratory atmosphere. The people in the background are out of focus, with some wearing blue shirts.

**Questions
welcome**

Wallenstam

