



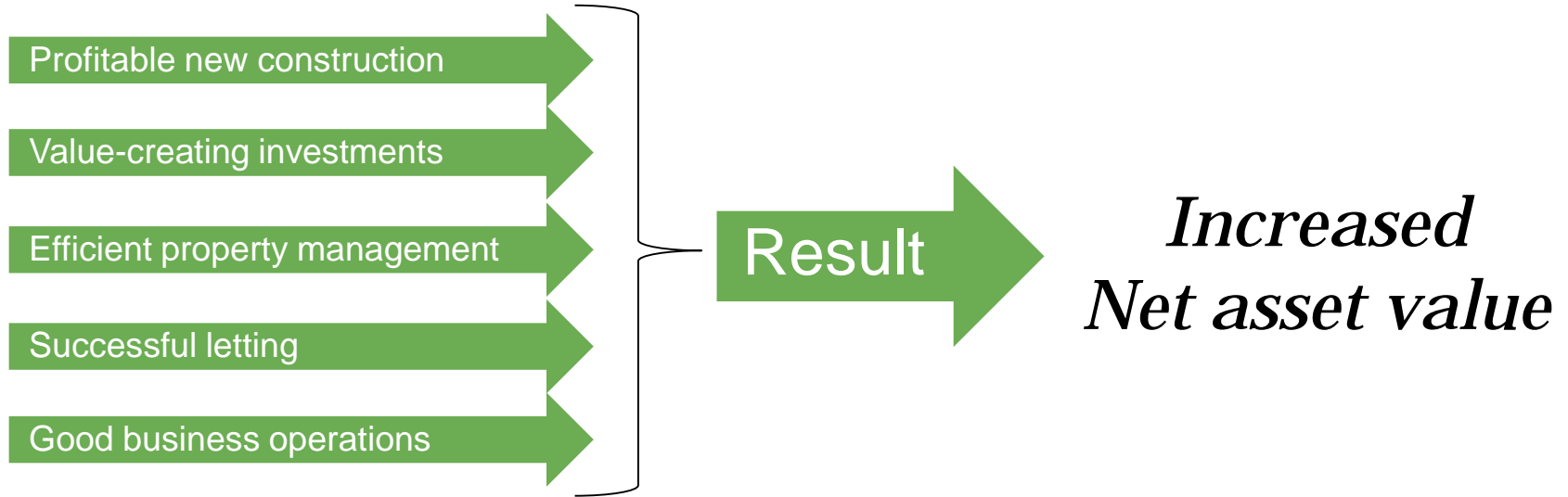
## **SUMMARY Q2 2016**

**SUSANN LINDE  
CFO AND HEAD OF INVESTOR RELATIONS**

# GOAL 2014 – 2018

To achieve an average rate of net asset value growth, excluding dividends and repurchases, of at least 10 percent per year during the period.

# NET ASSET VALUE





PROFITABLE  
NEW  
CONSTRUCTION



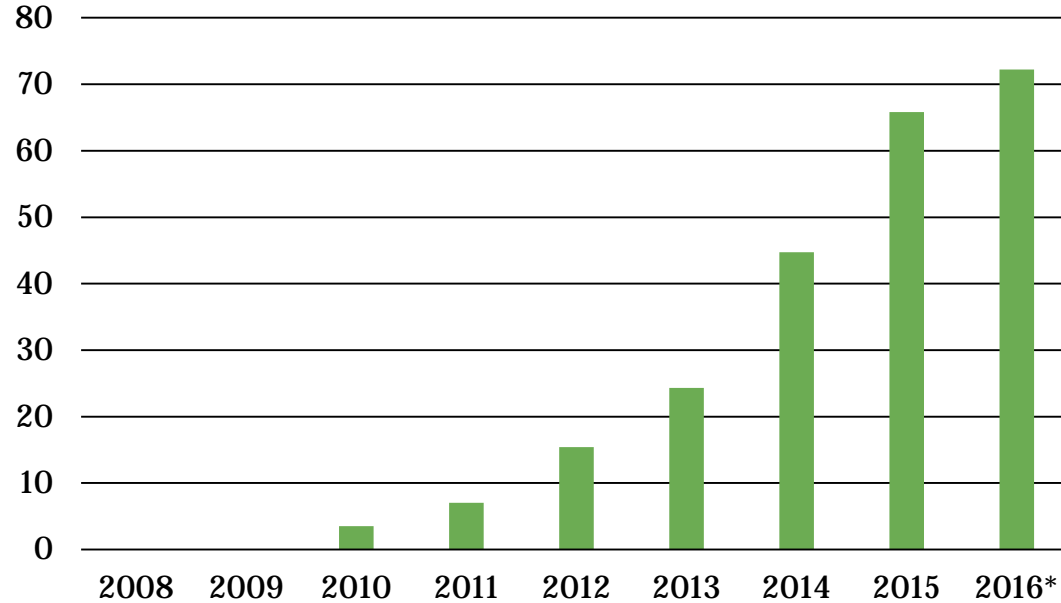
NEW CONSTRUCTION  
CREATES VALUE

34%

of unrealized changes in value  
come from our own work in new  
construction projects

# INCOME FROM PROPERTY MANAGEMENT, FROM NEW CONSTRUCTION\*\*

SEK million



\*\*New construction  
started 2008 and later

\* Latest twelve-month period



# MÅNSPINNAREN, NORRA DJURGÅRDSSTADEN

- > Completed in Q2 2016
- > 121 rental apartments

An architectural rendering of a modern apartment complex. The building features a mix of light green and dark grey facades, with balconies and large windows. In the foreground, there is a well-equipped playground with wooden structures, a tree, and a grassy area. Several people are shown in various activities: a child riding a bicycle, a person sitting on a bench, and others walking or playing. The sky is blue with light clouds.

## STALLBACKEN PUNKT 3, MÖLNDAL

- > Started construction of 82 rental apartments
- > Estimated completion 2017
- > Phase 3 of 5 in the area



# L17, HELSINGBORG

- > Started construction of 17 terraced housing for sale
- > Sales started
- > Estimated completion 2017



# NEW CONSTRUCTIONS IN PROGRESS

Project	No. of apts.	Expected occupation
<b>Stockholm</b>		
Conversion of commercial premises to apartments	7	Q3 2016
Tavernan, Barkarbystaden, Järfälla	205	2017/2018
Grönskan Solberga	148	2017
Trädgårdsporten, Tyresö	184	2017
Orangeriet Solberga (co-op)	170	2018
<b>Uppsala</b>		
Fjärilen, Rosendal	145	2017
Snickeriet, Östra Sala backe	137	2017
Symfonin, Gränby	116	2017
<b>Gothenburg</b>		
Stallbacken Punkt1, Mölndal	188	2016/2017
Mid Avenue Valand	35	2017
Stallbacken Nivå2, Mölndal	88	2017
Stallbacken Punkt3, Mölndal	82	2017
<b>Helsingborg</b>		
Vildvinet 1	52	Q4 2016
Conversion of commercial premises to apartments	11	Q4 2016
L17	17	2017
Stengläntan, Mariastaden	110	2017
<b>Total</b>	<b>1,695</b>	

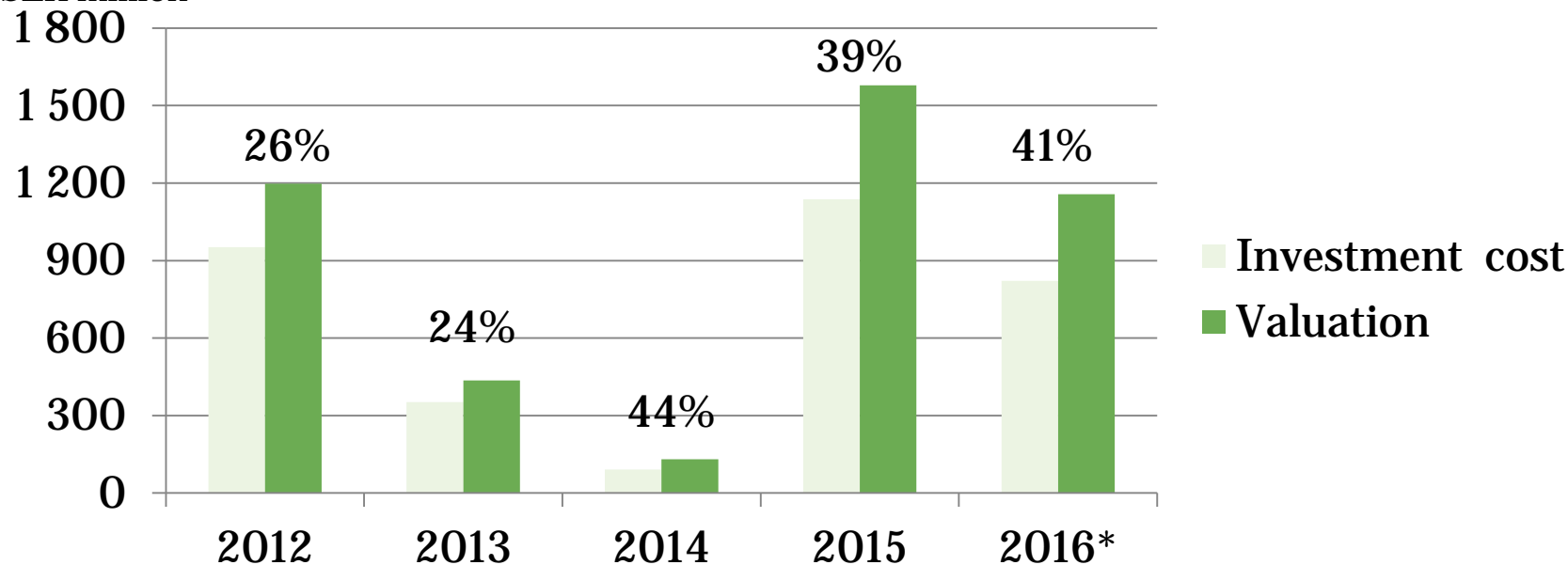




# VALUE-CREATING INVESTMENTS

# VALUE GROWTH IN NEW CONSTRUCTION

SEK million



\* First six months 2016

## KUNGSGATAN 42-44, GOTHENBURG

- > Refurbished property
- > Modernized premises
- > Added lettable area and more efficient premises





# EFFICIENT PROPERTY MANAGEMENT



## ORGANIZATION AND KNOWLEDGE

- > Specialized expertise
- > Professional partners
- > Long-term maintenance plan for each property
- > Continually reducing operating expenses

# ENERGY SAVING – LOWER COSTS



ROSENLUND: REDUCED ENERGY USAGE BY 29%



TURION IN GÅRDA: ONGOING UP-GRADING AND MODERNIZATION, INCL. ENERGY SAVING PROJECT





SUCCESSFUL  
LETTING



# KOPPARHUSET, AVENYN, GOTHENBURG

- > Fully occupied
- > New rental levels



GOOD BUSINESS  
OPERATIONS



PROPERTY SALES  
2016

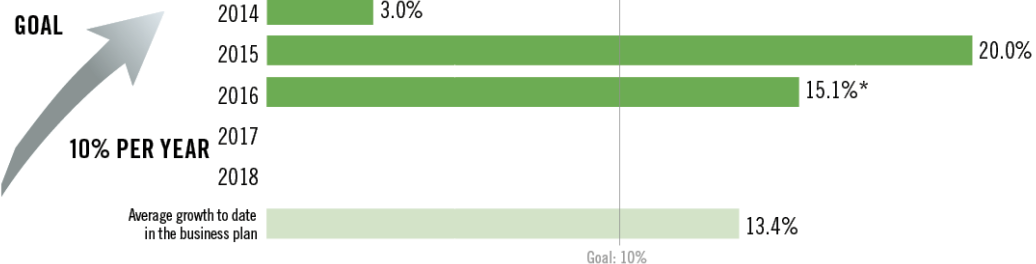
SEK **730** million



**NET ASSET VALUE  
GROWTH Q2 2016**

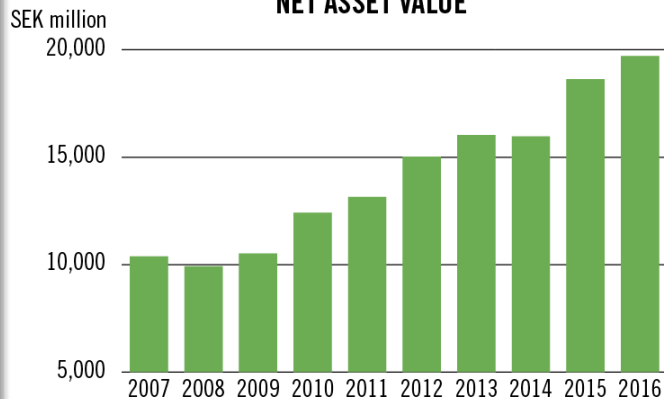
# GOAL BUSINESS PLAN 2018

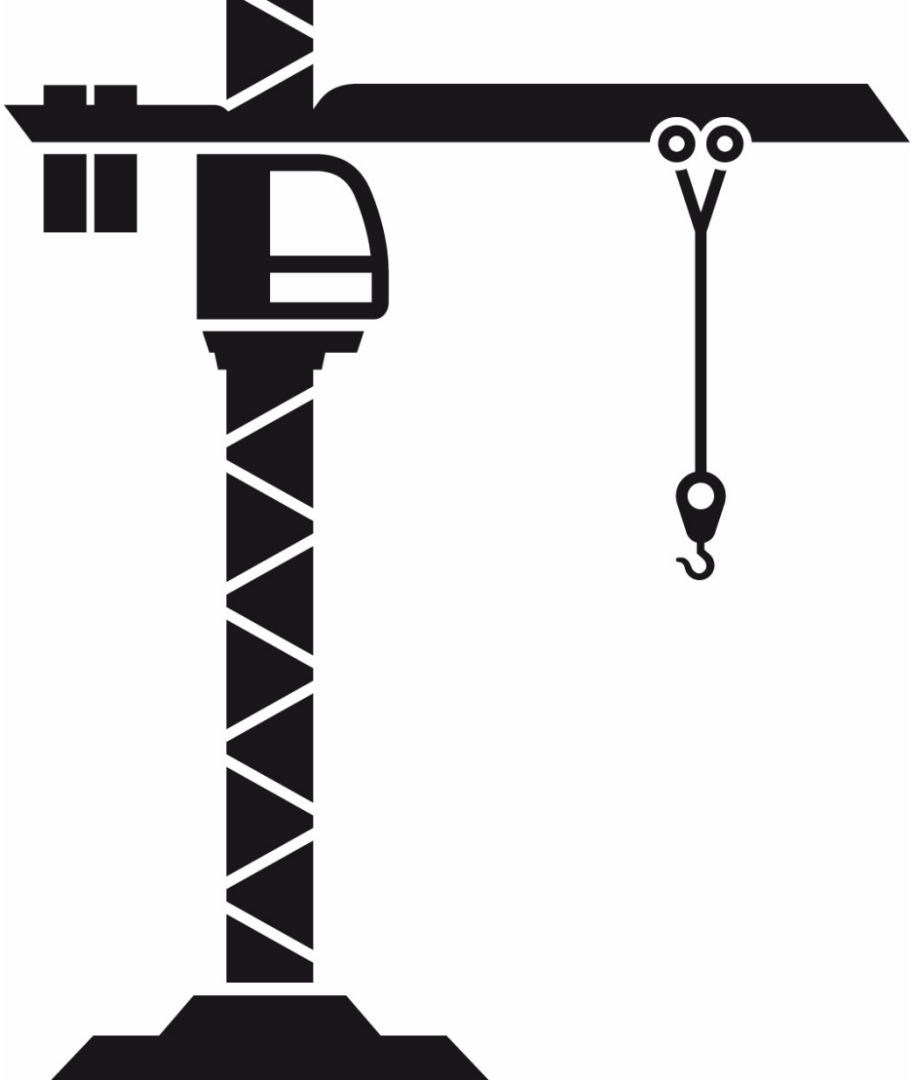
## NET ASSET VALUE GROWTH IN RELATION TO GOAL



\* Average growth in net asset value, excluding dividends and repurchases, for the latest twelve-month period.

## NET ASSET VALUE





# FINANCIAL INFORMATION

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Jun 2016	Jan-Jun 2015	Apr-Jun 2016	Apr-Jun 2015	Jul-Jun 2015/2016	Jan-Dec 2015
Rental income		789	771	397	390	1,567	1,549
Operating expenses		-212	-211	-98	-99	-420	-419
<b>Net operating income, properties</b>		<b>577</b>	<b>560</b>	<b>299</b>	<b>291</b>	<b>1,147</b>	<b>1,130</b>
Management costs and administrative expenses		-100	-97	-53	-51	-191	-188
Financial income		5	8	4	4	17	20
Financial expenses		-132	-149	-66	-73	-273	-290
<b>Income from property management</b>		<b>350</b>	<b>322</b>	<b>184</b>	<b>171</b>	<b>700</b>	<b>672</b>

+9%



# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Jun 2016	Jan-Jun 2015	Apr-Jun 2016	Apr-Jun 2015	Jul-Jun 2015/2016	Jan-Dec 2015
<b>Income from property management</b>		<b>350</b>	<b>322</b>	<b>184</b>	<b>171</b>	<b>700</b>	<b>672</b>
Income from natural energy management operations	1	-45	-2	-27	-10	-48	-5
Capital loss hydroelectric power		-	-	-	-	-29	-29
Revenue, co-op apartment sales		53	530	27	149	726	1,203
Expenses, co-op apartment sales		-46	-406	-29	-105	-632	-992
Realized changes in value, investment properties including expenses	2	102	122	95	127	158	178
<b>Profit before unrealized changes in value and impairment charges</b>		<b>414</b>	<b>566</b>	<b>249</b>	<b>332</b>	<b>875</b>	<b>1,027</b>

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Jun 2016	Jan-Jun 2015	Apr-Jun 2016	Apr-Jun 2015	Jul-Jun 2015/2016	Jan-Dec 2015
<b>Profit before unrealized changes in value and impairment charges</b>		<b>414</b>	<b>566</b>	<b>249</b>	<b>332</b>	<b>875</b>	<b>1,027</b>
Unrealized changes in value, investment properties		1,615	1,711	1,215	1,537	2,411	2,507
<i>New construction</i>		561	302	276	182	898	639
<i>Other</i>		1,054	1,409	939	1,355	1,513	1,868
Unrealized changes in value, financial instruments		-366	160	-155	298	-361	165
Unrealized changes in value, synthetic options		0	-5	3	43	-26	-31
Impairment losses on non-current assets		-	-	-	-	-250	-250
<b>Profit before tax</b>		<b>1,663</b>	<b>2,432</b>	<b>1,312</b>	<b>2,210</b>	<b>2,649</b>	<b>3,418</b>
Taxes		-338	-451	-269	-387	-551	-664
<b>Profit for the period, after tax</b>		<b>1,325</b>	<b>1,981</b>	<b>1,043</b>	<b>1,823</b>	<b>2,098</b>	<b>2,754</b>

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION, CONDENSED

SEK million	30 Jun 2016	30 Jun 2015	31 Dec 2015
<b>Assets</b>			
<i>Non-current assets</i>			
Investment properties	34,176	30,347	32,090
Wind turbines incl. construction in progress	1,328	1,721	1,366
Financial assets	354	128	378
Financial derivative instruments	-	23	-
Other non-current assets	64	60	63
<b>Total non-current assets</b>	<b>35,922</b>	<b>32,279</b>	<b>33,897</b>
<i>Current assets</i>			
Work in progress, co-op apartments	170	460	32
Financial derivative instruments	8	-	15
Other current assets	272	757	621
Cash and cash equivalents	326	140	41
<b>Total current assets</b>	<b>776</b>	<b>1,357</b>	<b>709</b>
<b>Total assets</b>	<b>36,698</b>	<b>33,636</b>	<b>34,606</b>

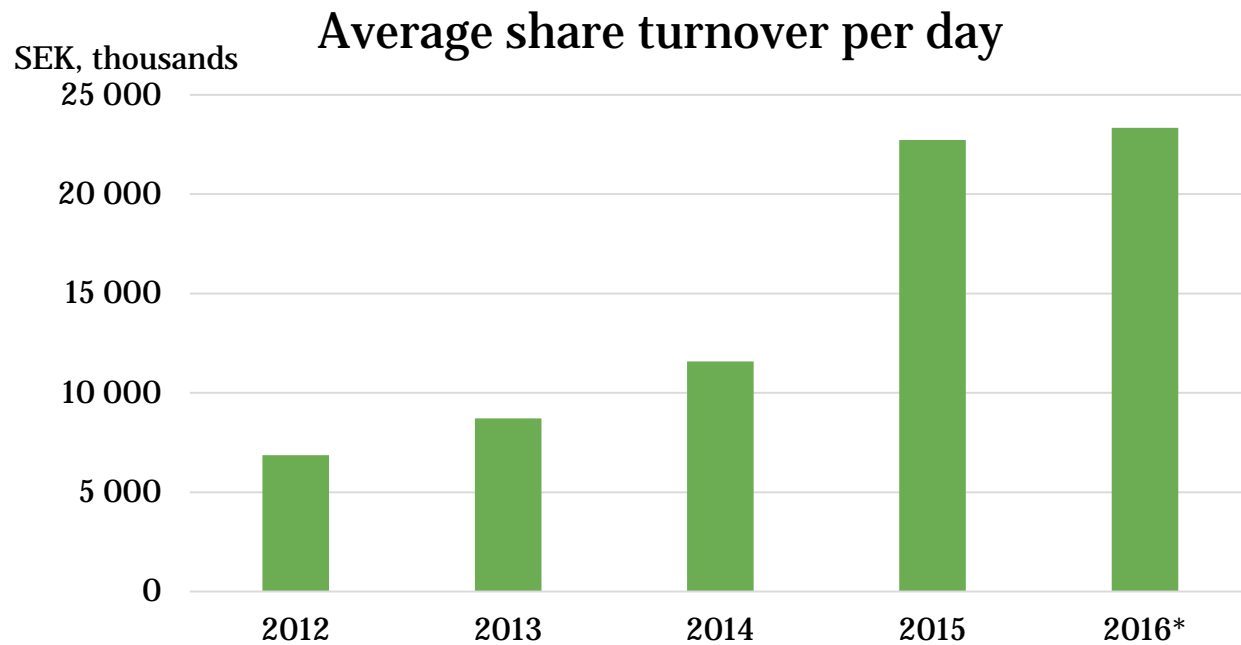
# CONSOLIDATED STATEMENT OF FINANCIAL POSITION, CONDENSED

SEK million	30 Jun 2016	30 Jun 2015	31 Dec 2015
<b>Equity and liabilities</b>			
<i>Equity</i>			
Equity	15,804	14,489	15,090
Equity attributable to non-controlling interests	12	-1	12
<b>Total equity</b>	<b>15,816</b>	<b>14,488</b>	<b>15,102</b>
<i>Non-current liabilities</i>			
Provisions for deferred tax	3,062	2,480	2,716
Other provisions	61	41	40
Interest-bearing liabilities	1,420	1,646	1,599
Financial derivative instruments	1,183	862	822
Other non-current liabilities	76	320	77
<b>Total non-current liabilities</b>	<b>5,802</b>	<b>5,349</b>	<b>5,254</b>
<i>Current liabilities</i>			
Interest-bearing liabilities	14,435	13,105	13,554
Financial derivative instruments	25	17	39
Other current liabilities	620	677	657
<b>Total current liabilities</b>	<b>15,080</b>	<b>13,799</b>	<b>14,250</b>
<b>Total equity and liabilities</b>	<b>36,698</b>	<b>33,636</b>	<b>34,606</b>

## KEY RATIOS

	<u>Q2 2016</u>	<u>Q2 2015</u>
Surplus ratio, (NOI margin), %	73.1	72.6
ICR, realized, times	5.0	7.4
Average interest rate, closing day, %	2.07	2.33
LTV, %	44	45
Equity/asset ratio, %	43	43

# LIQUIDITY IN THE SHARE INCREASING



\* First six months 2016

UMAMI



## SUMMARY

- > Half-time Business Plan
- > Operation works good
- > Well equipped for future challenges



**QUESTIONS  
WELCOME**

46 Barnens Ö



**Wallenstam** 