

Q1 2020

Susann Linde, CFO and Head of Investor Relations



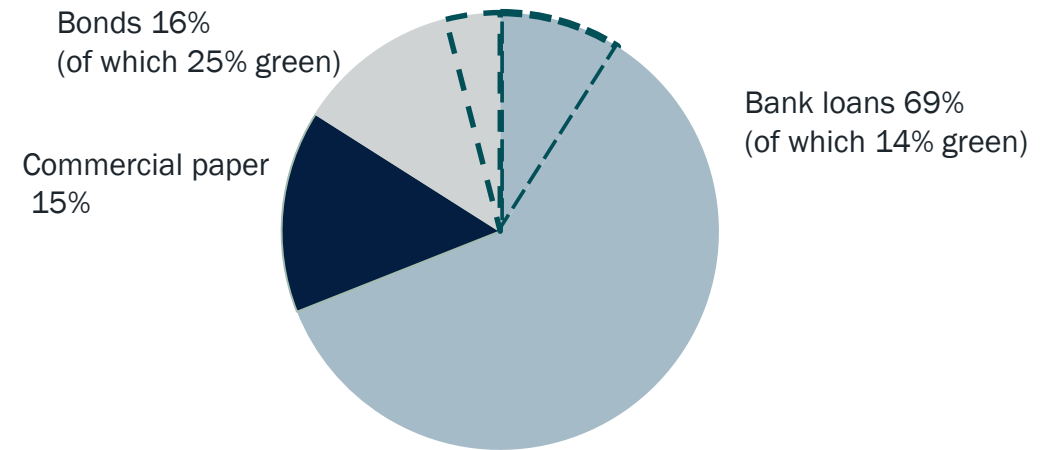
Wallenstam's position - Covid-19

- Stable starting position
- Financing and liquidity
- Mixed property portfolio in metropolitan regions
- Individual settlements with tenants
- Ensure completion of ongoing projects

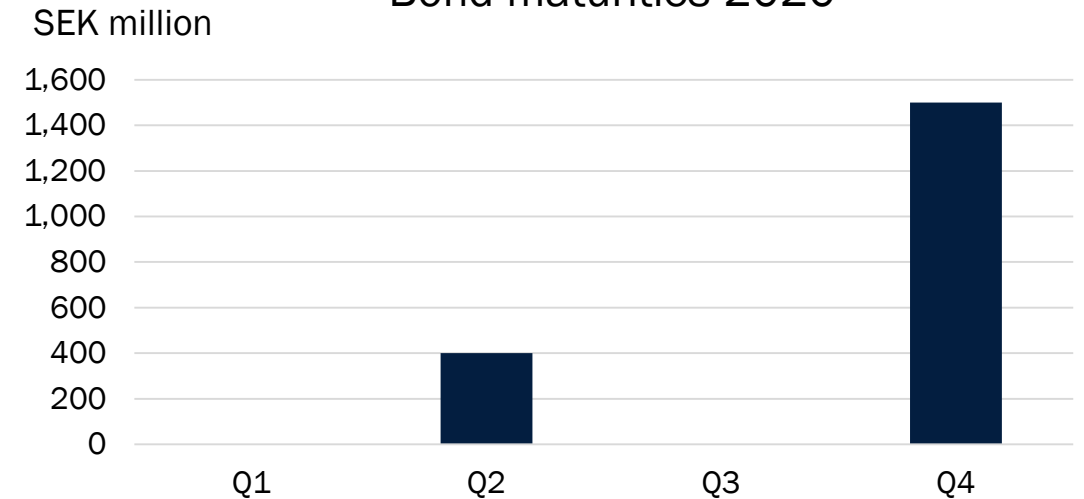
Secured financing and liquidity for 2020

- Good cooperation and frequent meetings with banks
- The base in bank loans
- Borrowing earlier than planned
- Refinancing of maturities in the capital market – secured
- Withdraw of dividend proposal

Distribution Financing as of 20-03-31

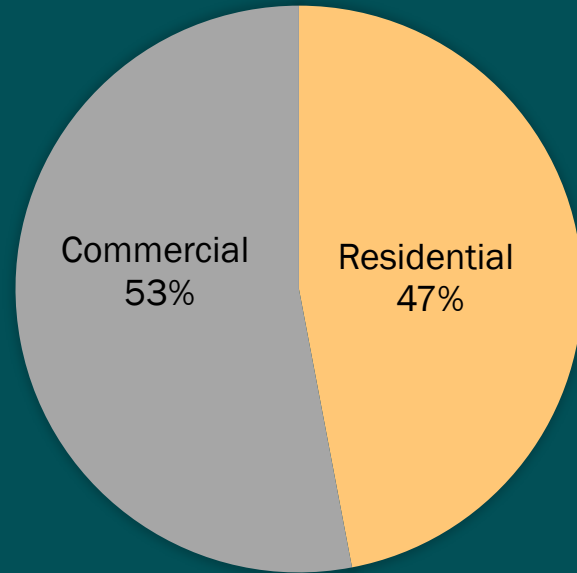


Bond maturities 2020



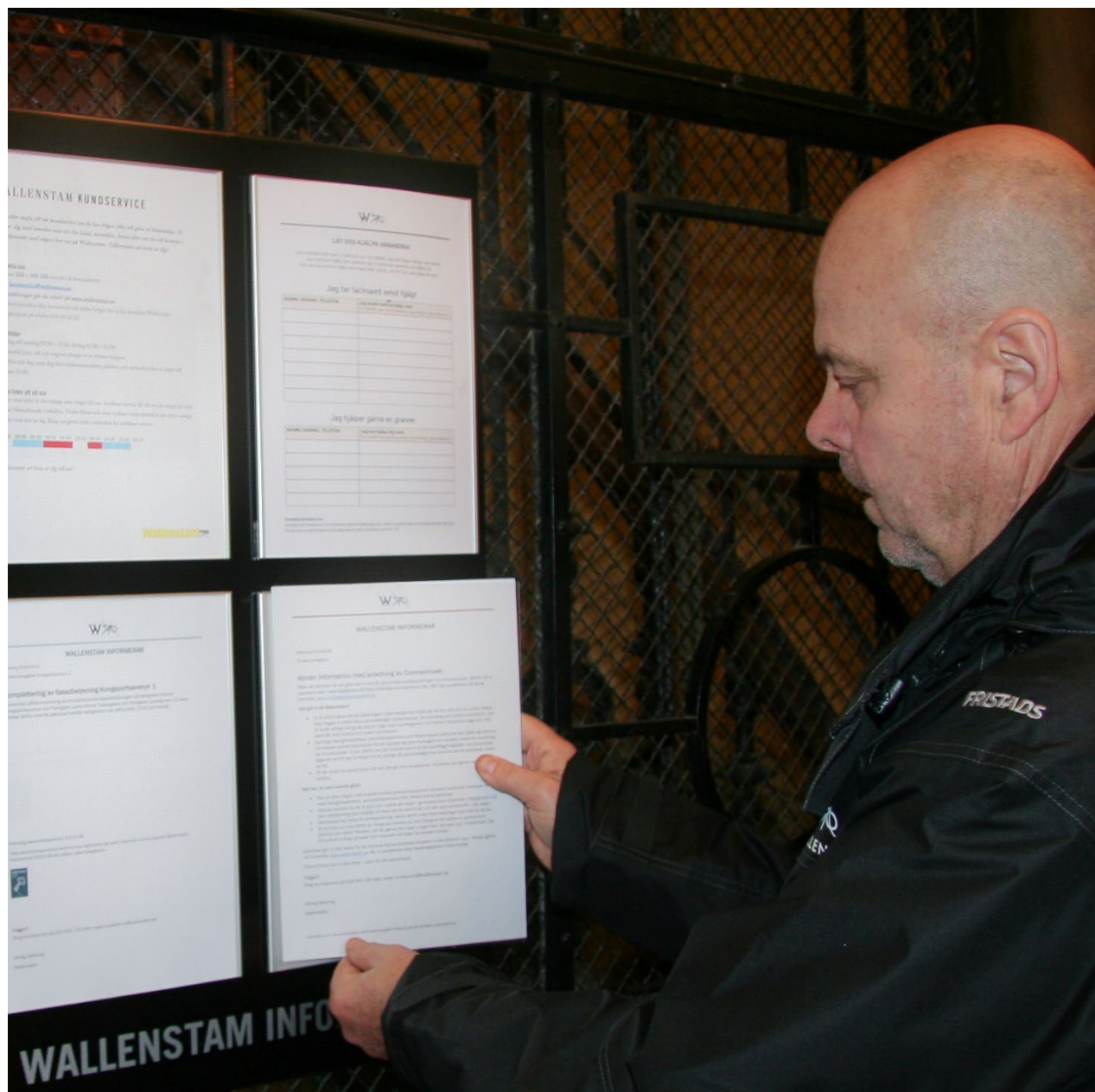
Residentials constitute half of the rental value

Rental value



4,100 apts.

5,500 apts.

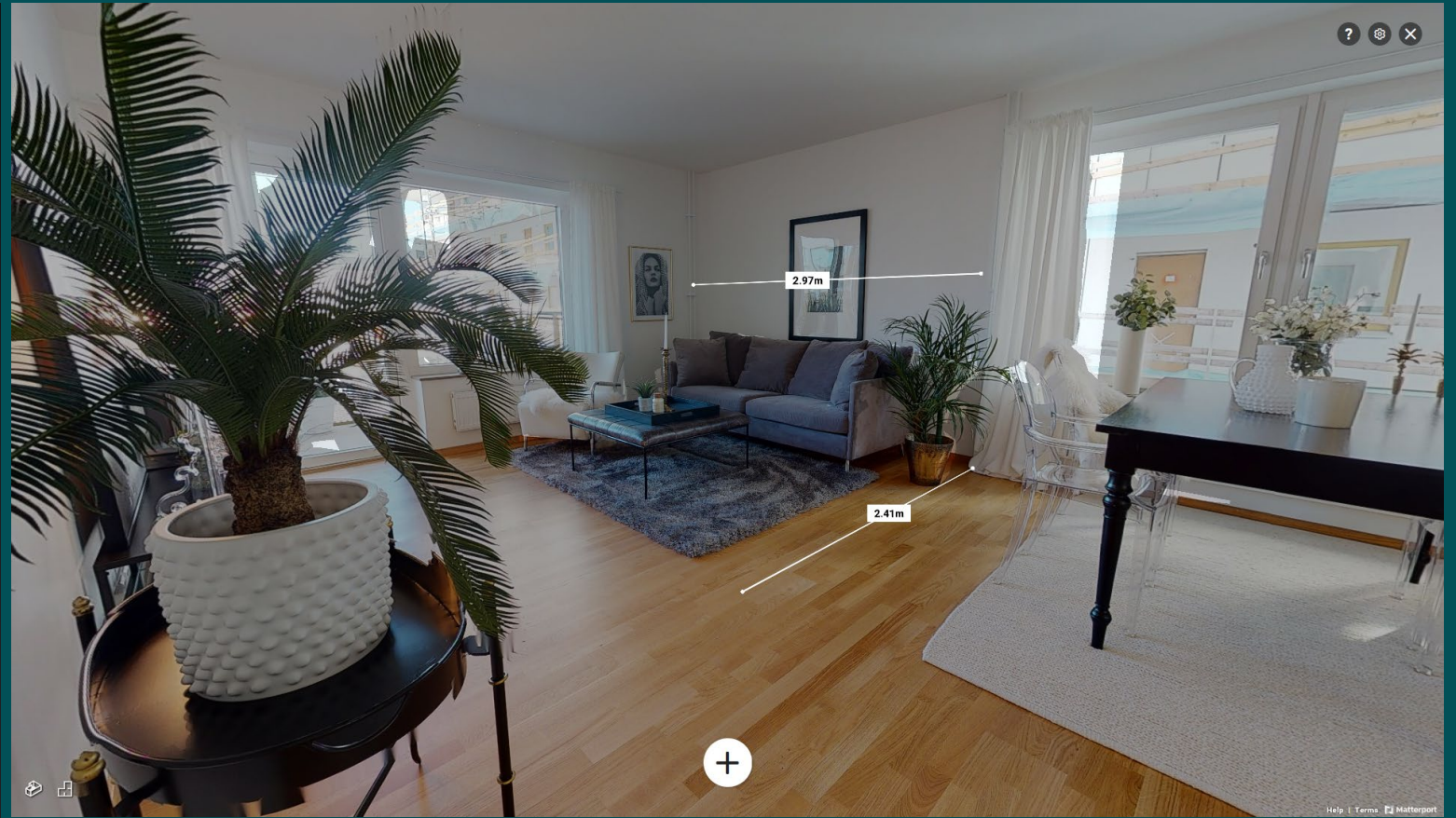
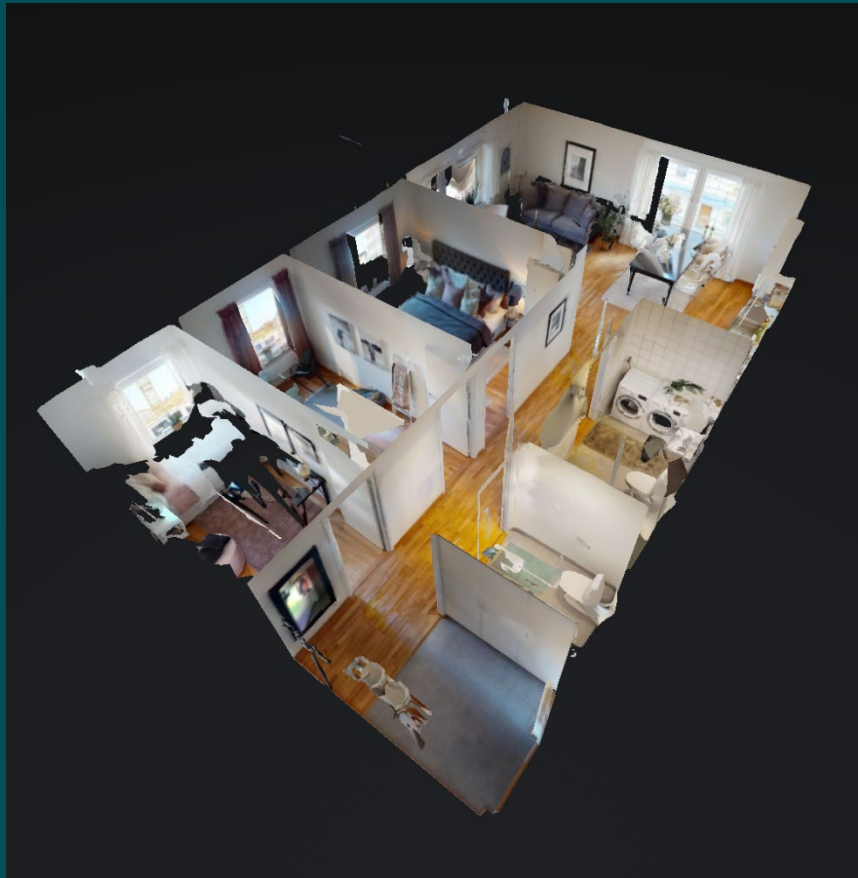


Information to tenants

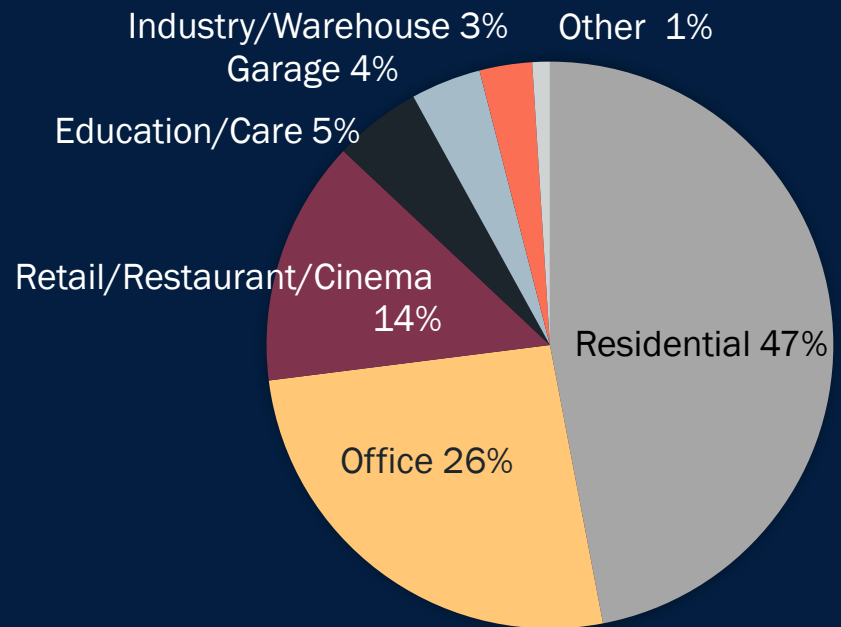


Digital apartment tours

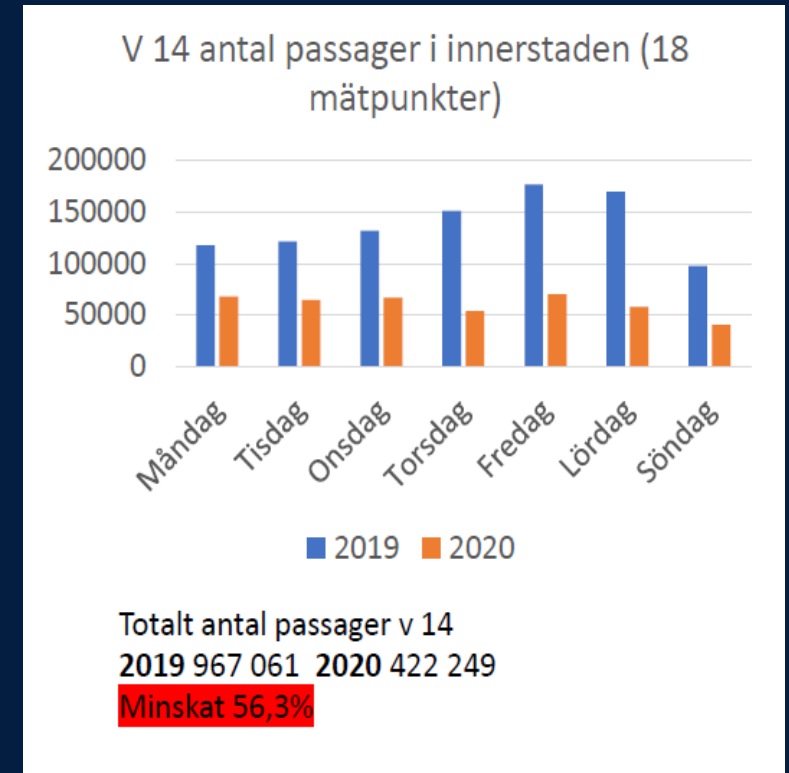
Virtual tour – 360 photo



Commercial premises in central Gothenburg



Flow of people in inner city, Gothenburg



Källa: Innerstaden Göteborg

Ongoing dialogue with our tenants

- Proximity to our customers
- Diversified customer base
- Daily internal strategy meetings
- Individual solutions
- Support to aid organizations
- Government's support package





Our new production is proceeding according to plan

- Frequent meetings in all projects and with all contractors
- Follow-up of resources
- Coordination between projects regarding deliveries
- No major delays

Other measures

- Information and measures within Wallenstam's organization
- Dialogue with politicians and officials



Q1 2020



Important events Q1 2020

- Initial drawdown of SEK 500 million under the loan agreement with European Investment Bank of SEK 2,500 million
- Land allocation involving 180 apartments in Älta
- 25-percent joint owner in Colive



A modern, bright apartment interior. The living area features a grey sofa, a white coffee table, and a brown leather chair. The dining area has a wooden table and black chairs. The kitchen is white with a large pendant light. A large window provides natural light. A dark blue banner with white text is overlaid in the center.

401 occupied rental apartments



Norrgårdshusen, Österåker, 128 rental apts.



Terrassen Elva, Tyresö, 54 rental apts.



Trollesunds gårdar, Stockholm, 110 rental apts.



Umami Park, phase 1A, Sundbyberg, 109 rental apts.

Net operating income, properties

| SEK million | 2020 Jan-Mar | 2019 Jan-Mar | 2019/2020 Apr-Mar | 2019 Jan-Dec |
|---|-----------------|-----------------|----------------------|-----------------|
| Rental income | 532 | 497 | 2,052 | 2,026 |
| Operating expenses | -137 | -133 | -501 | -497 |
| Net operating income, properties | 386 | 364 | 1,551 | 1,529 |

Surplus ratio 73.8%



Net operating income increase by 6 %

Rental income



Operating expenses

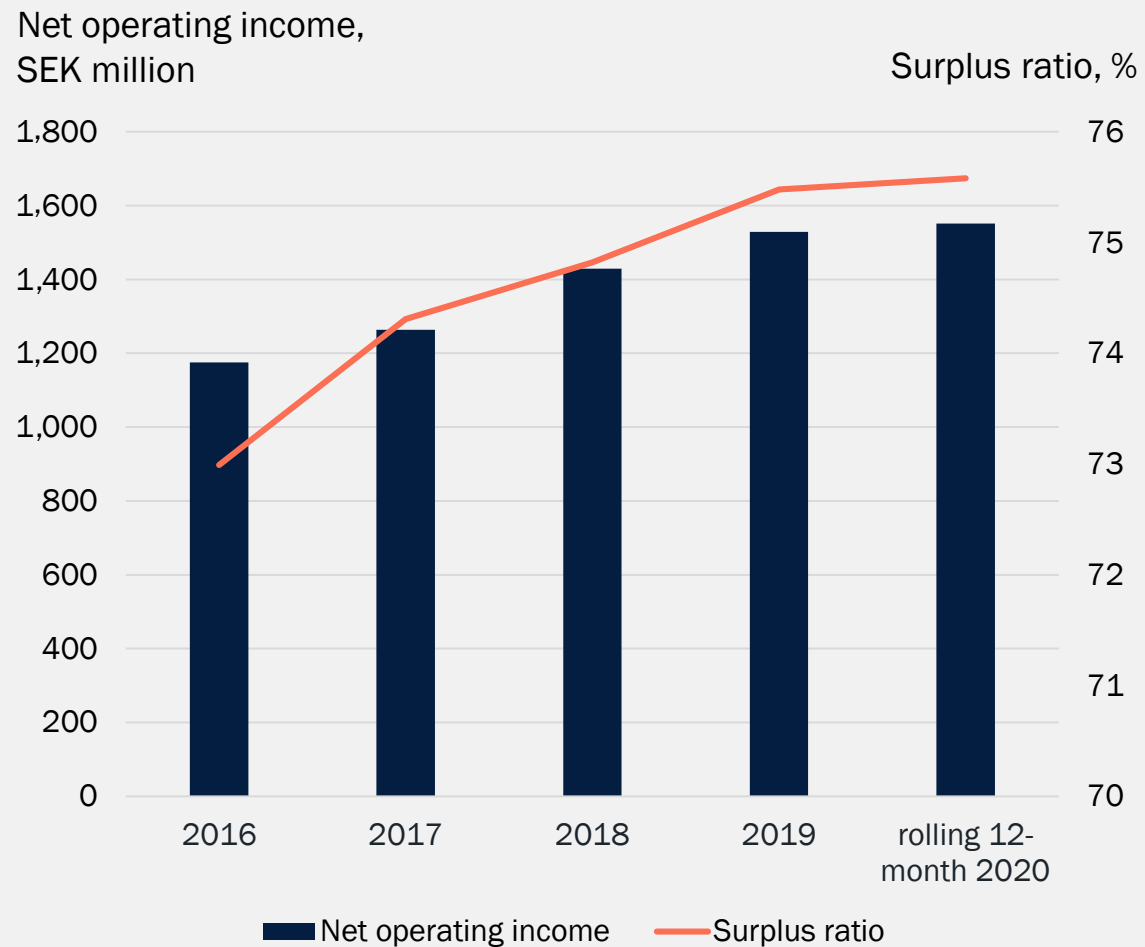




Commercial letting

- Occupancy rate: 96%

Efficient property portfolio

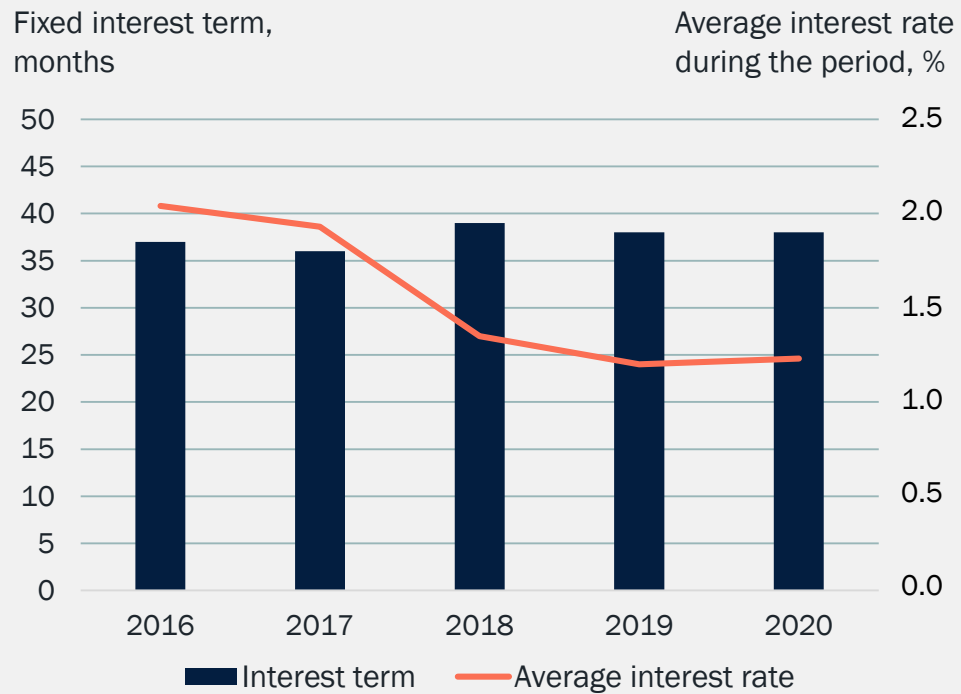


Income from property management

| SEK million | 2020 Jan-Mar | 2019 Jan-Mar | 2019/2020 Apr-Mar | 2019 Jan-Dec |
|--|-----------------|-----------------|----------------------|-----------------|
| Rental income | 532 | 497 | 2,052 | 2,026 |
| Operating expenses | -137 | -133 | -501 | -497 |
| Net operating income, properties | 386 | 364 | 1,551 | 1,529 |
| Management costs and administrative expenses | -59 | -58 | -229 | -228 |
| Financial income | 2 | 2 | 4 | 4 |
| Financial expenses | -55 | -48 | -205 | -198 |
| Income from property management | 275 | 260 | 1,123 | 1,108 |



Financing



Profit before changes in value

| SEK million | 2020 Jan-Mar | 2019 Jan-Mar | 2019/2020 Apr-Mar | 2019 Jan-Dec |
|---|-----------------|-----------------|----------------------|-----------------|
| Income from property management | 275 | 260 | 1,123 | 1,108 |
| Participation in profit/losses of associated companies | -2 | -1 | -6 | -5 |
| Revenue, development property sales | 57 | 262 | 119 | 324 |
| Expenses, development property sales | -39 | -186 | -85 | -232 |
| Other income | 83 | 172 | 209 | 298 |
| Other expenses | -51 | -158 | -192 | -299 |
| Financial expenses, other | -5 | -4 | -26 | -25 |
| Profit before changes in value and impairment losses | 318 | 345 | 1,142 | 1,169 |



Profit after tax

| SEK million | 2020 Jan-Mar | 2019 Jan-Mar | 2019/2020 Apr-Mar | 2019 Jan-Dec |
|--|-----------------|-----------------|----------------------|-----------------|
| Profit before unrealized changes in value and impairment losses | 318 | 324 | 1,142 | 1,169 |
| Changes in value, investment properties | 254 | 285 | 2,569 | 2,600 |
| <i>New construction</i> | 254 | 132 | 914 | 792 |
| <i>Other</i> | - | 153 | 1,655 | 1,808 |
| Unrealized changes in value, financial instruments | -177 | -202 | -239 | -264 |
| Unrealized changes in value, synthetic options | 1 | -12 | -27 | -40 |
| Profit before tax | 395 | 416 | 3,443 | 3,464 |
| Current tax | 0 | 0 | 0 | 0 |
| Deferred tax | -87 | -76 | -738 | -727 |
| Profit for the period, after tax | 309 | 340 | 2,706 | 2,737 |



Balance sheet

| Assets, SEK million | 20-03-31 | 19-12-31 |
|------------------------|---------------|---------------|
| Investment properties | 53,619 | 52,354 |
| Development properties | 170 | 175 |
| Wind turbines | 1,090 | 1,109 |
| Other | 1,080 | 1,051 |
| Total | 55,959 | 54,689 |

| Liabilities and equity, SEK million | 20-03-31 | 19-12-31 |
|-------------------------------------|---------------|---------------|
| Equity | 24,104 | 23,794 |
| Interest-bearing liabilities | 24,498 | 23,881 |
| Financial derivative instruments | 533 | 358 |
| Lease liability | 420 | 421 |
| Other | 6,404 | 6,235 |
| Total | 55,959 | 54,689 |

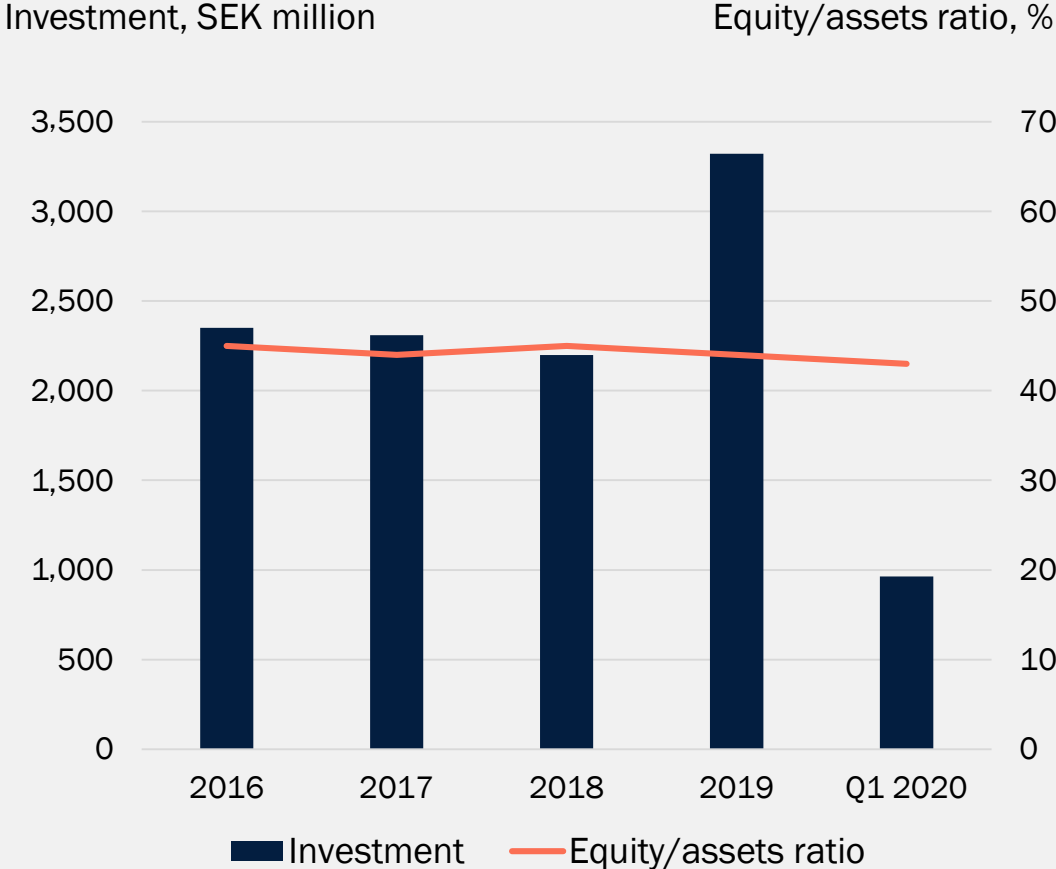


Property value

| | |
|---------------------------------|------------------|
| Investment property value : | SEK 54 billion |
| Lettable area: | 1.2 million sq m |
| Occupancy rate, lettable area : | 98% |
| Average yield, commercial : | 4.5% |
| Average yield, residential : | 3.2% |



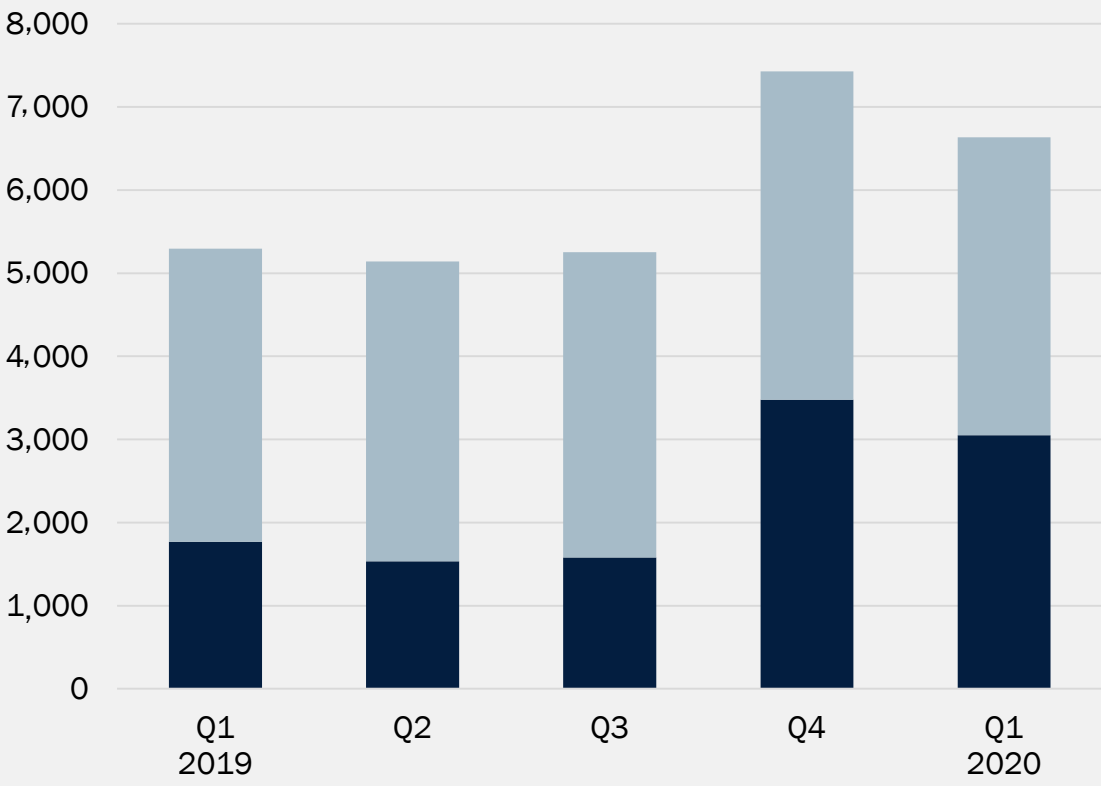
Investments in construction





Accessible liquidity March 31, 2020

SEK million



whereof issued commercial paper

An aerial photograph of a city construction site. In the center, a large dark green rectangular box contains white text. The background shows a complex of buildings, including a prominent white multi-story building with a grid of windows. Several yellow tower cranes are positioned around the site. A large parking lot filled with cars is visible to the right. In the foreground, a large area is under active construction, with exposed concrete, rebar, and various construction materials. A road with traffic is visible on the left side of the image.

Ongoing projects
3,093 apts.



Kv. Väven in Mölnlycke Fabriker, 116 rental apts.



Kv. 8 in Kallebäcks Terrasser, 266 apts.

Occupation
2020

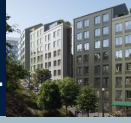
Regenten
Gothenburg, 29 apts.



Elisedal
Gothenburg, 336 apts.



Godhems Backe
Gothenburg, 138 apts.



Occupation
2021

**Kallebäck's Terrasser
Kvarter 11**
Gothenburg, 270 apts.



**Entré Kallebäck
(commercial)**
Gothenburg



**Kallebäck's Terrasser
Kvarter 9**
Gothenburg, 165 apts.



**Mönlycke Fabriker
Kv. Rosengången**
Härryda, 123 apts.



Occupation
2022

**Mönlycke Fabriker
Kv. Kvarnen**
Härryda, 185 apts.



**Mönlycke Fabriker
Kv. Väven**
Härryda, 116 apts.



**Kallebäck's Terrasser
Kvarter 8**
Gothenburg, 266 apts.



Started occu-
pation 2019

Umami Park, Phase 1A
Sundbyberg, 38 apts. (147)



Occupation
2020

Trollesunds gårdar
Bandhagen, 48 apts.



Söra Kvarter
Österåker, 305 apts.



Parkstråket 1
Haninge, 155 apts.



Parkstråket 2
Haninge, 131 apts.



Umami Park, Phase 1B
Sundbyberg, 75 apts.



Umami Park, Phase 2
Sundbyberg, 141 apts.



New York (co-op)
Stockholm, 50 apts.



Allén
Tyresö, 221 apts.



Occupation
2021

Flanören
Uppsala, 161 apts.



Umami Park, Phase 3
Sundbyberg, 133 apts.



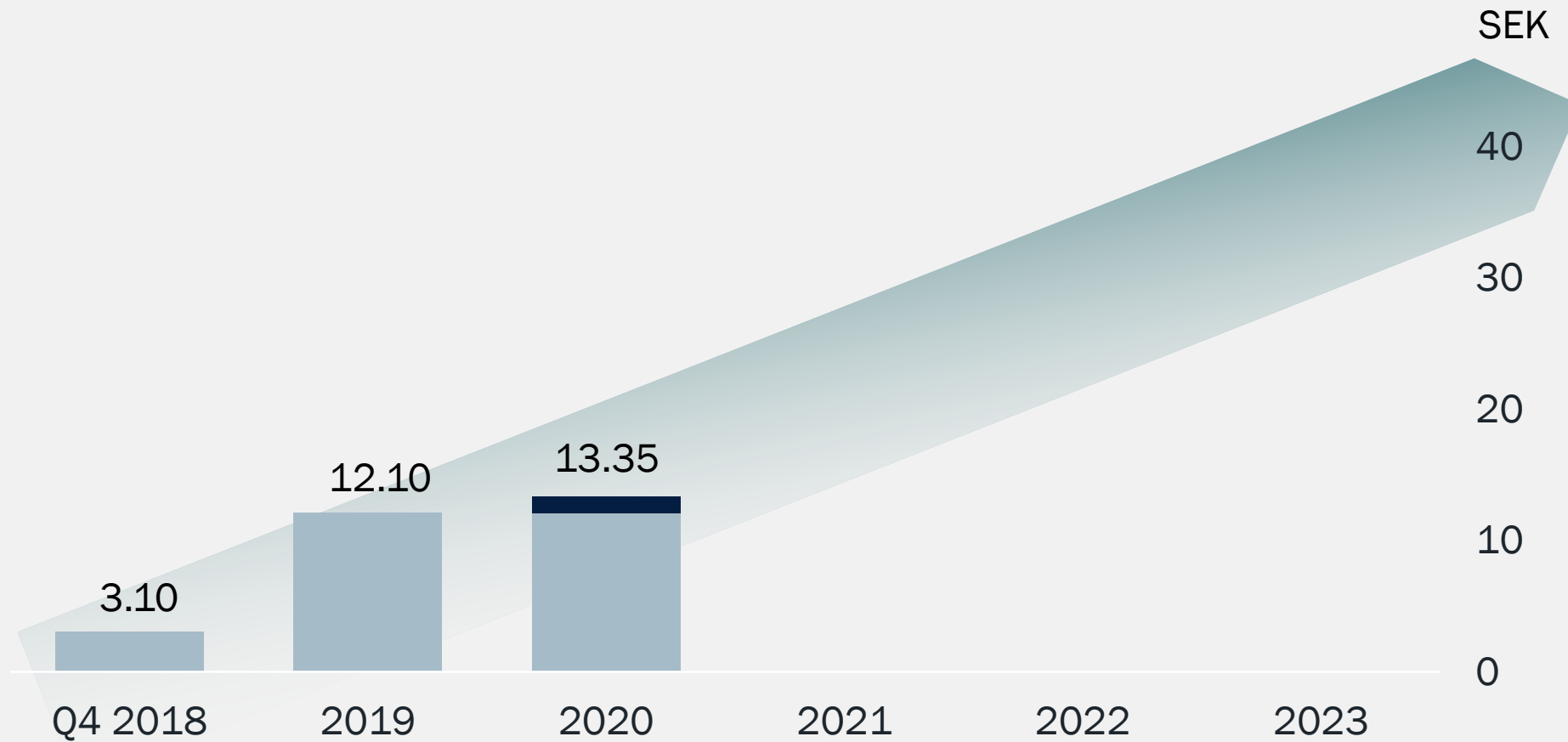
Key ratios

| | Q1 2020 | Q1 2019 |
|---|---------|---------|
| Net operating income, SEK million | 386 | 364 |
| Surplus ratio, % | 73.8 | 73.2 |
| Changes in value, new construction, SEK million | 254 | 132 |
| Loan-to value ratio, % | 45 | 45 |
| Equity/assets ratio, % | 43 | 44 |
| Net asset value per share, SEK | 92.60 | 83.60 |



Goal 2023

Increase in net asset value of SEK 40 per share



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