

YEAR-END REPORT 2020

SUSANN LINDE, CFO AND HEAD OF IR

*Wallenstam has a
successful business model*



Gold in the Swedish Design Award!

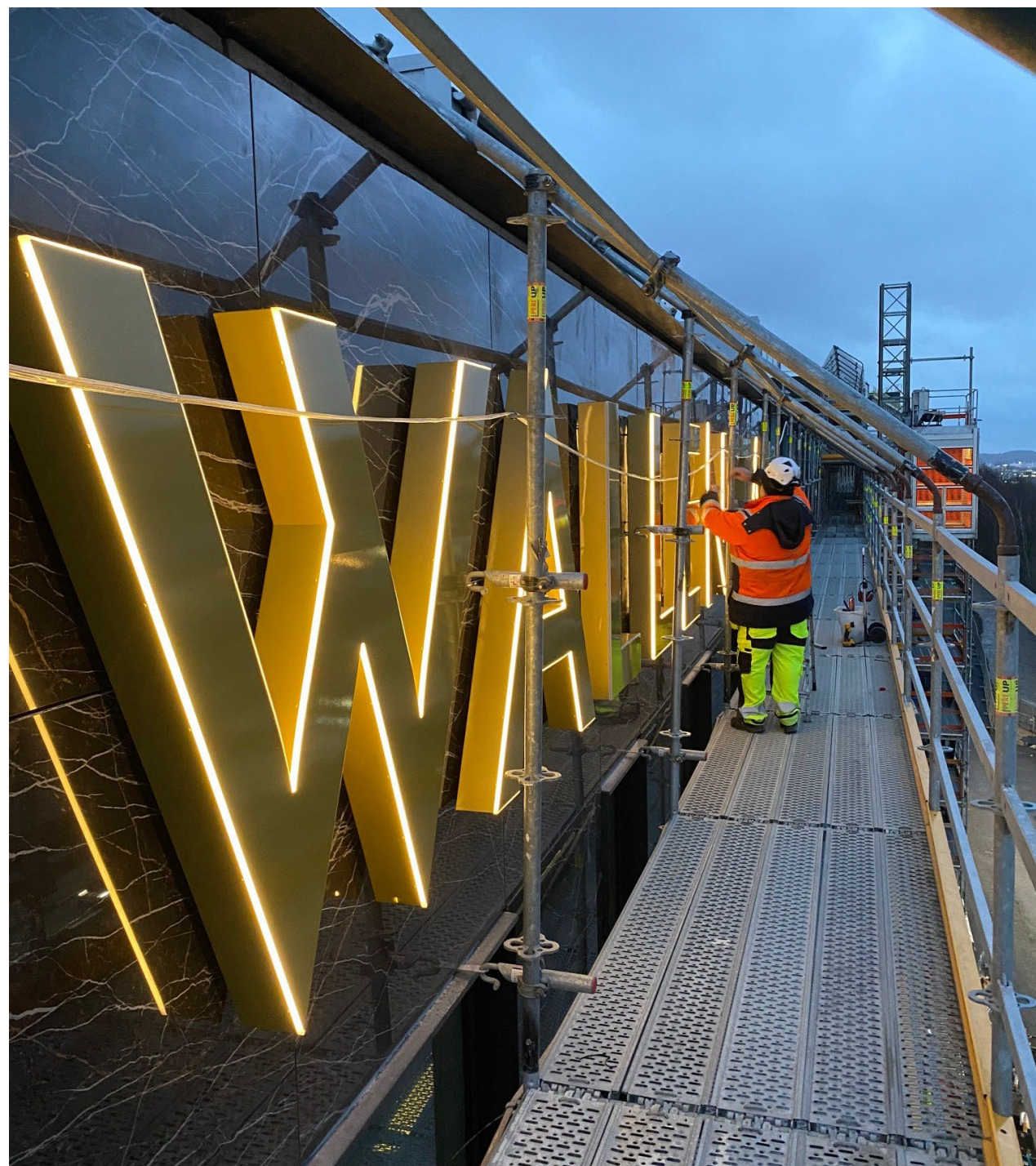
Important events in Q4, 2020

- Vacated the newly constructed development property New York
- Acquisition of land in Gothenburg
- Agreement on acquisition of land in Stockholm
- Agreement on sale of two properties to SBB
- Acquisition of further shares in Convendum
- Letter of intent Östermalmshallen
- Proposed dividend SEK 1.20 /share

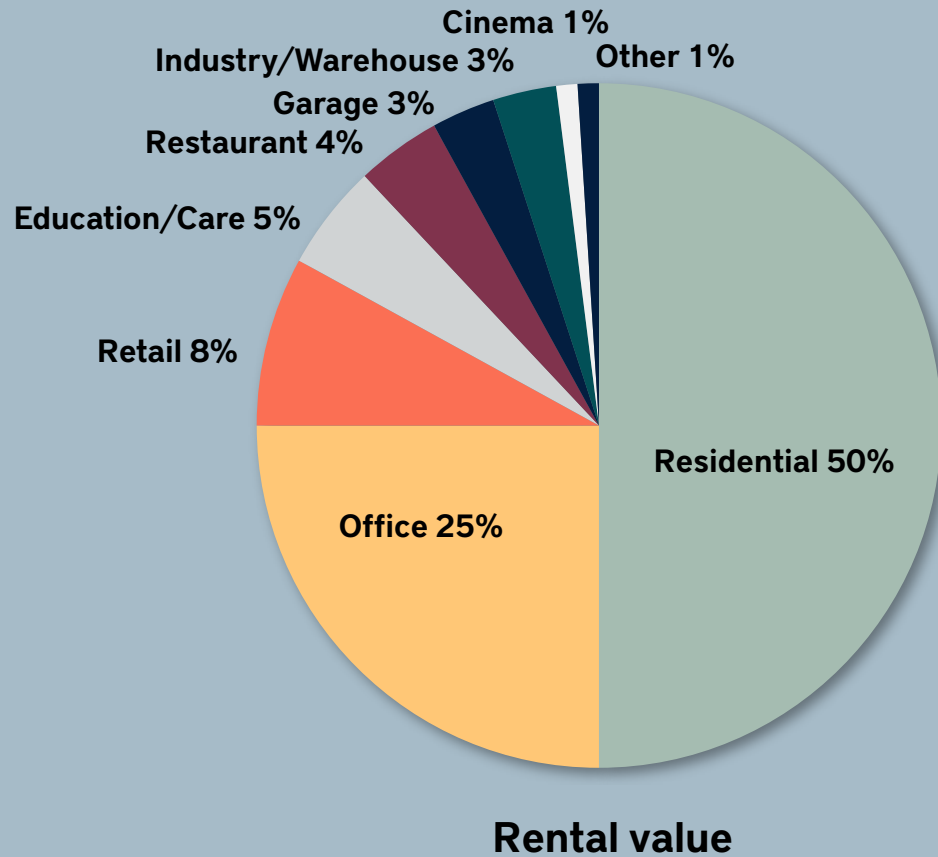


What have we done in 2020?

- Investments in construction: SEK 4.0 billion
- Production starts: 551 apts.
- Acquisition: SEK 0.5 billion
- Sales: SEK 0.5 billion
- Completed new production: 1,331 apts.



Focus on the growth regions



Gothenburg
61%

Stockholm
& Uppsala
39%

The Market

Office

Continued high demand

New production the same rent level as existing in the inner city of Gothenburg

Restaurant

Tough situation

Residential

High demand

100% occupancy

130 000 applicants in our own housing queue

Retail

Tough situation

Not two-floor stores

Ports Group chooses 700 square meters on Kungsgatan in Gothenburg

Published 10/28/2020

The phenomenon Brisket & Friends will open at Victoriagården in Gothenburg

Published 10/7/2020



Skultuna opens its doors in the Victoria block in Gothenburg

Published 10/5/2020

Sustainable fashion comes to Gothenburg with Humana second hand

Published 3/10/2020

Polestar Space opens on Avenyn on July 10

Published 6/10/2020

Airtours chooses Wallenstam and Birger Jarlsgatan 64

Published 10/1/2020

Bastard Burgers to open in the Victoria block in Gothenburg

Published 2/20/2020

Boqueria, management consultants and an esthetic medical clinic opening in the Avenyn area

Published 12/10/2020

Tibco expands to almost 2,700 square meters with Wallenstam

Published 10/20/2020

Convendum expands on Avenyn

Published 10/21/2020

Essity leases 2,300 sq m in Mölnlycke

Published 10/13/2020

OUR NEW CONSTRUCTION IN Q4

652 completed rental apartments

Parkstråket 1
HANINGE



18
RENTAL APARTMENTS

46

RENTAL
APARTMENTS



Parkstråket 2
HANINGE

COMPLETED IN Q4 2020

Allén
TYRESÖ



100

RENTAL APARTMENTS

58

RENTAL
APARTMENTS



Söra kvarter
ÖSTERÅKER

COMPLETED IN Q4 2020

UMAMI phase 1B
SUNDBYBERG



75

RENTAL APARTMENTS



106

RENTAL APARTMENTS



UMAMI phase 2
SUNDBYBERG

COMPLETED IN Q4 2020

Elisedal
GOTHENBURG



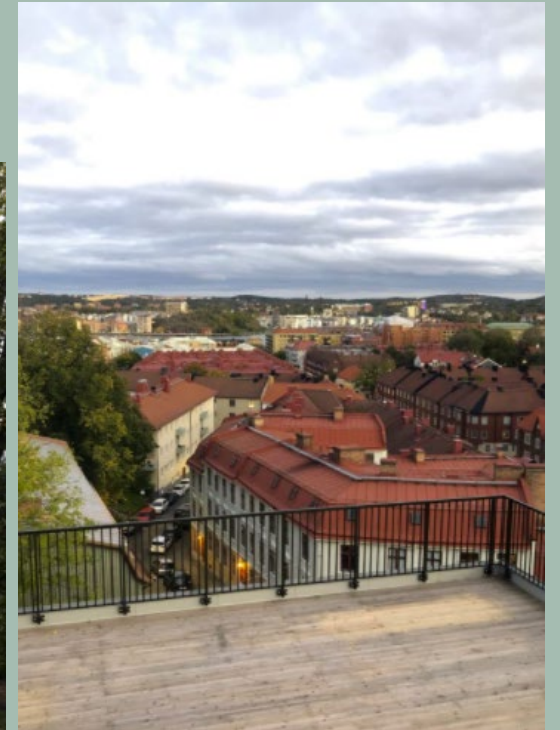
82

RENTAL APARTMENTS



77

RENTAL APARTMENTS



Godhems Backe
GOTHENBURG

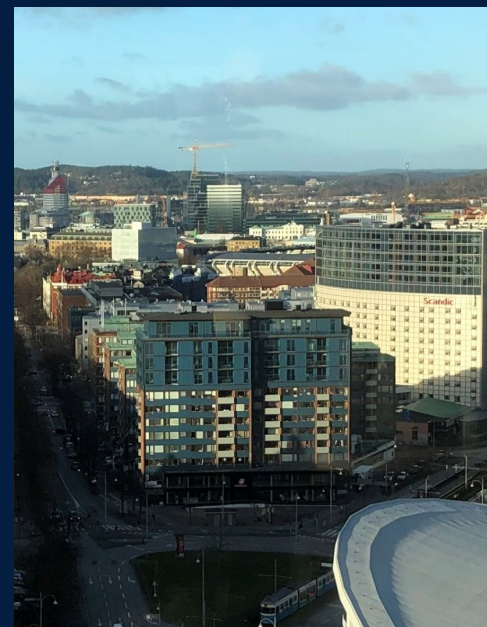
COMPLETED IN Q4 2020

Kv. Rosengången
HÄRRYDA



61
RENTAL APARTMENTS

29
RENTAL APARTMENTS



**Sten Stures
kröningar**
GOTHENBURG

COMPLETED IN Q4 2020

Net operating income, properties

SEK million	2020 Jan-Dec	2019 Jan-Dec	2020 Oct-Dec	2019 Oct-Dec
Rental income	2,131	2,026	555	515
Operating expenses	-519	-497	-147	-145
Net operating income, properties	1,613	1,529	408	370

Surplus ratio 75.7%



Total covid-19 discounts & support buyings

- Total discounts & support buyings: - SEK 30 million
- Total compensation: SEK 9 million
- Net impact on results: - SEK 21 million



Net operating income increased by 5%

Rental income

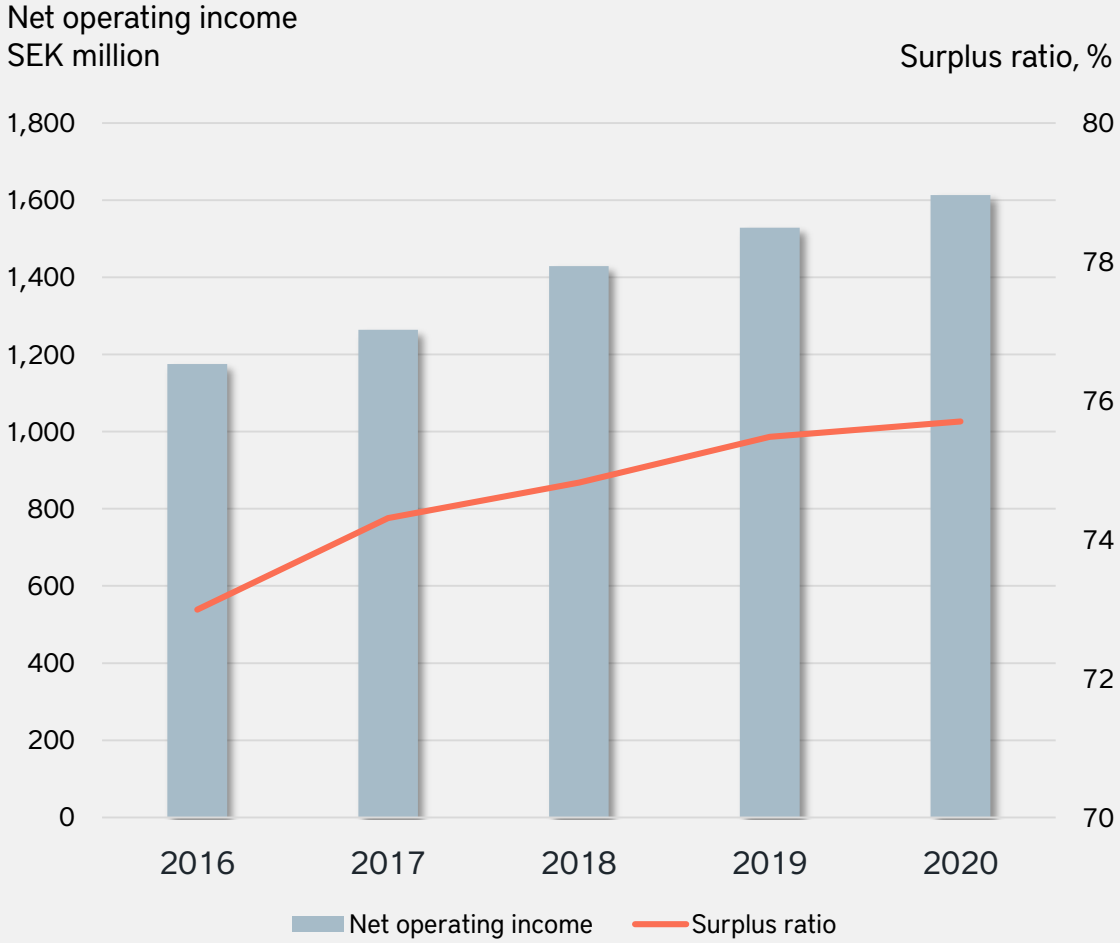


**Net operating income
+ SEK 83 million**

Operating expenses



Efficient property portfolio

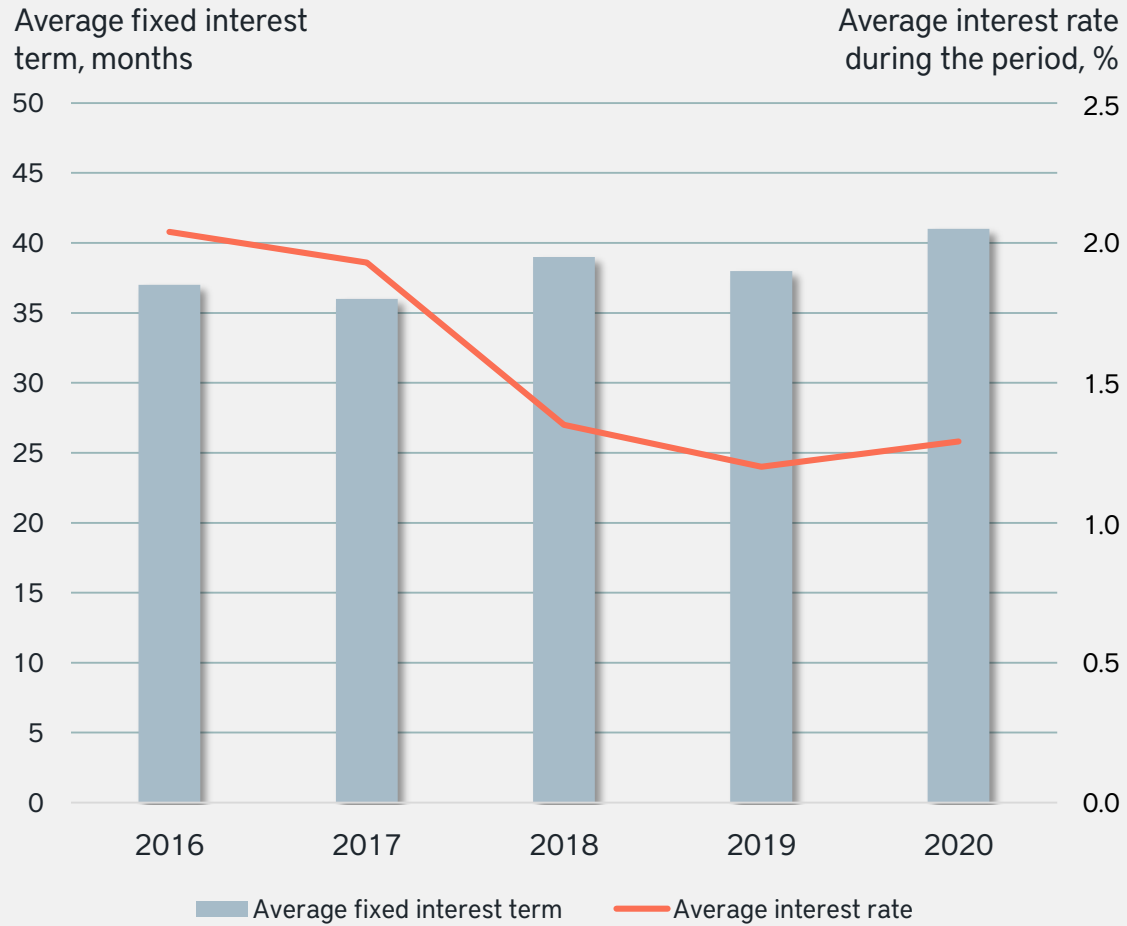


Income from property management

SEK million	2020 Jan-Dec	2019 Jan-Dec	2020 Oct-Dec	2019 Oct-Dec
Rental income	2,131	2,026	555	515
Operating expenses	-519	-497	-147	-145
Net operating income, properties	1,613	1,529	408	370
Management costs and administrative expenses	-243	-228	-75	-64
Financial income	4	4	1	0
Financial expenses	-243	-198	-63	-49
Income from property management	1,131	1,108	271	257



Financing



Profit before changes in value

SEK million	2020 Jan-Dec	2019 Jan-Dec	2020 Oct-Dec	2019 Oct-Dec	
Income from property management	1,131	1,108	271	257	
Realized changes in value, financial instruments	4	-	-	-	
Participation in profits/losses of associated companies	-1	-5	5	-1	• Convendum
Revenue, development property sales	537	324	431	10	} • Sales
Expenses, development property sales	-371	-232	-321	-7	
Other income	168	298	28	54	} • Result energy
Other expenses	-195	-299	-61	-44	
Financial expenses, other	-21	-25	-5	-8	
Profit before changes in value and impairment losses	1,253	1,169	347	261	





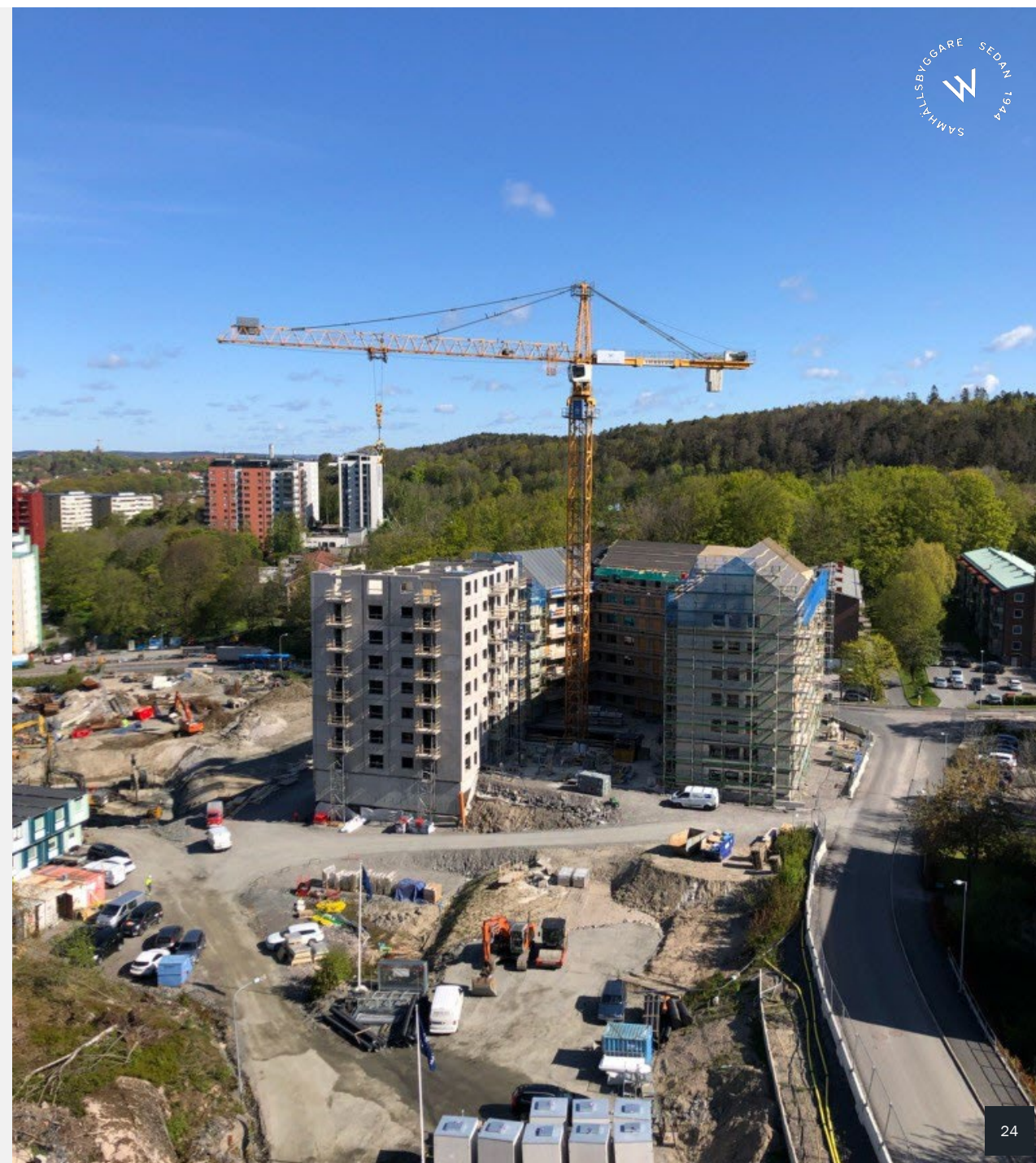
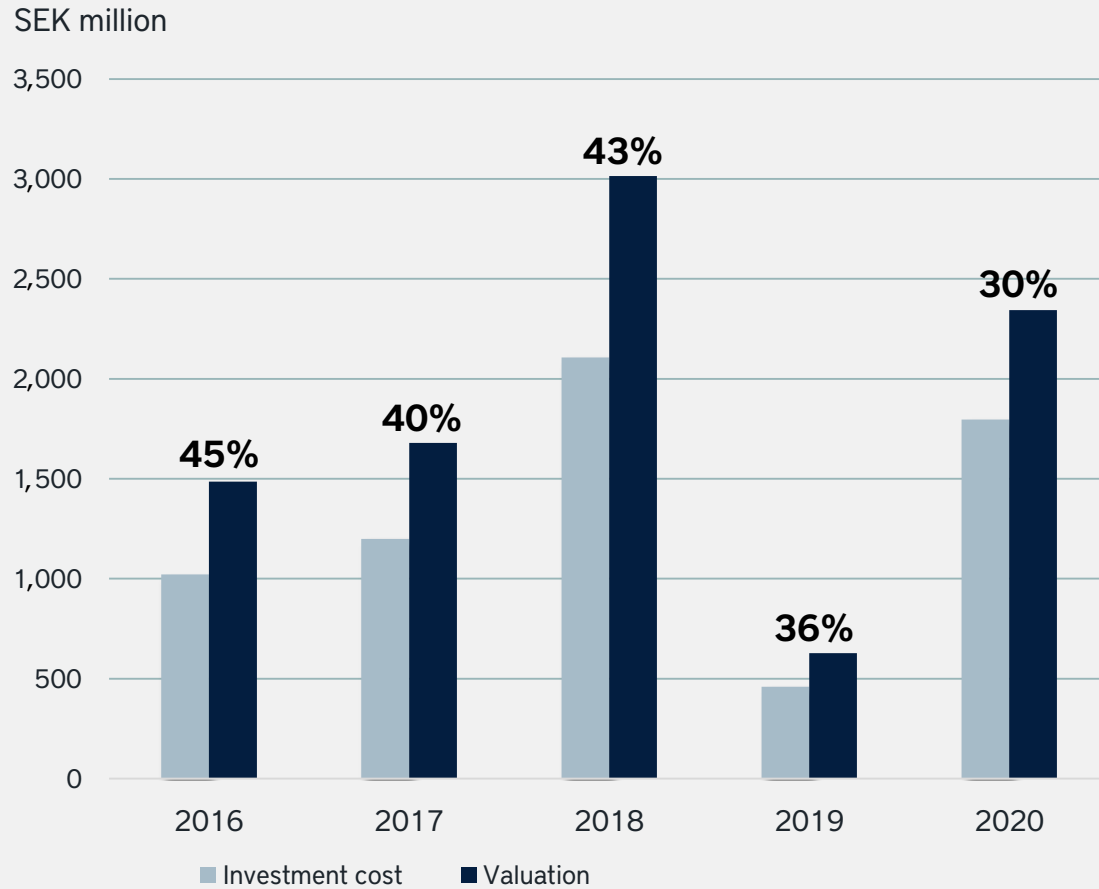
*Record electricity production
from our wind turbines – 417 GWh!*

Changes in value

SEK million	2020 Jan-Dec	2019 Jan-Dec	2020 Oct-Dec	2019 Oct-Dec
Profit before changes in value and impairment losses	1,253	1,169	347	261
Changes in value, investment properties	1,339	2,600	722	1,590
<i>New construction</i>	853	792	236	287
<i>Other</i>	486	1,808	486	1,303
Unrealized changes in value, financial instruments	-162	-264	77	332
Unrealized changes in value, synthetic options	-36	-40	7	-5
Profit before tax	2,393	3,464	1,153	2,178
Current tax	0	0	0	0
Deferred tax	-485	-727	-219	-479
Profit for the period, after tax	1,908	2,737	934	1,699



Created surplus value in completed new production



Balance sheet

Assets, SEK million	20-12-31	19-12-31
Investment properties	57,933	52,354
Development properties	126	175
Wind turbines	1,033	1,109
Cash and cash equivalents	518	129
Other	971	922
Total	60,581	54,689

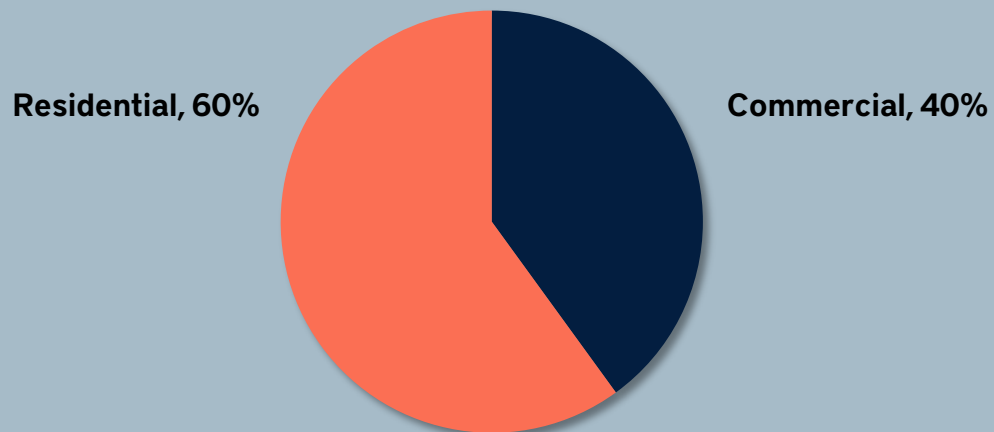
Liabilities and equity, SEK million	20-12-31	19-12-31
Equity	25,557	23,794
Interest-bearing liabilities	27,291	23,881
Financial derivative instruments	525	358
Lease liability	493	421
Other	6,715	6,235
Total	60,581	54,689



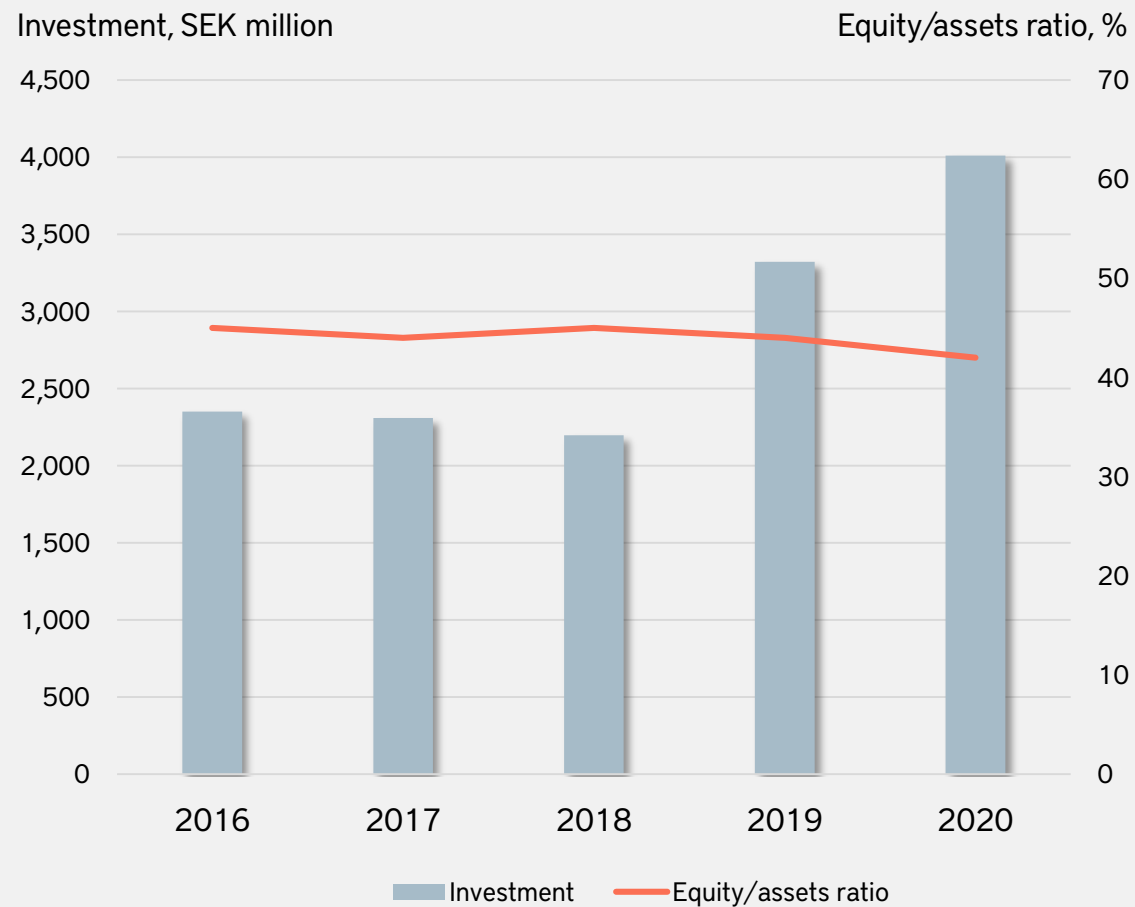
Property value

- Property value: : SEK 58 billion
- Lettable area:: 1.2 million sq m
- Occupancy rate, lettable area : 98%
- Average yield requirement, commercial: about 4.5%
- Average yield requirement, residential: about 3.1%

Distribution market value



Investments in construction



84 apartments started in Q4

IN BANDHAGEN CENTRUM IN STOCKHOLM



2,321 apartments in ongoing new construction



Occupation starts 2020

Elisedal
Gothenburg, 254 apts.



Godhems Backe
Gothenburg, 61 apts.



Mönlycke Fabriker Kv. Rosengången
Härryda, 62 apts.



Occupation starts 2021

Kallebäcks Terrasser Kvarter 11
Gothenburg, 270 apts.



Entré Kallebäck (commercial)
Gothenburg



Kallebäcks Terrasser Kvarter 9
Gothenburg, 165 apts.



Mönlycke Fabriker Kv. Kvarnen
Härryda, 185 apts.



Occupation starts 2022

Mönlycke Fabriker Kv. Väven
Härryda, 116 apts.



Kallebäcks Terrasser Kvarter 8
Gothenburg, 266 apts.



Kallebäcks Terrasser Kvarter 10
Gothenburg, 85 apts.



Occupation starts 2020

Söra Kvarter
Österåker, 138 apts.



Parkstråket 1
Haninge, 100 apts.



Parkstråket 2
Haninge, 85 apts.



Umami Park, Phase 2
Sundbyberg, 35 apts.



Allén
Tyresö, 121 apts.



Occupation starts 2021

Flanören
Uppsala, 161 apts.



Umami Park, Phase 3
Sundbyberg, 133 apts.



Occupation starts 2022

Bandhagen Centrum
Stockholm, 84 apts.
(co-op)



ACQUISITION:
Three site leasehold rights
IN FISKHAMNEN,
GOTHENBURG

ACQUISITION:
Carlandersplatsen
200 APARTMENTS,
GOTHENBURG



ACQUISITION:
Österåker
100,000 SQ M LAND

LAND ALLOCATION:
Älta C
180 APARTMENTS

ACQUISITION:
Kvarngärdet 71:1
UPPSALA

ACQUISITION:
Täby Park
40,500 SQ M OF HABITABLE
GROSS FLOOR AREA

ACQUISITION:
Stora Sköndal
400 APARTMENTS IN
STOCKHOLM



17,000 FUTURE APARTMENTS IN THE PROJECT PORTFOLIO

Balance sheet

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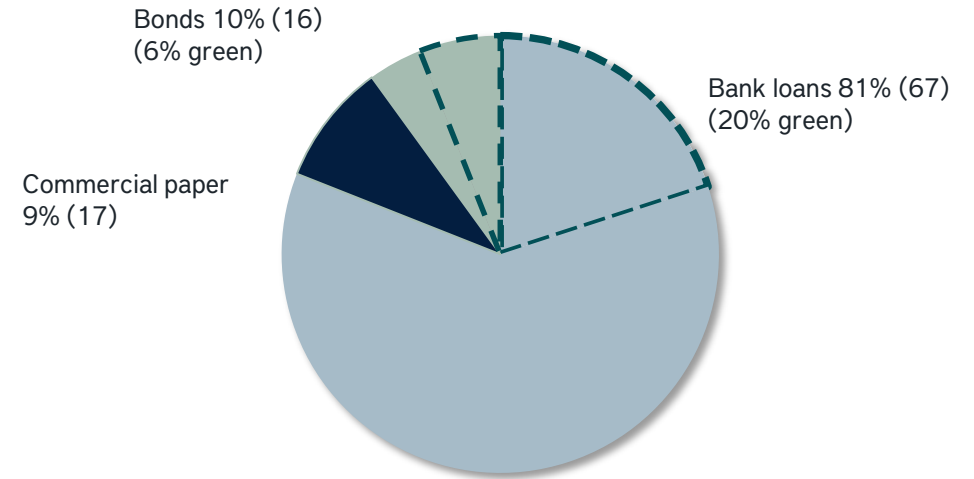
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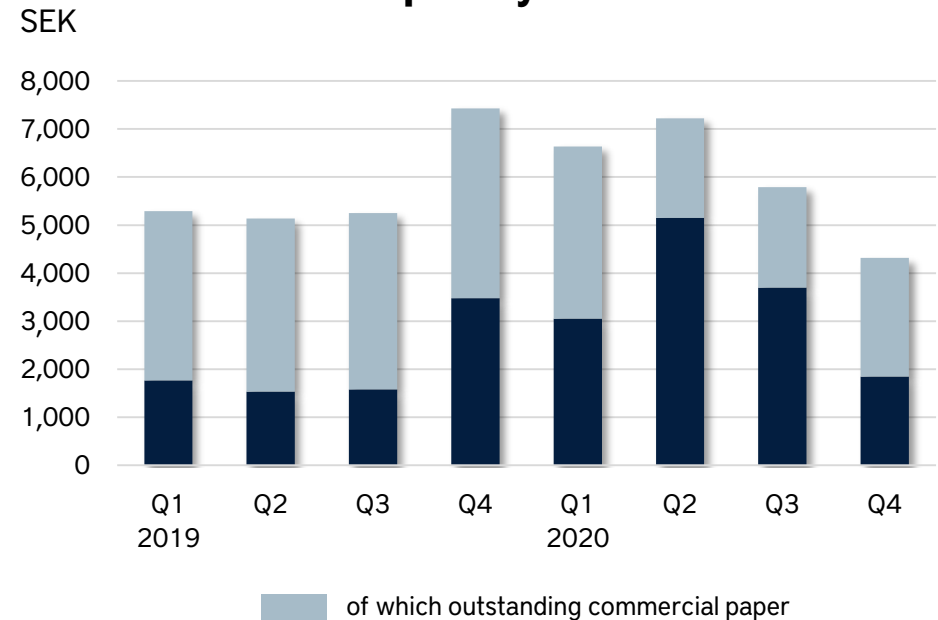
Financing

- Further recovery in the capital market.
- All credit from the EIB used.
- New interest rate derivatives were added to the portfolio.

Distribution Financing as of 20-12-31



Available liquidity as of 20-12-31



Key ratios

	Q4 2020	Q4 2019
Net operating income, SEK million	1,613	1,529
Surplus ratio, %	75.7	75.5
Changes in value, new construction, SEK million	853	792
Loan-to-value ratio, %	46	45
Equity/asset ratio, %	42	44
Equity/share, SEK	79	74
Net asset value per share, SEK	98.30	91.30



Goal 2023

Increase in net asset value of SEK 40 per share



What has created the increase in net asset value?



