

Q4 2022

SUSANN LINDE, CFO AND HEAD OF INVESTOR RELATIONS





SAMHÄLLSBYGGGARE
SEDAMN
1944

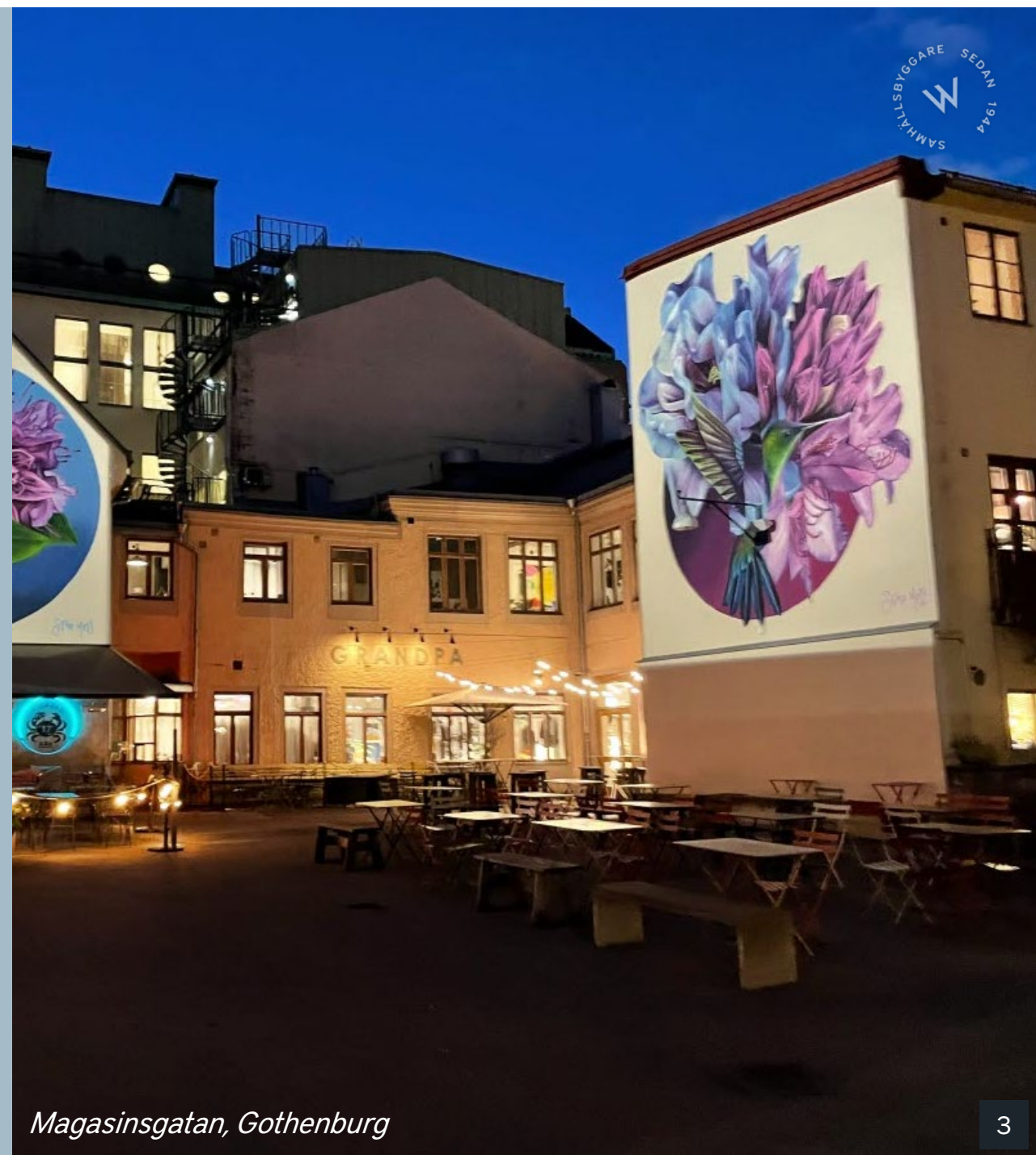
WALLENSTAM Q4 2022

New business plan and new opportunities

*Kv Rosengången,
Mölnlycke Fabriker*

Business plan 2030

- Goal: The net asset value shall amount to SEK 100 per share year 2030
- Equity/assets ratio shall not be less than 35%
- Focus areas:
 - Customer
 - Security
 - Employee
- Science Based Targets 2030
 - Reduce emissions by 50% in scope 1 and 2
 - Reduce emissions by 55% from our construction operations in scope 3 (voluntary goal)



Magasinsgatan, Gothenburg

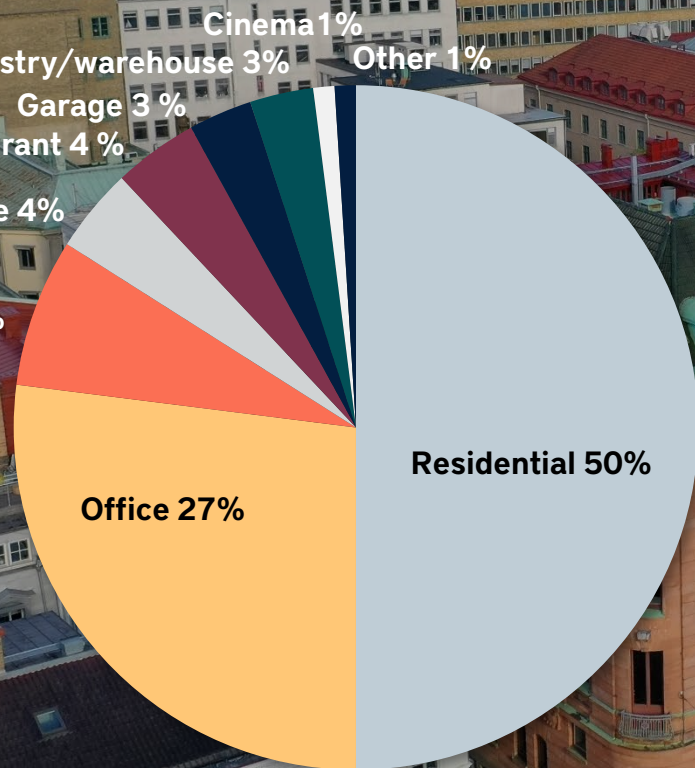
Events during quarter 4

- Total redeemed bonds of SEK 1.8 billion in 2022
- Repurchased one million shares
- Vacated 27 properties to Ikano Bostad, took possession of project property in Årstaberget
- Prize for Environmental Building In-Use and Circular Construction Initiative of the Year
- Judgement in the Swedish administrative court of appeals resulted in positive tax of SEK 336 million
- Proposed dividend of SEK 0.60/share (0.60)



Kungsporsavenyen 2, Gothenburg

Location, location, location + location



Rental value



Gothenburg
64%



Stockholm
& Uppsala
36%

Our climate goals 2023



Reduce CO₂ emissions from the construction operations by **10 percent** per sq m.

Outcome 2022* **-13.4%**



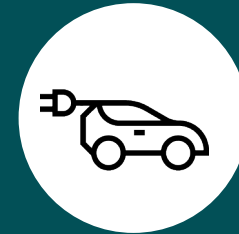
Reduce CO₂ emissions from the properties' energy consumption by **15 percent** per heated sq m.

Outcome 2022* **-31.4%**



Reduce the properties' residual waste by **10 percent** per sq m.

Outcome 2022* **-25.7%**



Carry out business trips using electric car, train or via completely carbon-neutral and biofuel-based air travel.

Outcome 2022* **Partly achieved**

* Accumulated outcome years 2020-2022, with base year 2019.

Net operating income, properties

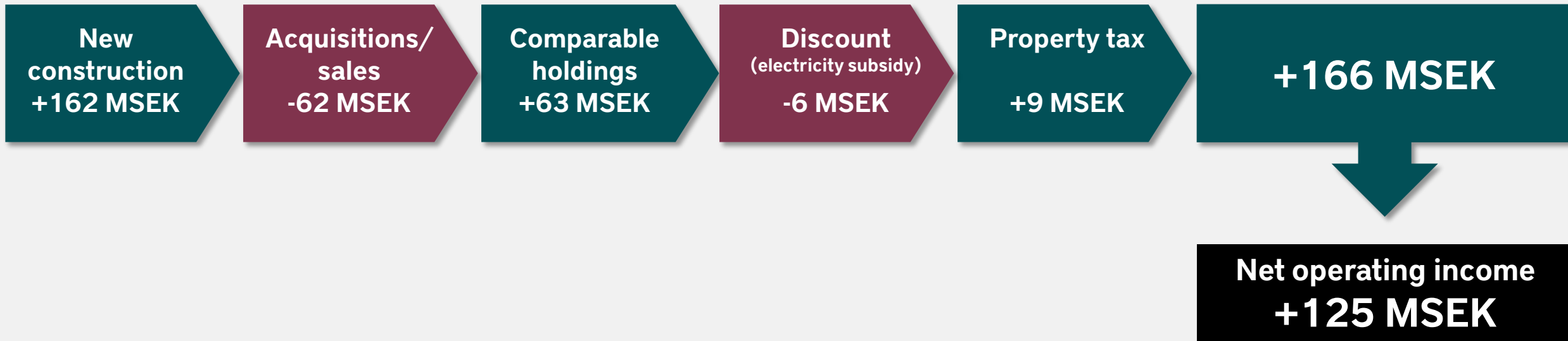
SEK million	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Rental income	2,490	2,324	627	603
Operating expenses	-602	-561	-179	-162
Net operating income, properties	1,888	1,763	448	441

Surplus ratio 75.8%



Net operating income increases by 7%

Rental income



Operating expenses



Completed during Q4 2022

Kv 10, Kallebäcks Terrasser

GOTHENBURG



85 RENTAL APTS. INCL. 12 CO-LIVING APARTMENTS
(OCCUPATION NOVEMBER)

FULLY COMPLETED



Entré Kallebäck

GOTHENBURG

COMMERCIAL PROPERTY, 24,000 SQ M

FULLY COMPLETED

Completed during Q4 2022

Centralkvarteret Umami Park

COMMERCIAL PROPERTY, 24,000 SQ M, SUNDBYBERG

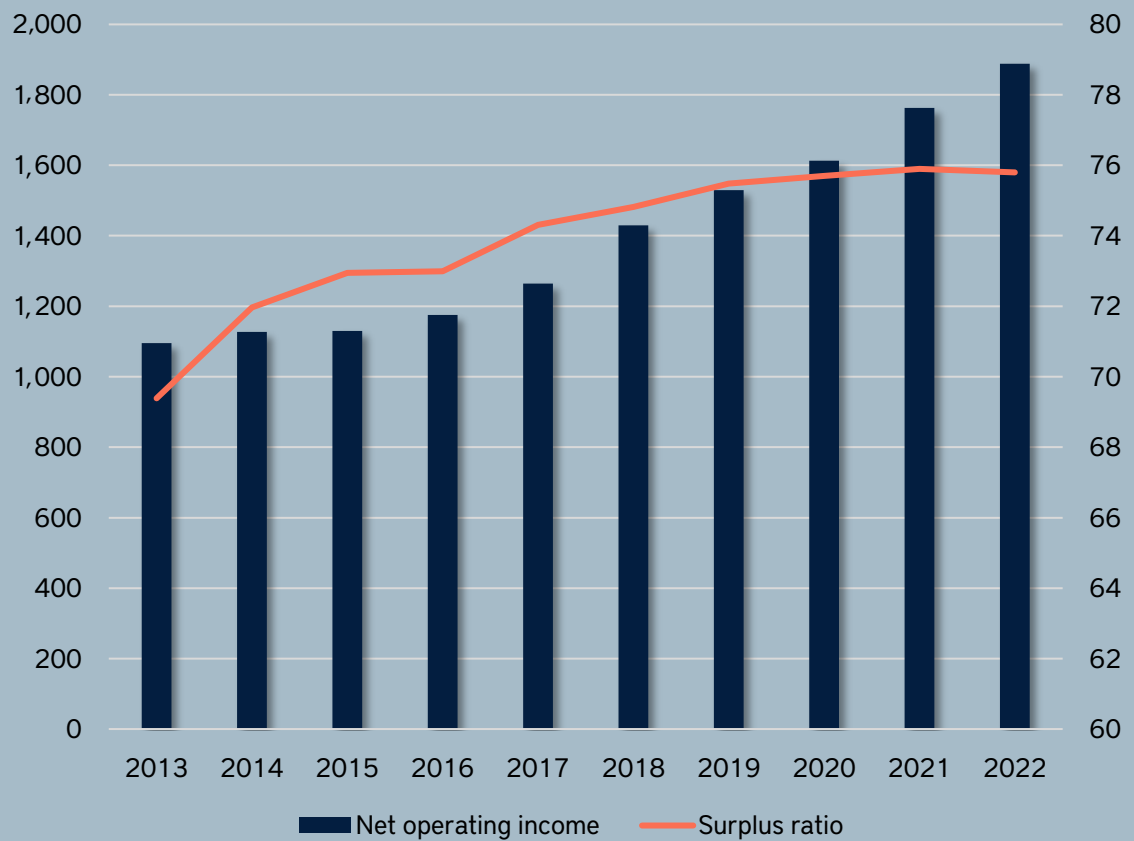
FULLY COMPLETED



Efficient property holdings

Net operating income
SEK million

Surplus ratio, %



Income from property management

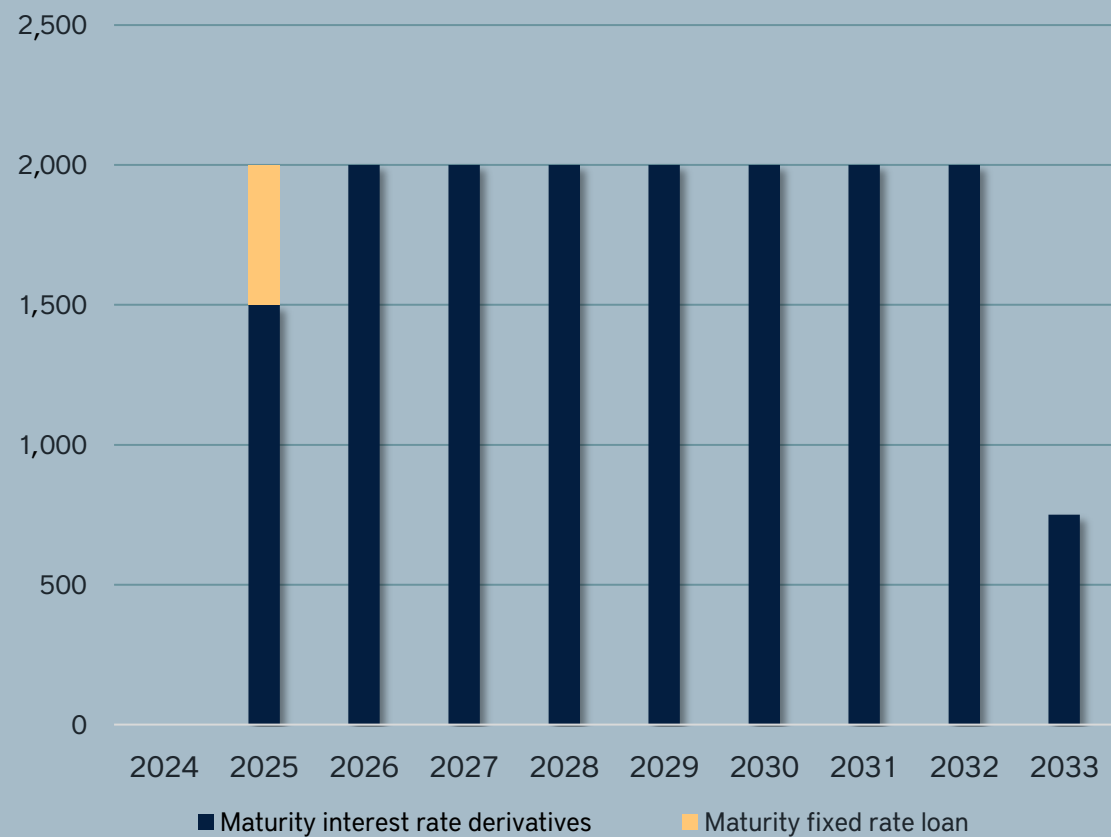
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Rental income	2,490	2,324	627	603
Operating expenses	-602	-561	-179	-162
Net operating income, properties	1,888	1,763	448	441
Management costs and administrative expenses	-272	-249	-68	-70
Financial income	6	3	2	1
Financial expenses	-370	-238	-123	-60
Income from property management	1,252	1,280	259	312

Average interest rate on closing day: 2.21%



Fixed interest rate 44 months

SEK million



Profit before changes in value

SEK million	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec	
Income from property management	1,252	1,280	259	312	
Participation in profits/losses of associated companies	-3	-3	-1	-3	
Revenue, development property sales	79	70	17	13	} • Sales development property
Expenses, development property sales	-49	-50	-21	-7	
Other income	283	173	85	61	} • Result energy
Other expenses	-156	-147	-43	-40	
Financial expenses, other	-14	-21	-3	-5	
Profit before changes in value and impairment losses	1,392	1,303	292	330	



Changes in value

SEK million	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Profit before changes in value and impairment losses	1,392	1,303	292	330
Changes in value, investment properties	-2,627	3,674	-3,001	2,178
Change in value, financial instruments	1,646	484	-77	92
Reversal of impairment loss on wind turbines	300	-	-	-
Change in value, synthetic options	-	-89	-	0
Profit before tax	711	5,371	-2,786	2,601
Current tax	-4	0	-1	0
Deferred tax	397	-654	986	-534
Profit after tax	1,103	4,717	-1,801	2,067

Increased yield requirements (average):

- Residential: 0.4 percentage points
- Commercial: 0.3 percentage points



Balance sheet – Assets

Assets, SEK million	22-12-31	21-12-31
Investment properties	62,593	63,949
Development properties	217	123
Wind turbines	1,026	957
Cash and cash equivalents	181	232
Financial derivative instruments	1,900	138
Other	1,186	1,299
Total	67,049	66,698

CHANGES IN PROPERTY HOLDINGS, INVESTMENT PROPERTIES

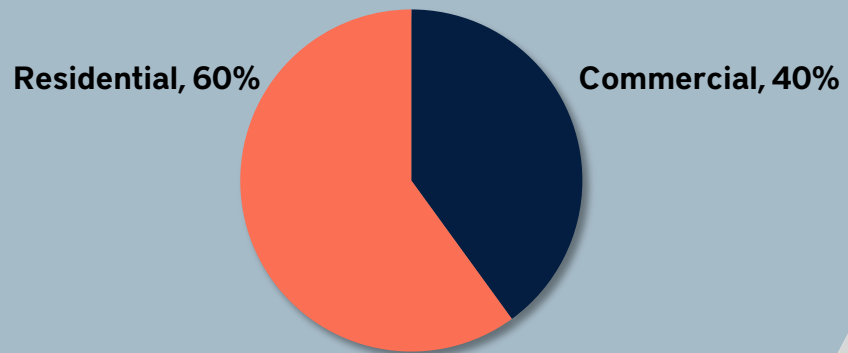
	Book value, SEK million
Property holdings, January 1, 2022	63,949
Acquisitions	2,046
Construction	2,374
Sales	-3,124
Right-of-use asset site leasehold right	32
Unrealized changes in value, properties	-2,684
Property holdings, December 31, 2022	62,593



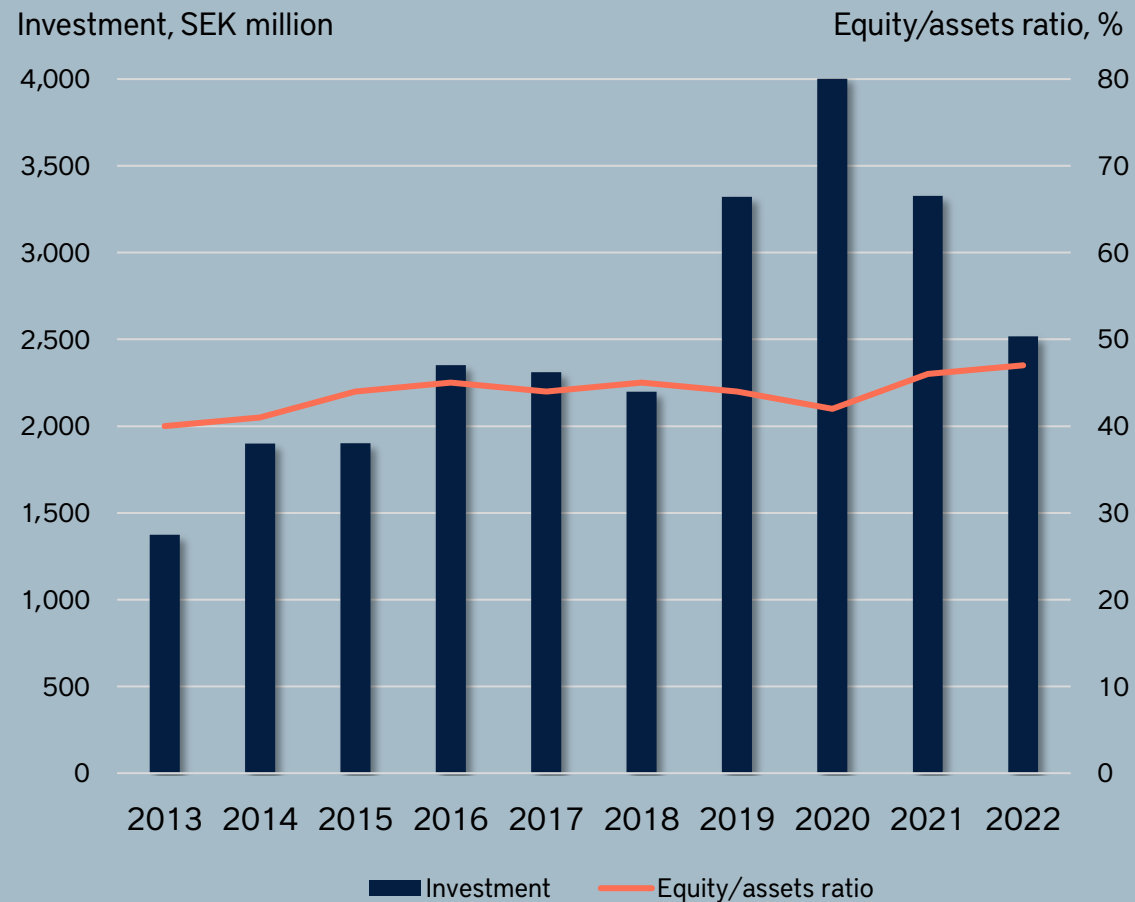
Property value

- Property value: SEK 63 billion
- Lettable area: 1.4 million sq m
- Occupancy rate, lettable area: 97%
- Average yield requirement, commercial: about 4.8%
- Average yield requirement, residential: about 3.4%

Distribution market value



Investments in construction



1,744 apartments in ongoing new construction

Occupation starts 2023

Djurgårdsgatan
Reconstruction
Gothenburg, 14 apts.



Kallebäcks Terrasser Kvarter 7
Gothenburg, 189 apts.



Kallebäcks Terrasser Kvarter 8
Gothenburg, 266 apts.



Mölnlycke Fabriker Kv. Skogsvaktaren
Härryda, 128 apts.



Kallebäcks Terrasser (Nursery school)
Gothenburg



Kallebäcks Terrasser Kvarter 4 (school)
Gothenburg



Lantmätaregatan
Reconstruction
Gothenburg, 18 apts.



Pixbo Sjöterrass
Härryda, 8 apts. (co-op)



Stampgatan (commercial)
Reconstr., Gothenburg



Occupation starts 2024

Kallebäcks Terrasser Kvarter 5
Gothenburg, 182 apts.



Occupation starts 2023

Bersån
Uppsala, 98 apts.
(development property)



Kompositören
Uppsala, 185 apts.



Occupation starts 2024

Älta Torg Kv. 1
Nacka, 191 apts.

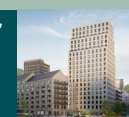


Nacka Grace
Nacka, 169 apts.



Occupation starts 2025

Kallebäcks Terrasser Kvarter 6
Gothenburg, 296 apts.



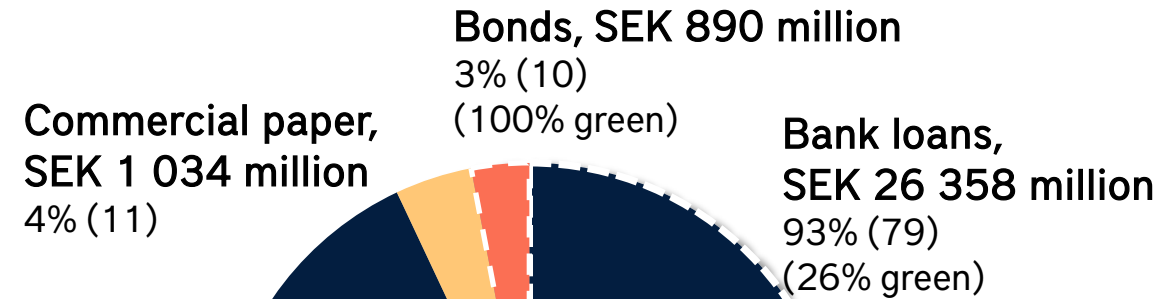
Balance sheet – Liabilities and equity

Liabilities and equity, SEK million	22-12-31	21-12-31
Equity	31,432	30,767
Interest-bearing liabilities	28,283	27,832
Financial derivative instruments	26	170
Lease liability	511	485
Other	6,798	7,444
Total	67,049	66,698

Financing

Net change in 2022, interest-bearing liabilities, SEK million

Bonds	-1,810
Commercial paper	-1,962
Bank loans	+4,222
	+450



Financing, distribution

Key ratios

	Q4 2022	Q4 2021
NOI, SEK million	1,888	1,763
Surplus ratio, %	75.8	75.9
Interest coverage ratio, times	4.7	6.1
Loan-to-value ratio, %	45	43
Equity/asset ratio, %	47	46
Equity/share, SEK	47.70	46.60
Net asset value/share, SEK	57.40	57.30



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