

Third quarter 2024 Wallenstam



Events during the third quarter

- Construction started on a total of 169 apartments in Nacka and Mölndal
- After reporting period: Wallenstam starts commercial segment in CBD Stockholm and buys the scraper next to Sergels Torg square, number 5 of the Hötorget scrapers.



Wallenstam today



210 properties



1.4 million sq m



SEK 65 billion in property value



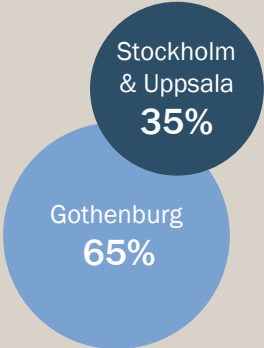
96% in occupancy rate



1,379 apartments under construction



53 wind turbines



Rental value



Residential 51%

Office 27%

Retail 7%

Education/care 4%

Restaurant 4%

Garage 2%

Industry/warehouse 3%

Cinema 1%

Other 1%

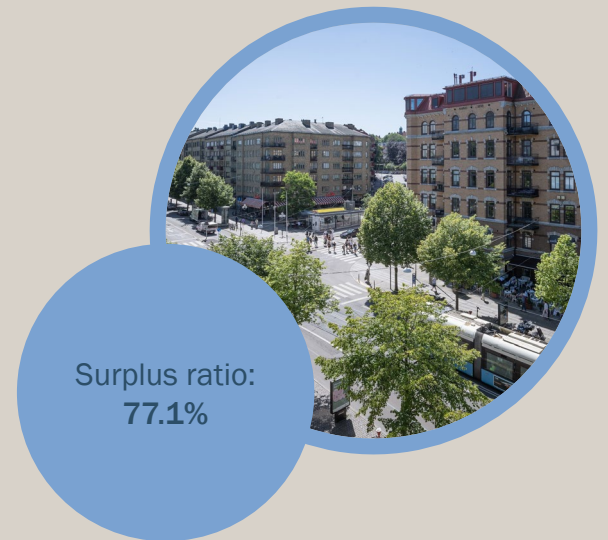
Wallenstam's sustainability work

- Responsible business
 - Procedure for background checks
- Green premises
 - Full-service offices ready for occupation
 - Renovation with a focus on reuse
 - Green contracts
- Recycled textiles
 - in partnership with Human Bridge
 - 28 tons of textiles collected so far, an increase of almost 65% compared to last year.



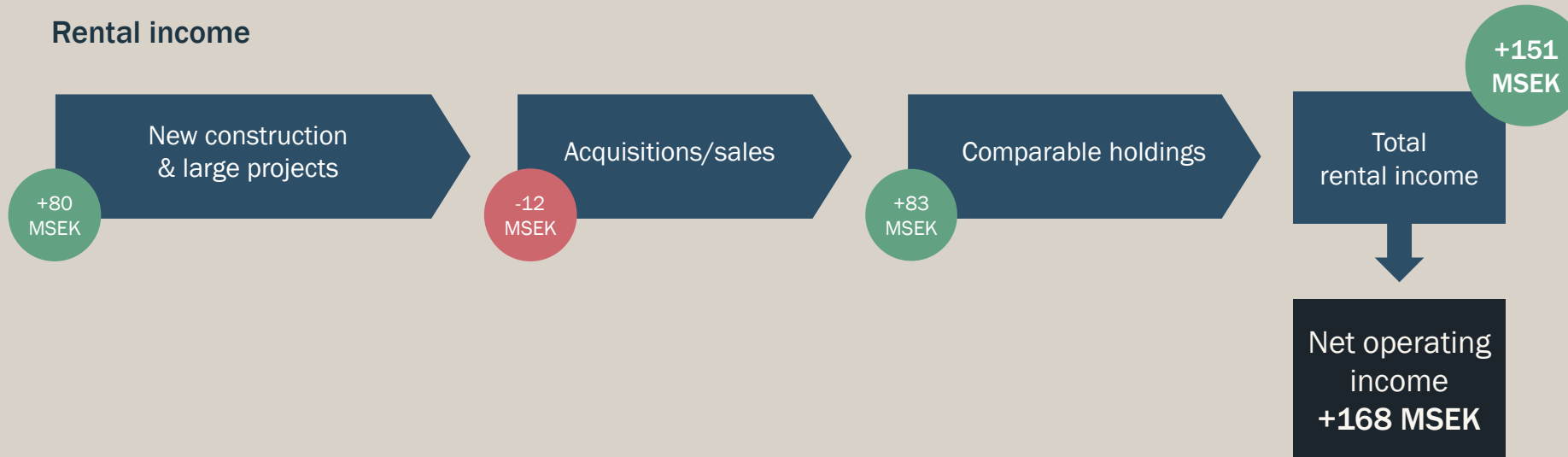
Net operating income, properties

SEK million	2024 Jan-Sep	2023 Jan-Sep	2024 Jul-Sep	2023 Jul-Sep	2023 Jan-Dec
Rental income	2,187	2,036	730	697	2,730
Operating expenses investment properties	-501	-518	-153	-151	-730
Net operating income, properties	1,686	1,518	576	546	1,999

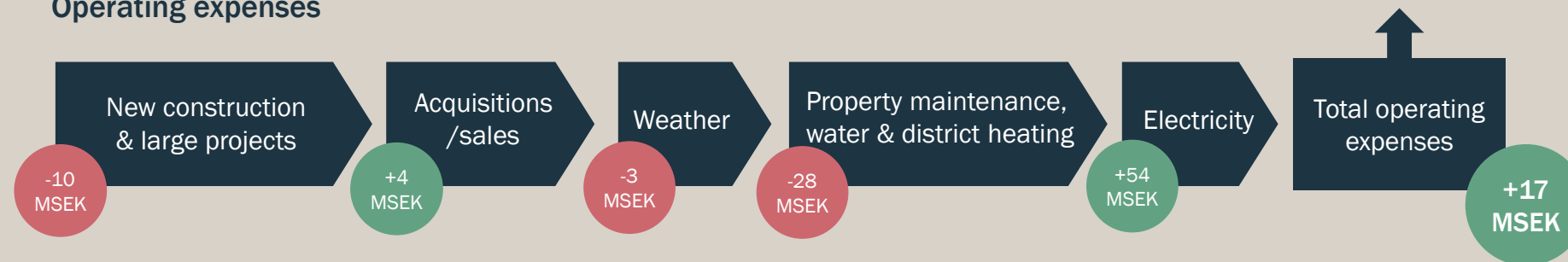


Net operating income change, +11%

Rental income



Operating expenses



COMPLETED IN Q3

Nacka Grace, Nacka

- 28 apartments completed and let
- 141 apartments still under production



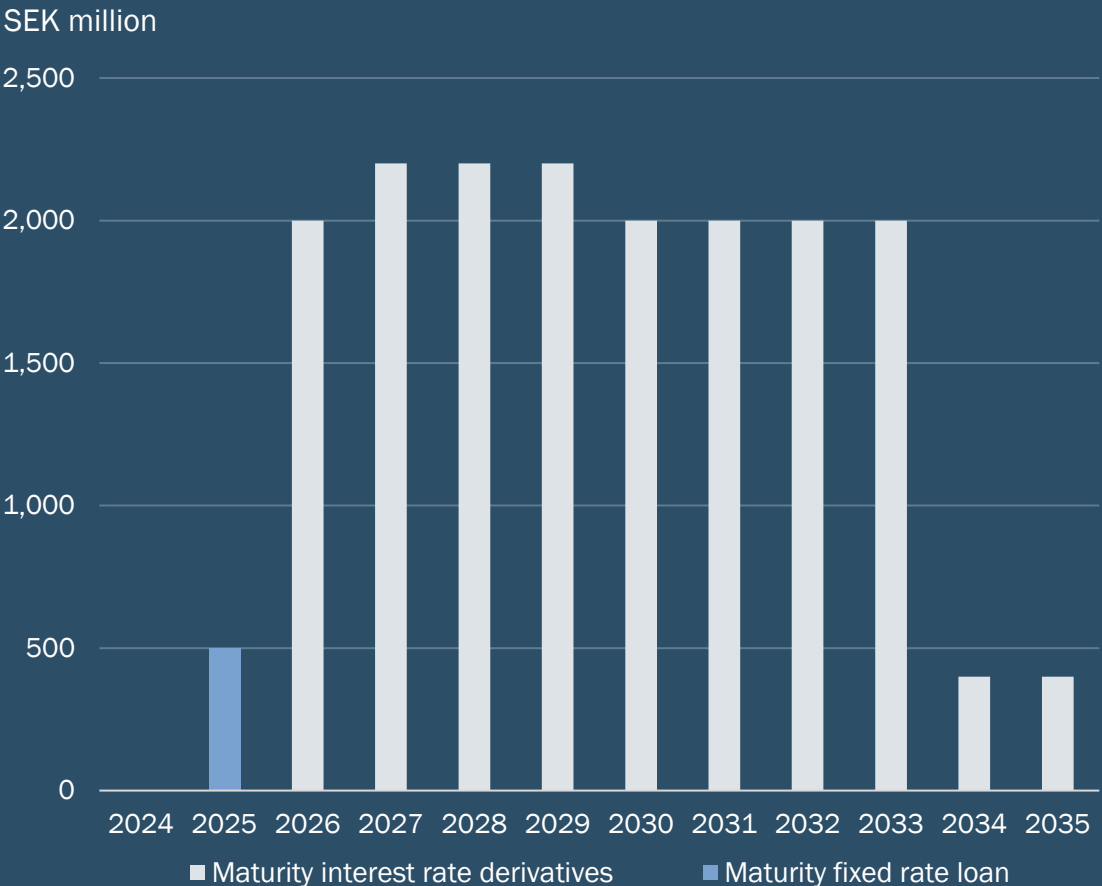
Income from property management

SEK million	2024 Jan-Sep	2023 Jan-Sep	2024 Jul-Sep	2023 Jul-Sep	2023 Jan-Dec
Rental income	2,187	2,036	730	697	2,730
Operating expenses investment properties	-501	-518	-153	-151	-730
Net operating income, properties	1,686	1,518	576	546	1,999
Management costs and administrative expenses investment properties	-221	-218	-69	-67	-293
Net financial items investment properties	-585	-472	-191	-183	-668
Income from property management	880	828	316	296	1,039



Average
interest rate
on closing day:
2.95%

Average fixed interest rate term, 38 months



New swap agreements of **SEK 1.4 billion** during the quarter.

Interest coverage ratio: **2.1 times**

58% of the loan volume has **fixed interest**.



Profit/loss before changes in value and impairment losses

SEK million	2024 Jan-Sep	2023 Jan-Sep	2024 Jul-Sep	2023 Jul-Sep	2023 Jan-Dec
Total revenue	2,367	2,265	768	748	3,351
Operating expenses investment properties	-501	-518	-153	-151	-730
Central management and administration	-238	-237	-71	-74	-352
Participation in profits/losses of associated companies	-152	-2	-100	-1	-3
Financial income	6	3	2	2	7
Financial expenses	-639	-510	-208	-200	-726
Other expenses	-168	-132	-52	-35	-416
Profit/loss before changes in value and impairment losses	676	870	186	289	1,129



Profit/loss after tax

SEK million	2024 Jan-Sep	2023 Jan-Sep	2024 Jul-Sep	2023 Jul-Sep	2023 Jan-Dec
Profit/loss before changes in value and impairment losses	676	870	186	289	1,129
Change in value, investment properties	-44	-793	-22	-188	-787
Change in value, financial instruments	-341	-12	-432	112	-916
Change in value, synthetic options	-14	-29	-23	0	-68
Reversal of impairment loss on wind turbines	-	59	-	-	59
Profit/loss before tax	278	95	-292	214	-582
Current tax	0	0	0	0	-2
Deferred tax	-139	-53	23	-2	134
Profit/loss after tax	139	42	-269	212	-450

Balance sheet – Assets

Assets, SEK million	24-09-30	23-12-31
Investment properties	64,602	63,090
Development properties	74	77
Wind turbines	916	985
Cash and cash equivalents	143	50
Financial derivative instruments	672	1,018
Other	1,488	1,621
Total	67,895	66,841

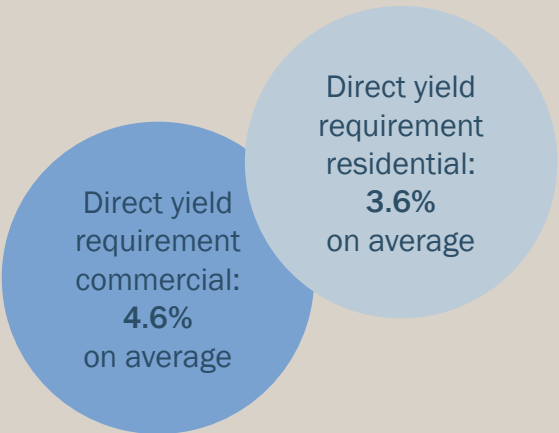
INVESTMENT PROPERTIES, SEK MILLION

Investment properties in operation	59,339
Projects in progress, rental apartments	2,838
Land and projects for future new construction	2,425
Total investment properties	64,602

The value of the properties

CHANGE DURING THE YEAR, INVESTMENT PROPERTIES

	SEK million
<i>Investment properties, Jan 1, 2024</i>	63,090
Acquisitions	144
Construction	1,555
Sales	-121
Unrealized change in value	-65
Investment properties, Sep 30, 2024	64,602



Distribution
Property value

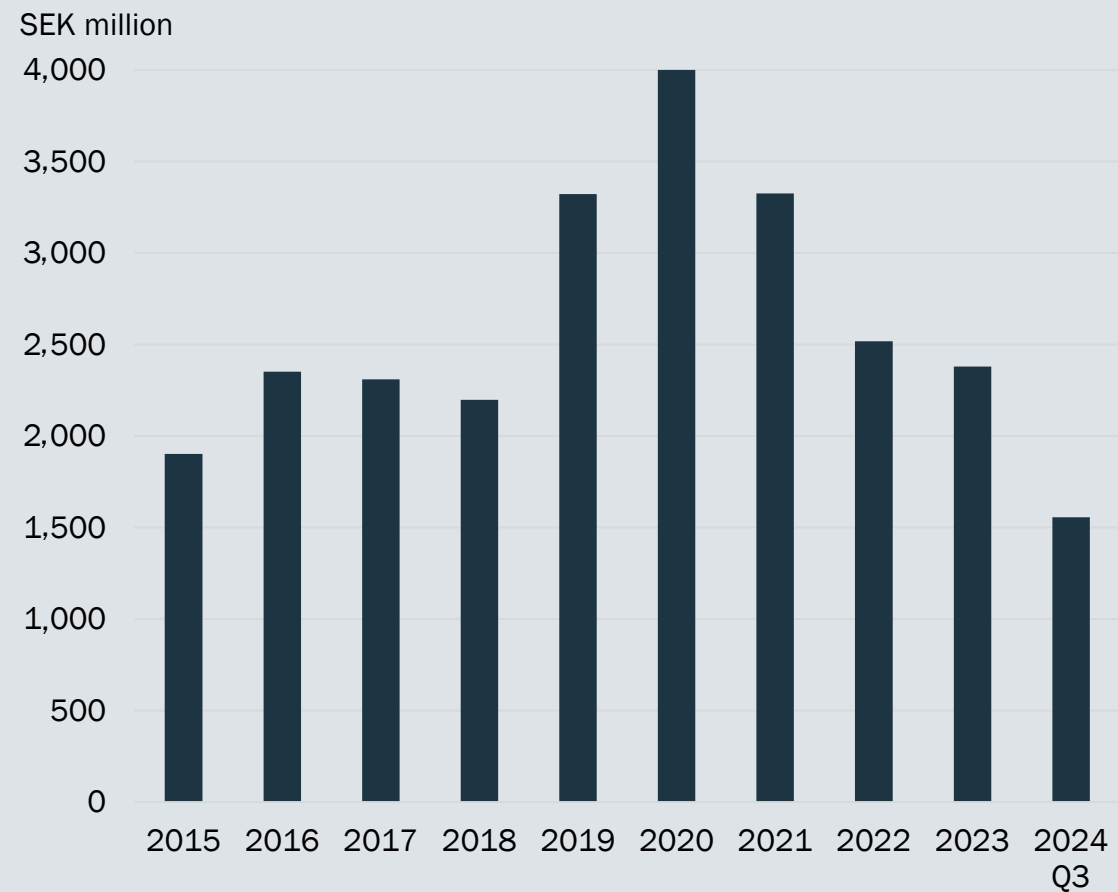


Residential
properties, 56%

Commercial
properties, 41%

Public use
properties, 3%

Investments in construction





Construction started
of 169 apartments





Älta Torg, Nacka

CONSTRUCTION START IN Q3

Älta Torg kv. 2, Nacka

- 50 apartments
- New cultural center
- Estimated completion 2026

SAMHÄLLSBYGGGARE SEDAN 1944
80
80-ÅRSJUBILEUM 2024





Åbybergsgatan in Mölndal

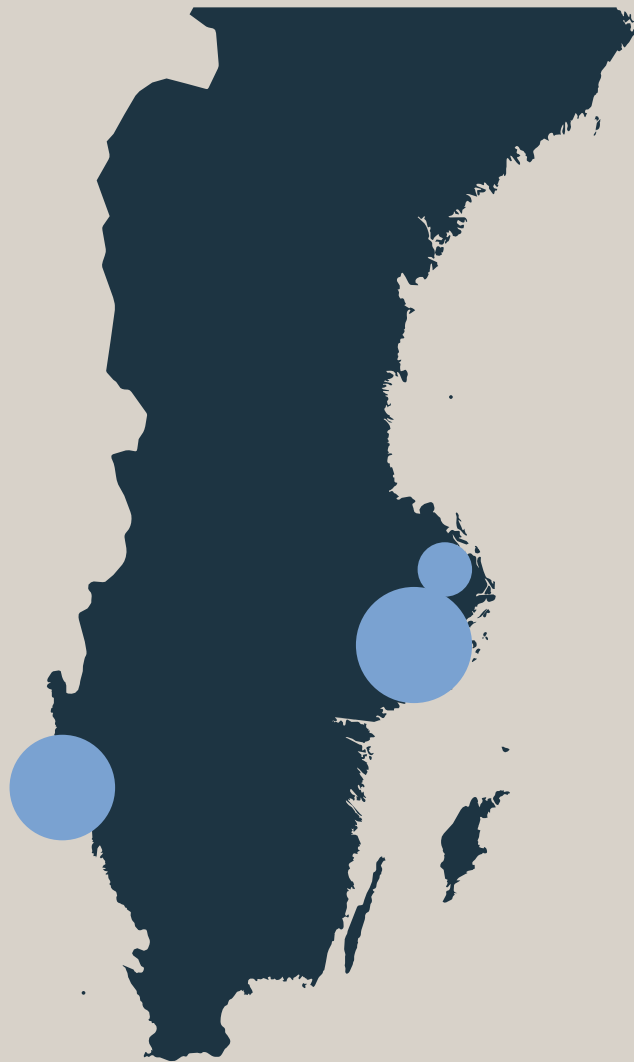


CONSTRUCTION START IN Q3

Åbybergsgatan kv. C, Mölndal

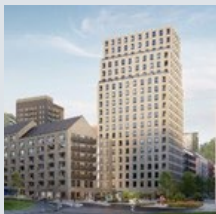
- 119 apartments
- Estimated completion 2027





Occupation starts 2025

Kallebäck's Terrasser
Kvarter 6
298 apts.
Gothenburg



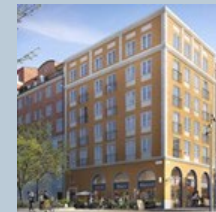
Occupation starts 2027

Åbybergsgatan
Kvarter C
119 apts.
Mölnådal



Occupation starts 2024

Nacka Grace
141 apts.
Nacka



Älta Torg
Kvarter 1
191 apts.
Nacka



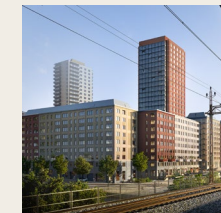
Occupation starts 2025

Ädellövet
172 apts.
Stockholm



Occupation starts 2026

Årstaberg
408 apts.
Stockholm



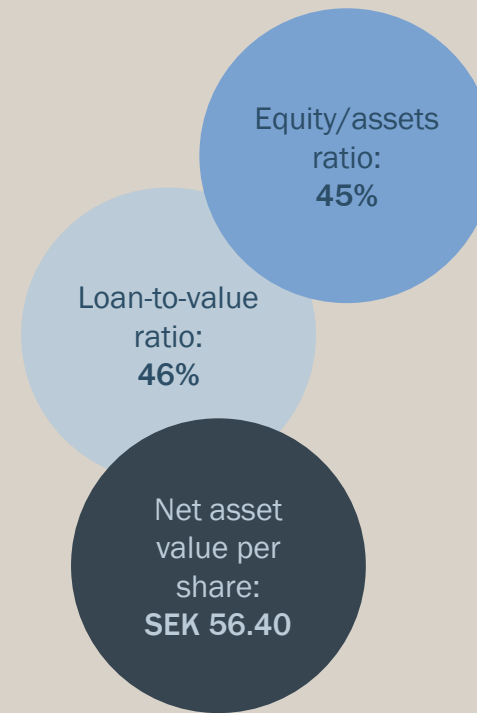
Älta Torg
Kvarter 2
50 apts.
Nacka



1,379 apartments in ongoing new construction

Balance sheet – Liabilities and equity

Liabilities and equity, SEK million	24-09-30	23-12-31
Equity	30,431	30,500
Interest-bearing liabilities	30,016	29,075
Financial derivative instruments	7	18
Lease liability	597	544
Other	6,844	6,704
Total	67,895	66,841



Funding sources

Bank loans, SEKM 28,361 95%

Bonds, SEKM 1,000 3%

Commercial papers, SEKM 655 2%



Financing Q3, distribution

Questions?



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