



SUMMARY Q3 2016

SUSANN LINDE, CFO AND HEAD OF INVESTOR RELATIONS
HANS WALLENSTAM, CEO

A modern multi-story apartment building with balconies and a brick base. The building features a mix of light grey concrete and dark grey panels. Each floor has a balcony with a black metal railing. The ground floor is finished with red brick. The building is set on a grassy area with a paved path and some trees in the background.

IMPORTANT EVENTS

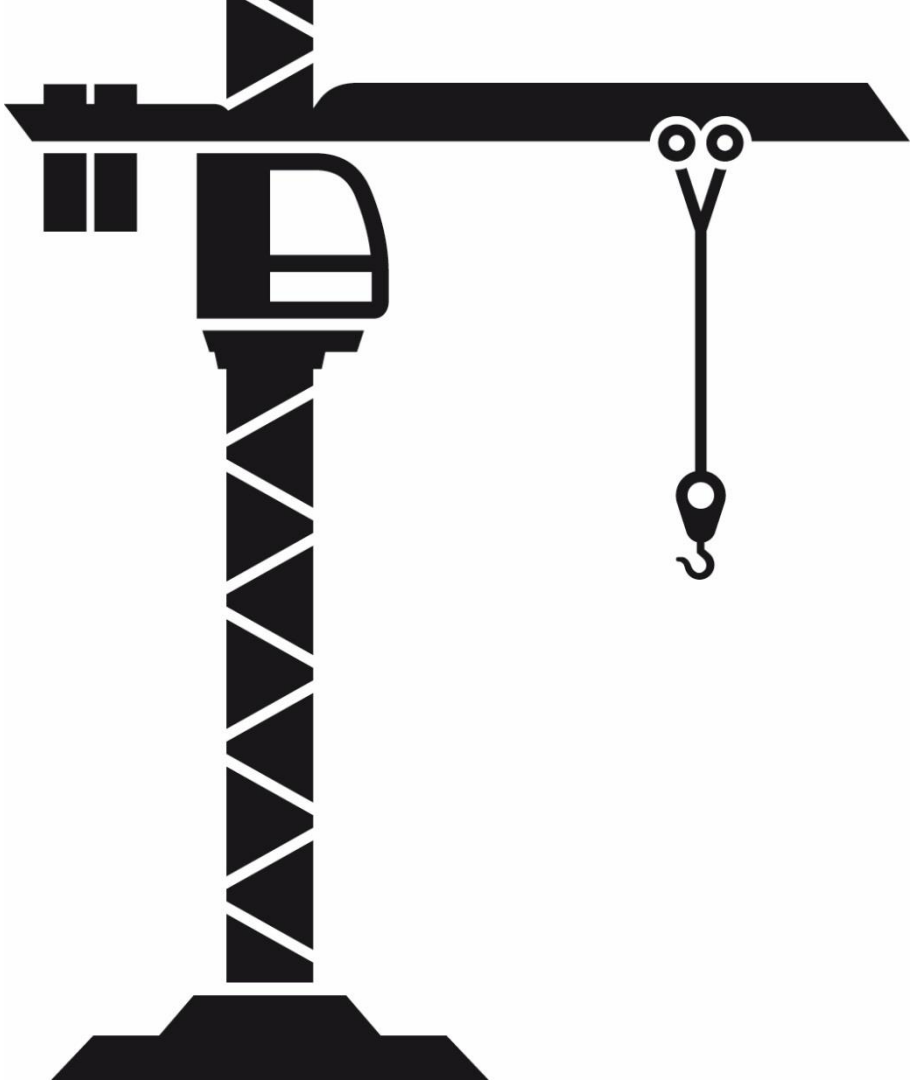
- > Occupation started in Stallbacken, Mölndal
- > 10-year lease signed with Convendum, at Kungsportsavenyen 21 in Gothenburg

NEW CONSTRUCTION IN PROGRESS

Project	No. of apts.	Expected occupation
Stockholm		
Tavernan, Barkarbystaden, Järfälla	205	2017/2018
Grönskan Solberga	148	2017
Trädgårdsporten, Tyresö	184	2017
Orangeriet Solberga (co-op)	170	2018
Uppsala		
Fjärilen, Rosendal	145	2017
Snickeriet, Östra Sala backe	137	2017
Symfonin, Gränby	116	2017
Gothenburg		
Stallbacken Punkt1, Mölndal*	117	2016/2017
Mid Avenue Valand	35	2017
Stallbacken Nivå2, Mölndal	88	2017
Stallbacken Punkt3, Mölndal	82	2017
Helsingborg		
Vildvinet 1	52	Q4 2016
Conversion of commercial premises to apartments	11	Q4 2016
L17	17	2017
Stengläntan, Mariastaden	110	2017
Total	1,617	



* Gradual occupation has commenced.



FINANCIAL INFORMATION

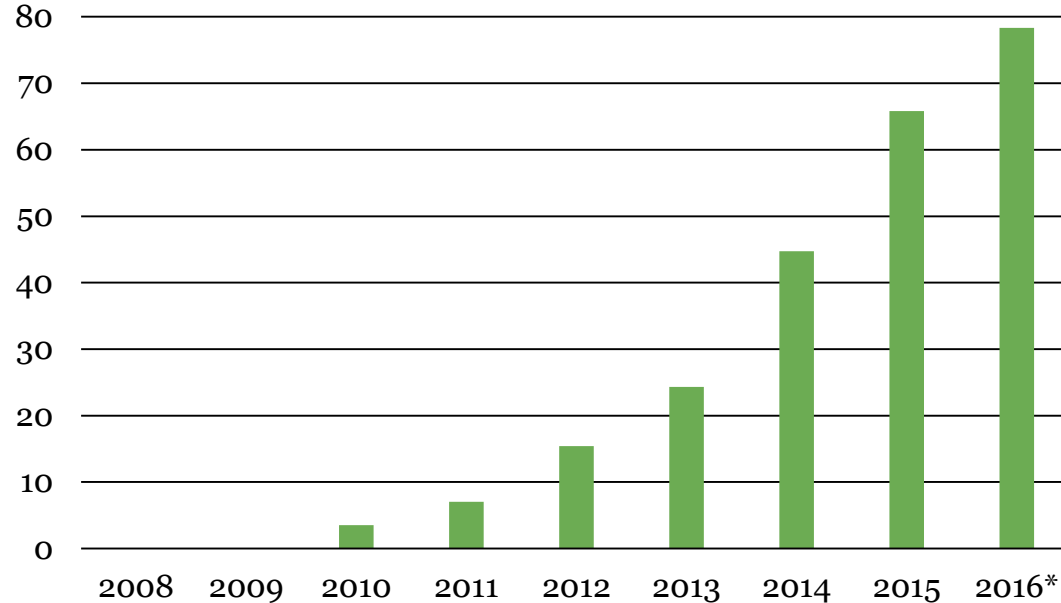
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Sep 2016	Jan-Sep 2015	Jul-Sep 2016	Jul-Sep 2015	Oct-Sep 2015/2016	Jan-Dec 2015
Rental income		1,197	1,159	408	387	1,587	1,549
Operating expenses		-308	-305	-96	-94	-422	-419
Net operating income, properties		889	854	312	293	1,165	1,130
Management costs and administrative expenses		-136	-135	-35	-38	-189	-188
Financial income		7	13	1	5	14	20
Financial expenses		-196	-220	-64	-70	-266	-290
Income from property management		564	512	214	190	724	672

+10 %

INCOME FROM PROPERTY MANAGEMENT, FROM NEW CONSTRUCTION**

SEK million



**New construction
started 2008 and later

* Latest twelve-month period

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Sep 2016	Jan-Sep 2015	Jul-Sep 2016	Jul-Sep 2015	Oct-Sep 2015/2016	Jan-Dec 2015
Income from property management		564	512	214	190	724	672
Income from natural energy management operations	1	-53	-3	-8	-1	-55	-5
Capital loss hydroelectric power		-	-	-	-	-29	-29
Revenue, co-op apartment sales		79	874	26	344	408	1,203
Expenses, co-op apartment sales		-70	-712	-25	-307	-350	-992
Realized changes in value, investment properties including expenses	2	99	128	-4	6	149	178
Profit before unrealized changes in value and impairment charges		619	799	203	232	847	1,027

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	Note	Jan-Sep 2016	Jan-Sep 2015	Jul-Sep 2016	Jul-Sep 2015	Oct-Sep 2015/2016	Jan-Dec 2015
Profit before unrealized changes in value and impairment charges		619	799	203	232	847	1,027
Unrealized changes in value, investment properties		1,852	1,880	237	169	2,479	2,507
<i>New construction</i>		702	435	141	133	906	639
<i>Other</i>		1,150	1,445	96	36	1,573	1,868
Unrealized changes in value, financial instruments		-378	30	-13	-130	-243	165
Unrealized changes in value, synthetic options		-15	-35	-14	-30	-11	-31
Impairment losses on non-current assets		-	-	-	-	-250	-250
Profit before tax		2,078	2,674	413	241	2,822	3,418
Taxes		-432	-507	-94	-56	-589	-664
Profit for the period, after tax		1,646	2,167	319	185	2,233	2,754



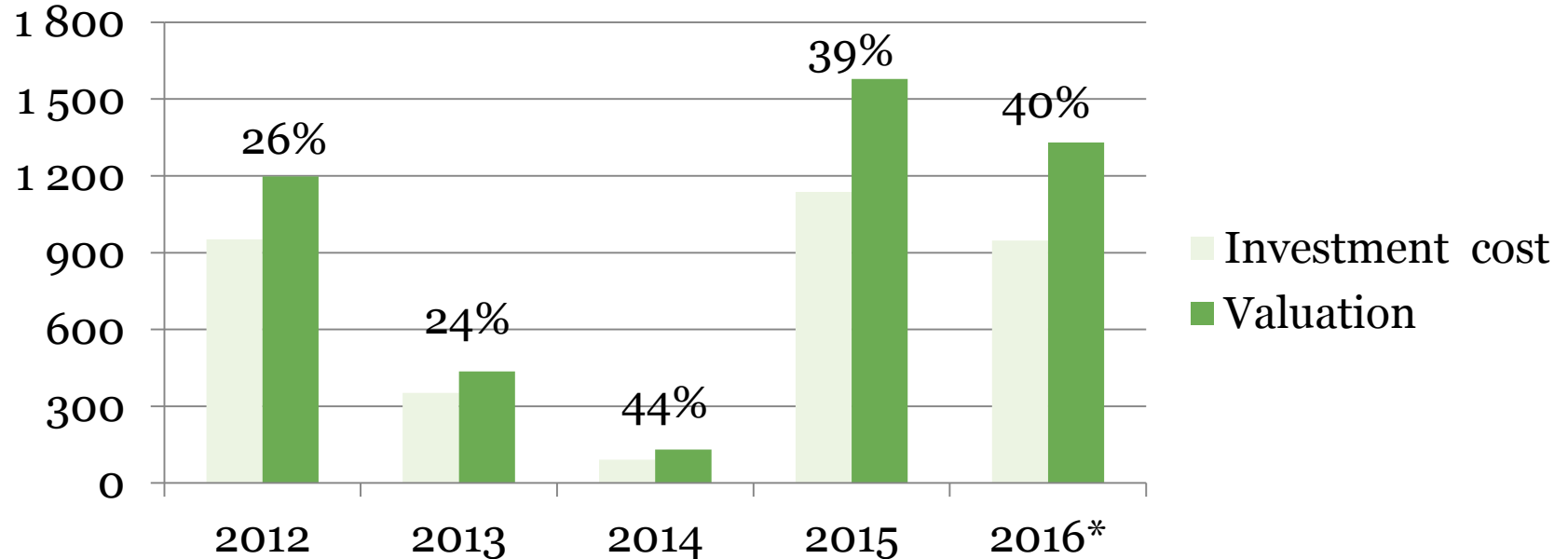
NEW CONSTRUCTION
CREATES VALUE

40%

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

VALUE GROWTH IN NEW CONSTRUCTION

SEK million



* First nine months 2016

CONSOLIDATED STATEMENT OF FINANCIAL POSITION, CONDENSED

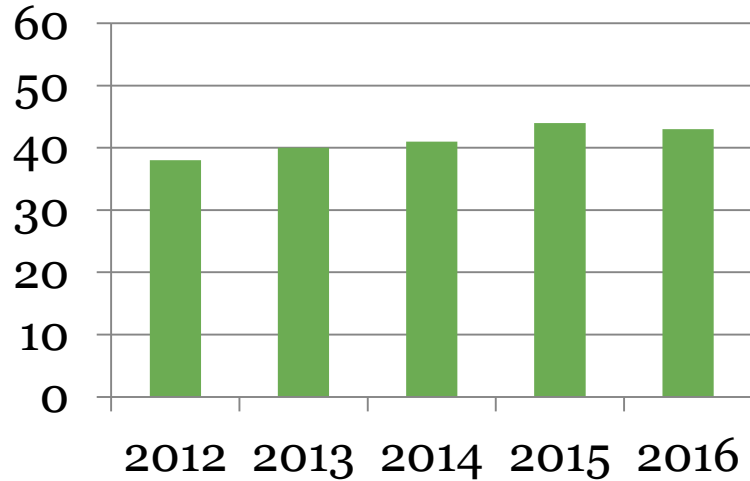
SEK million	Sep 30, 2016	Sep 30, 2015	Dec 31, 2015
Assets			
<i>Non-current assets</i>			
Investment properties	34,646	31,046	32,090
Wind turbines incl. construction in progress	1,315	1,688	1,366
Financial assets	316	364	378
Financial derivative instruments	0	20	-
Other non-current assets	62	61	63
Total non-current assets	36,339	33,179	33,897
<i>Current assets</i>			
Work in progress co-op apartments and development properties constructed for sale	485	207	32
Financial derivative instruments	4	-	15
Other current assets	246	379	621
Cash and cash equivalents	177	18	41
Total current assets	912	604	709
Total assets	37,251	33,783	34,606

CONSOLIDATED STATEMENT OF FINANCIAL POSITION, CONDENSED

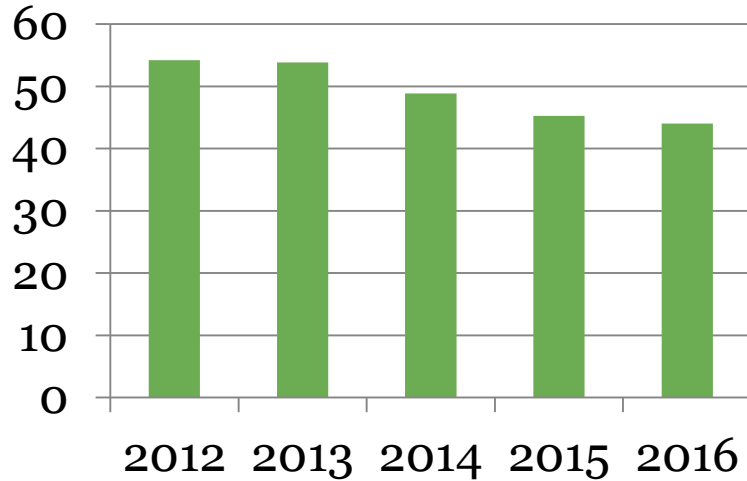
SEK million	Sep 30, 2016	Sep 30, 2015	Dec 31, 2015
Equity and liabilities			
<i>Equity</i>			
Equity	16,133	14,600	15,090
Equity attributable to non-controlling interests	12	5	12
Total equity	16,145	14,605	15,102
<i>Non-current liabilities</i>			
Provisions for deferred tax	3,158	2,531	2,716
Other provisions	10	39	40
Interest-bearing liabilities	1,416	1,602	1,599
Financial derivative instruments	1,202	982	822
Other non-current liabilities	91	94	77
Total non-current liabilities	5,877	5,248	5,254
<i>Current liabilities</i>			
Interest-bearing liabilities	14,720	13,241	13,554
Financial derivative instruments	11	21	39
Other current liabilities	498	668	657
Total current liabilities	15,229	13,930	14,250
Total equity and liabilities	37,251	33,783	34,606

STRONG FINANCIAL POSITION

Equity/asset ratio, %

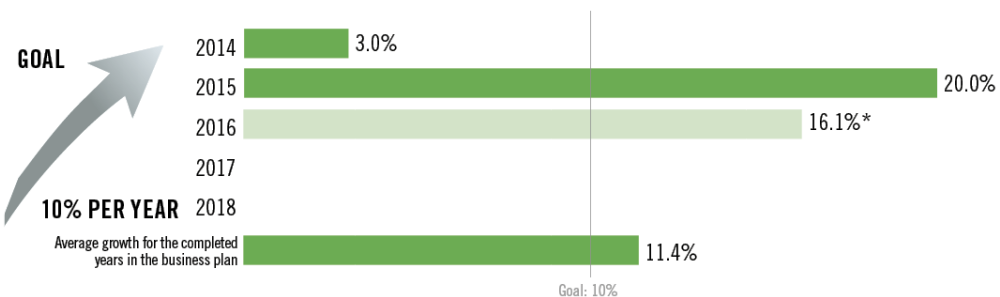


Loan-to-value ratio, %



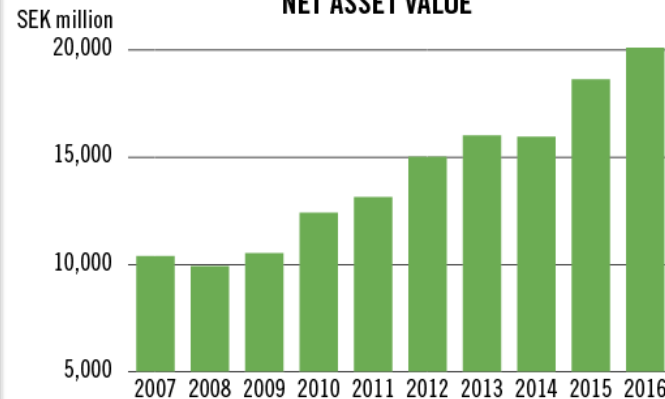
GOAL BUSINESS PLAN 2018

NET ASSET VALUE GROWTH IN RELATION TO GOAL



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

NET ASSET VALUE





KEY RATIOS

	<u>Q3 2016</u>	<u>Q3 2015</u>
Surplus ratio, (NOI margin), %	74.3	73.7
ICR, realized, times	4.9	7.2
Average interest rate, closing day, %	2.05	2.27
LTV, %	44	45
Equity/asset ratio, %	43	43



SUMMARY

- > Stable strategy
- > Successful management and methodical maintenance of our properties
- > New construction creates even more value

QUESTIONS WELCOME

MID AVENUE VALAND

• **UPPLEVELSER OCH BUTIKER
FÖR ALLA SINNEN.**

MID AVENUE

Kvarteret Valand ligger i Mid Avenue som är de fyra affärskvarteren mitt på Avenyn. Här ligger göteborgshändelsernas absoluta epicentrum med teatrar, företag, de omtalade krogarna, butikerna, konst- och skolorna.

KONSTEN ATT VAKNA OCH LÄNGTA TILL KONTORET.

MID AVENUE VALAND

KONTOREN
Här finns möjlighet att hyra hela eller halva våningsplan, gipshårdt anpassade till just din verksamhet. Totalt cirka 4 100 kvadratmeter och moderna kontor, soptvättar och kök. Våningsplaner fördelade på sex våningsplan.

Wallenstam

