



WALLENSTAM

MARCH 2023



**Strong financial position
in a troubled world**

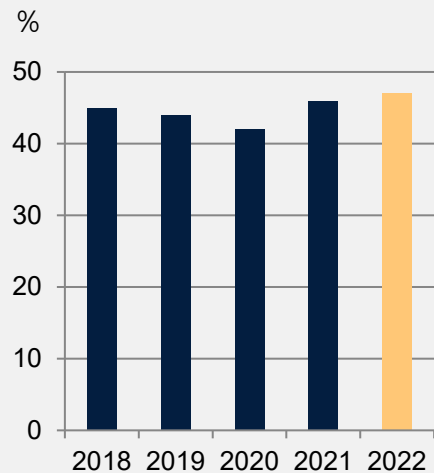


WALLENSTAM

Key ratios

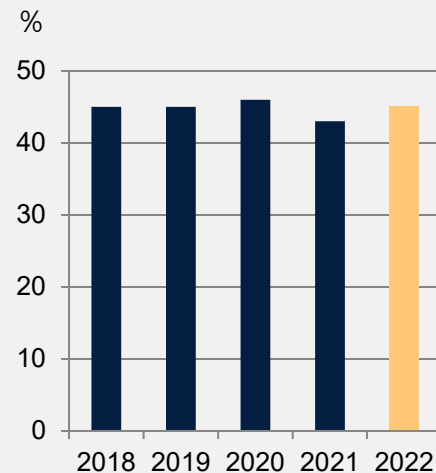
EQUITY/ASSETS RATIO

47%



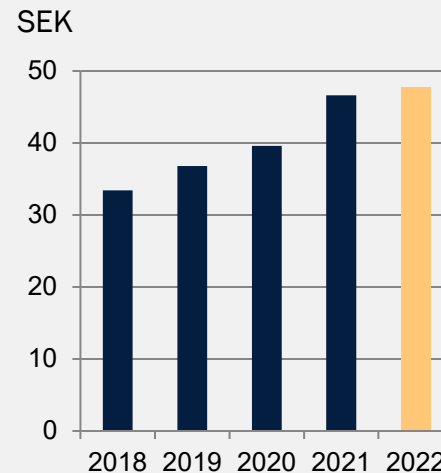
LOAN-TO-VALUE RATIO

45%



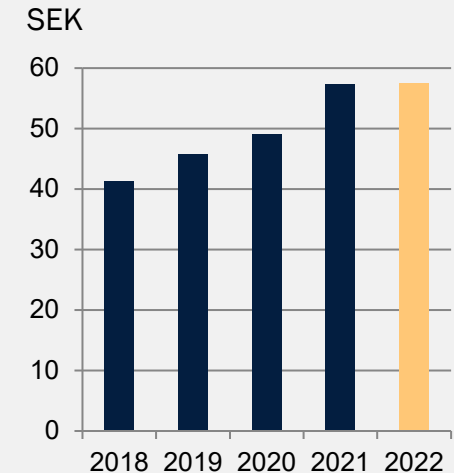
EQUITY PER SHARE

SEK 47.70



NET ASSET VALUE PER SHARE

SEK 57.40

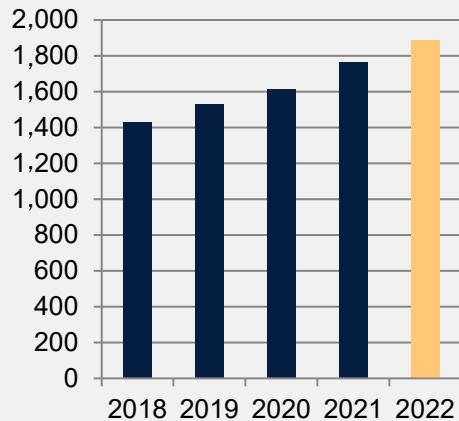


Key ratios

NET OPERATING INCOME

SEKm 1,888

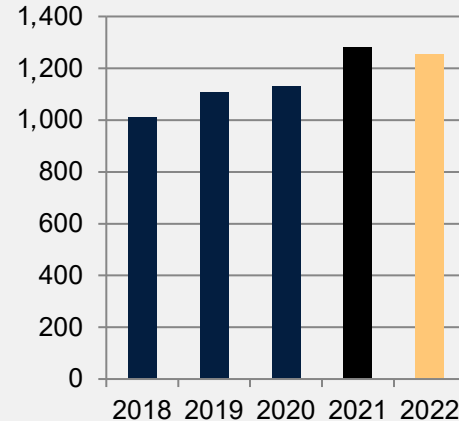
SEK million



INCOME FROM
PROPERTY MANAGEMENT

SEKm 1,252

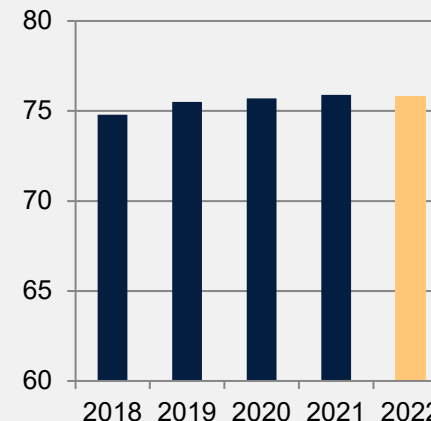
SEK million



SURPLUS RATIO

75.8%

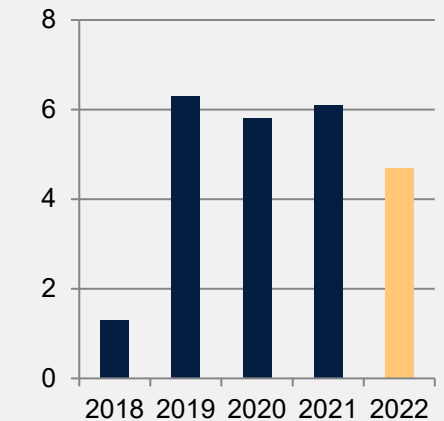
%



INTEREST COVERAGE RATIO

4.7 times

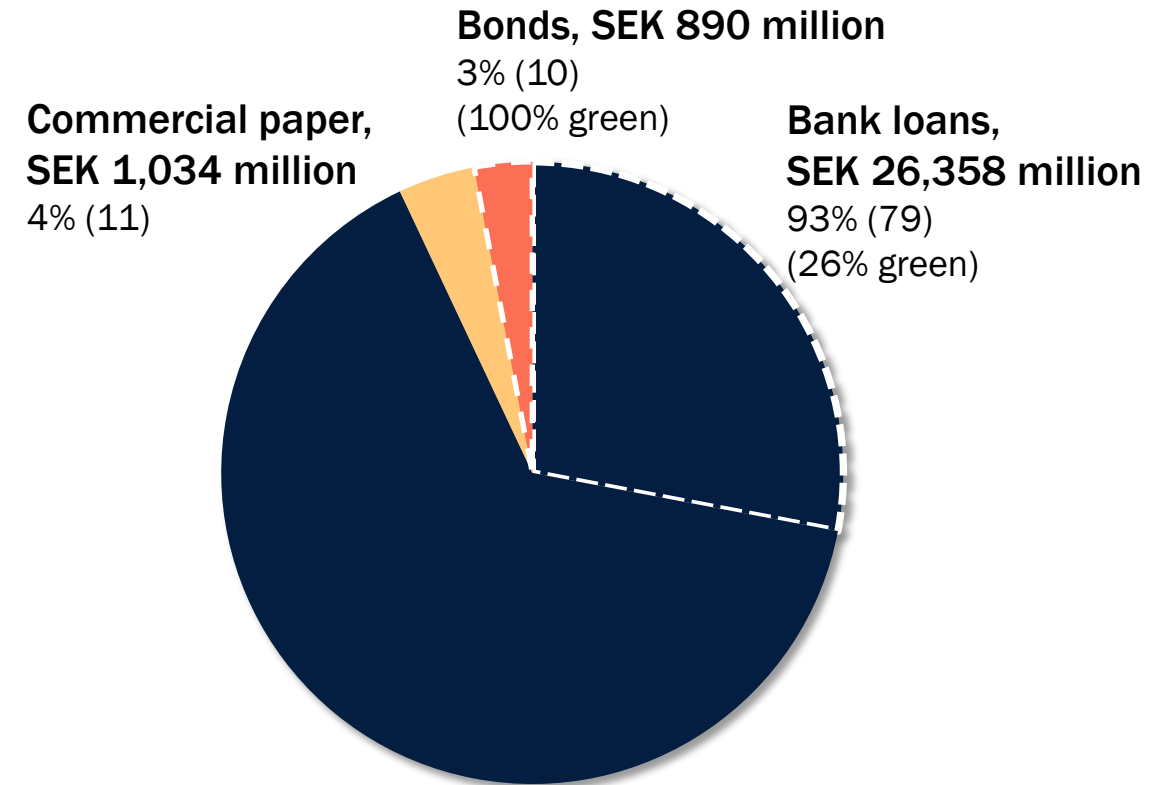
Times



Financing – mainly bank loans

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

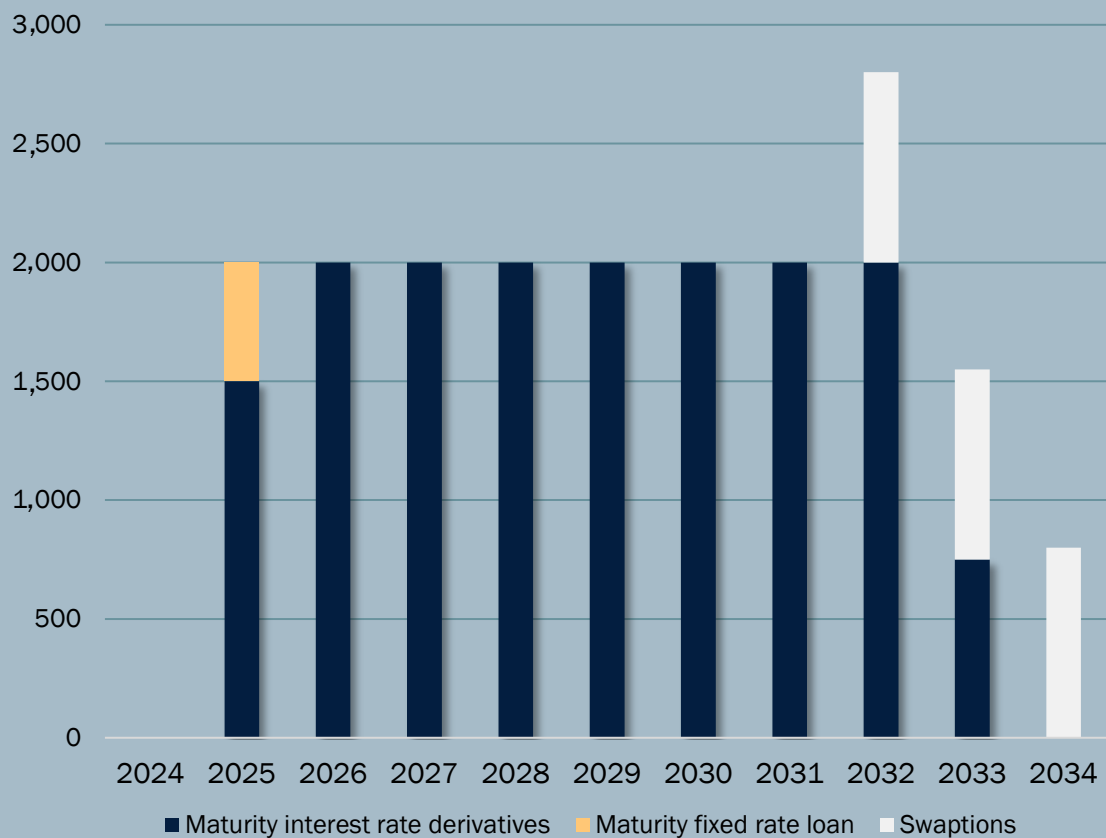
| | |
|------------------|-------------|
| Bonds | -1,810 |
| Commercial paper | -1,962 |
| Bank loans | +4,222 |
| | +450 |



Financing, distribution

Fixed interest rate 44 months

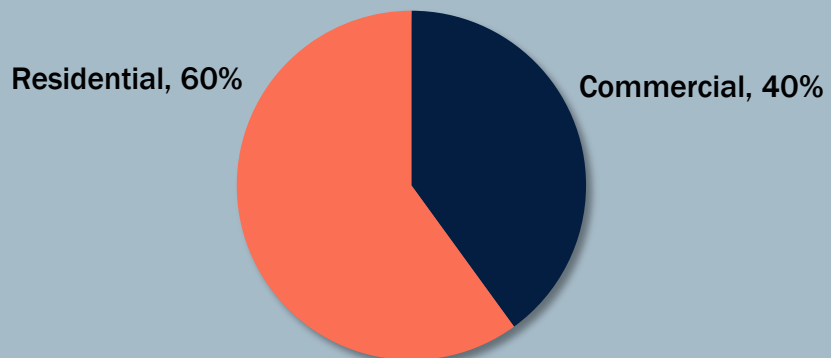
SEK million



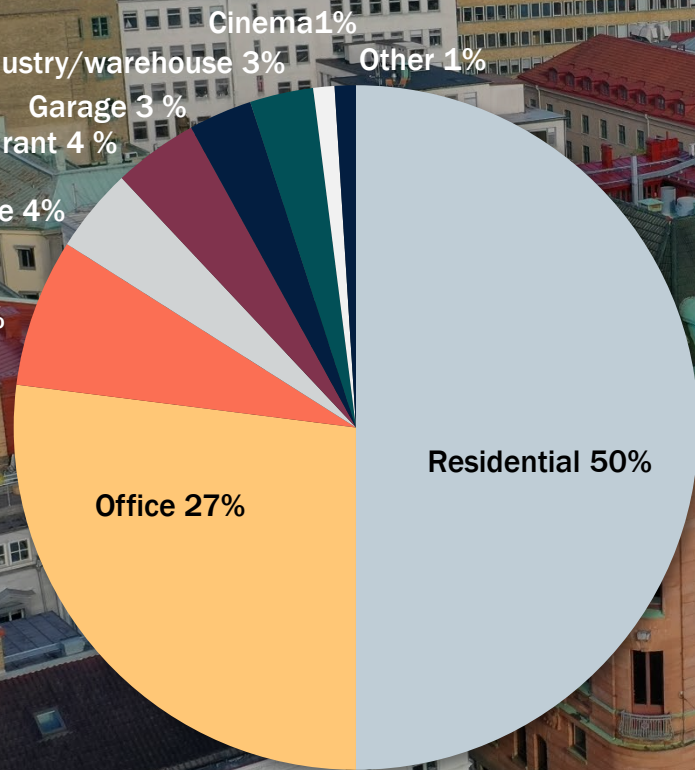
Property value

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

Distribution market value



Location, location, location + location



Rental value

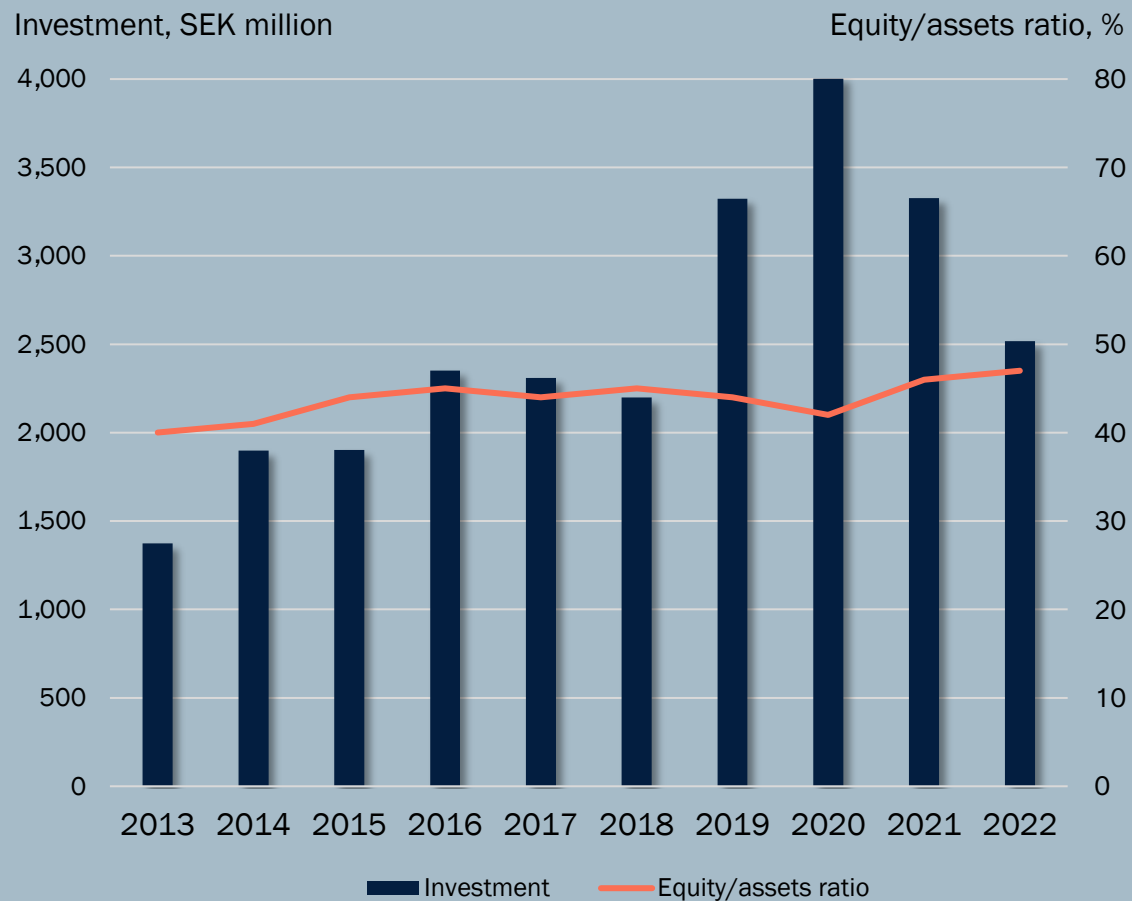


Gothenburg
64%



Stockholm
& Uppsala
36%

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



Lantmätagatan Reconstruction
Gothenburg, 18 apts.



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



Stampgatan (commercial)
Reconstr., Gothenburg



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 2024

Kallebäcks Terrasser Kvarter 5
Gothenburg, 182 apts.



Occupation starts 2025

Kallebäcks Terrasser Kvarter 6
Gothenburg, 296 apts.

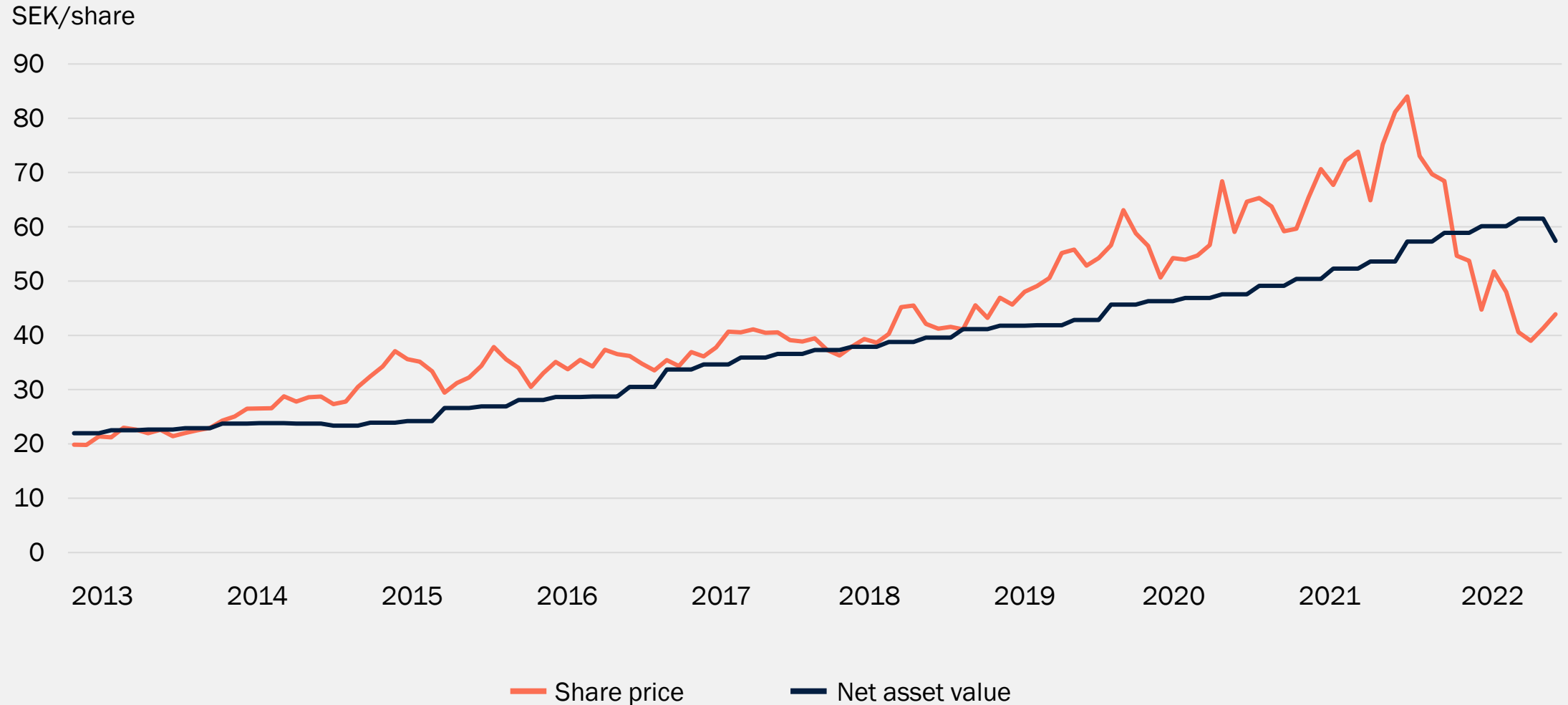


Self-sufficient in renewable electrical energy

Not only a sustainability investment
but also a hedge against
the energy crisis



Share price and net asset value



Business plan 2030

SAMHÄLLSBYGGGARE
SEDAN 1944



VISION

Wallenstam shall be the natural choice for housing and premises.

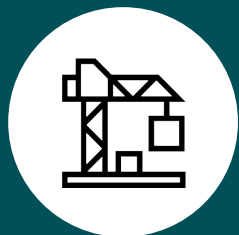


BUSINESS CONCEPT

We develop and manage people's homes and workplaces based on a high level of service and long-term sustainability in selected metropolitan areas in Sweden.



Our climate goals 2023



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

Outcome 2022* **-13.4%**



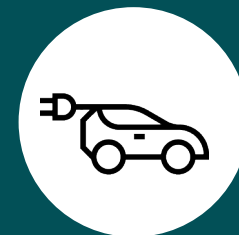
Reduce CO₂ emissions from the properties' energy consumption by **15 percent** per heated sq m.

Outcome 2022* **-31.4%**



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

Outcome 2022* **-25.7%**

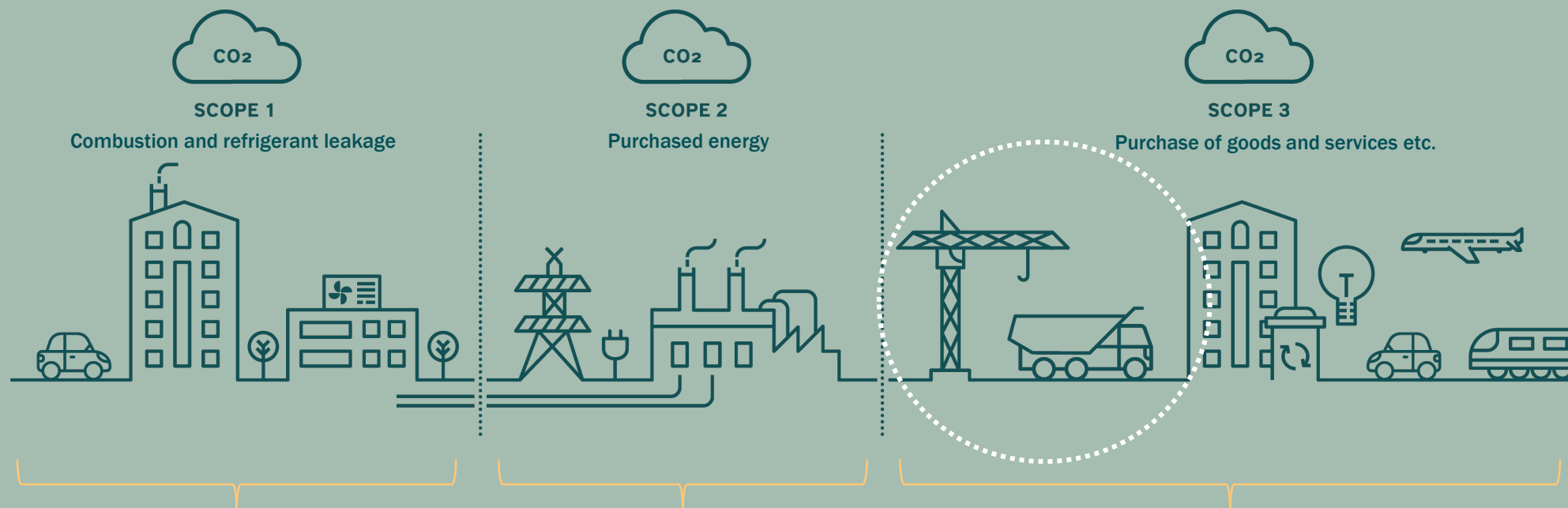


Carry out business trips using electric car, train or via completely carbon-neutral and biofuel-based air travel.

Outcome 2022* **Partly achieved**

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

Wallenstam's emissions and Science Based Targets until 2030



Reduce by 50% by 2030.
Base year 2018.

Reduce by 50% by 2030.
Base year 2018.

As Wallenstam is categorized as "Small and Medium-sized enterprise", goals within scope 3 cannot be validated by SBTi.

Wallenstam has set a voluntary goal within scope 3 according to SBTi's methodology. The goal is to reduce emissions from our new production by 55% by 2030. Base year 2019.

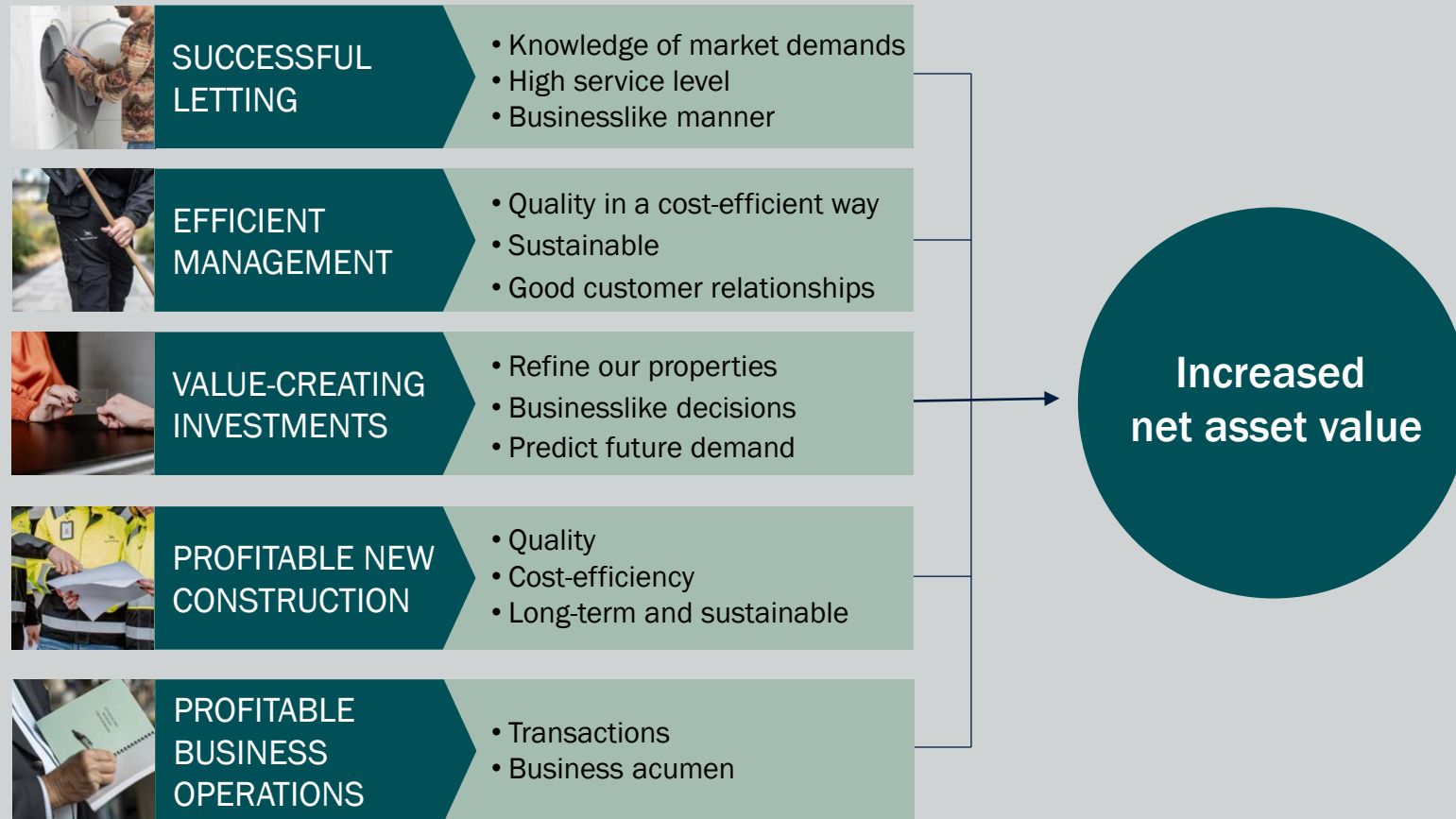
NEW BUSINESS PLAN GOAL

The net asset value shall amount to
SEK 100 per share up to 2030

- We will create **SEK 25 billion** in net asset value
- Financial framework: equity ratio **at least 35%**



This is how we create net asset value



Our focus areas



CUSTOMER

We shall improve the customer's overall impression of Wallenstam every year through attractive apartments and premises as well as good service.



SECURITY

We shall strive to ensure increased security for our customers that live and work in our properties.



EMPLOYEE

Through our strong corporate culture, we shall be an attractive employer and improve our Engagement Index score every year.

Success factors

- Committed employees
- Financial strength
- Plan for own growth
- Location, location, location + location
- Business opportunities



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