

Wallenstam 

SUMMARY Q1, 2018

SUSANN LINDE, CFO AND HEAD OF INVESTOR RELATIONS

WALLENSTAM – QUICK LOOK AT Q1 2018

INCOME FROM PROPERTY
MANAGEMENT

+14%

SURPLUS RATIO

73%

EPRA NAV / SHARE, SEK

77.5

LOAN-TO-VALUE

44%



90 DAYS

da Matteo
IMPORTANT EVENTS, Q1

- > Issued bonds for SEK 400 million
- > Received World in Property Award for our comprehensive environmental work
- > Rent negotiation decided in Gothenburg
- > Completed 350 rental apts.
- > Construction start of 500 rental apts.

TAX PROPOSAL

- > Deductability of interest costs at 30% of EBITDA.

For 2017 it should have affected the tax by 10% ~ SEK 60 million

- > Reduction of corporate tax in two steps, 21.4 % in 2019 and 20.6% in 2021.

Current deferred tax would be affected positively by ~SEK 260 million



**NEW
CONSTRUCTION
COMPLETED**



TAVERNAN JÄRFÄLLA

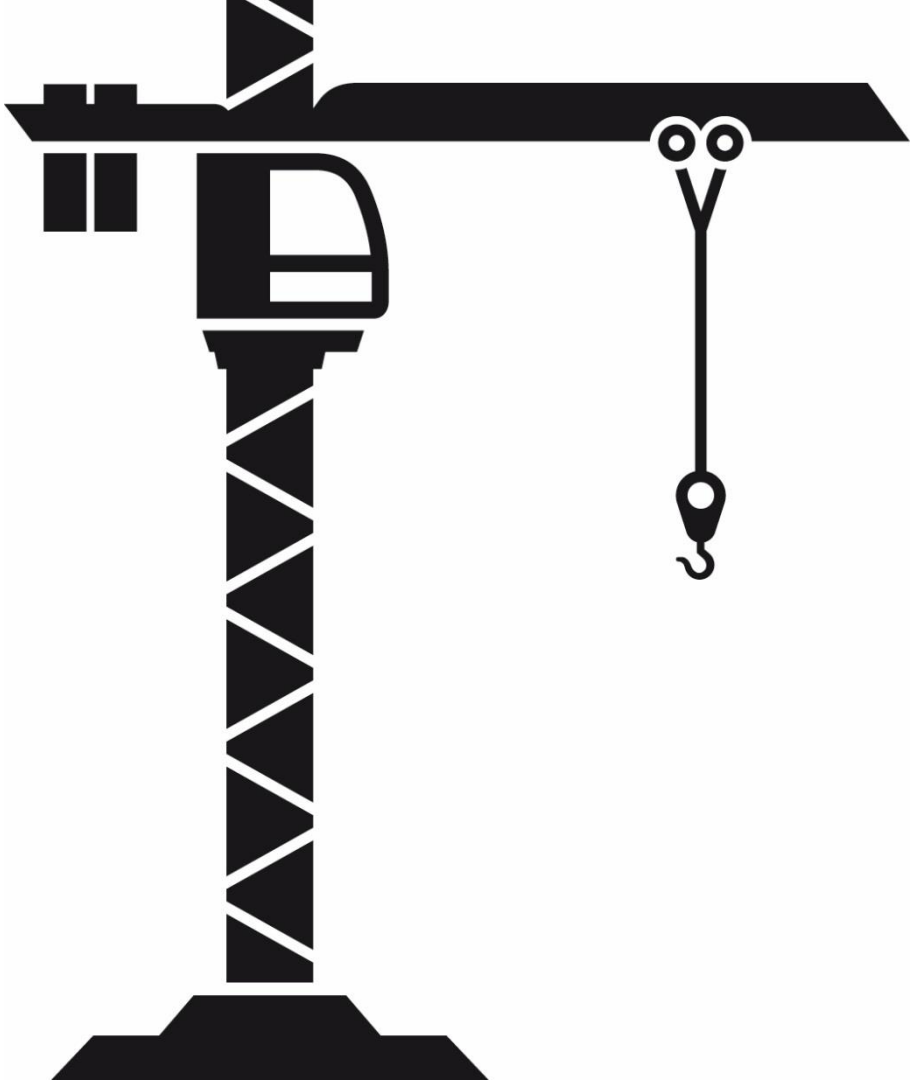
> 205 rental apts.

GRÖNSKAN SOLBERGA, STOCKHOLM

> 148 rental apts.



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**NEW
CONSTRUCTION
STARTED IN Q1 2018**

TROLLESUNDS GÅRDAR

BANDHAGEN, STOCKHOLM

158 APTS.



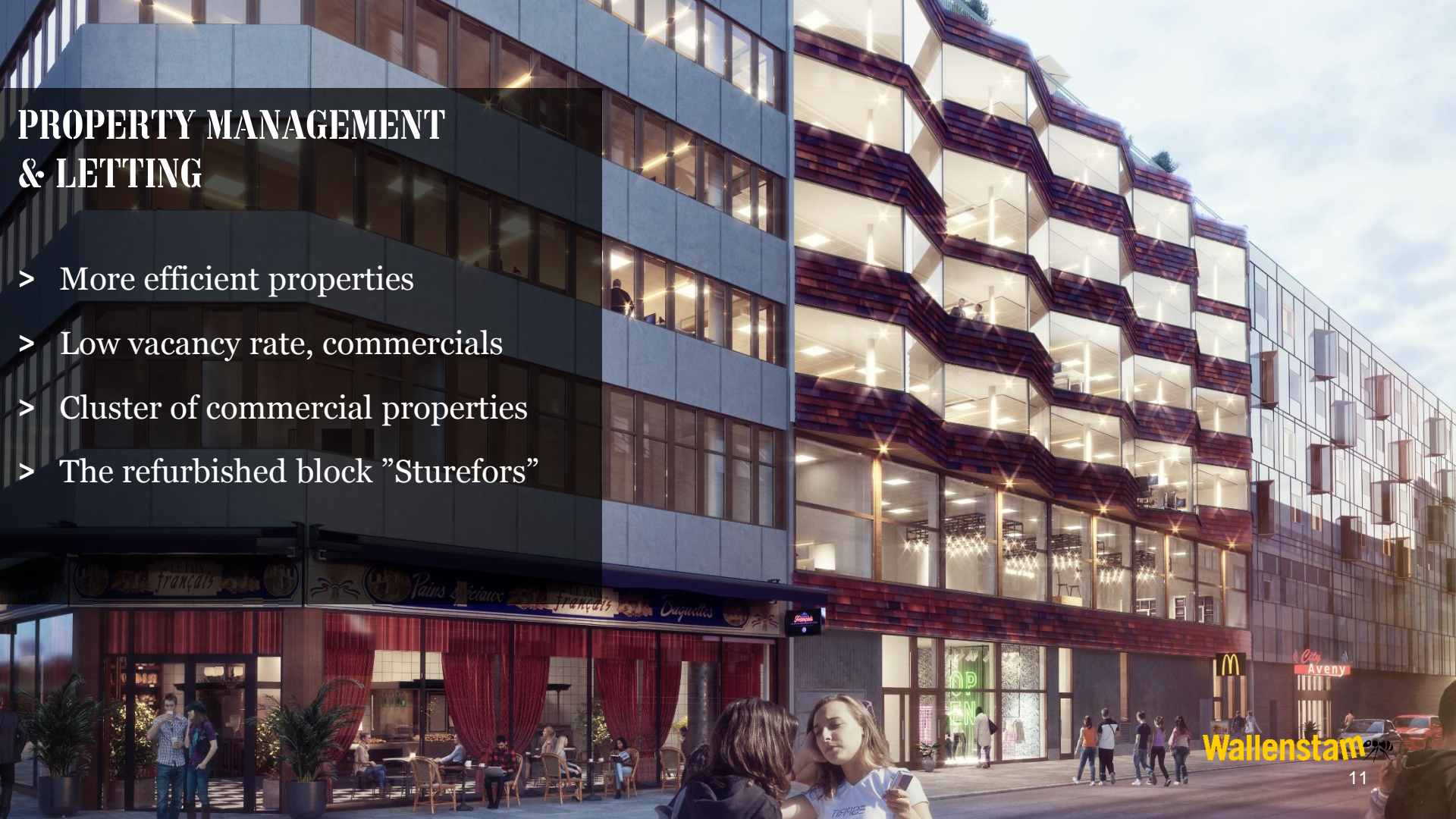
ELISEDAL

GOTHENBURG
337 APTS.



PROPERTY MANAGEMENT & LETTING

- > More efficient properties
- > Low vacancy rate, commercials
- > Cluster of commercial properties
- > The refurbished block "Sturefors"



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FINANCIAL INFORMATION

INCOME FROM PROPERTY MANAGEMENT

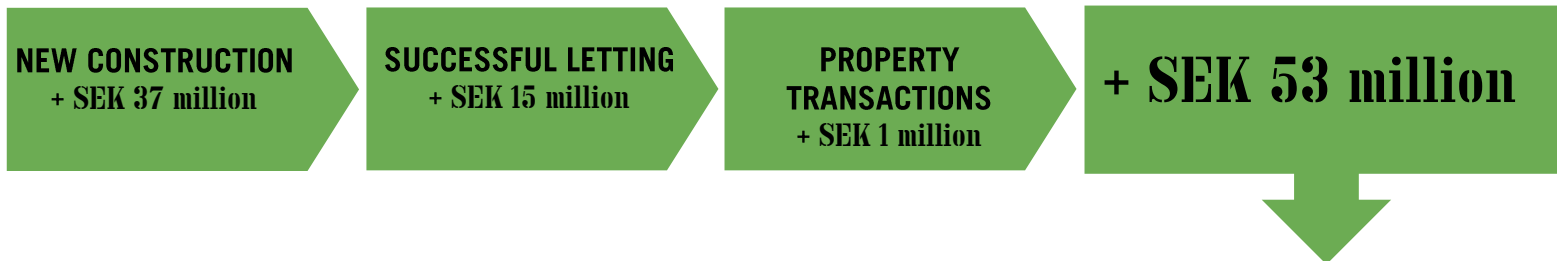
SEK million	Note	Jan-Mar 2018	Jan-Mar 2017	Apr-Mar 2017/2018	Jan-Dec 2017
Rental income		467	414	1,754	1,701
Operating expenses		-126	-113	-450	-437
Net operating income, properties		341	301	1,304	1,264
Management costs and administrative expenses		-52	-51	-211	-210
Financial income		3	2	11	10
Financial expenses		-75	-61	-272	-258
Income from property management		217	191	832	806

+14%

- New construction in operation
- Successful letting operations
- Efficient property management

NET OPERATING INCOME INCREASE BY 13%

RENTAL INCOME

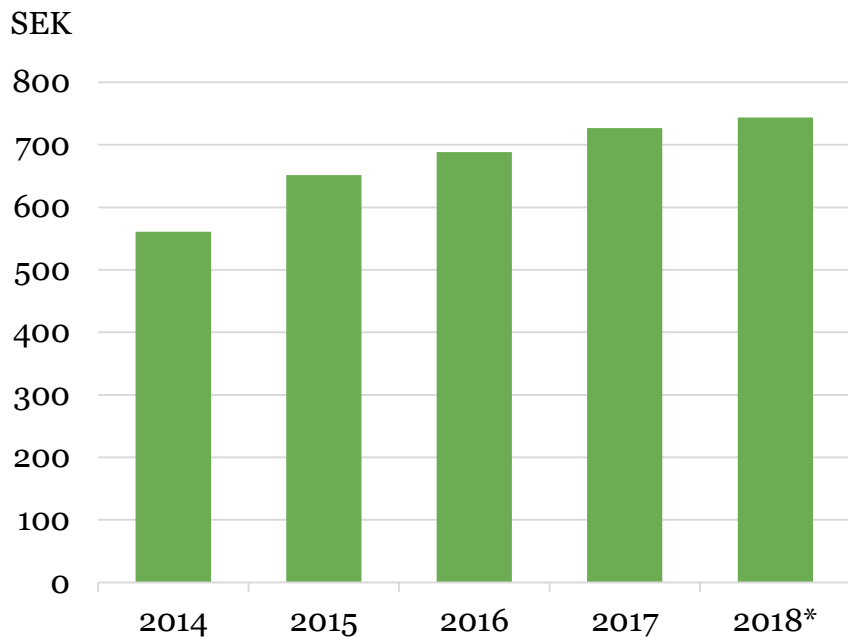


Net operating income
+ SEK 40 million

OPERATING EXPENSES



INCOME FROM PROPERTY MANAGEMENT / SQ M



* Latest rolling twelve-month period

PROFIT BEFORE UNREALIZED CHANGES

SEK million	Note	Jan-Mar 2018	Jan-Mar 2017	Apr-Mar 2017/2018	Jan-Dec 2017
Income from property management		217	191	832	806
Income from natural energy management operations	1	7	8	-41	-40
Realized changes in value, synthetic options		-	-	-54	-54
Revenue, co-op apartment and development property sales		23	237	118	332
Expenses, co-op apartment and development property sales		-20	-188	-116	-284
Realized changes in value, investment properties including expenses	2	0	1	5	6
Profit before unrealized changes in value and impairment charges		228	249	744	765

CHANGES IN VALUE

SEK million	Note	Jan-Mar 2018	Jan-Mar 2017	Apr-Mar 2017/2018	Jan-Dec 2017
Profit before unrealized changes in value and impairment charges		228	249	744	765
Unrealized changes in value, investment properties		126	369	2,313	2,556
New construction		93	132	694	733
Other		33	237	1,619	1,823
Unrealized changes in value, financial instruments		43	34	191	182
Unrealized changes in value, synthetic options		-	-2	0	-2
Impairment losses on wind turbines		-	-	-500	-500
Profit before tax		397	650	2,748	3,001
Taxes		-87	-110	-557	-580
Profit for the period, after tax		310	540	2,191	2,421

INVESTMENT IN PROPERTIES Q1 2018

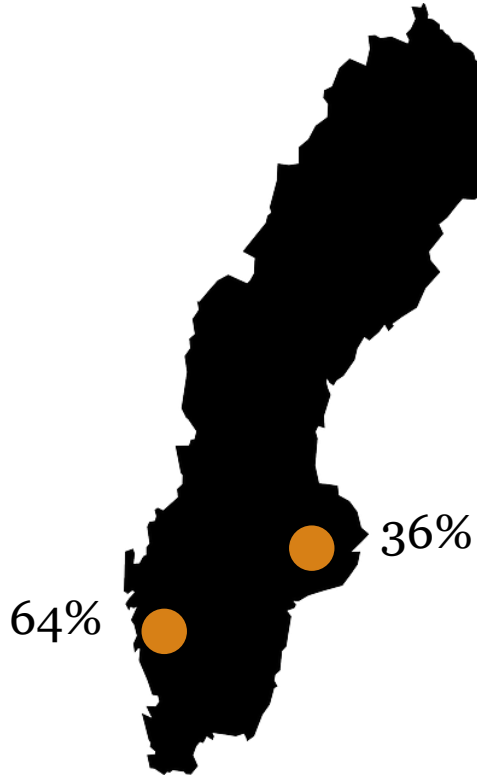
SEK million

Acquisitions 249

Construction 451

700

INVESTMENT PROPERTIES



- Average yield commercial 4.8%
- Average yield residential 3.2%

FINANCING

EQUITY/ASSET RATIO

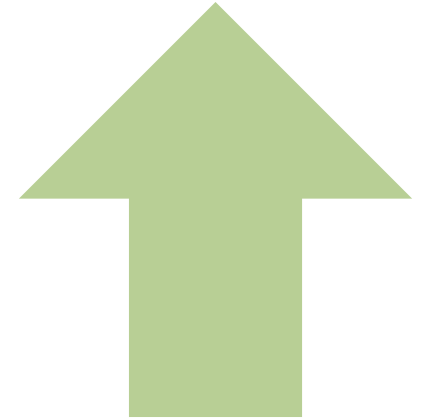
~~44~~44%
44%

LOAN-TO-VALUE RATIO

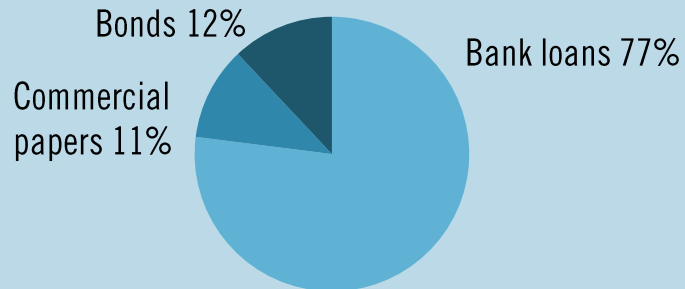
~~44~~44%
44%

AVERAGE INTEREST RATE
ON CLOSING DAY

~~1.90~~1.90%
1.90%



FINANCING

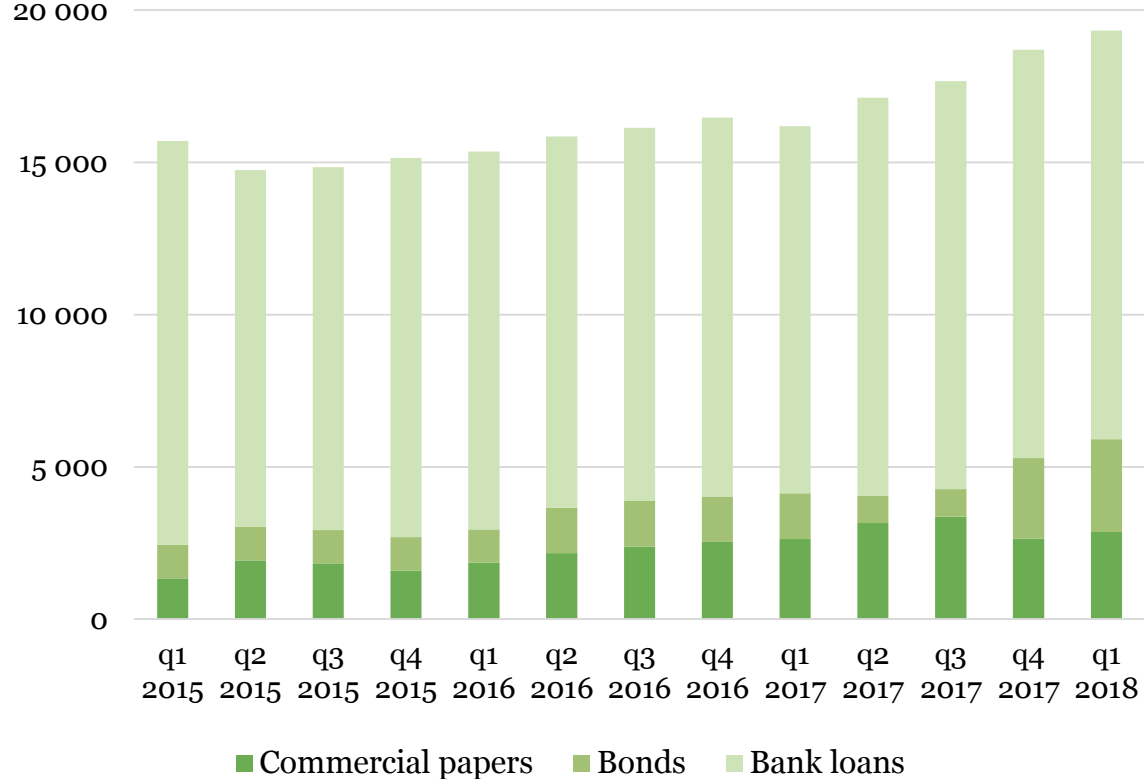


INTEREST MATURITY,
AVERAGE

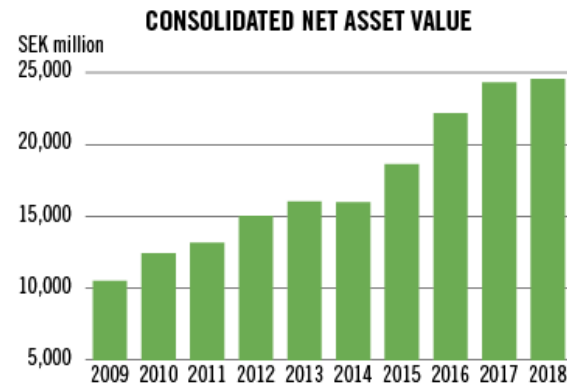
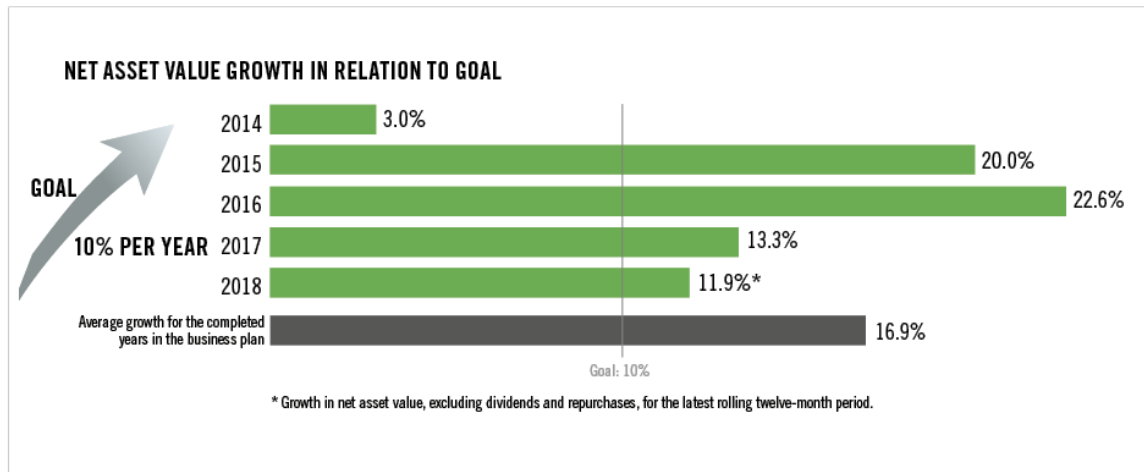
~~34~~34 mos
34 mos

INTEREST BEARING LIABILITIES

SEK million
20 000



GOAL FOLLOW-UP



STABLE AND VALUE-CREATING OPERATIONS





QUESTIONS WELCOME

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