



WALLENSTAM

23 FEBRUARY 2022

HANS WALLENSTAM, CEO

SUSANN LINDE, CFO AND HEAD OF INVESTOR RELATIONS

SAMHÄLLSBYGGGARE
SEDAN 1944
FASTIGHETSGALAN
2022

WORLD IN PROPERTY

Real Estate Company of the Year – Residential



*We create value growth through construction,
development and management with
a high level of service and long-term sustainability.*





1944

**Wallenstam
was founded**

**Listed on the Stockholm
Stock Exchange**



1984

1985

**Established
in
Stockholm**



1991

New CEO

**THE FINANCIAL
CRISIS
BREAKS OUT**

2003

**New construction
restarted**



2007

**Investment
in wind
power**



WALLENSTAM'S HISTORY

Climate targets 2023



Reduce CO₂ emissions from construction operations by 10 percent per square meter.



Reduce CO₂ emissions from the properties' energy consumption by 15 percent per heated square meter.

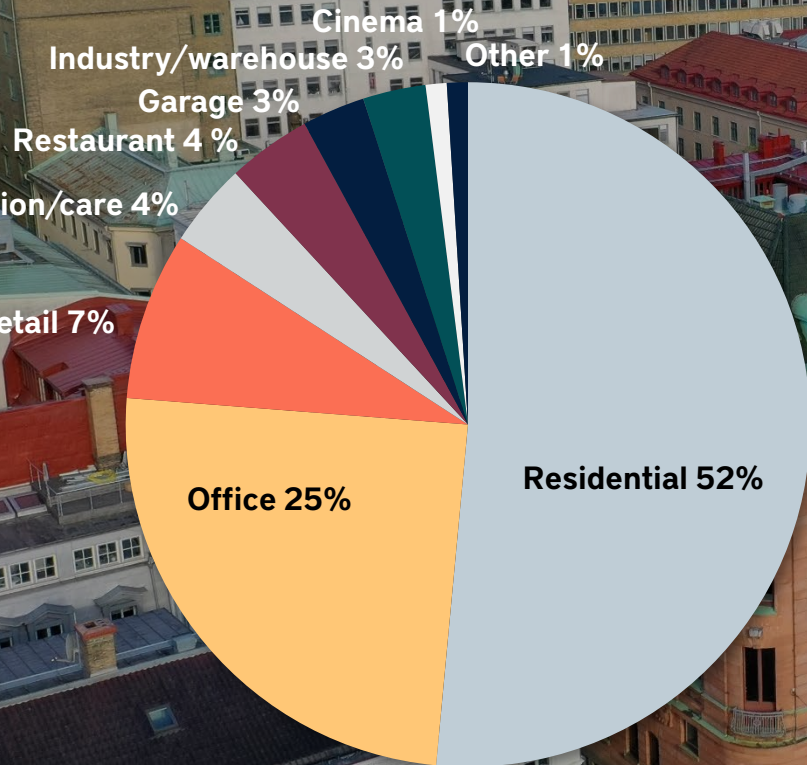


Reduce the properties' residual waste by 10 percent per square meter.



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

Focus on the growth regions



Distribution Rental value
(SEK 2.3 bn)

Gothenburg
61 %
~4,600 apts.
~900 commercial
customers

**Stockholm
& Uppsala**
39 %
~6,400 apts.
~100 commercial
customers

The Market

Office

- Continued high demand
- Important meetingpoint

Restaurant

- Brighter times

Residential

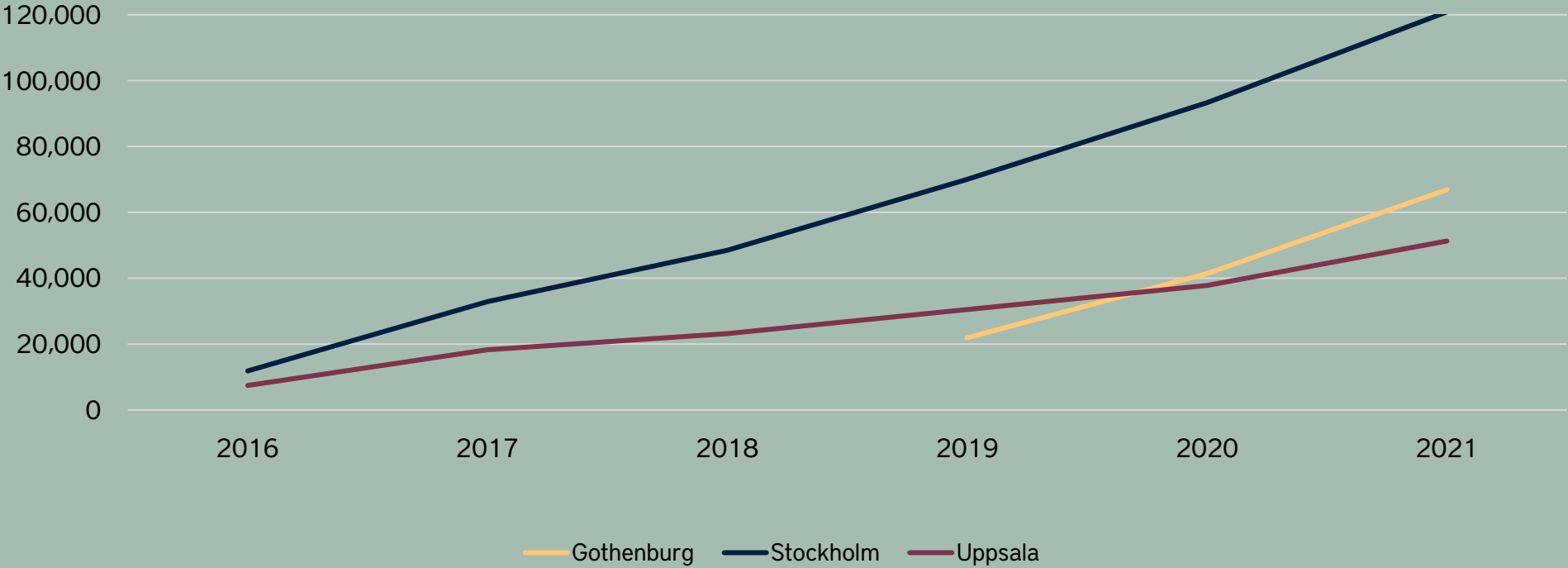
- High demand
- 100% occupancy
- Around 175 000 applicants in our own housing queue

Retail

- Reduced retail space
- Other areas of use

High demand – 100% occupancy rate

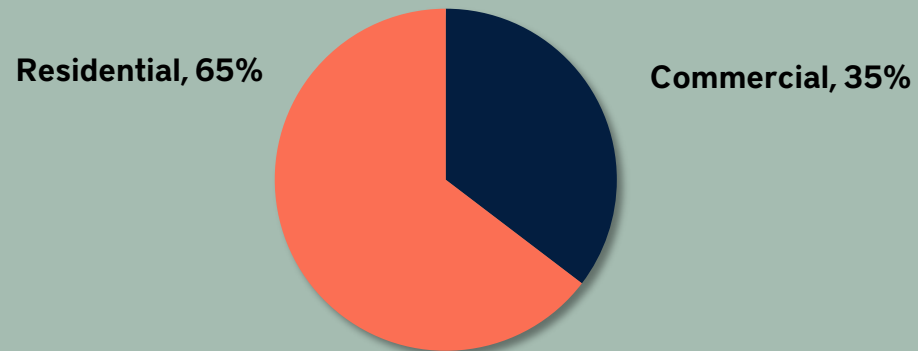
No. of expressions of interest in our housing queue



Property value

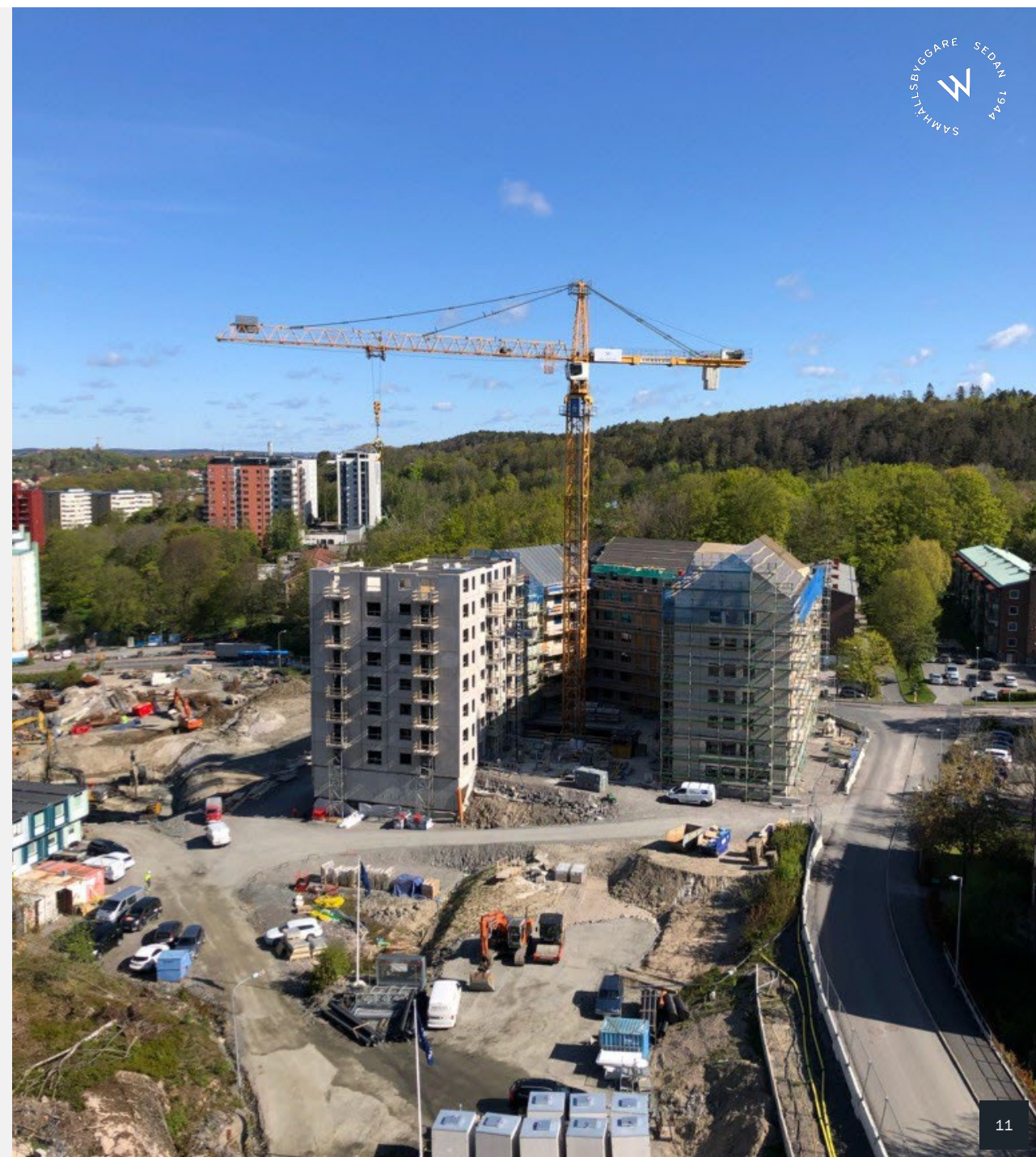
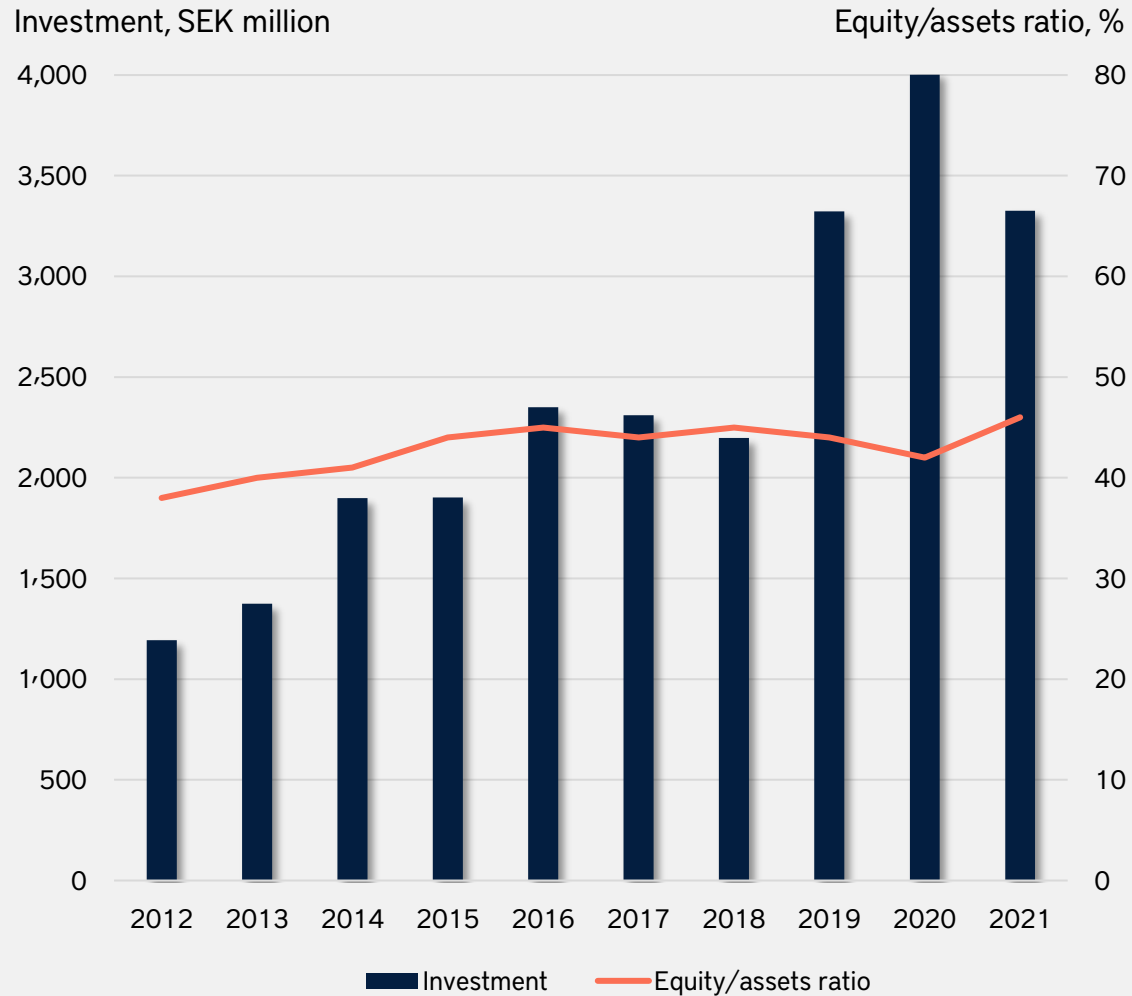
- Property value : SEK 64 billion
- Lettable area: 1.3 million sq m
- Occupancy rate, lettable area: 98%
- Average yield requirement, commercial: about 4.4%
- Average yield requirement, residential: about 3.0%

Distribution market value



Creating value through new construction

Investments in construction



**Generates
value growth**

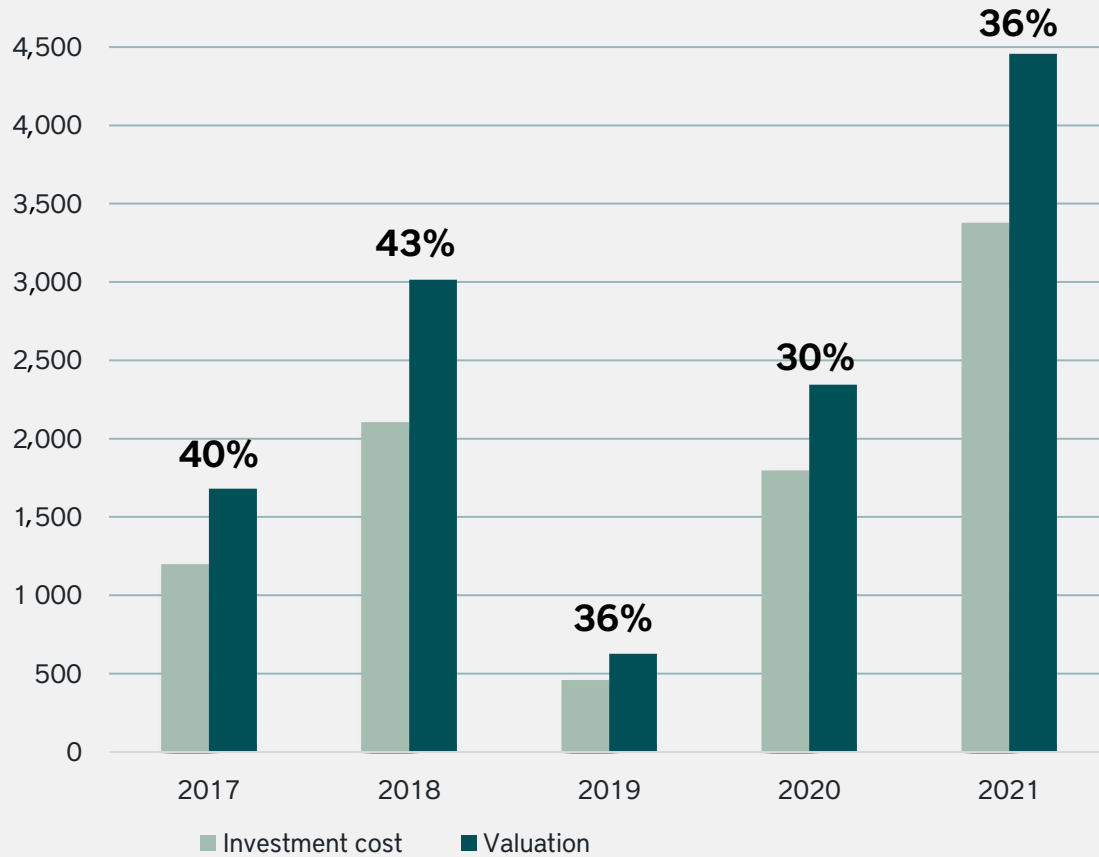
**Contributes annually to
the net operating income**



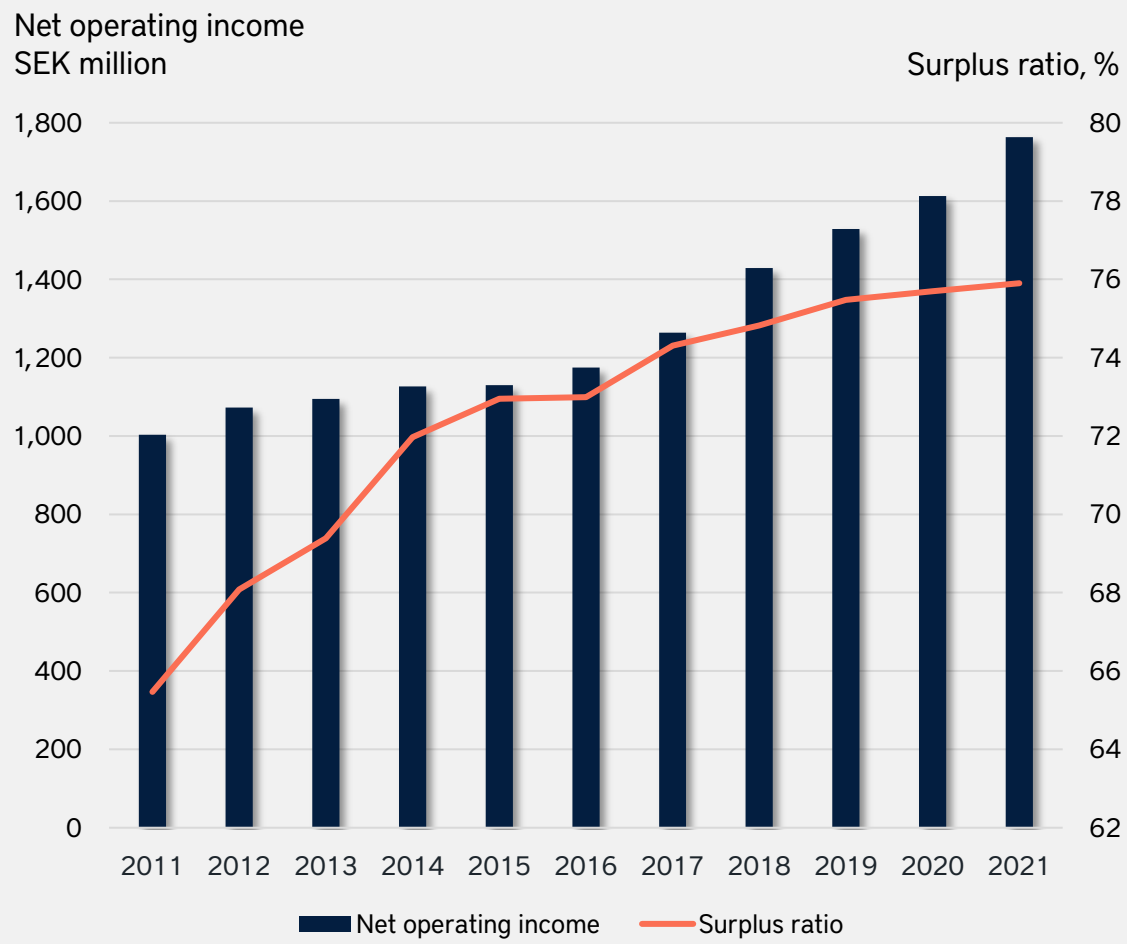
NEW CONSTRUCTION COMES INTO MANAGEMENT

Created surplus value in completed new construction

SEK million



Efficient property portfolio



**Ongoing projects
1,948 apts.**

An abstract line drawing in a light gray color, located in the bottom right corner of the slide. It consists of several overlapping, curved lines that form a complex, organic shape, resembling a stylized plant or a calligraphic flourish.

Occupation
starts
2021

1

**Kallebäcks Terrasser
Kvarter 11**
Gothenburg, 193 apts.



2

**Mölnlycke Fabriker
Kv. Kvarnen**
Härryda, 62 apts.



Occupation
starts
2022

3

**Mölnlycke Fabriker
Kv. Väven**
Härryda, 116 apts.



4

**Entré Kallebäck
(commercial)**
Gothenburg



5

**Kallebäcks Terrasser
Kvarter 10**
Gothenburg, 85 apts.



Occupation
starts
2023

6

**Kallebäcks Terrasser
Kvarter 5**
Gothenburg, 182 apts.



7

**Kallebäcks Terrasser
Kvarter 7**
Gothenburg, 189 apts.



8

**Kallebäcks Terrasser
Kvarter 8**
Gothenburg, 266 apts.



9

**Mölnlycke Fabriker
Kv. Skogsvaktaren**
Härryda, 128 apts.

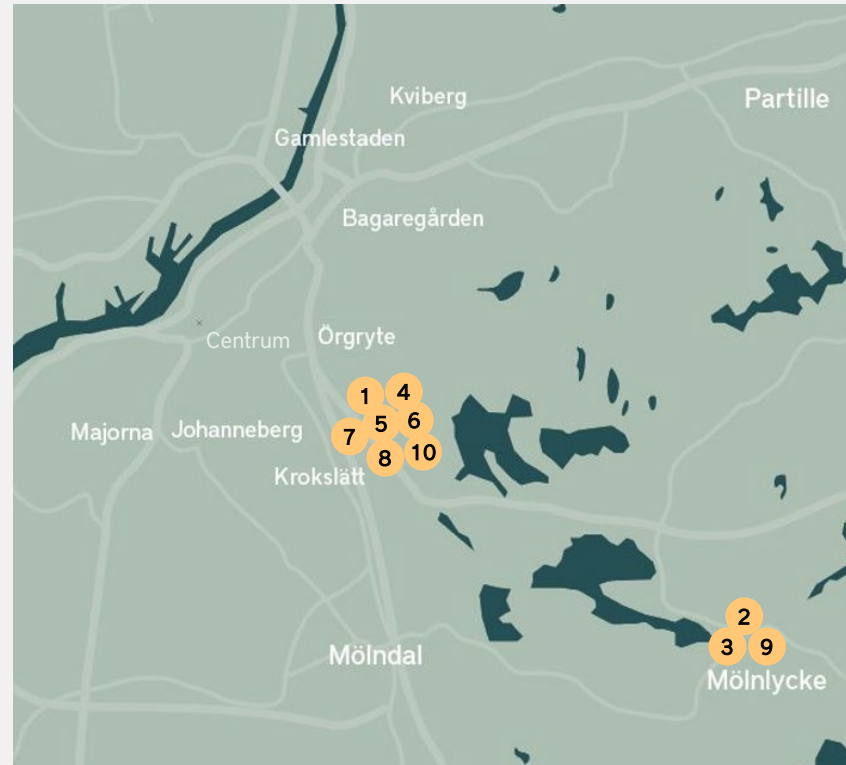


10

**Kallebäcks Terrasser
Kvarter 4 (school)**
Gothenburg

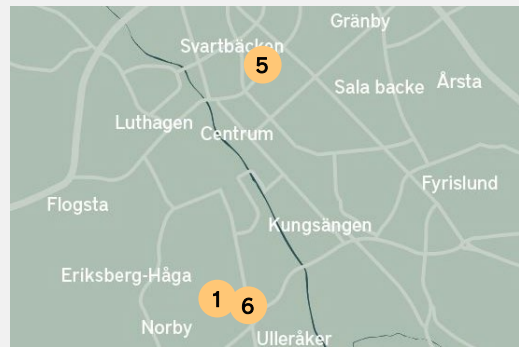


Gothenburg: 1,221 apts.



Stockholm & Uppsala

Uppsala



Stockholm

Stockholm & Uppsala: 727 apts.

Occupation
starts
2021

1 Flanören
Uppsala, 108 apts.



2 Umami Park, phase 3
Sundbyberg, 50 apts.



Occupation
starts
2022

3 Stationshuset
Stockholm, 84 apts.



4 Söra radhus
Österåker, 11 apts.
(co-op)



Occupation
starts
2023

5 Bersån
Uppsala, 98 apts.
(development property)

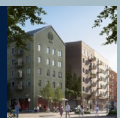


6 Kompositören
Uppsala, 185 apts.



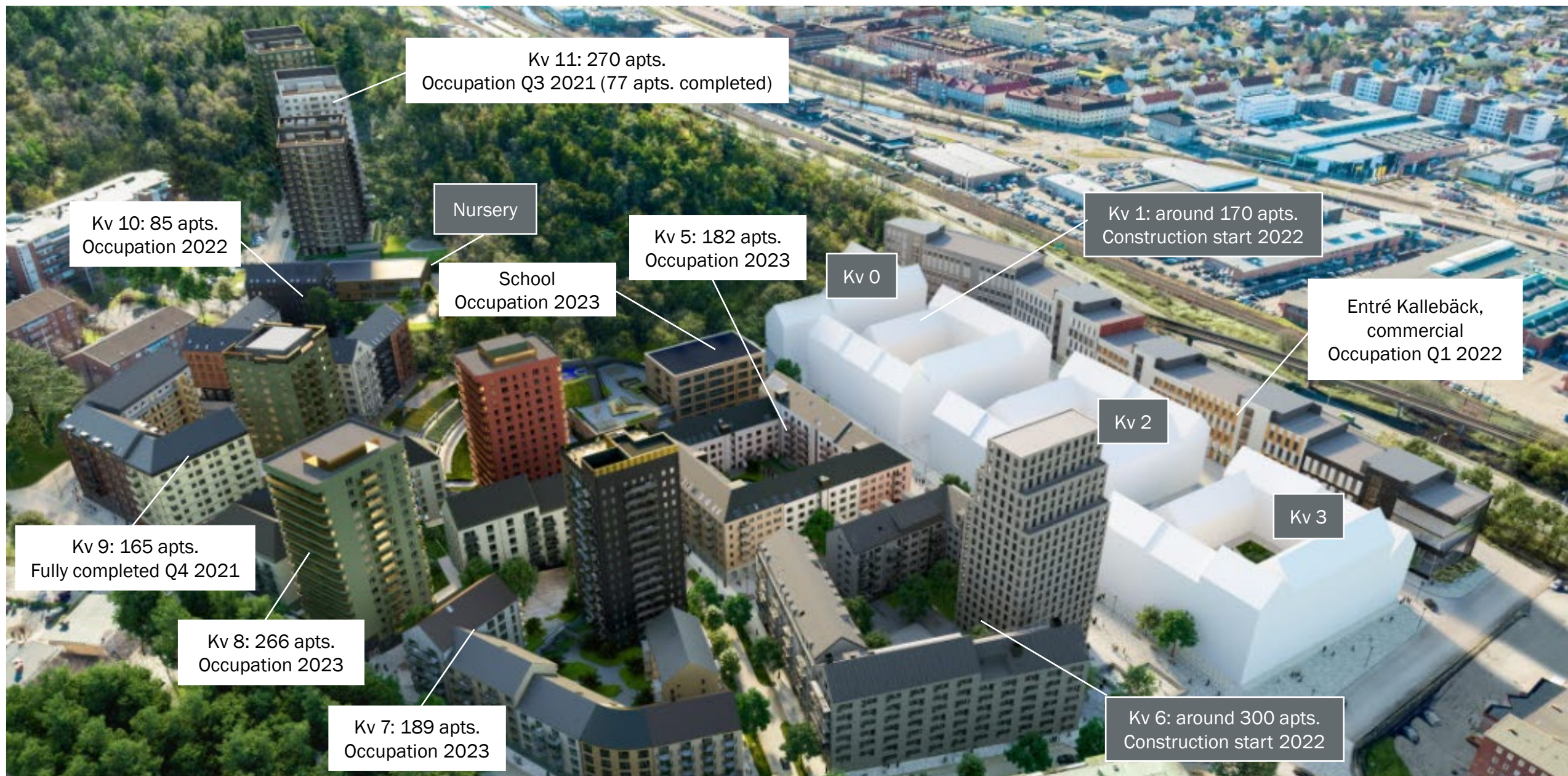
Occupation
starts
2024

7 Älta Torg Kv. 1
Nacka, 191 apts.



Our urban development projects

An abstract line art graphic in a light blue-grey color, located in the bottom right corner of the slide. It consists of several overlapping, flowing lines that form a complex, organic shape, resembling a stylized plant or a network of paths.



Kv 11: 270 apts.
Occupation Q3 2021 (77 apts. completed)

Kv 10: 85 apts.
Occupation 2022

Nursery

School
Occupation 2023

Kv 5: 182 apts.
Occupation 2023

Kv 0

Kv 1: around 170 apts.
Construction start 2022

Entré Kallebäck,
commercial
Occupation Q1 2022

Kv 2

Kv 3

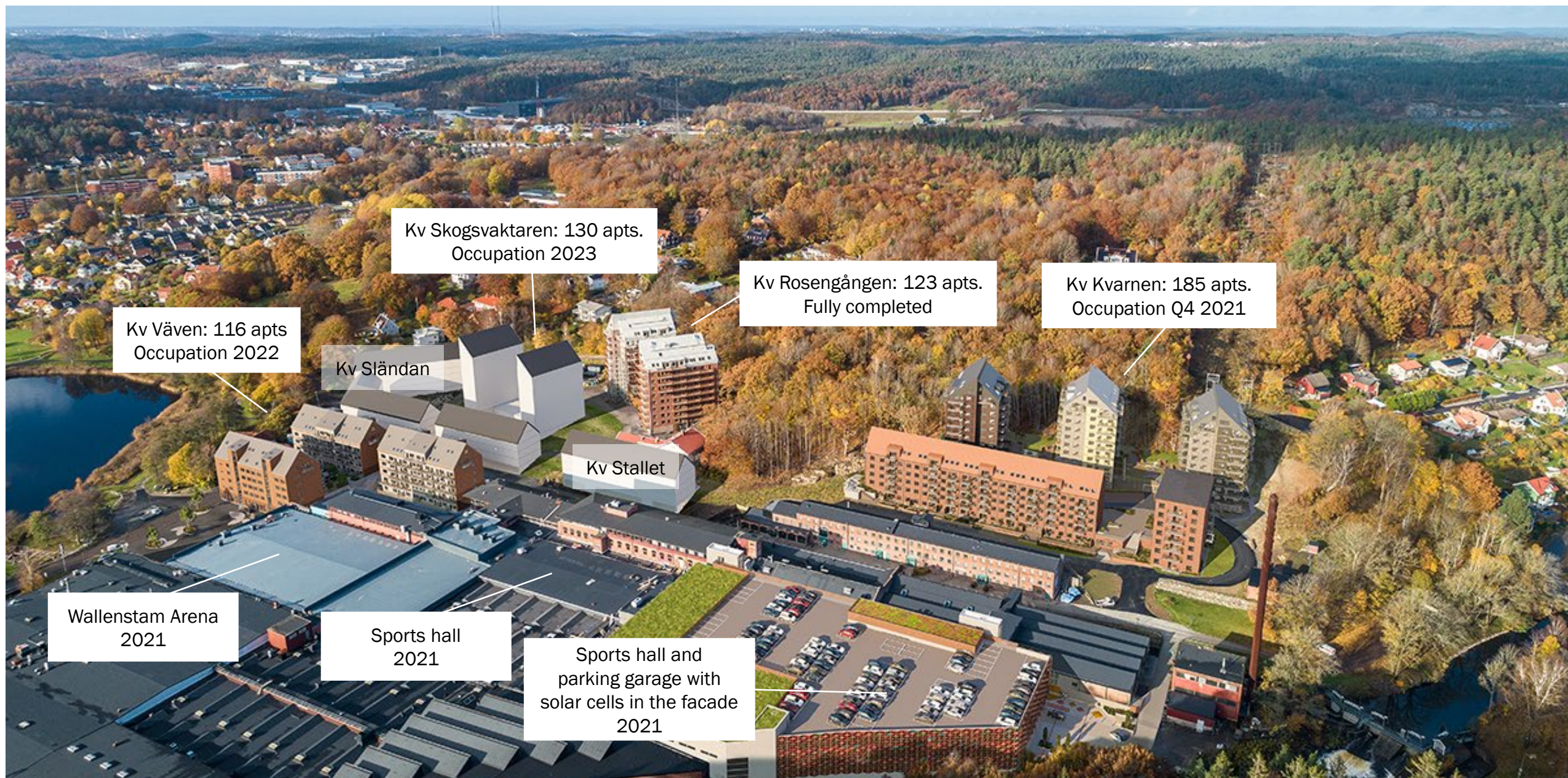
Kv 9: 165 apts.
Fully completed Q4 2021

Kv 8: 266 apts.
Occupation 2023

Kv 7: 189 apts.
Occupation 2023

Kv 6: around 300 apts.
Construction start 2022

Kallebäck Terrasser, Gothenburg – 2,000 apts.



Kv Skogsvaktaren: 130 apts.
Occupation 2023

Kv Rosengången: 123 apts.
Fully completed

Kv Kvarnen: 185 apts.
Occupation Q4 2021

Kv Väven: 116 apts
Occupation 2022

Kv Sländan

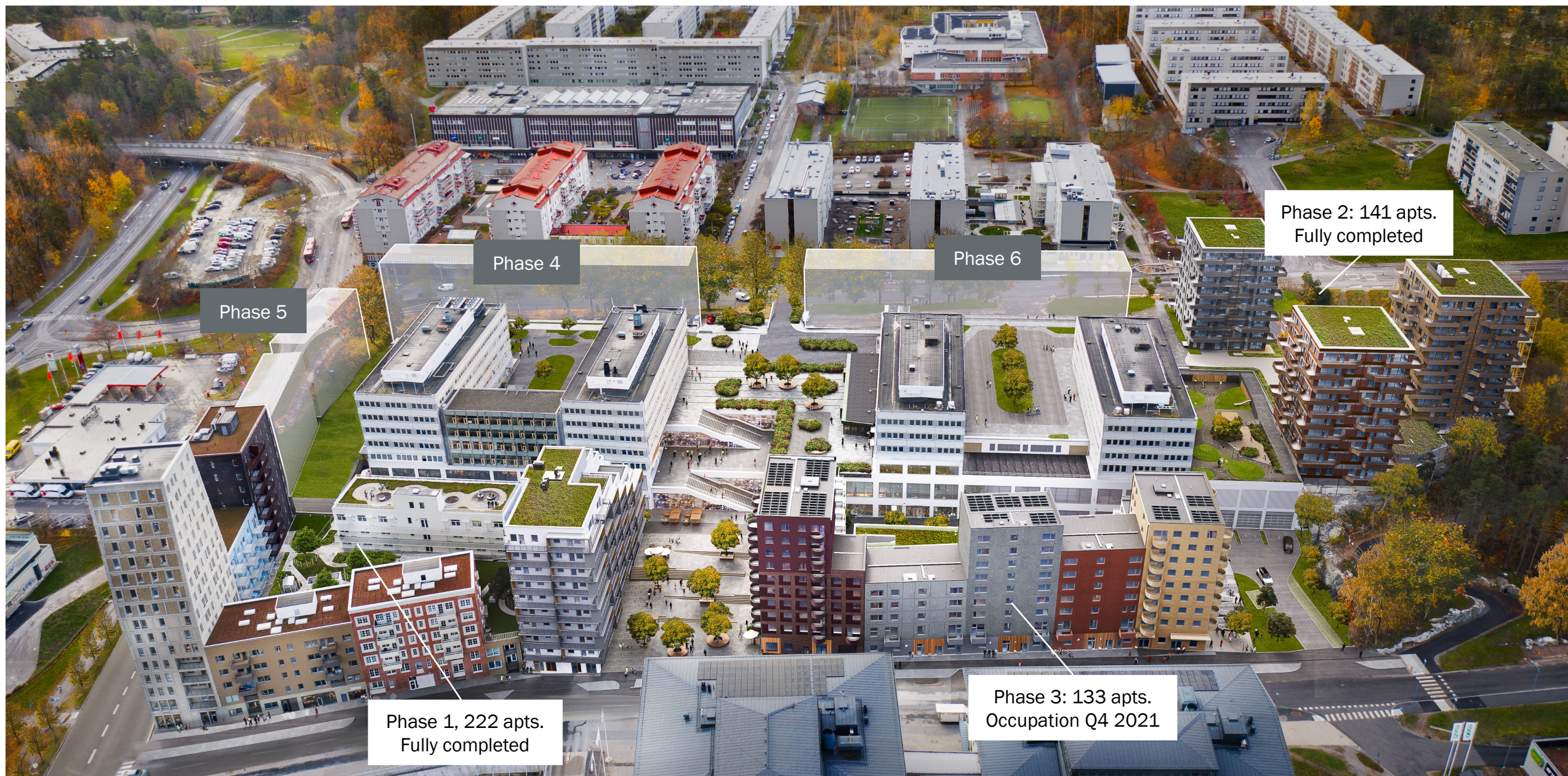
Kv Stallet

Wallenstam Arena
2021

Sports hall
2021

Sports hall and
parking garage with
solar cells in the facade
2021

Mölnlycke Fabriker, Härryda – 800 apts.



Phase 2: 141 apts.
Fully completed

Phase 6

Phase 4

Phase 5

Phase 1: 222 apts.
Fully completed

Phase 3: 133 apts.
Occupation Q4 2021

Umami Park, Sundbyberg – 1,000 apts.



Älta Torg, Nacka – 1,000 apts.

16,100 apts in our project portfolio



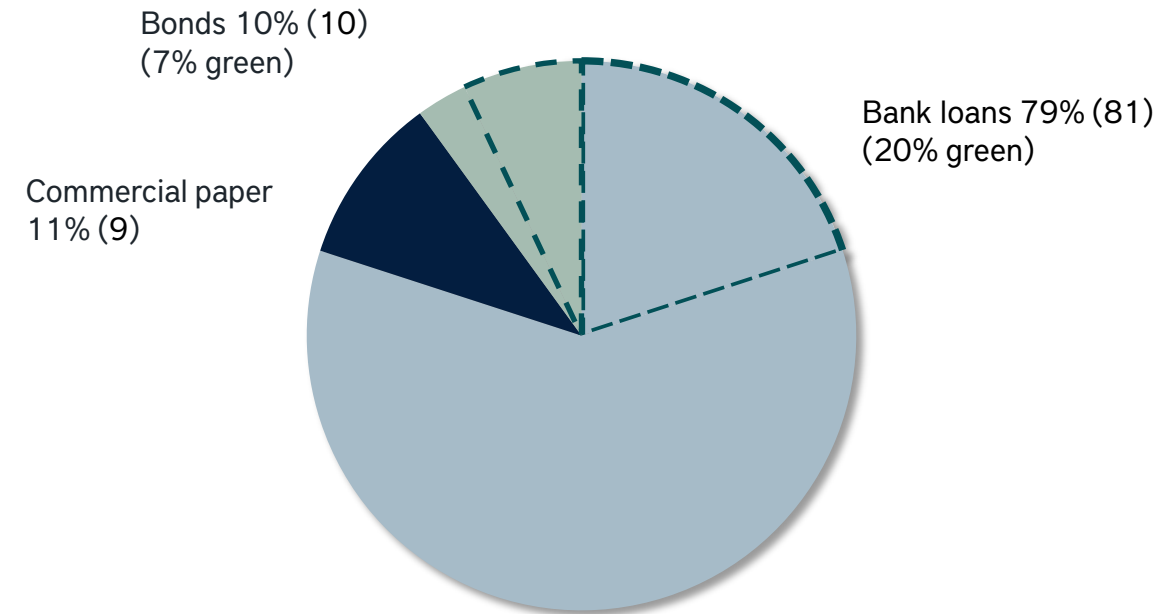
Financial information



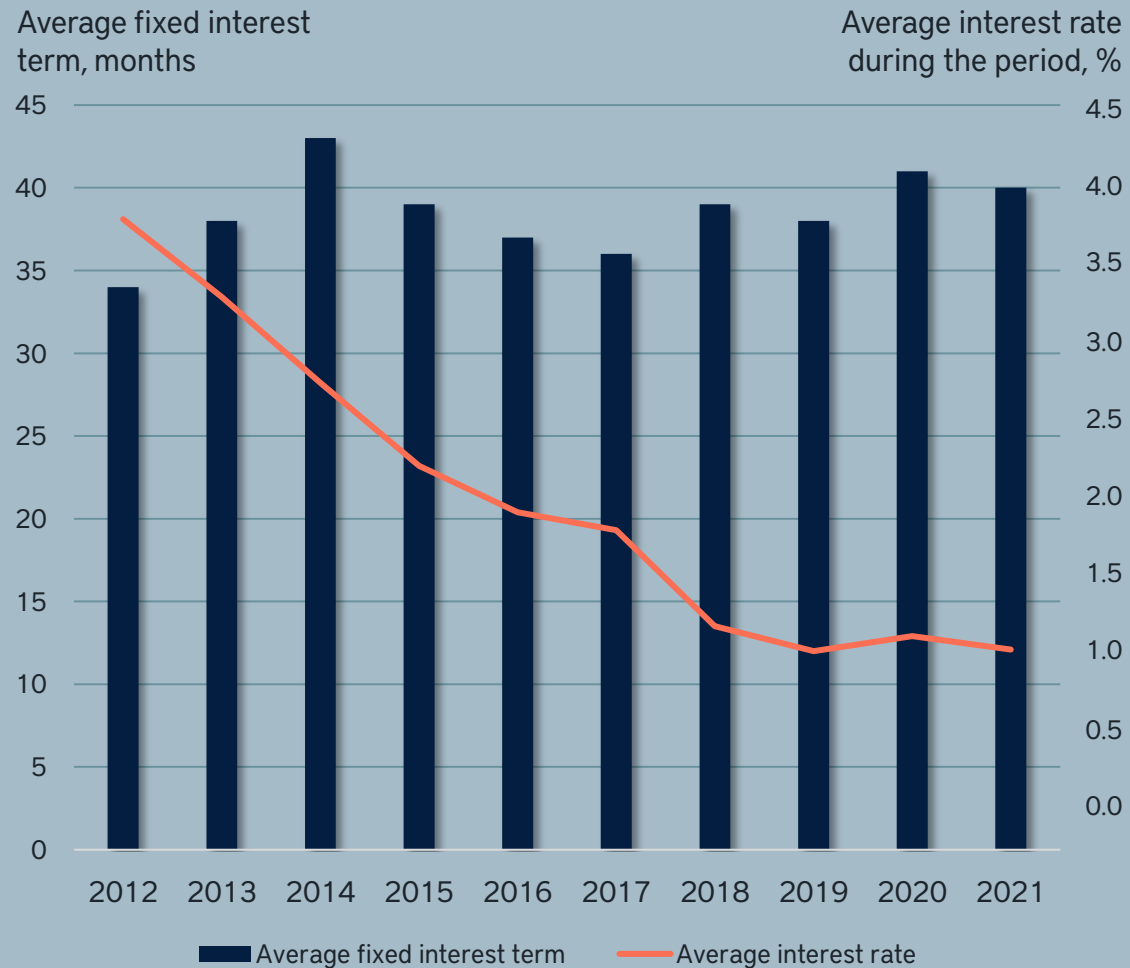
Financing

- Mainly bank loans
- From October 2020 only green bonds
- Strong market

Distribution Financing as of 21-12-31



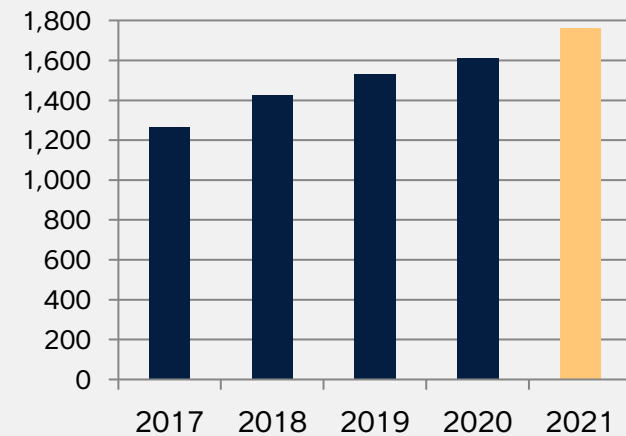
Interest rates



NET OPERATING INCOME

SEKm 1,763

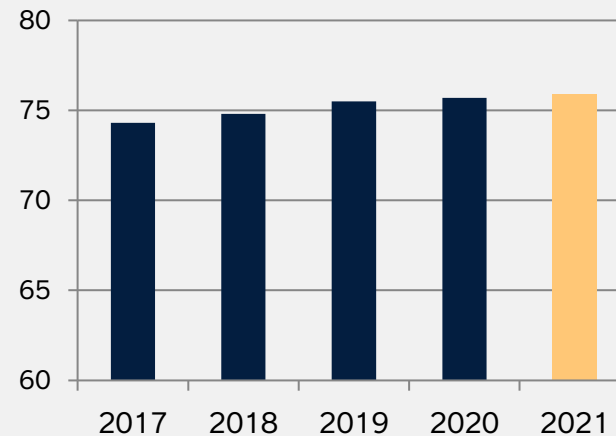
SEK million



SURPLUS RATIO

75.9%

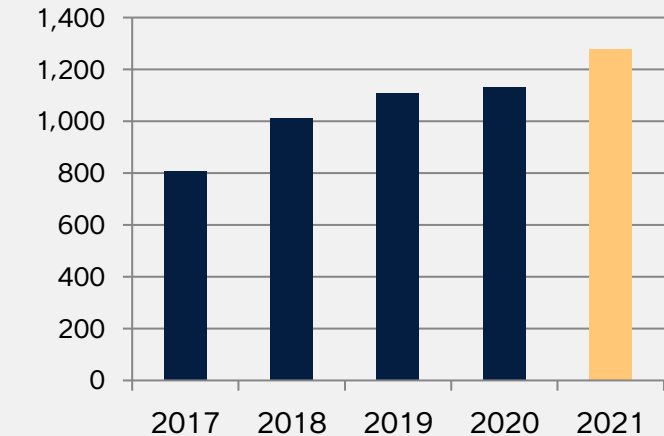
%



INCOME FROM PROPERTY MANAGEMENT

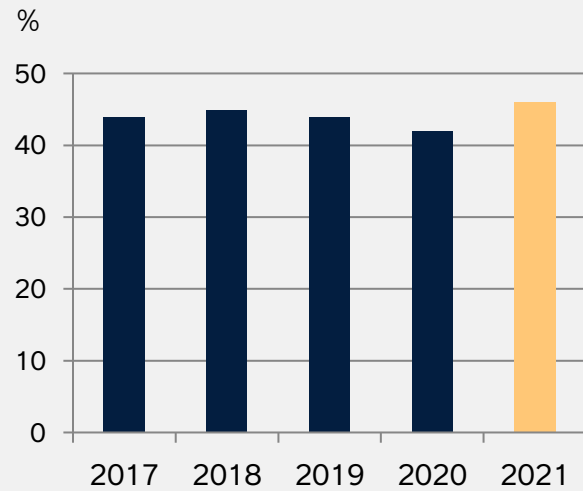
SEKm 1,280

SEK million



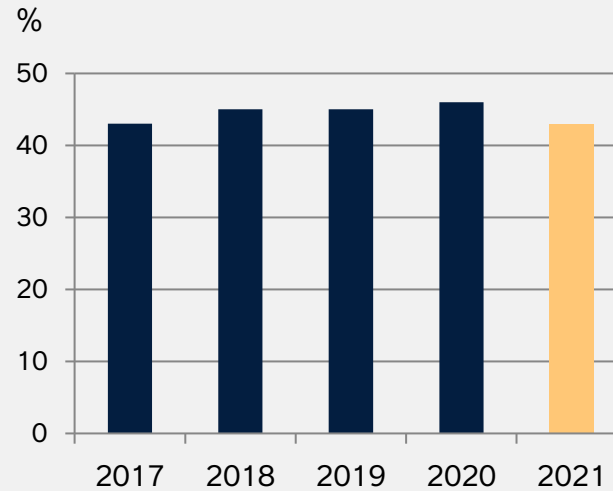
EQUITY/ ASSETS RATIO

46%



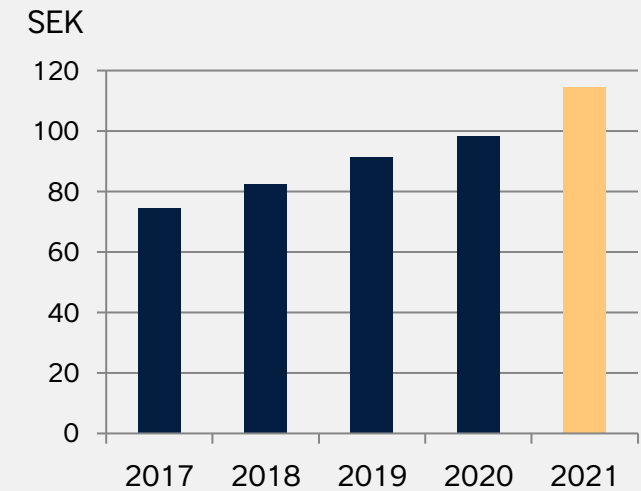
LOAN-TO-VALUE RATIO

43%



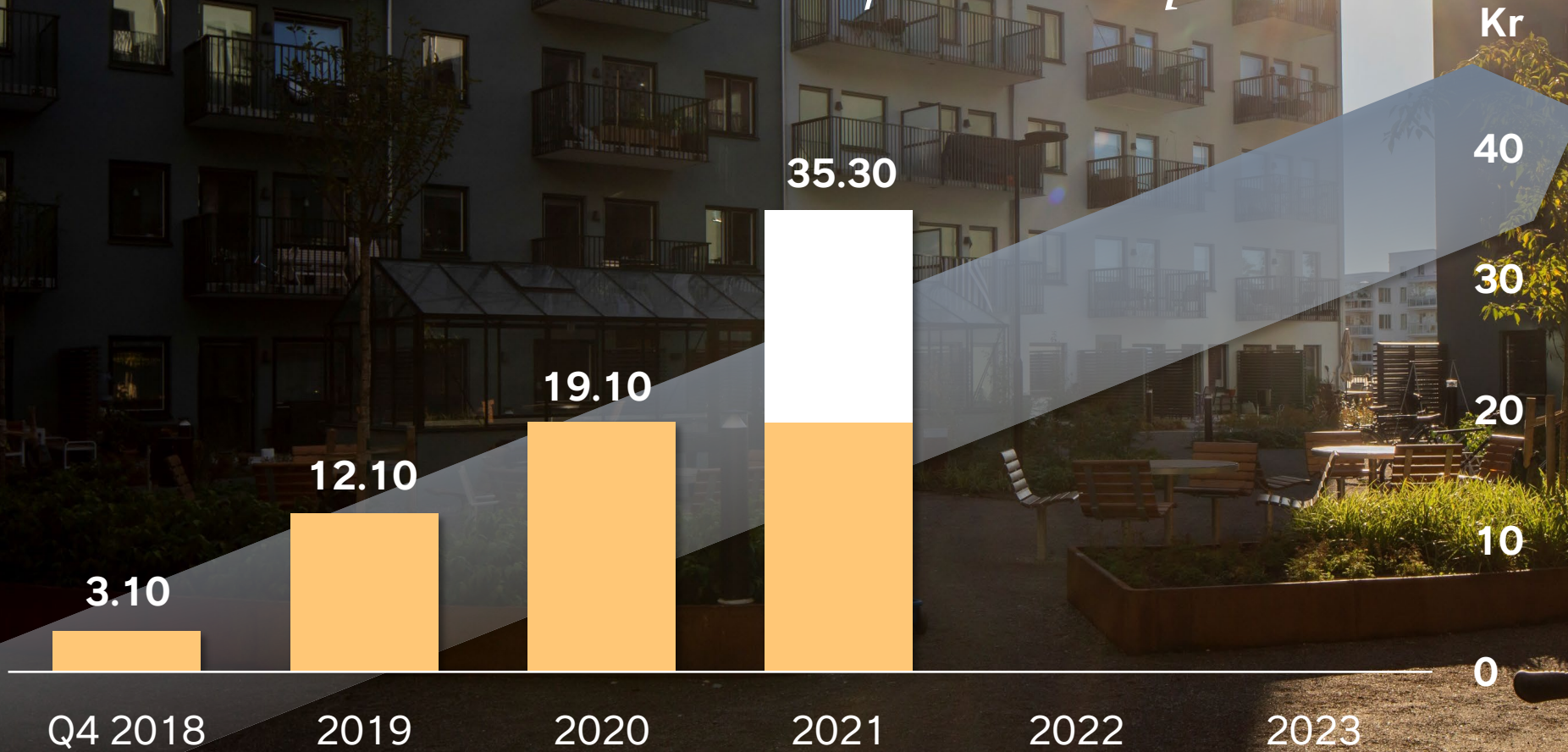
NET ASSET VALUE PER SHARE

SEK 114.50



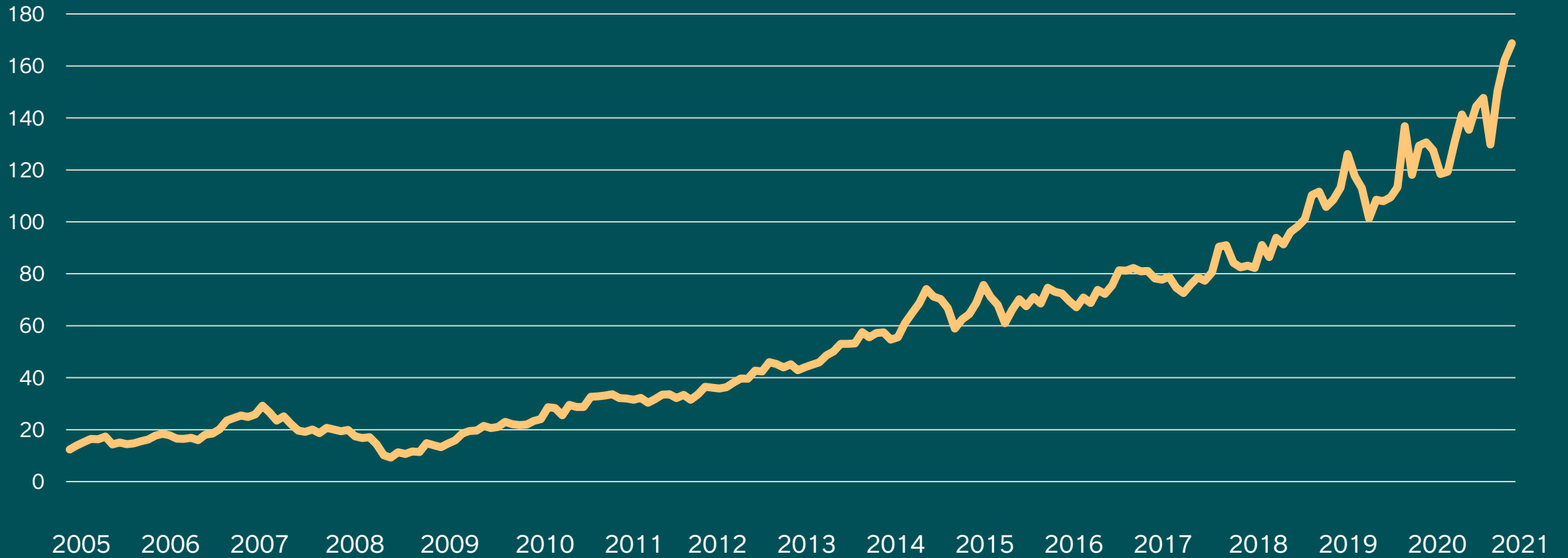
Goal 2023

Increase in net asset value of SEK 40 per share



Share price 2005–2021

SEK/share



Wallenstam's position

- Stable financial position
- Mainly bank loans
- Properties in attractive locations
- Both residential properties and commercial properties
- Stable demand
- Diversified customer base
- Value creation through own work



