WALLENSTAM

23 FEBRUARY 2022

HANS WALLENSTAM, CEO

SUSANN LINDE, CFO AND HEAD OF INVESTOR RELATIONS

WORLD IN PROPERTY

Real Estate Company of the Year – Residentials

SAMHÄLLSBYGGARE SEDAN 1944

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

SAMHÄLLSBYGGARE SEDAN 1944

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

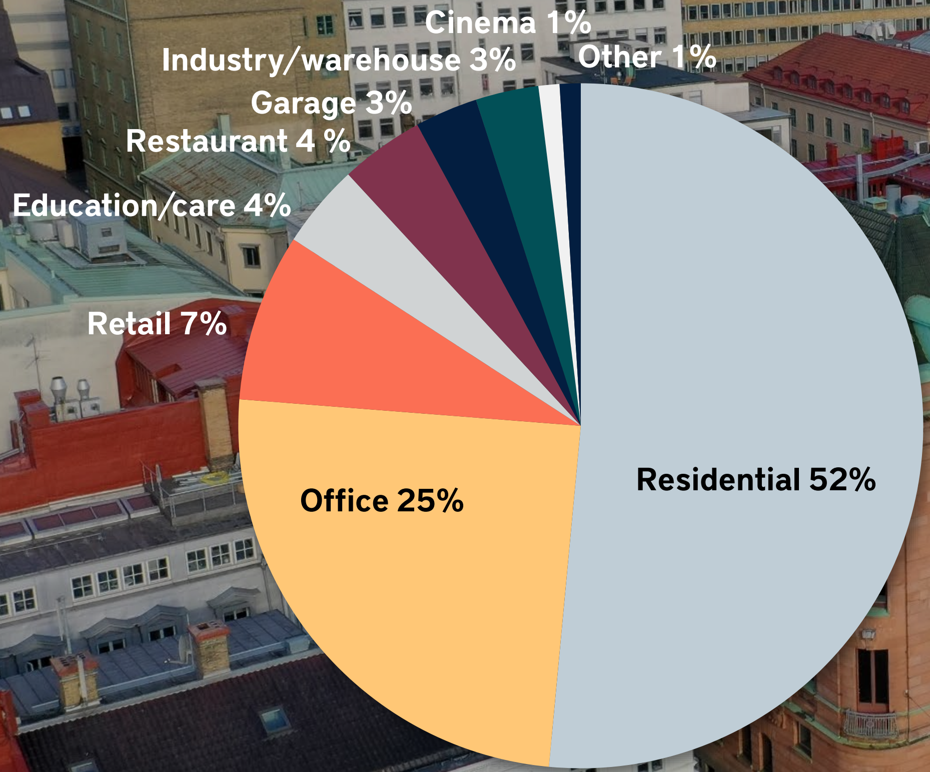
Investment in wind power

WALLENSTAM'S HISTORY

Climate targets 2023

- Reduce CO_2 emissions from construction operations by 10 percent per square meter.
- Reduce CO_2 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)

The Market

Office

- *Continued high demand*
- *Important meetingpoint*

Residential

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

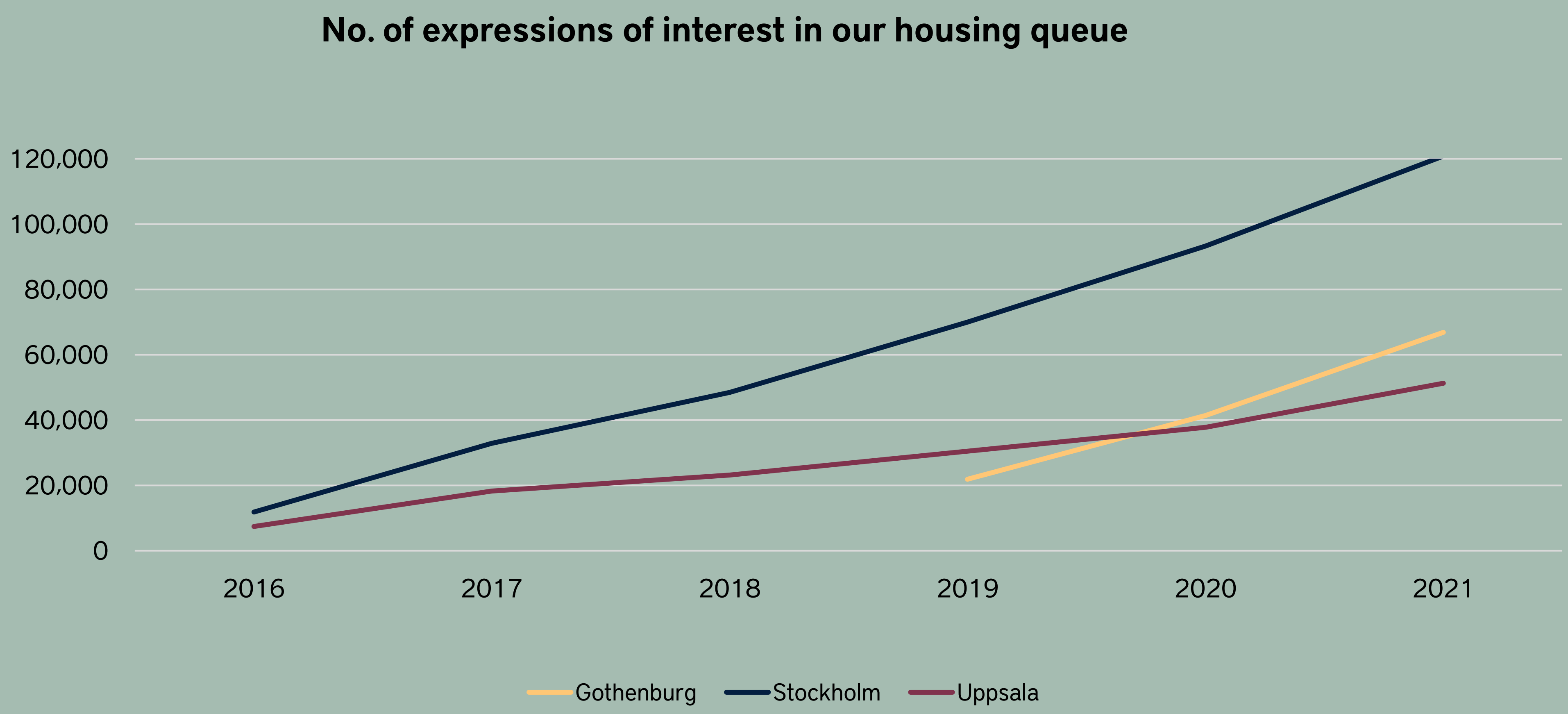
Restaurant

- *Brighter times*

Retail

- *Reduced retail space*
- *Other areas of use*

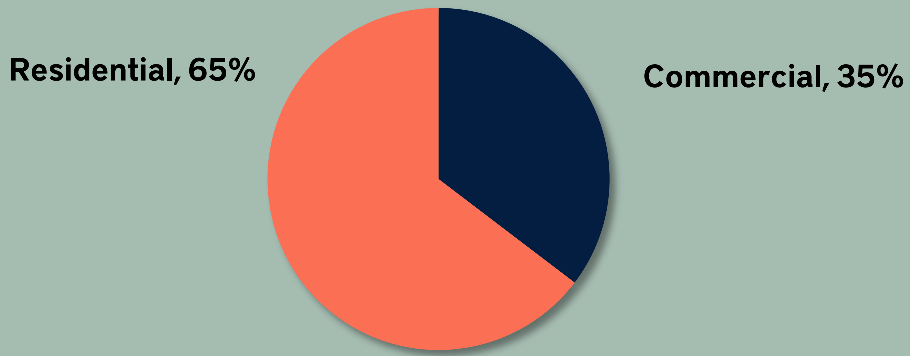
High demand – 100% occupancy rate



Property value

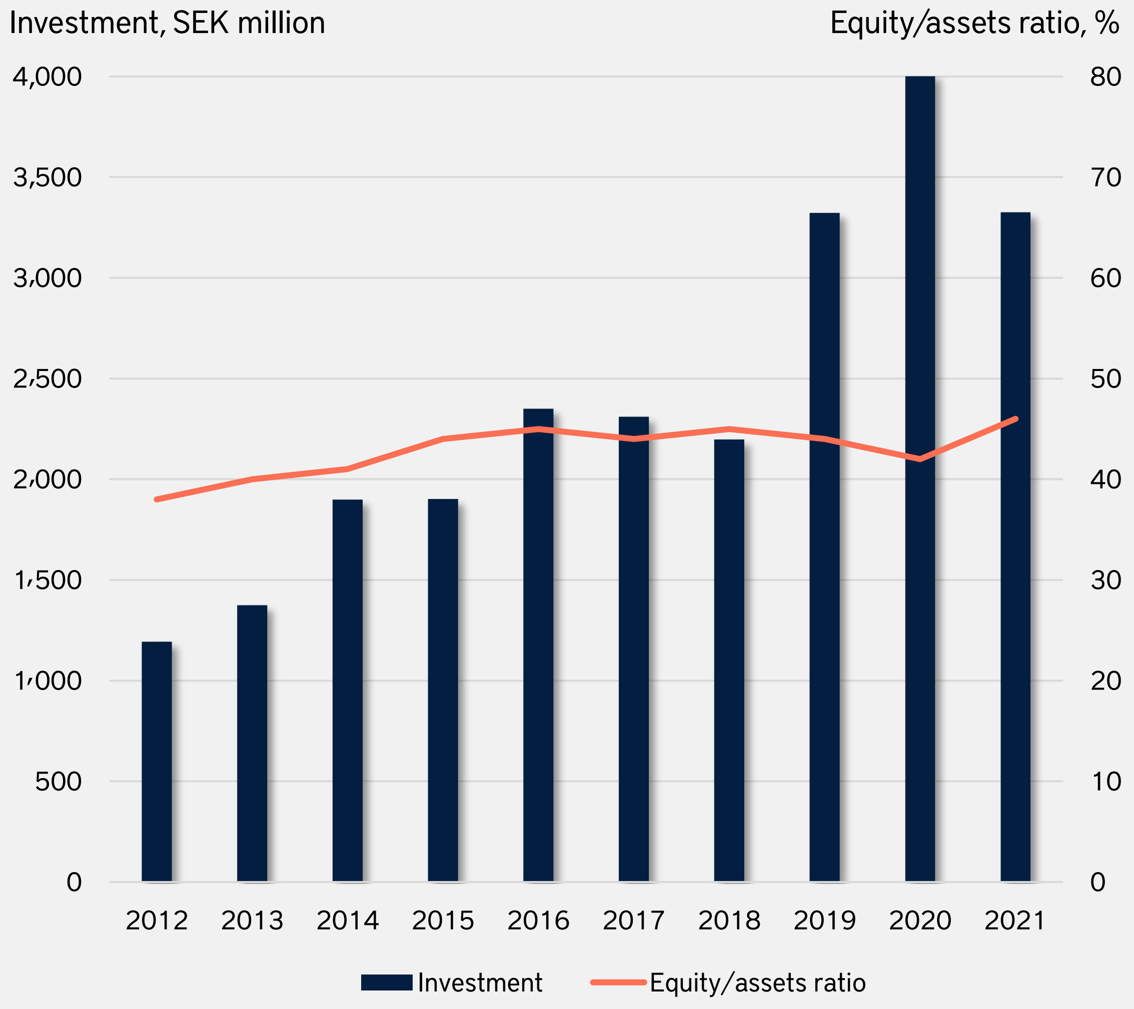
- Property value : SEK 64 billion
- Lettable area: 1.3 million sq m
- Occupancy rate, lettable area: 98%
- Average yield requirement, commercial: about 4.4%
- Average yield requirement, residential: about 3.0%

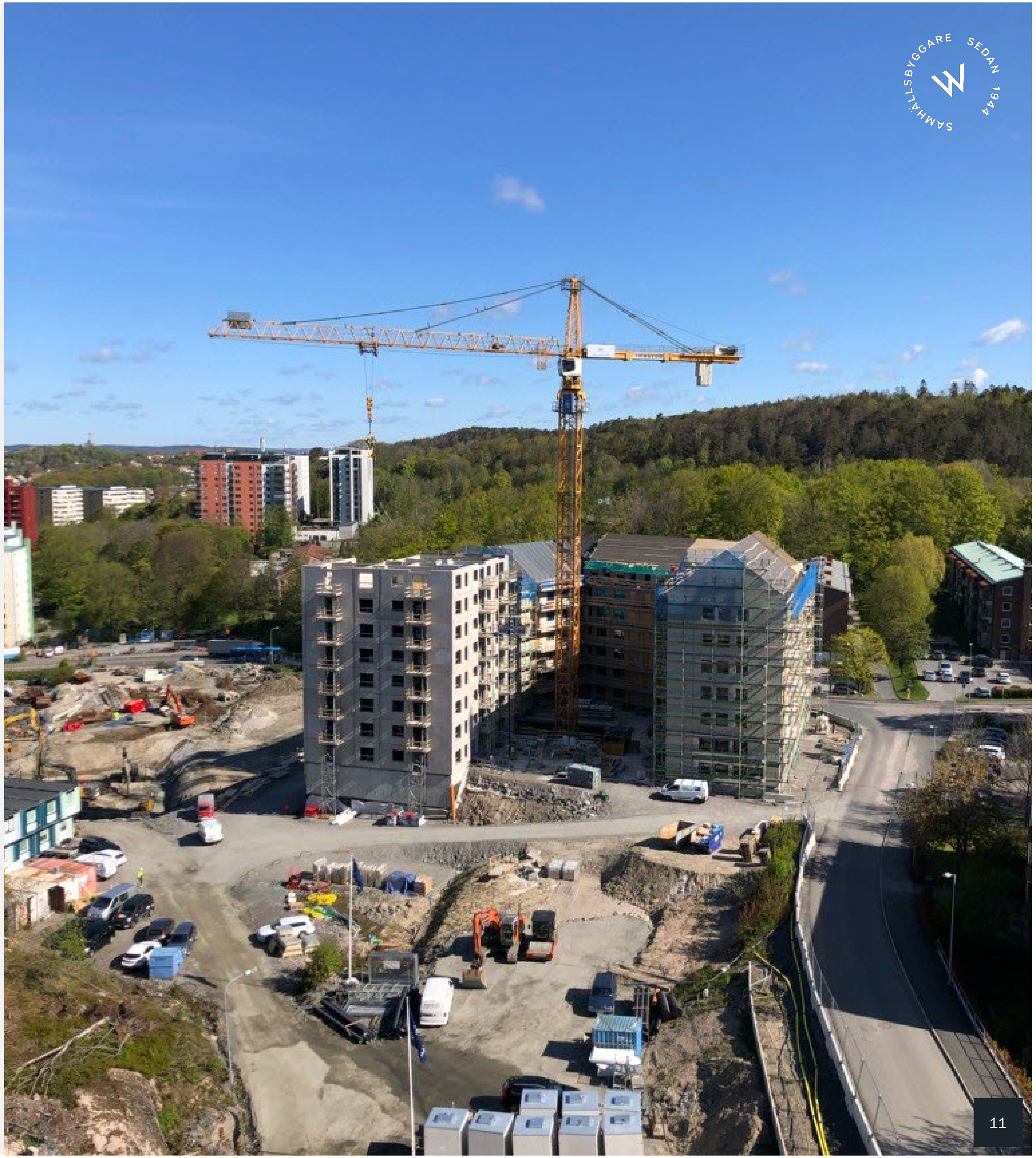
Distribution market value



Creating value through new construction

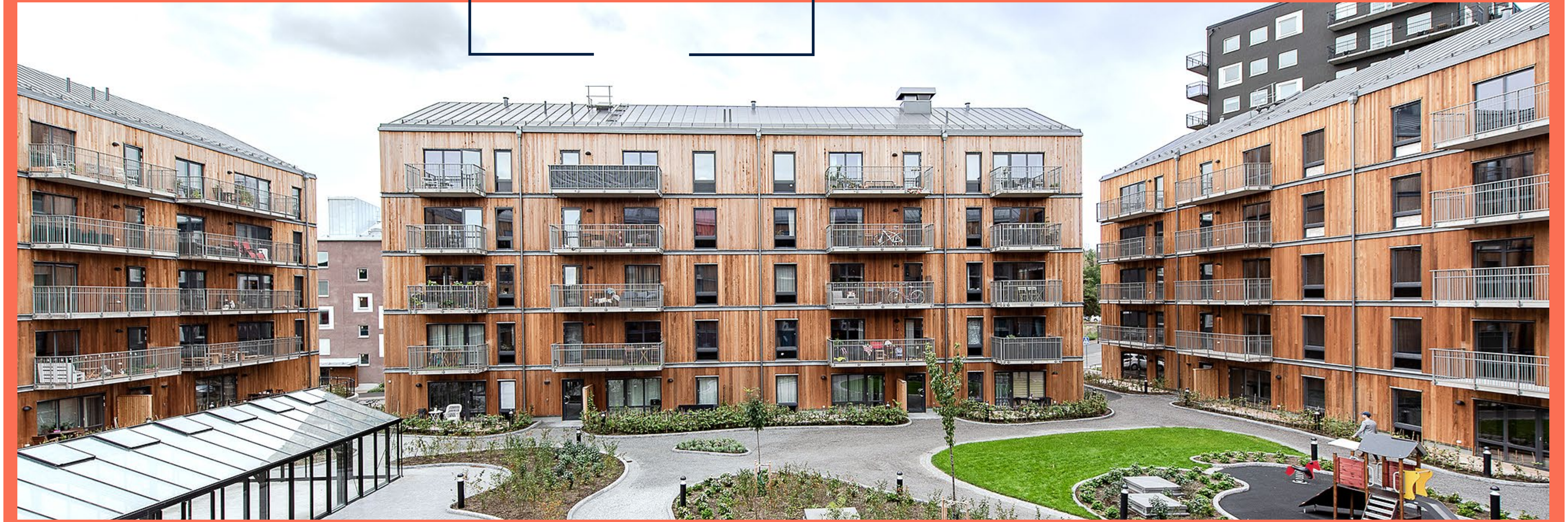
Investments in construction





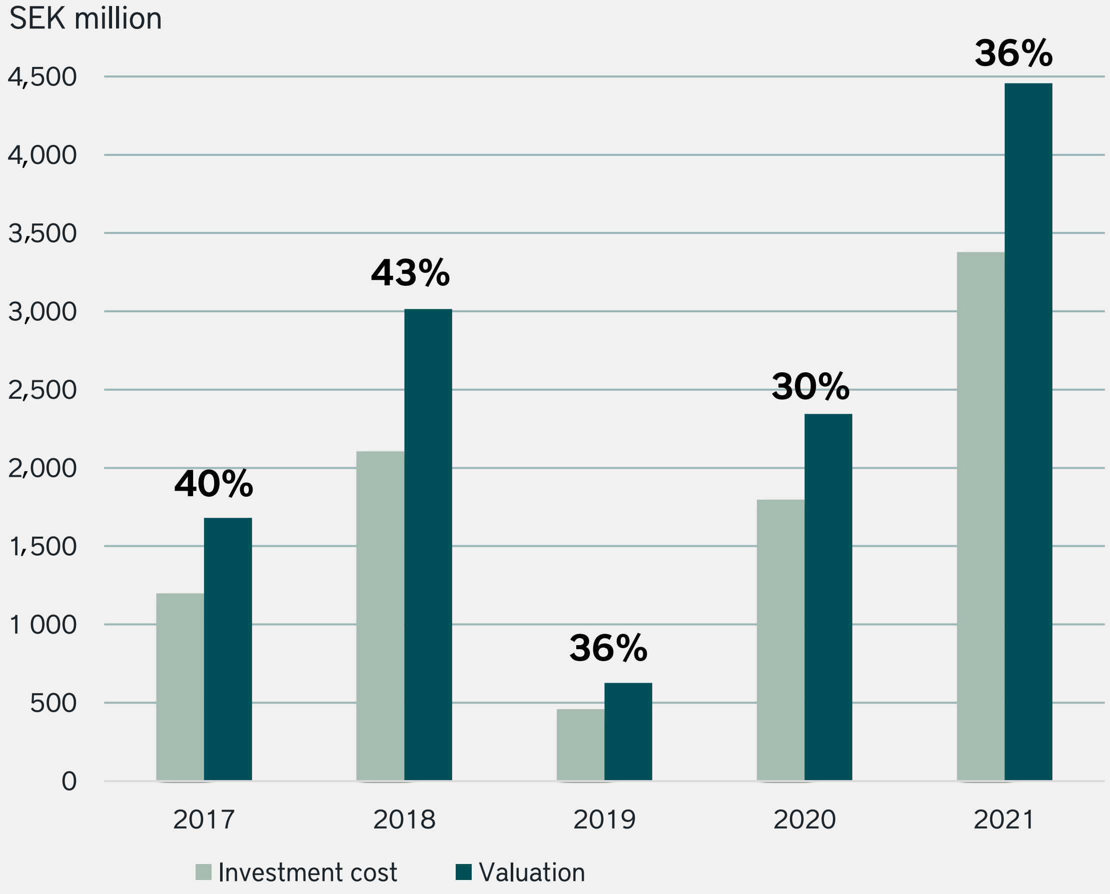
Generates value growth

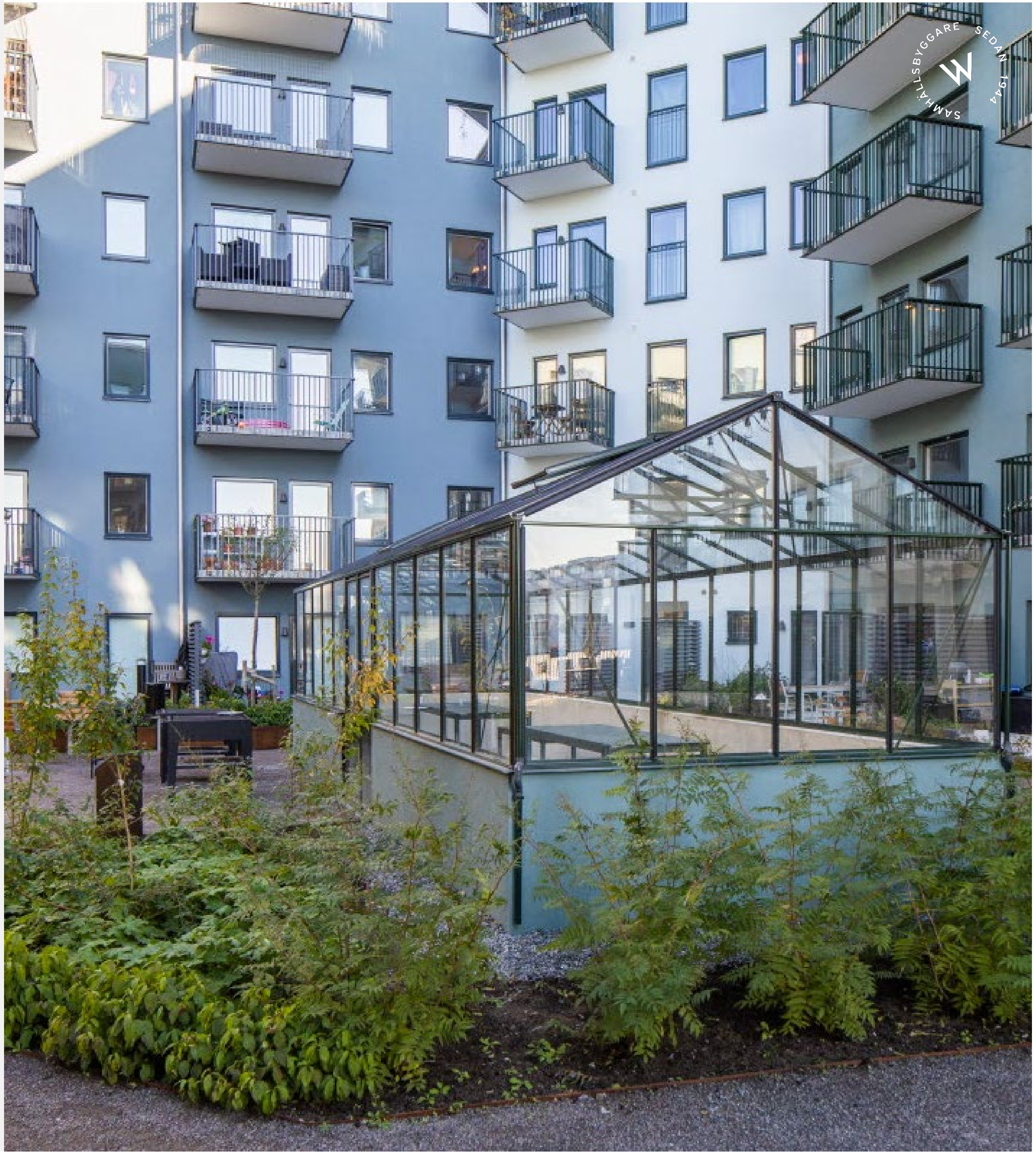
Contributes annually to the net operating income



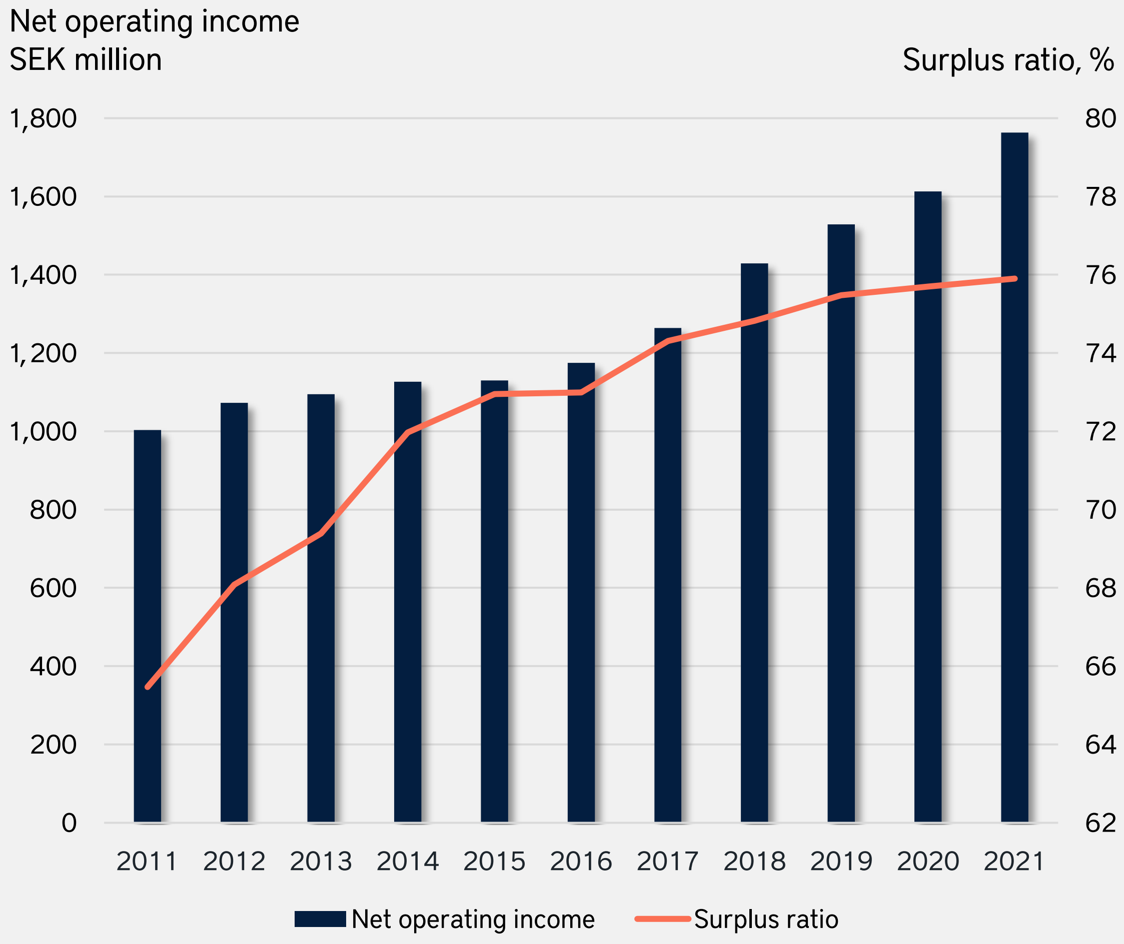
NEW CONSTRUCTION COMES INTO MANAGEMENT

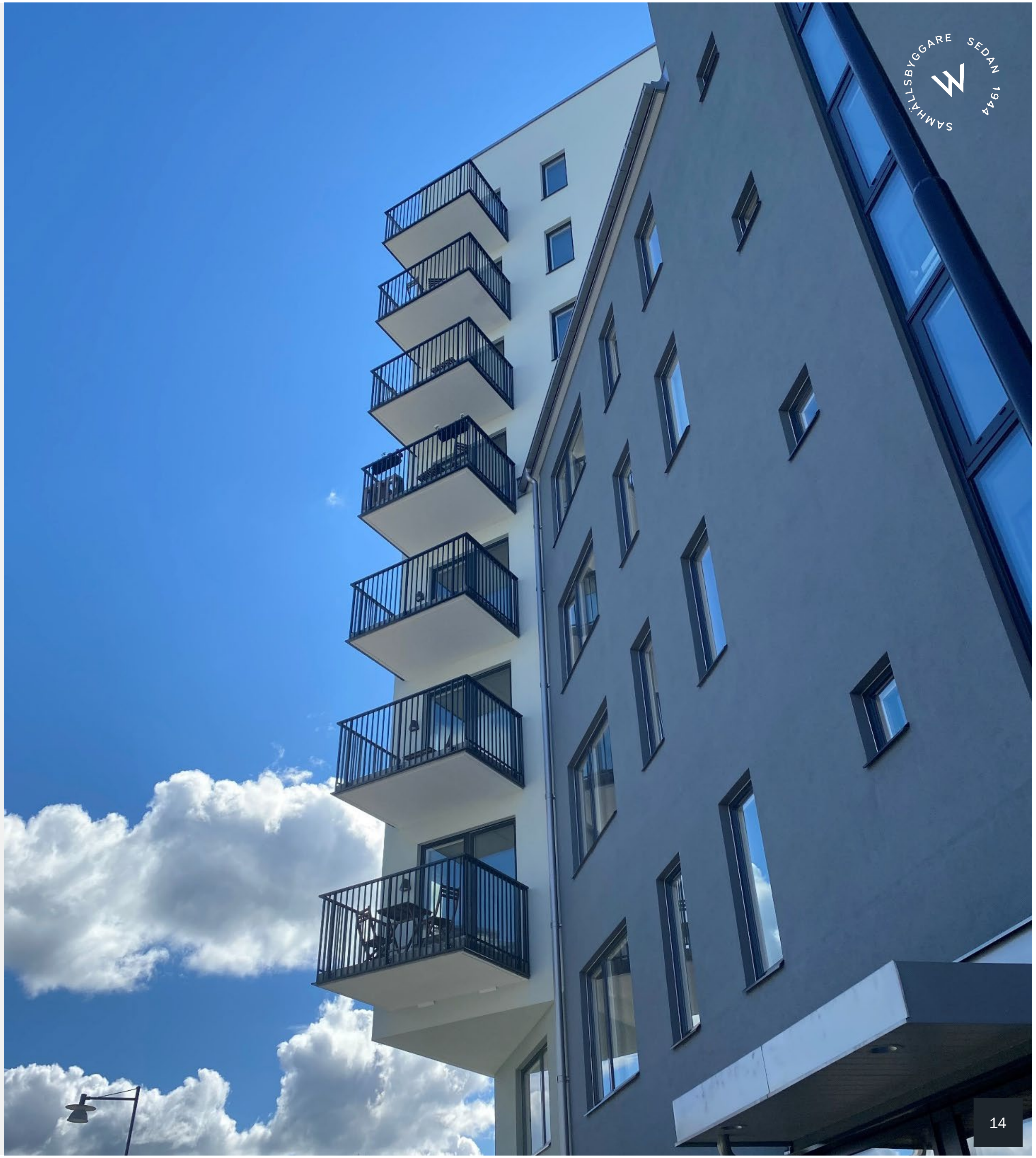
Created surplus value in completed new construction





Efficient property portfolio





Ongoing projects
1,948 apts.

Gothenburg: 1,221 apts.

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.

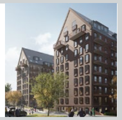
Occupation starts 2023

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

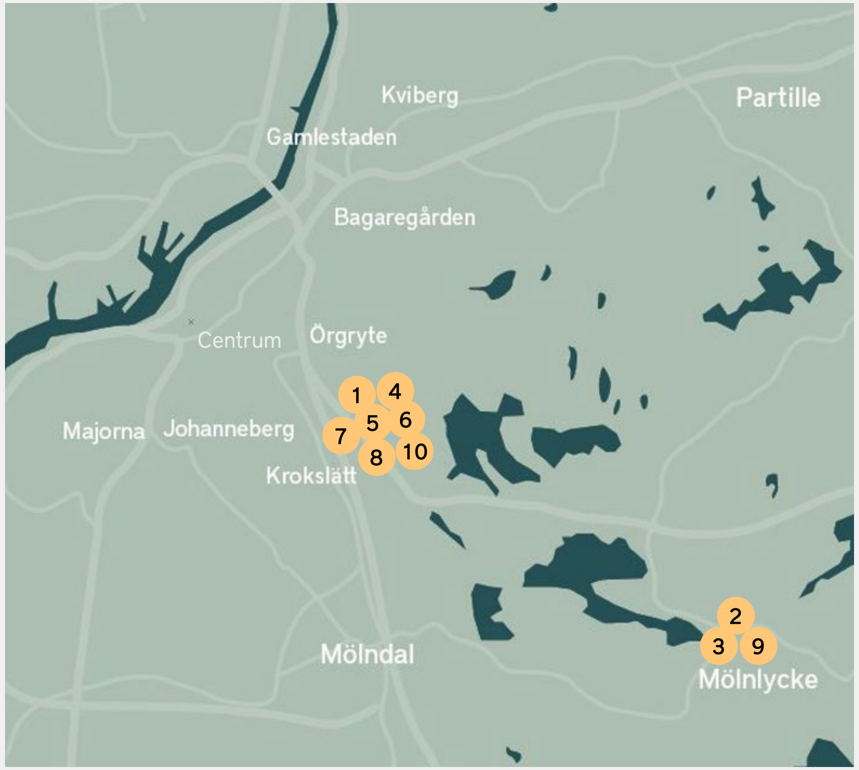
7. **Kallebäcks Terrasser Kvarter 7**
Gothenburg, 189 apts.

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

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



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



Stockholm & Uppsala: 727 apts.

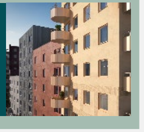
Uppsala

Stockholm

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

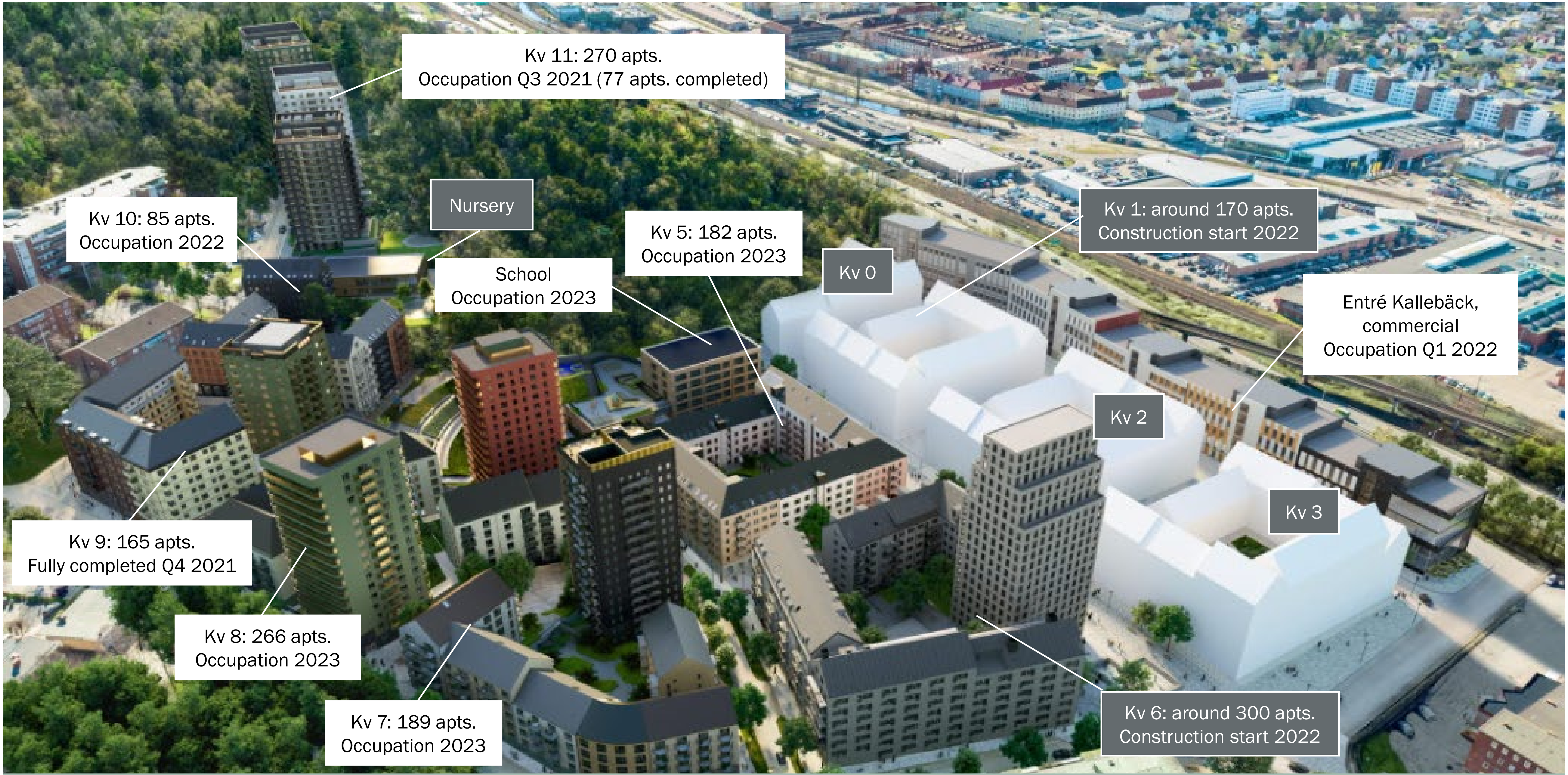
5 **Bersån**
Uppsala, 98 apts.
(development property)

6 **Kompositören**
Uppsala, 185 apts.

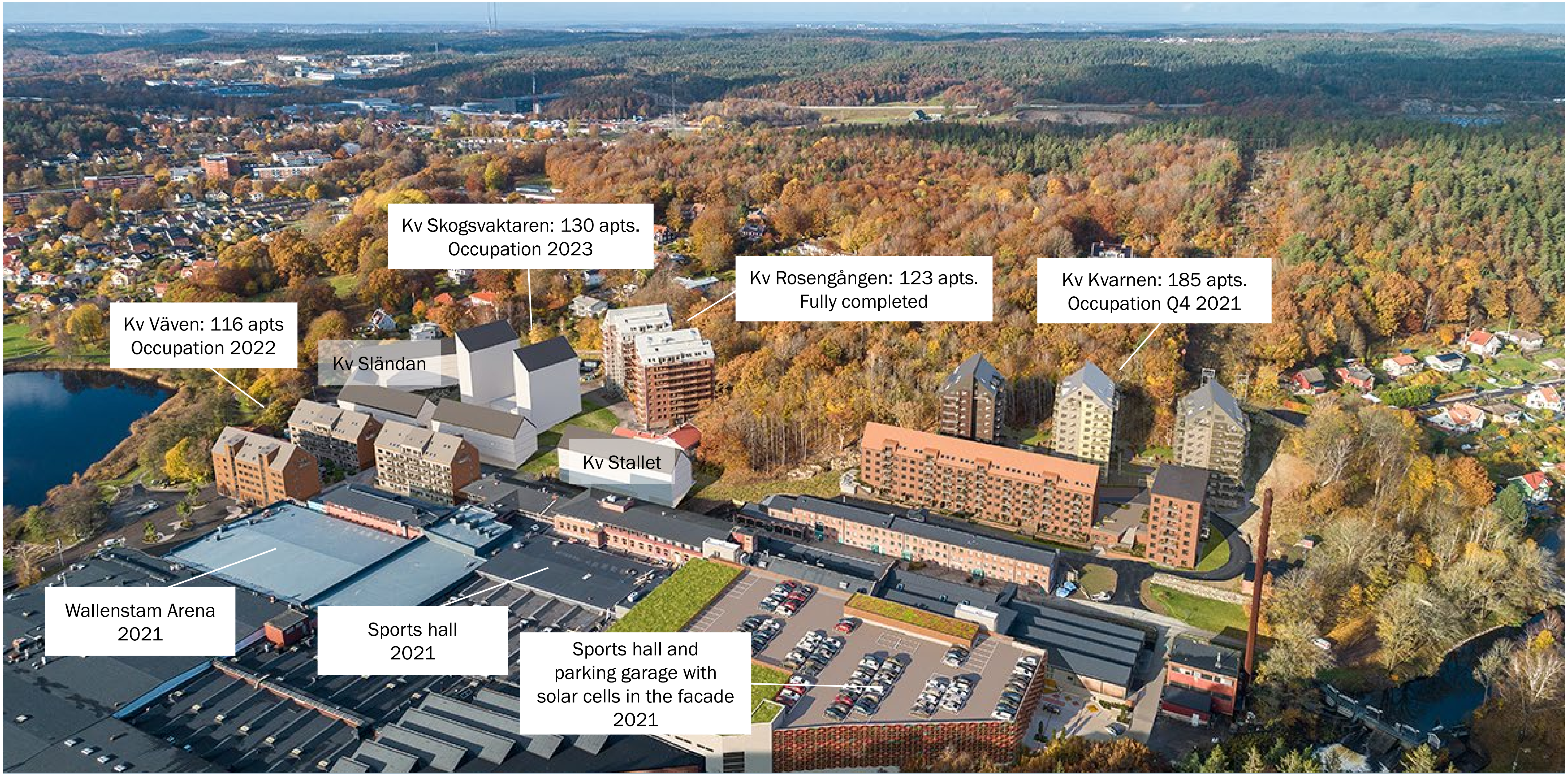
Occupation starts 2024

7 **Älta Torg Kv. 1**
Nacka, 191 apts.

Our urban development projects



Kallebäcks Terrasser, Gothenburg – 2,000 apts.



Mölnlycke Fabriker, Härryda – 800 apts.

Umami Park, Sundbyberg – 1,000 apts.

Älta Torg, Nacka – 1,000 apts.

16,100 apts in our project portfolio

Approaching zoning plan	Zoning plan in progress	Adopted zoning plan	Zoning plan gained legal force	Construction
6,300 APARTMENTS IN THIS PHASE	**6,200** APARTMENTS IN THIS PHASE	**0** APARTMENTS IN THIS PHASE	**3,600** APARTMENTS IN THIS PHASE	**1,948** APARTMENTS UNDER CONSTRUCTION

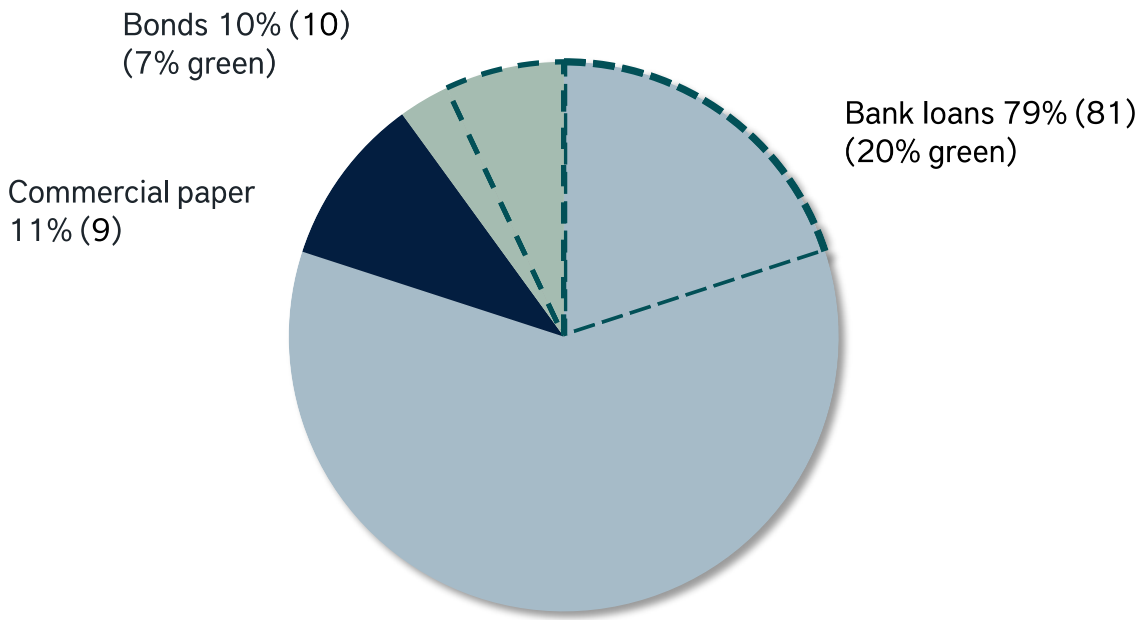
SAMHÄLLSBYGGARE SEDAN 1944

Financial information

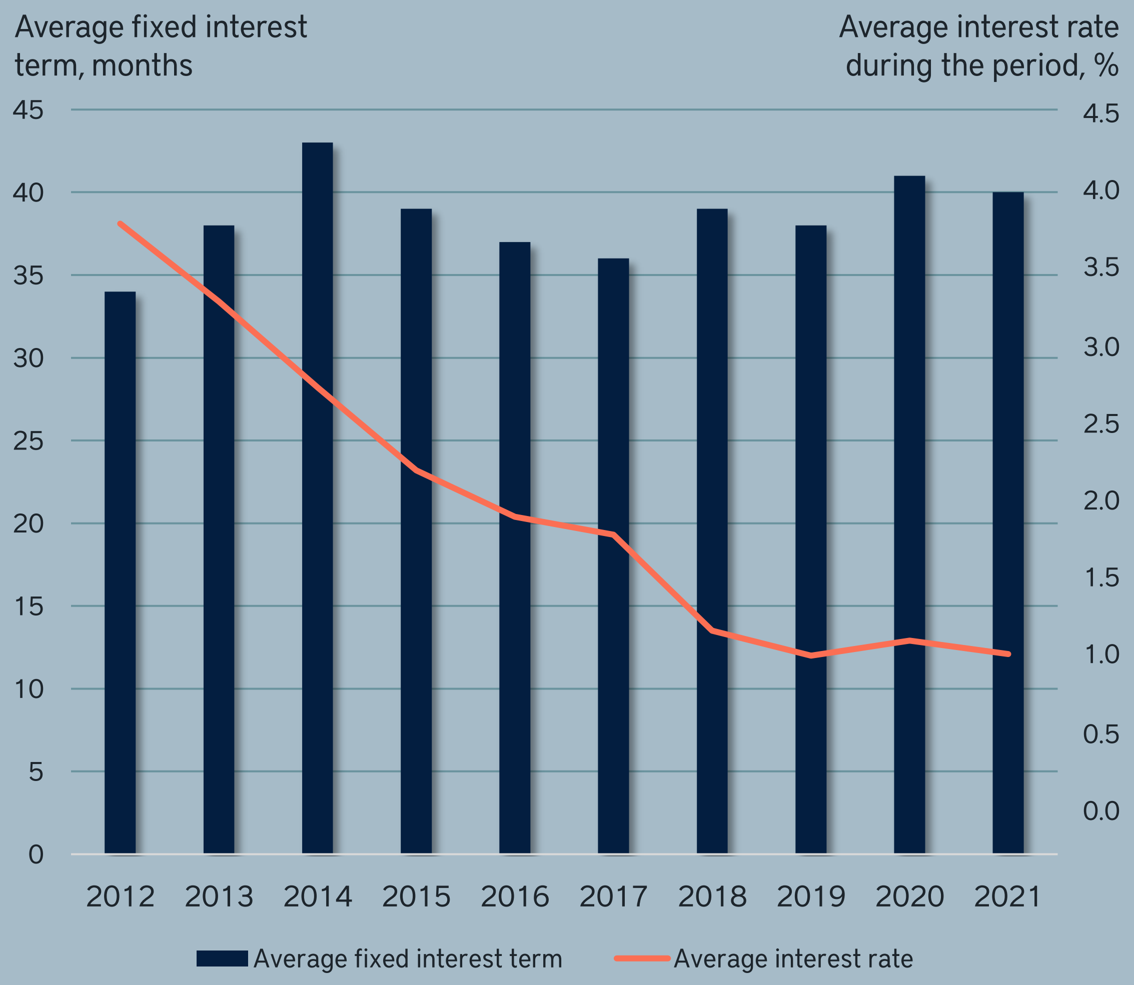
Financing

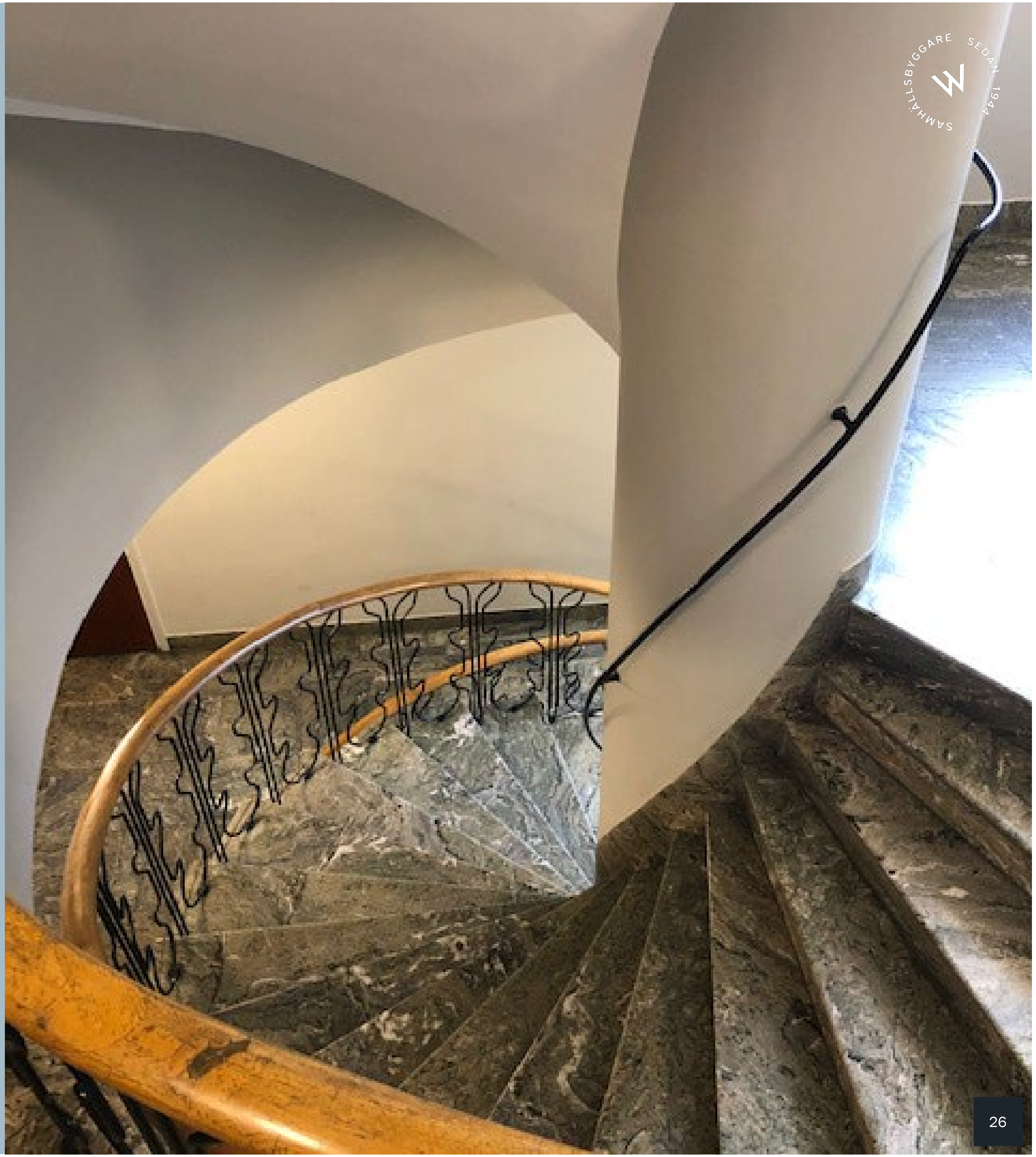
- Mainly bank loans
- From October 2020 only green bonds
- Strong market

Distribution Financing as of 21-12-31



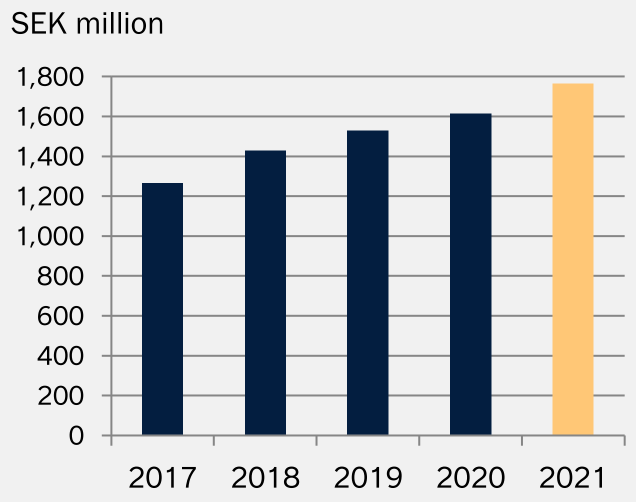
Interest rates





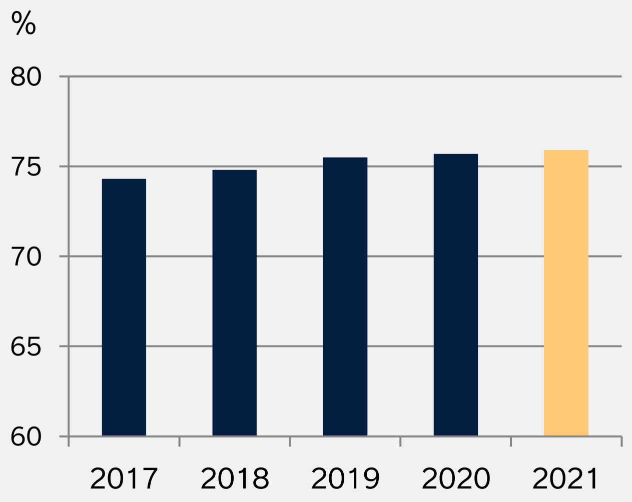
NET OPERATING INCOME

SEKm 1,763



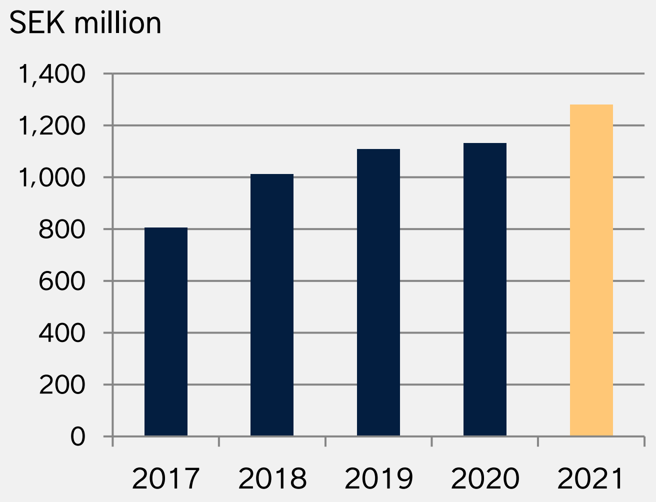
SURPLUS RATIO

75.9%



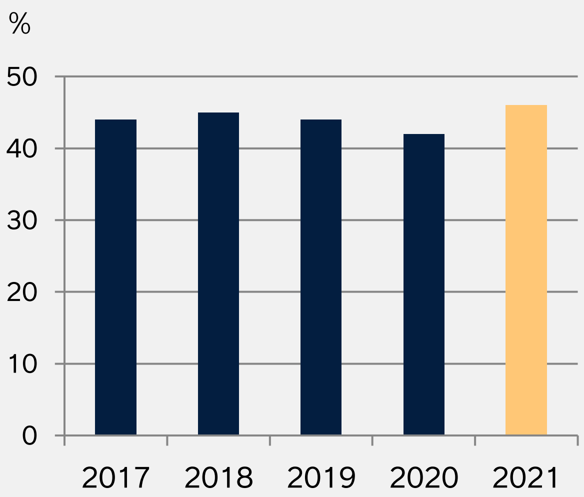
INCOME FROM PROPERTY MANAGEMENT

SEKm 1,280



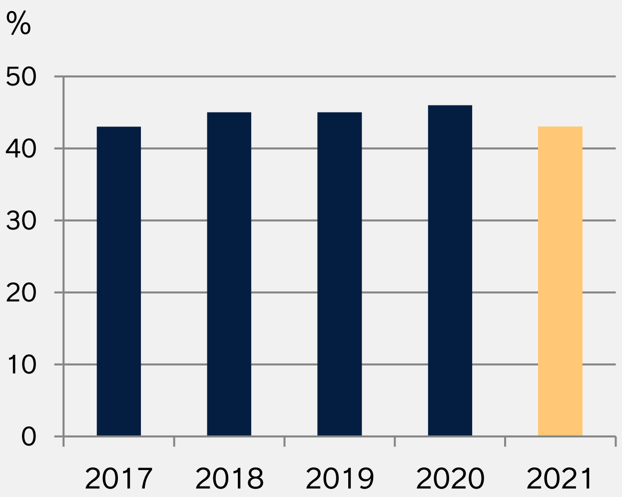
EQUITY/ ASSETS RATIO

46%



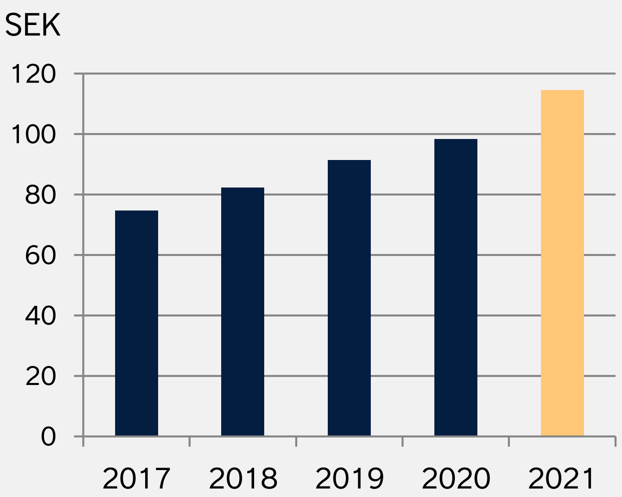
LOAN-TO-VALUE RATIO

43%



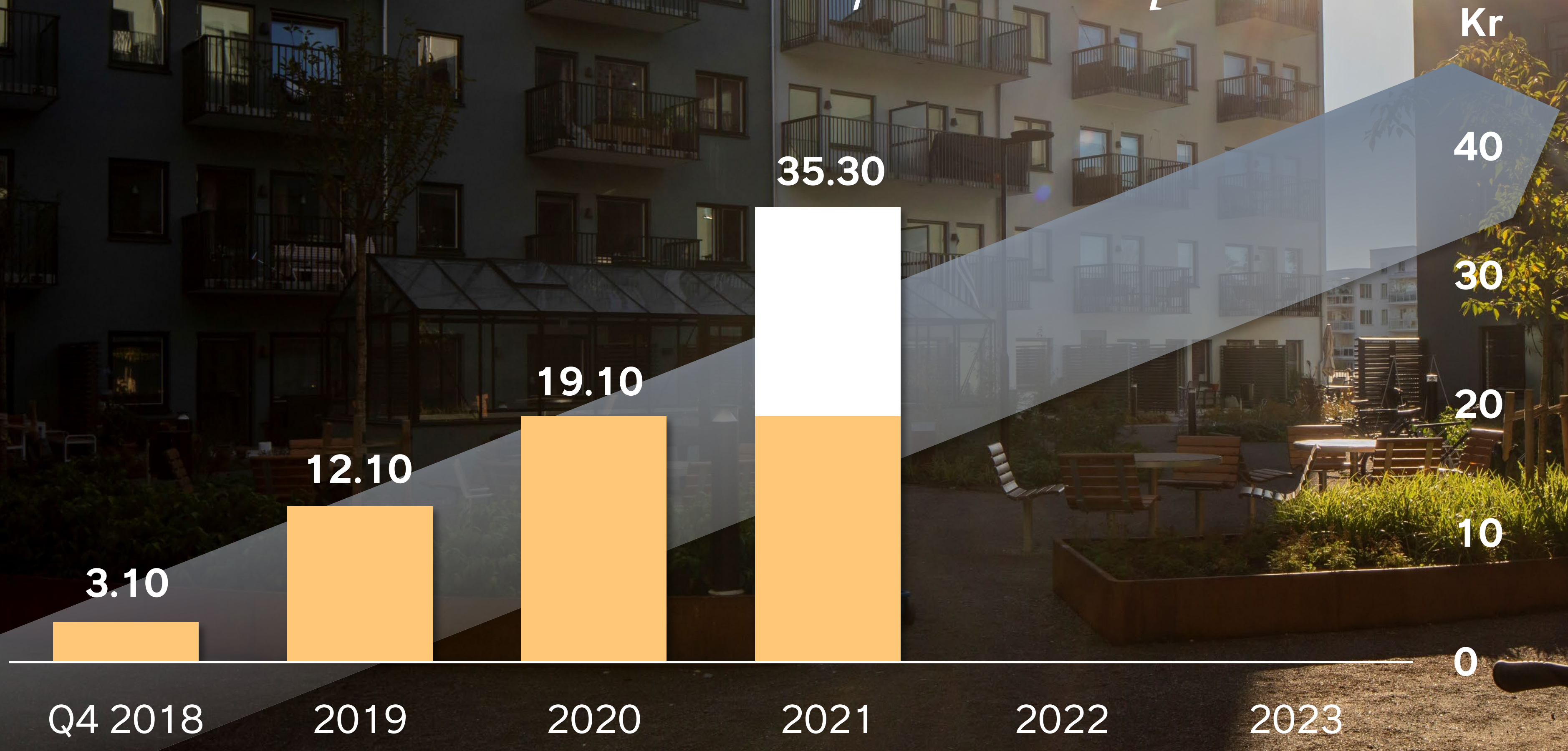
NET ASSET VALUE PER SHARE

SEK 114.50

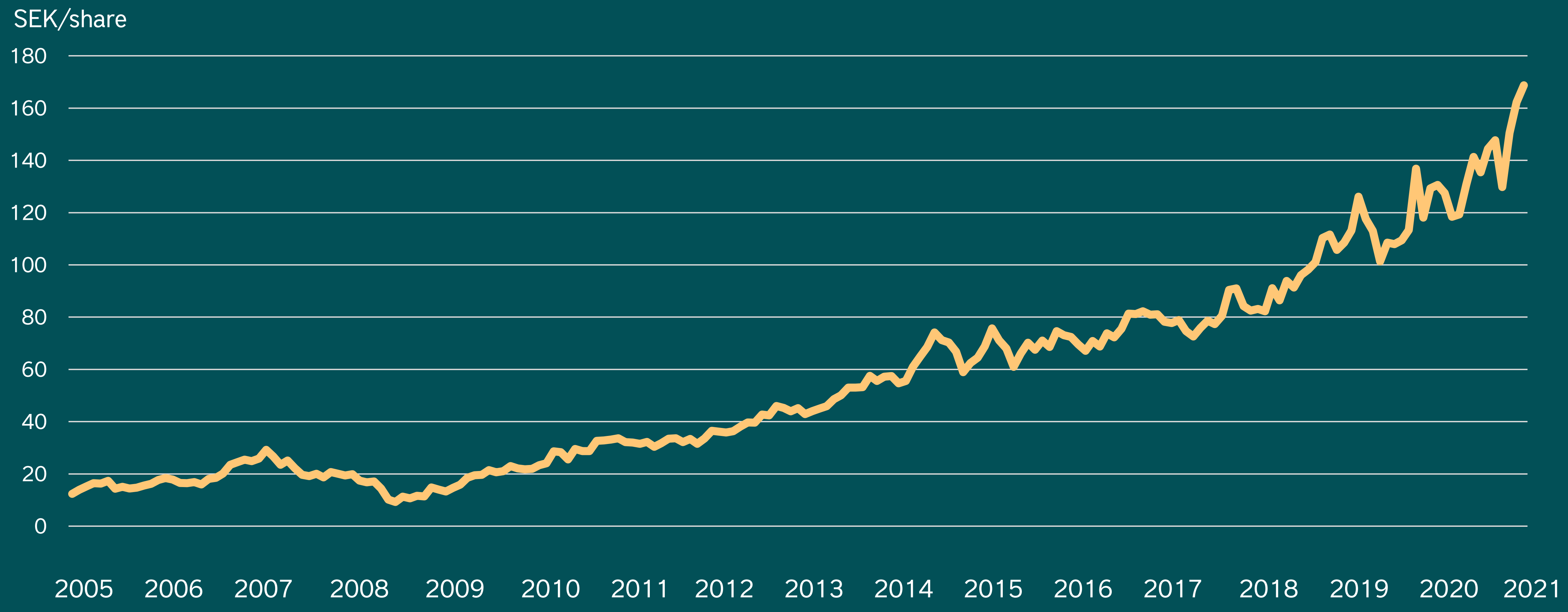


Goal 2023

Increase in net asset value of SEK 40 per share



Share price 2005–2021



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