

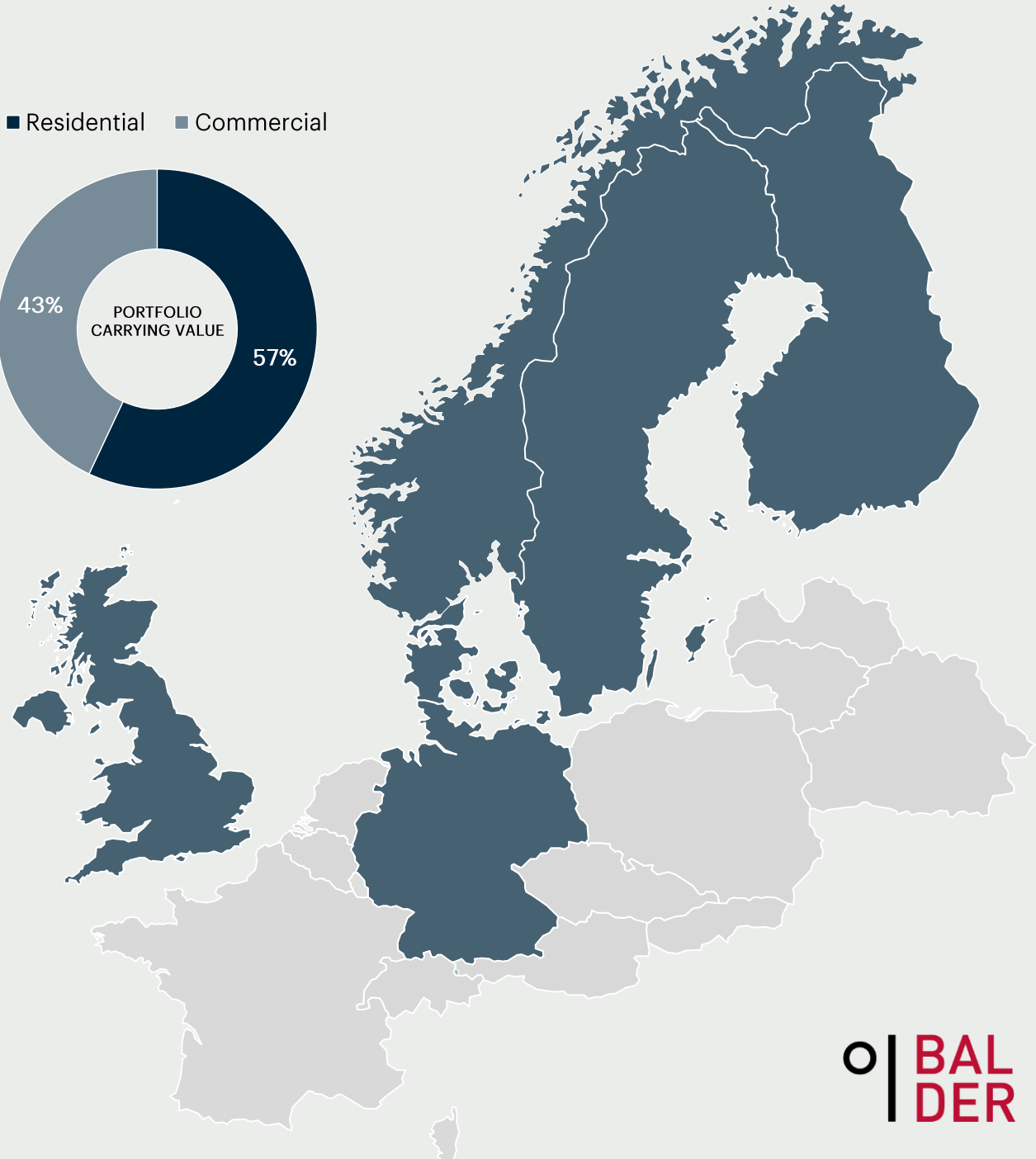
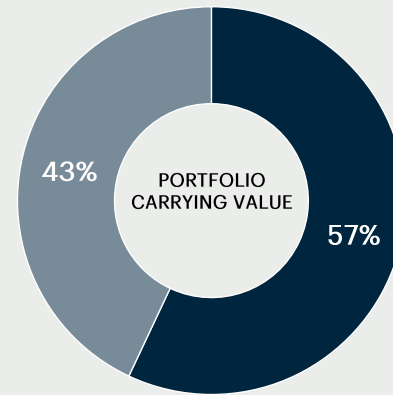
CONFERENCE CALL

Q1 2023

BALDER AT A GLANCE

SEK BILLION 218 PORTFOLIO VALUE	S&P RATINGS BBB OFFICIAL RATING	% 96.0 OCCUPANCY RATE	YEARS 11.3 AVG. LEASE DURATION 10 LARGEST LEASES	
% 48.2 NET DEBT TO TOTAL ASSETS	TIMES 3.9 INTEREST COVERAGE RATIO	SEK BILLION 24.6 AVAILABLE LIQUIDITY	SEK 91.7 NAV PER SHARE	% 29 NAV GROWTH PER YEAR SINCE 2005

■ Residential ■ Commercial



- 

One of the largest and most well diversified property companies in the Nordic region both in terms of asset and location
- 

Solid fundamentals and benign demographics with 80% of the portfolio in capitals and larger cities supported by structural need for housing
- 

Active property and portfolio management ensures strong financial performance and provides excellent opportunities for a continuation to execute value-added transactions
- 

Strong property development platform enabling continued growth regardless of the situation on the transaction market
- 

The Balder share have yielded significant shareholder returns over time with NAV growth per share of +29% per year since 2005

FASTIGHETS AB BALDER

Q1 2023

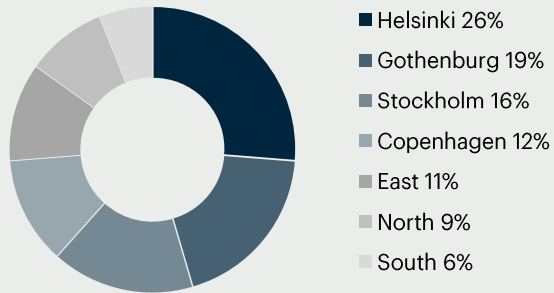
- Q1: Rental income SEK 2,895m, increase 15%
- Profit from property management SEK 1,549m, corresponding to an increase per share of 9% to SEK 1.34
- Profit from property management in current earnings capacity 5.15 SEK/share, decrease 1% compared to same period last year
- Net debt to total assets 48.2%
- Like for like rental growth 5.5%
- NAV 91.65 SEK/share



A WELL-DIVERSIFIED PORTFOLIO

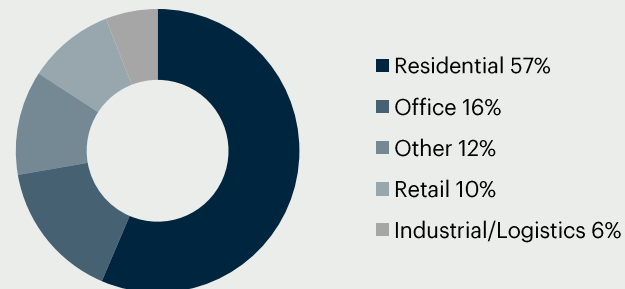
CARRYING AMOUNT DISTRIBUTED BY REGION

Total real estate portfolio, %



CARRYING AMOUNT DISTRIBUTED BY PROPERTY CATEGORY

Total real estate portfolio, %



80%
Of the property portfolio located in capitals and larger cities





PROPERTY **DEVELOPMENT**

Two categories

- Project properties for own management
- Development properties for sale

Investments 2023 and 2024

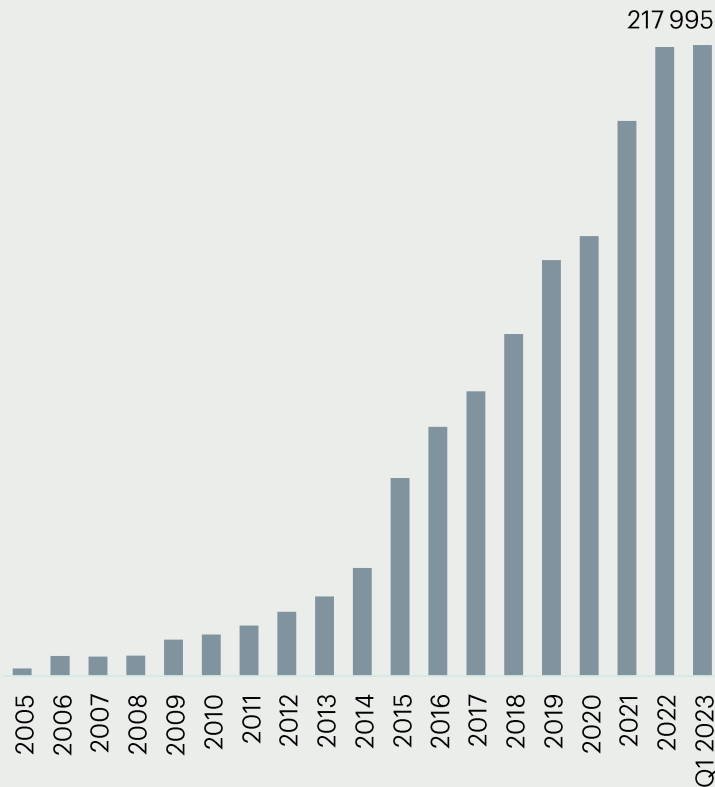
- Declining investments and balance sheet

LONG TRACK-RECORD OF DELIVERING VALUE

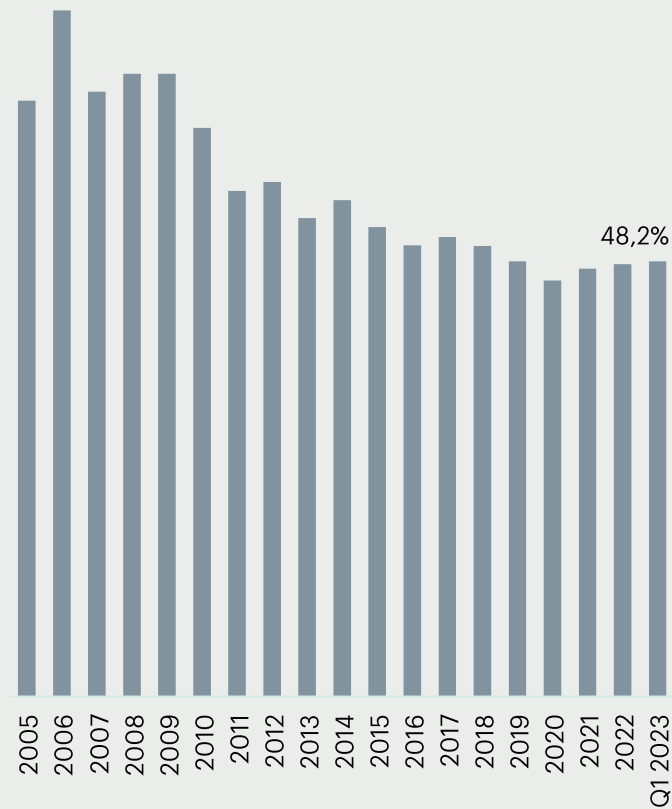


...WHILE IMPROVING OPERATIONAL STABILITY AND REDUCING LEVERAGE

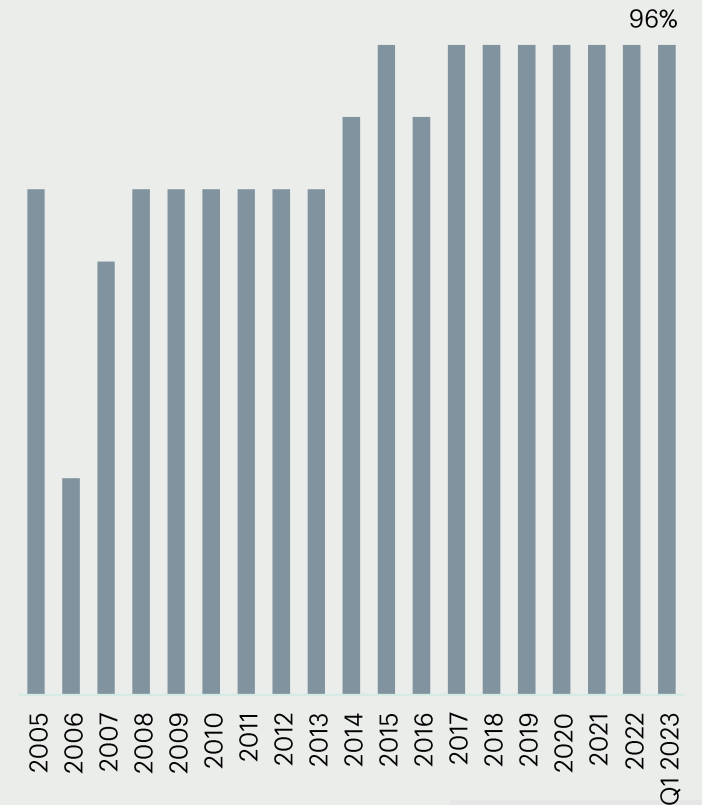
■ Portfolio value (SEKm)



■ Net debt to total assets, %



■ Occupancy rate, %



Long track record of value creation through strong operational focus, as well as investments in acquisitions as well as new development.

Continuous leverage reduction and commitment to investment grade rating

Strong population growth and urbanisation offer strong structural support for occupancy rates

CURRENT EARNINGS CAPACITY

	2023	2022	2022	2022	2022	2021	2021	2021	2021
SEKm	31 March	31 Dec	30 Sep	30 June	31 March	31 Dec	30 Sep	30 June	31 March
Rental income	11,650	11,600	10,750	10,350	10,135	9,710	9,150	9,100	8,505
Property costs	-2,800	-2,735	-2,565	-2,470	-2,445	-2,370	-2,230	-2,220	-2,210
Net operating income	8,850	8,865	8,185	7,880	7,690	7,340	6,920	6,880	6,295
<i>Surplus ratio</i>	76%	76%	76%	76%	76%	76%	76%	76%	74%
Management and administrative costs	-1,050	-1,035	-1,000	-990	-980	-830	-780	-770	-720
Profit from property management from associated companies	1,850	1,850	1,800	1,780	1,760	1,650	1,500	1,370	1,340
Operating profit	9,650	9,680	8,985	8,670	8,470	8,160	7,640	7,480	6,915
Net financial items, incl. ground rent	-3,300	-2,900	-2,550	-2,220	-2,020	-1,750	-1,600	-1,600	-1,580
Non-controlling interests	-410	-560	-550	-580	-630	-630	-610	-605	-625
Profit from property management Parent Company	5,940	6,220	5,885	5,870	5,820	5,780	5,430	5,275	4,710
Tax	-1,230	-1,305	-1,240	-1,250	-1,240	-1,230	-1,130	-1,085	-975
Profit after tax	4,710	4,915	4,645	4,620	4,580	4,550	4,300	4,190	3,735
Profit from property management, per share, SEK	5.15	5.39	5.26	5.25	5.20	5.17	4.85	4.71	4.21

Unchanged forecast for 2023

For 2023, the profit from property management, i.e. the profit before changes in value and tax, with the current real estate portfolio, acquisitions and divestments announced, and at current exchange rates, is expected to amount to SEK 6,200m.

BALDER'S SUSTAINABILITY FRAMEWORK

EXTERNAL FRAMEWORK

UN SUSTAINABLE DEVELOPMENT GOALS



WE SUPPORT

Balder has signed the Global Compact, the UN's international principles for companies in the area of human rights, labour, the environment and anti-corruption.

> [Read more on unglobalcompact.org](https://unglobalcompact.org)

TCFD

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

BALDER'S FRAMEWORK



PROPERTIES



AREAS



PARTNERSHIPS



COWORKERS



FINANCES

MATERIAL TOPICS

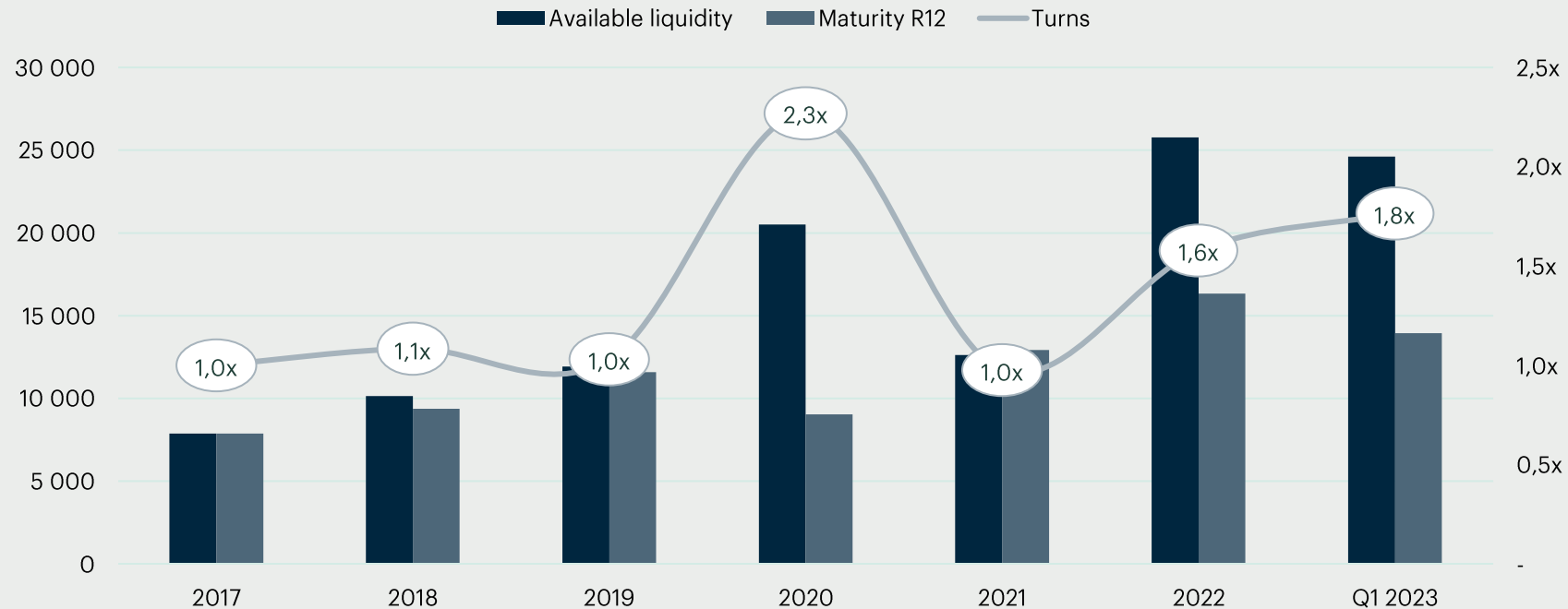
- Energy efficiency improvement and renewable energy sources
- Greenhouse gas emissions and climate adaptation
- Environmentally certified properties
- Minimise waste and increase degree of sorting
- Security and well-being of tenants
- Area development for social sustainability
- Responsible, fossil-free transport operations
- Business ethics and responsible collaboration
- Social and environmental requirements in supply chain
- Good work environment with satisfied employees
- Diversity and equal opportunity
- Long-term financial stability and profitability
- Green financing

ESG IS AN INTEGRATED PART OF OUR STRATEGY & OPERATIONS

- Climate calculations was completed at group level, as baseline 2022 for Science Based Target (SBTi)
- Climate risk analyzes and action plans for properties that are compatible with the EU taxonomy
- Coordination of social area development to drive more effectively towards social sustainability

PRUDENT FINANCIAL STRATEGY

WITH A WELL BALANCED RISK MANAGEMENT



PROACTIVE BALANCE SHEET MANAGEMENT THROUGH:

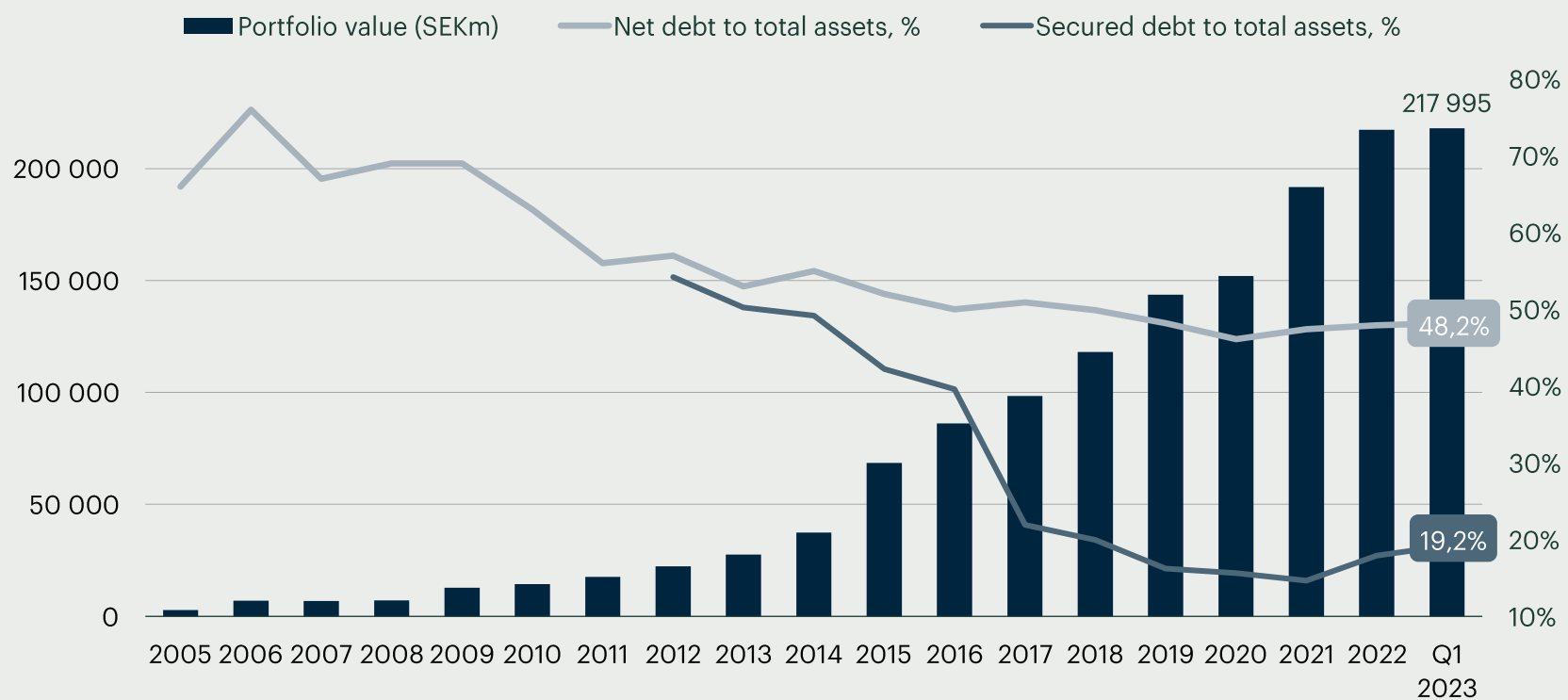
Placement of convertible bonds of EUR 480 million.

Repurchase of bonds amounting to SEK 2.6 billion during the quarter.

The hybrid with first call date March 2023 of EUR 320m has been repaid.

FINANCING

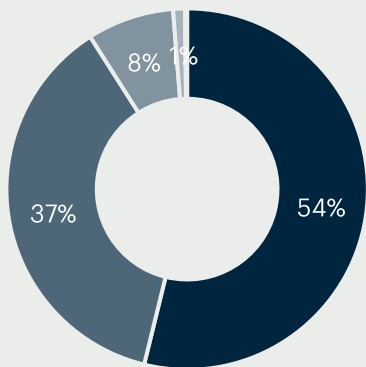
Portfolio Value (SEKm) and Net Debt to Total Assets (%)



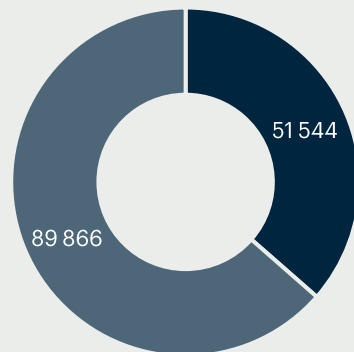
Available liquidity and credit facilities
SEK 25 billion

70% of debt is hedged with interest swaps and fixed-rate loans

FINANCING



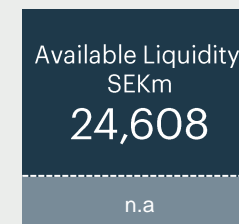
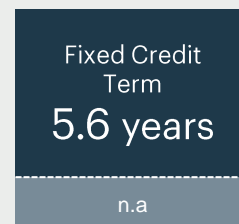
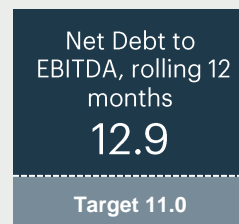
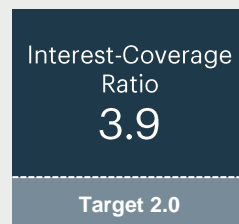
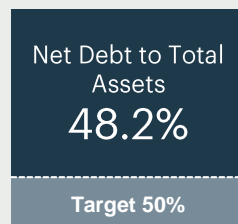
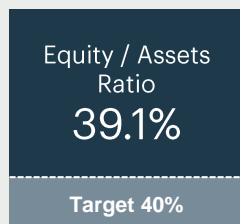
- Unsecured bonds, 54%
- Secured bank loans, 37%
- Unsecured bank loans, 8%
- Commercial paper, 1%
- Secured bonds, 0%



- Secured loans, 36%
- Unsecured loans, 64%

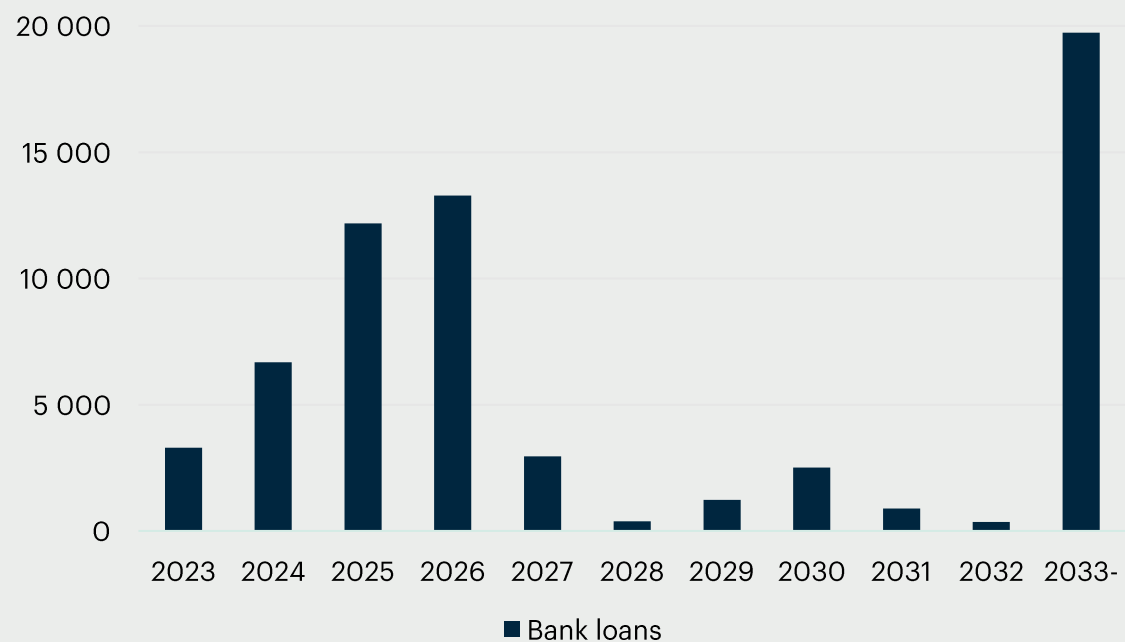
INTEREST FIXING STRUCTURE

Year	SEKm	Interest %	Proportion %
2023	44,146	3.2	31
2024	6,350	2.1	4
2025	10,221	2.1	7
2026	14,157	2.4	10
2027	13,835	1.6	10
2028	13,840	3.4	10
2029	15,698	1.4	11
2030	8,389	1.8	6
2031	8,671	1.7	6
2032	2,805	2.5	2
2033-	3,299	1.5	2
Total	141,411	2.4	100

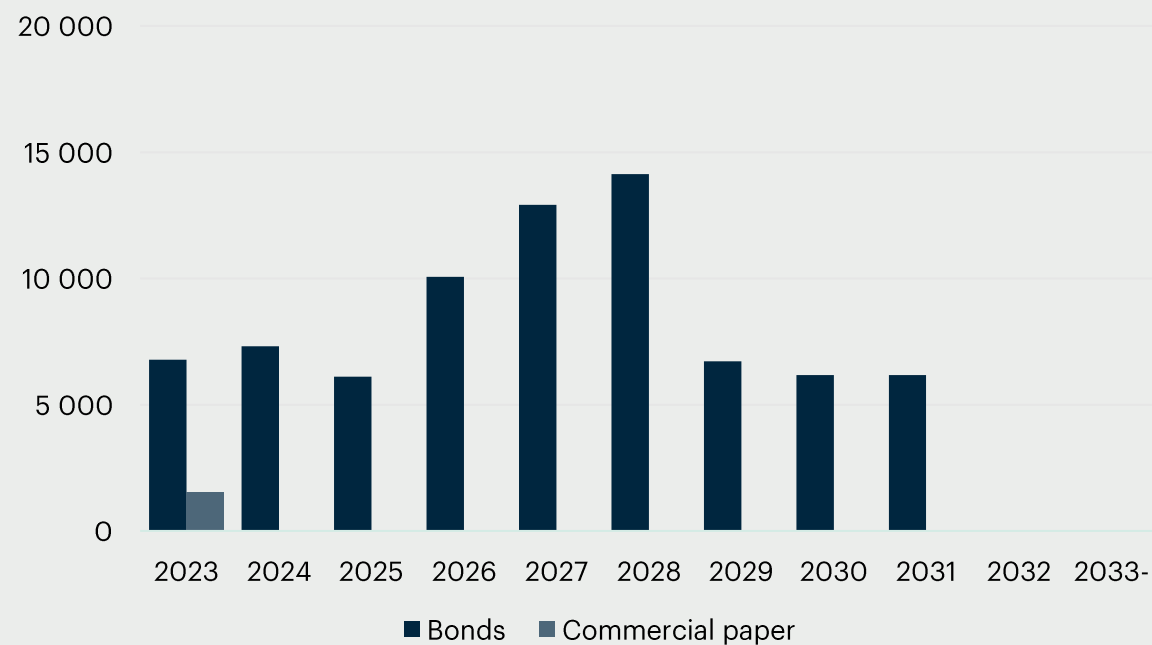


FINANCING

MATURITY STRUCTURE BANK LOANS

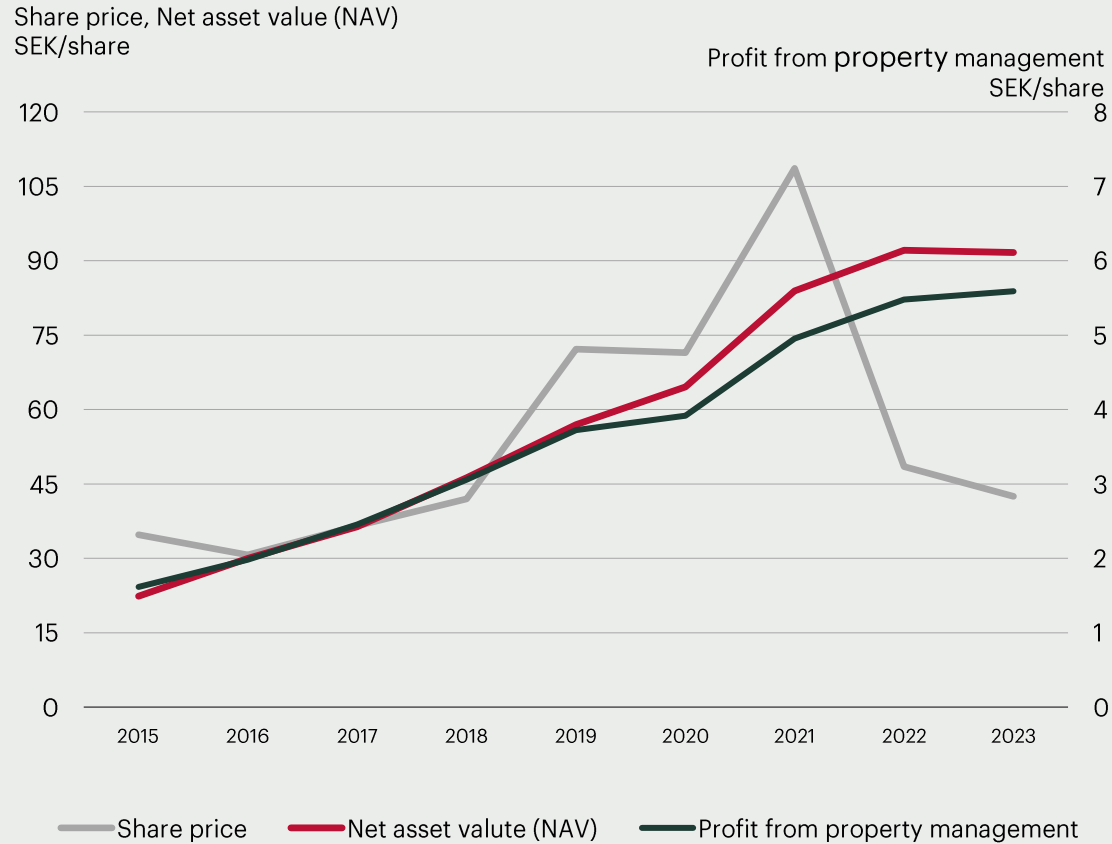


MATURITY STRUCTURE BONDS AND COMMERCIAL PAPER

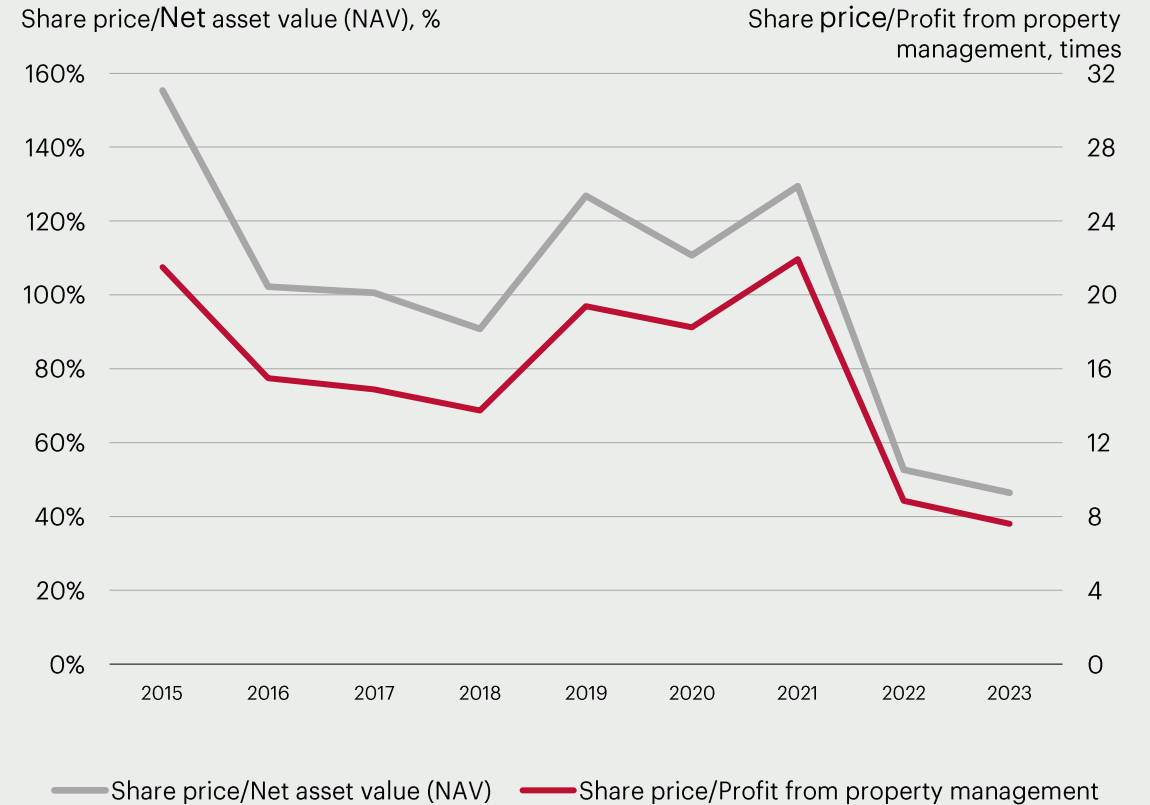


THE SHARE

Share price development over time



Share price development in relation to NAV and Profit from property management



CONSOLIDATED STATEMENT OF **COMPREHENSIVE INCOME**

SEKm	2023 Jan-March	2022 Jan-March	Deviation, Δ %
Rental income	2,895	2,507	15
Property costs	-797	-702	
Net operating income	2,099	1,805	16
Management and administrative costs	-265	-252	
Participation in the profits of associated companies/joint ventures	60	1,829	
Other income/costs	-6	-33	
Net financial items	-651	-428	
- Of which cost of leases/ground rent	-19	-18	
Non-controlling interest	-97	-139	
Profit from property management, Parent Company	1,549	1,382	12
<i>Changes in value</i>			
Changes in value investment properties, realised	28	20	
Changes in value investment properties, unrealised	-1,602	3,344	
Profit from development properties	229	-1	
Changes in value derivatives	-175	687	
Changes in value total	-1,520	4,050	
Profit before tax	-283	6,972	
Income tax	155	-1,097	
Net profit for the period	-128	5,875	
Profit from property management per share, SEK	1.34	1.23	
Profit after tax per share, SEK	-0.04	4.70	

CONSOLIDATED STATEMENT OF **FINANCIAL POSITION**

SEKm	2023 31 March	2022 31 March
Assets		
Investment properties	214,850	196,113
Development properties	3,145	3,075
Lease contract; Right-of-use assets	1,884	1,612
Other fixed assets	271	194
Participations in associated companies/joint ventures	30,798	31,742
Derivatives	2,172	–
Other receivables	5,043	3,667
Cash and cash equivalents and financial investments	9,700	5,952
Total assets	267,864	242,355
Equity and liabilities		
Equity	102,123	95,464
Deferred tax liability	17,691	16,802
Interest-bearing liabilities	141,411	122,514
<i>of which Hybrid capital</i>	5,008	8,788
Derivatives	–	163
Lease contract	1,891	1,619
Other liabilities	4,747	5,792
Total equity and liabilities	267,864	242,355

SHAREHOLDERS **AS OF 31 MARCH 2023**

Owner	A shares	B shares	Total no shares	Capital, %	Votes, %
Erik Selin via company	49,855,968	343,265,400	393,121,368	34.1%	47.8%
Arvid Svensson Invest AB	17,495,352	81,255,240	98,750,592	8.6%	14.6%
AMF Försäkring och Fonder	-	75,678,579	75,678,579	6.6%	4.3%
Swedbank Robur Fonder	-	52,676,922	52,676,922	4.6%	3.0%
Länsförsäkringar Fondförvaltning AB	-	40,701,679	40,701,679	3.5%	2.3%
SEB Investment Management	-	23,888,212	23,888,212	2.1%	1.4%
Lannebo Fonder	-	22,169,474	22,169,474	1.9%	1.3%
Folksam	-	15,115,264	15,115,264	1.3%	0.9%
Andra AP-fonden	-	12,843,007	12,843,007	1.1%	0.7%
Handelsbanken fonder	-	9,819,974	9,819,974	0.9%	0.6%
Other	25,272	409,209,657	409,234,929	35.5%	23.3%
Total	67,376,592	1,086,623,408	1,154,000,000	100%	100%