



FASTIGHETS AB BALDER (PUBL)

# INTERIM REPORT Q1 2022

# FASTIGHETS AB BALDER

## Q1 2022

- Completed 200 apartments in Finland and Denmark.
- Majority of unrealized value changes of SEK 3,344m attributable to agreed sales agreements and projects.
- Like for like rental growth 2.1 %.
- Hotel segment recovering, where occupancy levels in the end of March and April was in line with 2019.

# FASTIGHETS AB BALDER

## Q1 2022

Profit from  
property  
management  
7.41 SEK/share

**+27%**

Profit from  
property  
management in  
Current Earnings  
31.21 SEK/share

**+24%**

Net debt  
to total assets

**46.3%**

Net debt/EBITDA

**14.2 times**

**NAV**

540.24 SEK/share

**+33%**

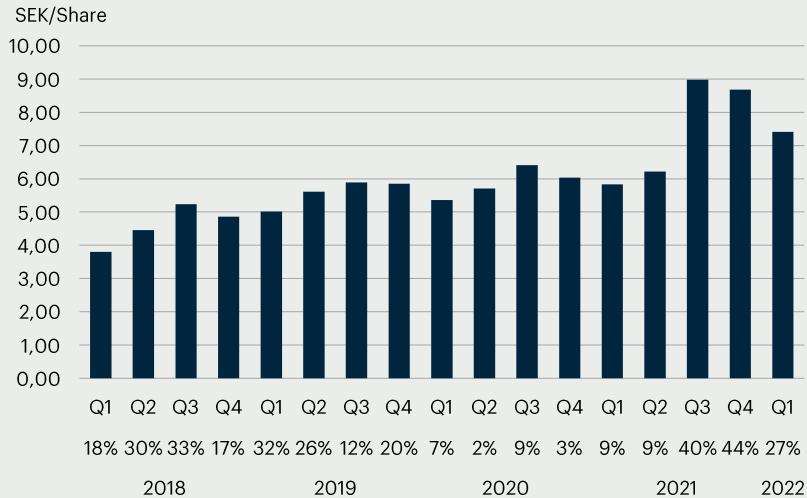
Like for  
like rental growth

**2.1%**

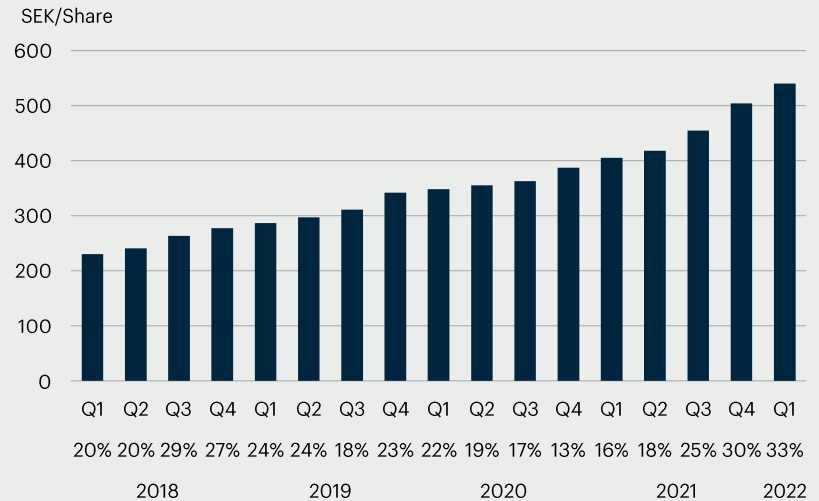
# FASTIGHETS AB BALDER

## Q1 2022

### PROFIT FROM PROPERTY MANAGEMENT



### LONG-TERM NET ASSET VALUE (NAV)



# CURRENT EARNINGS CAPACITY

SEKm	2022 31 March	2021 31 March	Deviation, SEKm	Deviation, %
Rental income	10,135	8,505	1,630	19
Property costs	-2,445	-2,210	-235	11
<b>Net operating income</b>	<b>7,690</b>	<b>6,295</b>	<b>1,395</b>	<b>22</b>
<i>Surplus ratio</i>	76%	74%		
Management and administrative costs	-980	-720	-260	36
Profit from property management from associated companies	1,760	1,340	420	31
<b>Operating profit</b>	<b>8,470</b>	<b>6,915</b>	<b>1,555</b>	<b>22</b>
Net financial items, incl. ground rent	-2,020	-1,580	-440	28
Non-controlling interests	-630	-625	-5	1
<b>Profit from property management Parent Company</b>	<b>5,820</b>	<b>4,710</b>	<b>1,110</b>	<b>24</b>
Tax	-1,240	-975	-265	
<b>Profit after tax</b>	<b>4,580</b>	<b>3,735</b>	<b>845</b>	
<b>Profit from property management per share, SEK</b>	<b>31.21</b>	<b>25.26</b>	<b>5.95</b>	<b>24</b>

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEKm	2022 Jan-March	2021 Jan-March	Deviation, SEKm	Deviation, %
Rental income	2,507	2,118	389	18
Property costs	-702	-590	-112	
<b>Net operating income</b>	<b>1,805</b>	<b>1,528</b>	<b>277</b>	<b>18</b>
Management and administrative costs	-252	-185	-67	
Participation in the profits of associated companies/joint ventures	1,829	516	1,313	
Other income/costs	-33	-46	13	
Net financial items	-428	-332	-96	
- Of which leasing cost/ground rent	-18	-17	-1	
Non controlling interest	-139	-140	1	
<b>Profit from property management, Parent Company</b>	<b>1,382</b>	<b>1,088</b>	<b>294</b>	<b>27</b>
<i>Changes in value</i>				
Changes in value properties, realised	20	115	-95	
Changes in value properties, unrealised	3,344	1,398	1,946	
Profit from development properties	-1	24	-25	
Changes in value derivatives	687	299	388	
<b>Changes in value total</b>	<b>4,050</b>	<b>1,836</b>	<b>2,214</b>	
<b>Profit before tax</b>	<b>6,972</b>	<b>3,315</b>	<b>3,657</b>	
Income tax	-1,097	-419	-678	
<b>Net profit for the period</b>	<b>5,875</b>	<b>2,896</b>	<b>2,979</b>	
Profit from property management per share, SEK	7.41	5.83	1.58	
Profit after tax per share, SEK	28.21	14.29	13.92	

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

SEKm	2022 31 March	2021 31 March
<b>Assets</b>		
Investment properties	196,113	157,659
Development properties	3,075	2,678
Lease contract; Right-of-use assets	1,612	1,533
Other fixed assets	194	170
Participations in associated companies/joint ventures	31,742	22,464
Other receivables	3,667	4,259
Cash and cash equivalents and financial investments	5,952	4,890
<b>Total assets</b>	<b>242,355</b>	<b>193,654</b>
<b>Shareholders' equity and liabilities</b>		
Shareholders' equity	95,464	71,680
Deferred tax liability	16,802	12,966
Interest-bearing liabilities	122,514	100,472
<i>of which Hybrid capital</i>	8,788	8,702
Derivatives	163	944
Lease contract	1,619	1,539
Other liabilities	5,792	6,052
<b>Total equity and liabilities</b>	<b>242,355</b>	<b>193,654</b>



# SUSTAINABILITY

## CLIMATE GOALS

Balder will halve emissions in its own operations by 2030 with 2020 as the base year, and measure and reduce emissions in the value chain (scope 3).

Balder also sets a goal of achieving net zero emissions throughout the value chain (scope 1, 2 and 3) by 2045.

Balder has also signed **Science Based Targets Initiative** and formally expresses support for the **Task Force on Climate-related Financial Disclosures (TCFD)**.

## STRONG ESG RISK RATING

Balder's ESG risk rating from Sustainalytics is **13.8**, which places the company well within the low risk section.

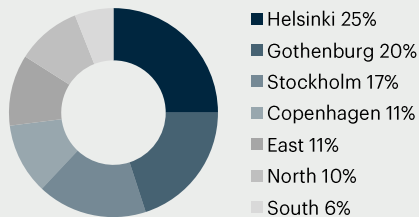




# PROPERTY PORTFOLIO

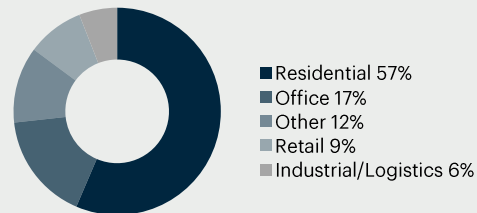
## CARRYING AMOUNT DISTRIBUTED BY REGION

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

## Project properties for own management under construction

- Estimated total investment SEK 11,900m whereof SEK 7,600m is already invested.
- The majority of the apartments are located in Helsinki, Copenhagen and Gothenburg.
- The total number of apartments are 4,900.
- We expect to start construction of 3,300 apartments during Q2 2022- Q2 2023.

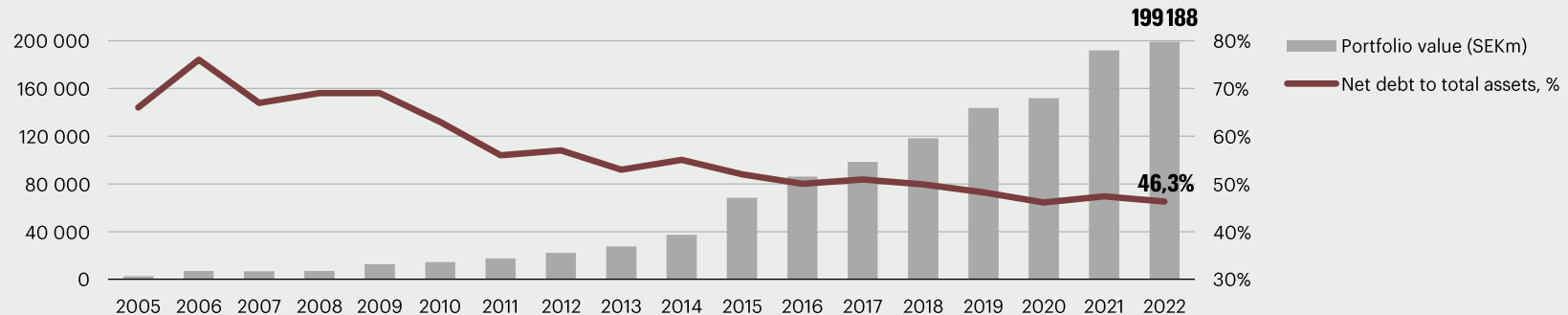
## Development properties for sale under construction

- Estimated total investment SEK 4,100m whereof SEK 1,900m is already invested.
- These projects consists of 1,000 apartments and will be completed between 2022 and 2024.
- We expect to start construction of 800 apartments during Q2 2022- Q2 2023.



# FINANCING

- In January Balder issued EUR 1 billion, whereof EUR 500m on 5 years and EUR 500m on 9 years, average fixed rate 1.5 %.
- 70 % of the debt is hedged with interest swaps and fixed-rate loans.
- All financial targets are met.



# FINANCING

Equity/assets ratio

**41.2%**

(Target 40%)

Net debt to total assets

**46.3%**

(Target 50%)

ICR

**4.7**

(Target 2.0)

Net debt/EBITDA

**14.2**

The fixed credit term

**5.9** years

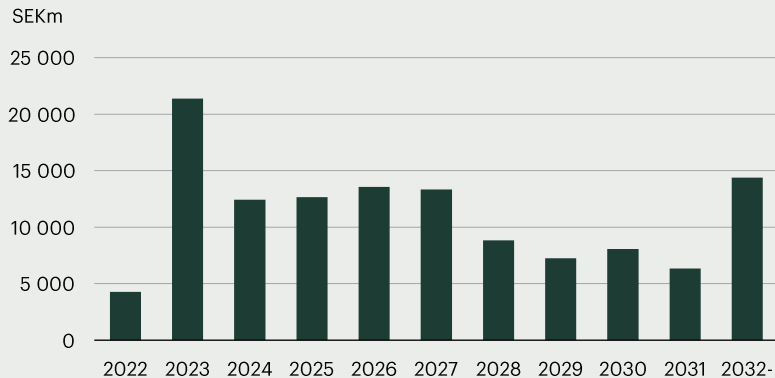
Average fixed-rate period

**3.9** years

Available liquidity, SEKm

**15,983**

Debt maturity structure



INTEREST MATURITY STRUCTURE

Year	SEKm	Interest %	Proportion %
2022	35,273	1.1	29
2023	10,704	2.3	9
2024	4,253	1.5	3
2025	8,991	2.1	7
2026	14,455	2.3	12
2027	12,461	1.3	10
2028	8,307	1.6	7
2029	9,508	1.3	8
2030	7,719	1.5	6
2031	7,686	2.0	6
2032-	3,158	1.9	3
<b>Total</b>	<b>122,514</b>	<b>1.6</b>	<b>100</b>

# THE SHARE

