



WÄSTBYGG

INTERIM REPORT
JANUARY - SEPTEMBER 2021
9 NOVEMBER

NELLY, Borås

Today's presenters



JÖRGEN ANDERSSON

Chief Executive Officer



JONAS JÖNEHALL

CFO and Deputy CEO



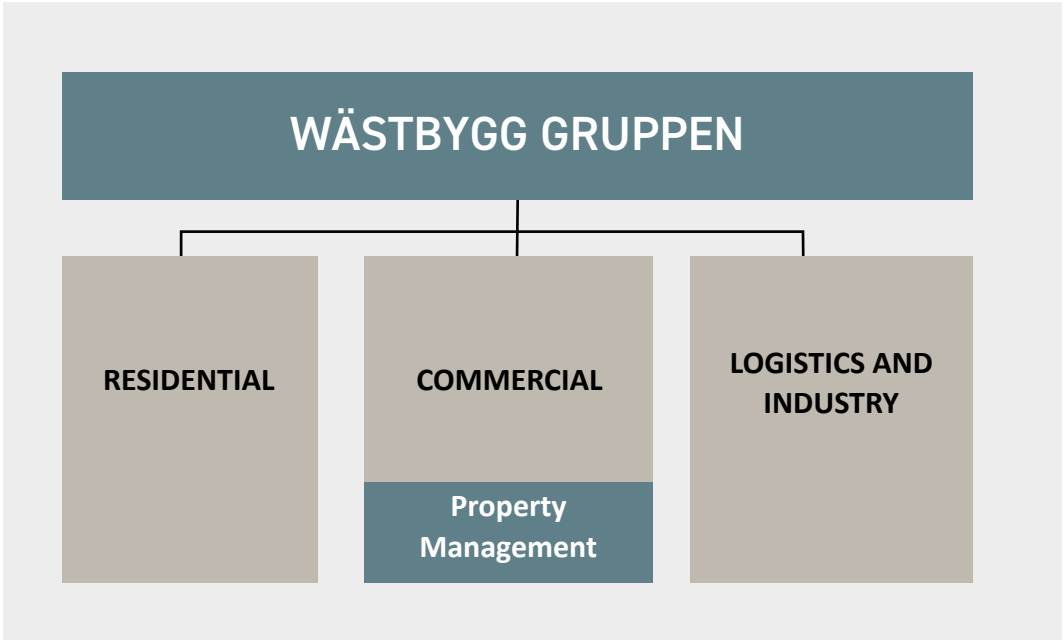
MARIE LINDEBÄCK

Head of Investor Relations/
Deputy Head of Sustainability

Wästbygg – a summary

Develop and build sustainable, modern and efficient homes, commercial properties and logistics and industrial properties

333
Employees 30 Sep 2021



Selected projects PROJECT DEVELOPMENT



Residential

CITYTERRASSEN, MALMÖ
174 apartments



Residential

TUVEBO PHASE 1 & 2, GOTHENBURG
129 apartments



Residential

SLOTTSHUSEN, TÄBY
89 apartments



Residential

VÅRBERGSTOPPEN, SKÄRHOLMEN
174 youth housing



Residential

LAGERKRANSEN 3, LUND
82 rental apartments & 1 commercial premises



Logistics & Industry

MATHEM, STOCKHOLM
41,000 sqm

Selected projects CONSTRUCTION



Commercial

COOP, SVEDALA
3,100 sqm



Logistics & Industry

DHL KASTRUP
26,000 sqm



Residential

MANGON, STOCKHOLM
169 rental apartments



Commercial

QUALITY GRAND HOTEL, BORÅS
Complete renovation of three floors



Residential

SKYMNINGEN, LUND
49 apartments & 12 town houses



Commercial

NORDIC WELLNES, LUND
Sports Center of 6,500 sqm

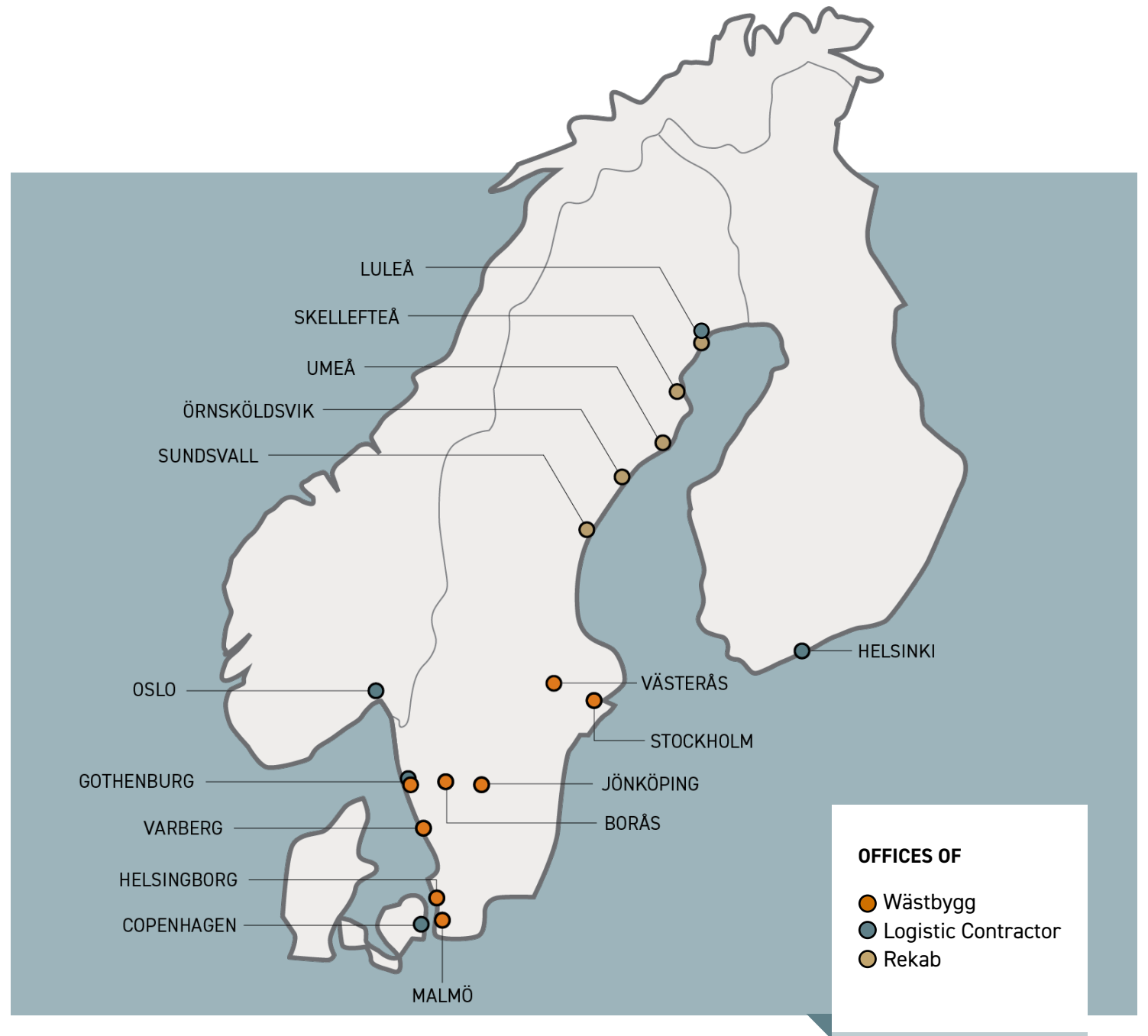


Logistics & Industry

NOBIA, JÖNKÖPING
123,000 sqm

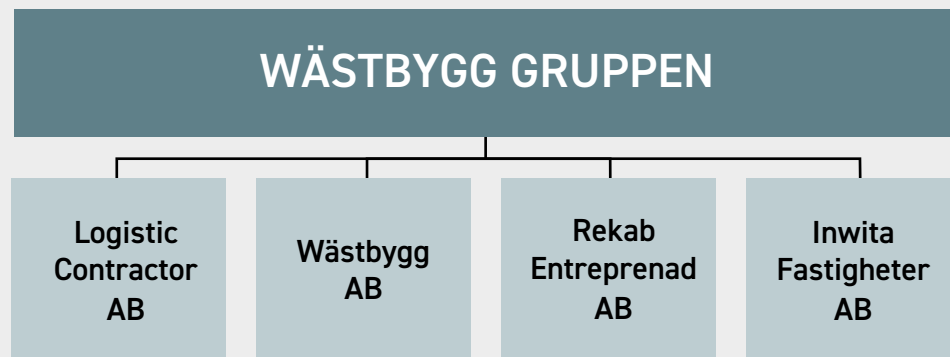
Third Quarter 2021 IN BRIEF

- Recovery in the Commercial segment with a very strong order intake.
- Established stronghold in expansive northern Sweden through the acquisition of Rekab Entreprenad AB, an established, well-known local actor.
- Agreement to acquire all shares in Rekab Entreprenad AB from Trekcyd AB on 24 September. Acquisition carried out on 28 October. Purchase price SEK 230 million.



Third Quarter 2021 SIGNIFICANT EVENTS

- Strong focus on Commercial and Community Service Properties.
- 23 ongoing projects as of now.
- 175 employees.
- Rekab CEO Anton Johansson joins the Wästbygg Group's Senior Executives team.



Third Quarter 2021 SIGNIFICANT EVENTS

- Contract signed with Niam for the acquisition of building rights in Täby, two tenant-owner associations with 89 apartments. Agreed property value is approx. SEK 310 million.
- Contract signed with Lansa Fastigheter for sale of self-developed residential project Journalen 1 in Sege Park in Malmö. 177 rental apartments. Agreed property value is approx. SEK 400 million.
- Contract signed with Fastighets AB Trianon regarding sales of Kv Trädgårn in Svedala, a self-developed project with 53 apartments. Agreed property value is SEK 112 million, and state investment aid of SEK 27 million will also be paid.



Third Quarter 2021 KEY FIGURES

MSEK 822

Revenue Jul-Sep 2021

9.0 %

EBIT margin Jul-Sep 2021

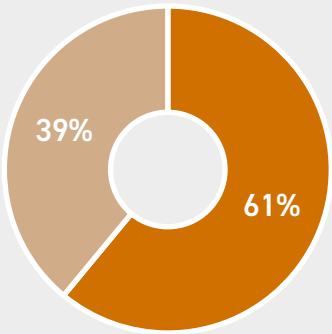
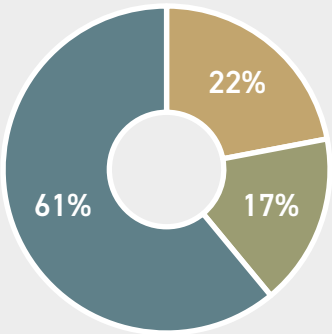
MSEK 703

Order intake Jul-Sep 2021

SEK 3.6 bn

Order backlog Sep 30, 2021

DISTRIBUTION OF REVENUE (JUL-SEP 2021)



- Residential
- Commercial
- Logistics & industry
- Construction
- Project Development



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Residential SEGMENT DEVELOPMENT

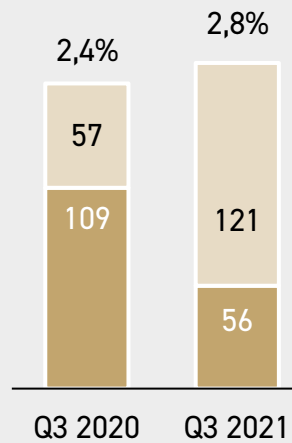
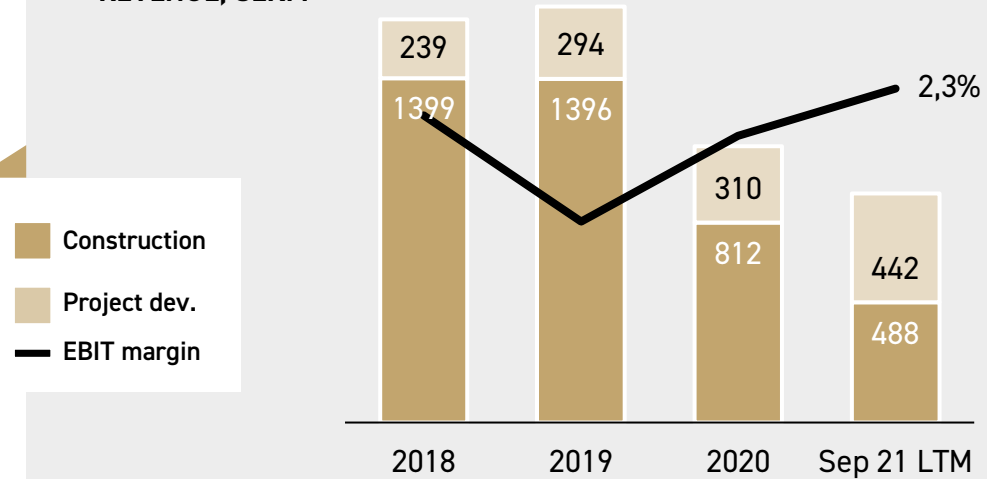
- Focus on multi dwelling buildings (condominiums and rental apartments) and student housing.
- Construction and project development.

PRODUCTION, NUMBER OF FLATS

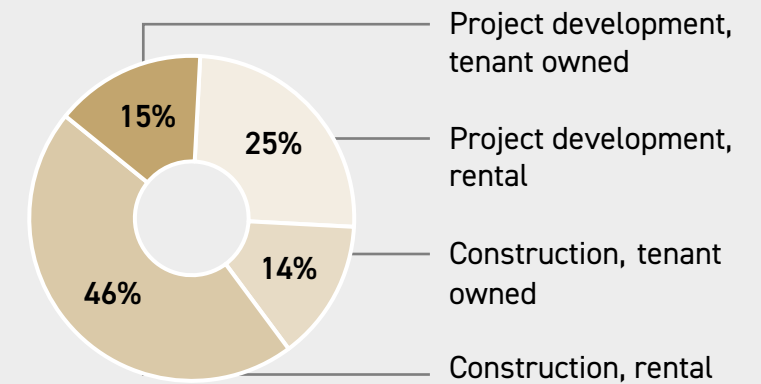
Completed during the period	24
Ongoing September 30, construction	709
Ongoing September 30, project development	490
Total in progress	1,199



REVENUE, SEK M



DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF FLATS



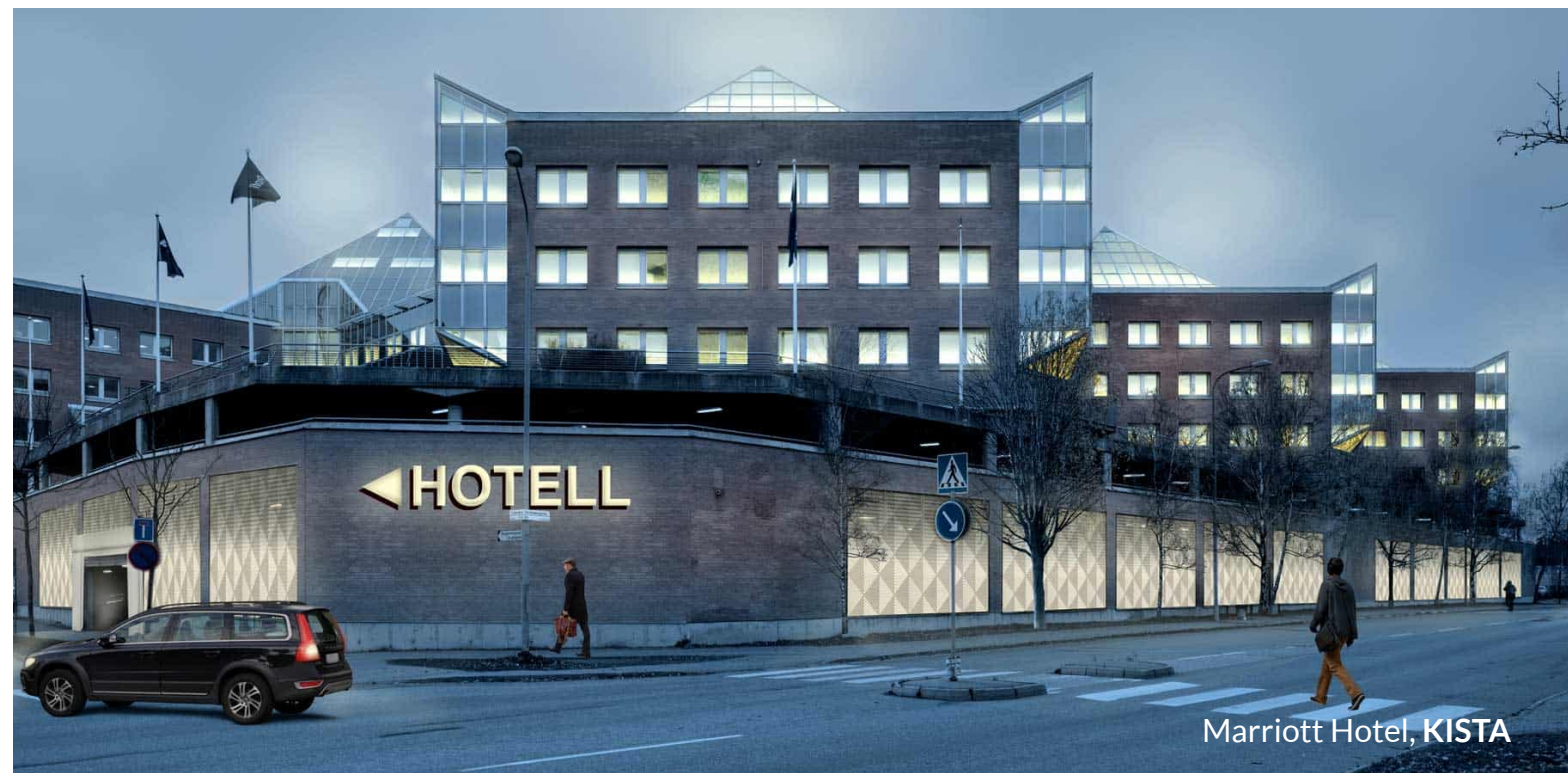
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Commercial SEGMENT DEVELOPMENT

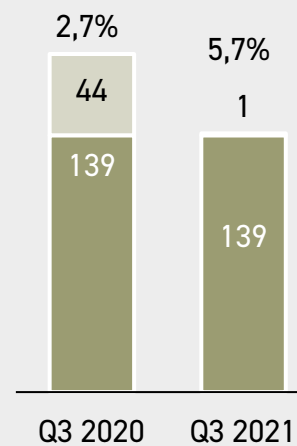
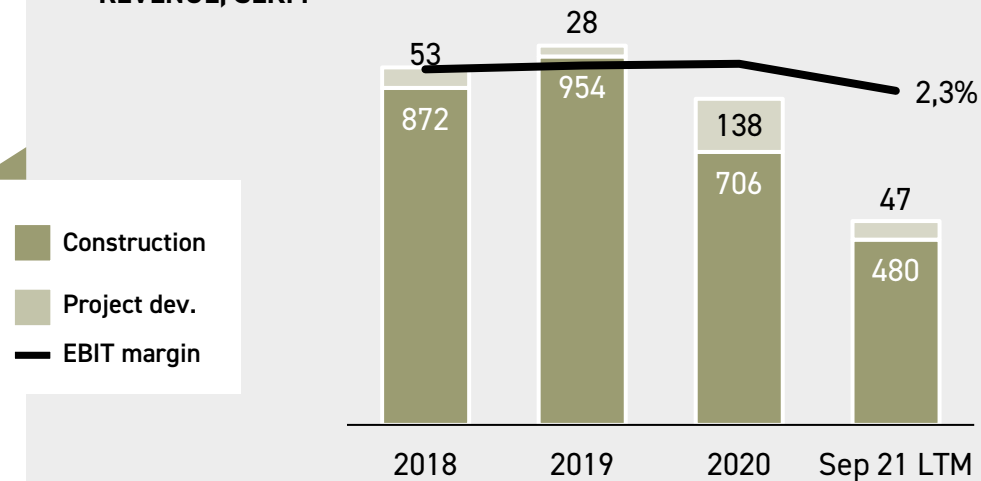
- Focus on commercial properties including retail, offices, community service properties and hotels.
- Construction and project development.

PRODUCTION, NUMBER OF SQM

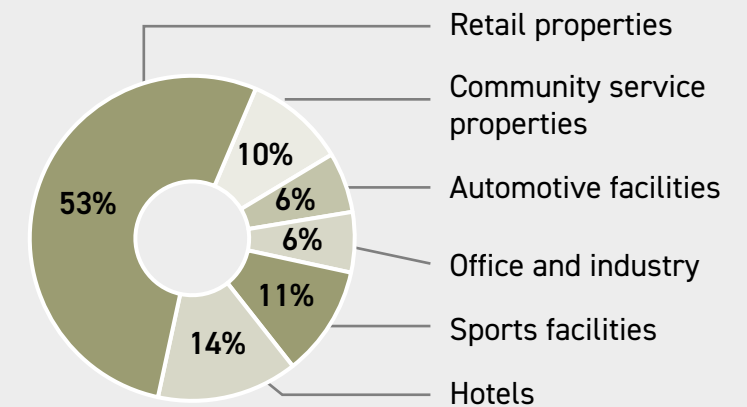
Completed during the period	4,000
Ongoing September 30, construction	98,885
Ongoing September 30, project development	0
Total in progress	98,885



REVENUE, SEK M



DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM



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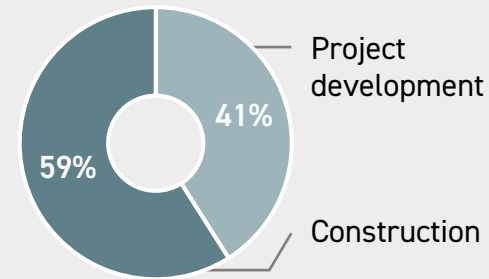
Logistics and Industry SEGMENT DEVELOPMENT

- Focus on larger logistics and industrial buildings under the brand of Logistic Contractor.
- Construction and project development.

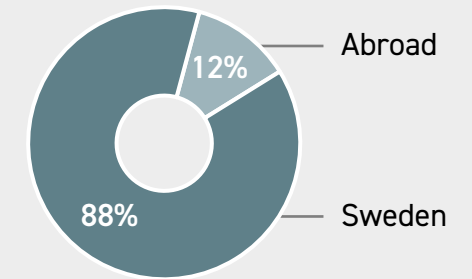
PRODUCTION, NUMBER OF SQM

Completed during the period	19,200
Ongoing September 30, construction	298,000
Ongoing September 30, project development	45,000
Total in progress	343,000

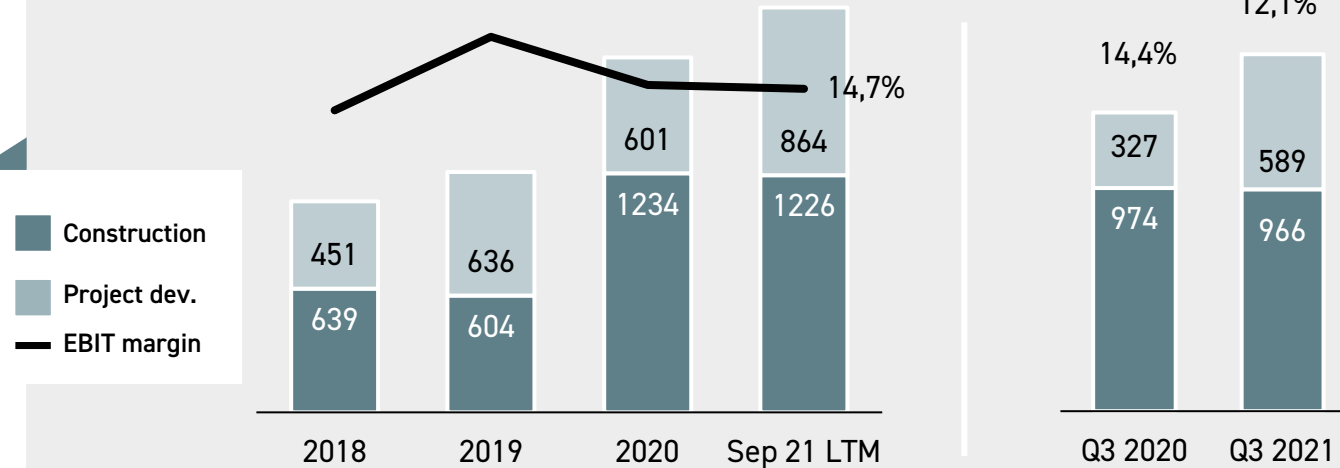
REVENUE BY TYPE



REVENUE BY MARKET



REVENUE, SEK M



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

January-September KEY FIGURES

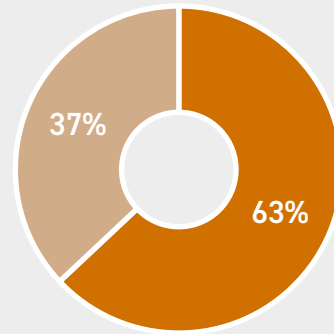
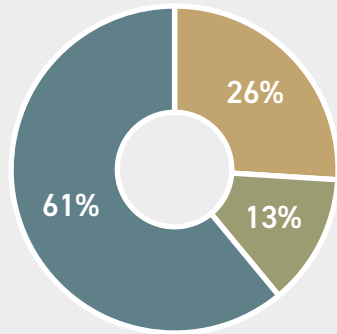
SEK 2.5 bn
Revenue Jan-Sep 2021

8.1 %
EBIT margin Jan-Sep 2021

SEK 2.9 bn
Order intake Jan-Sep 2021

SEK 3.6 bn
Order backlog Sep 30, 2021

DISTRIBUTION OF REVENUE (JAN-SEP 2021)

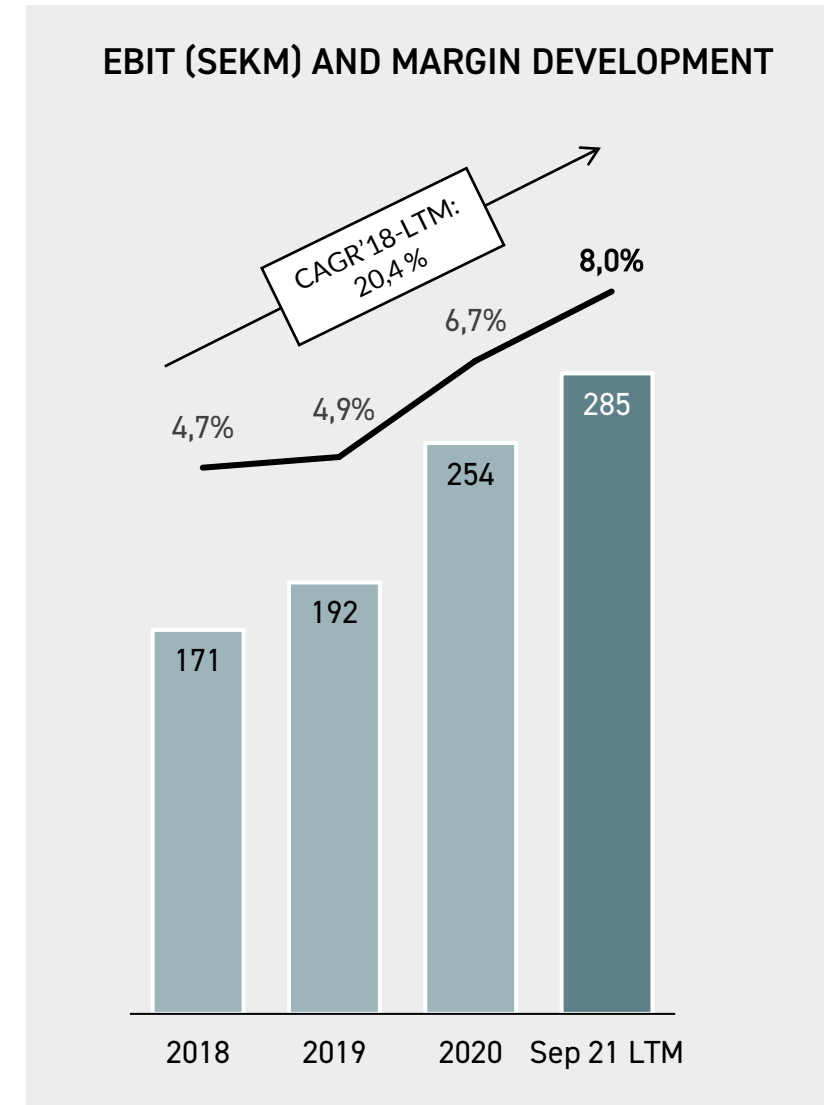
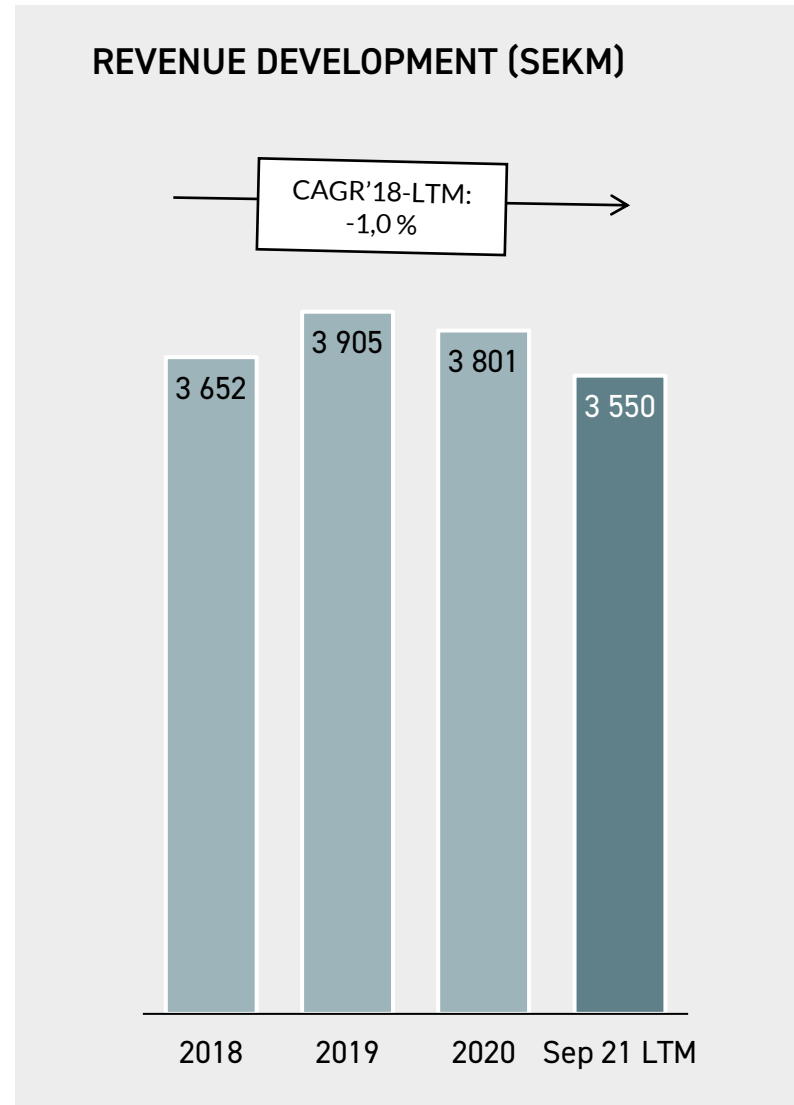
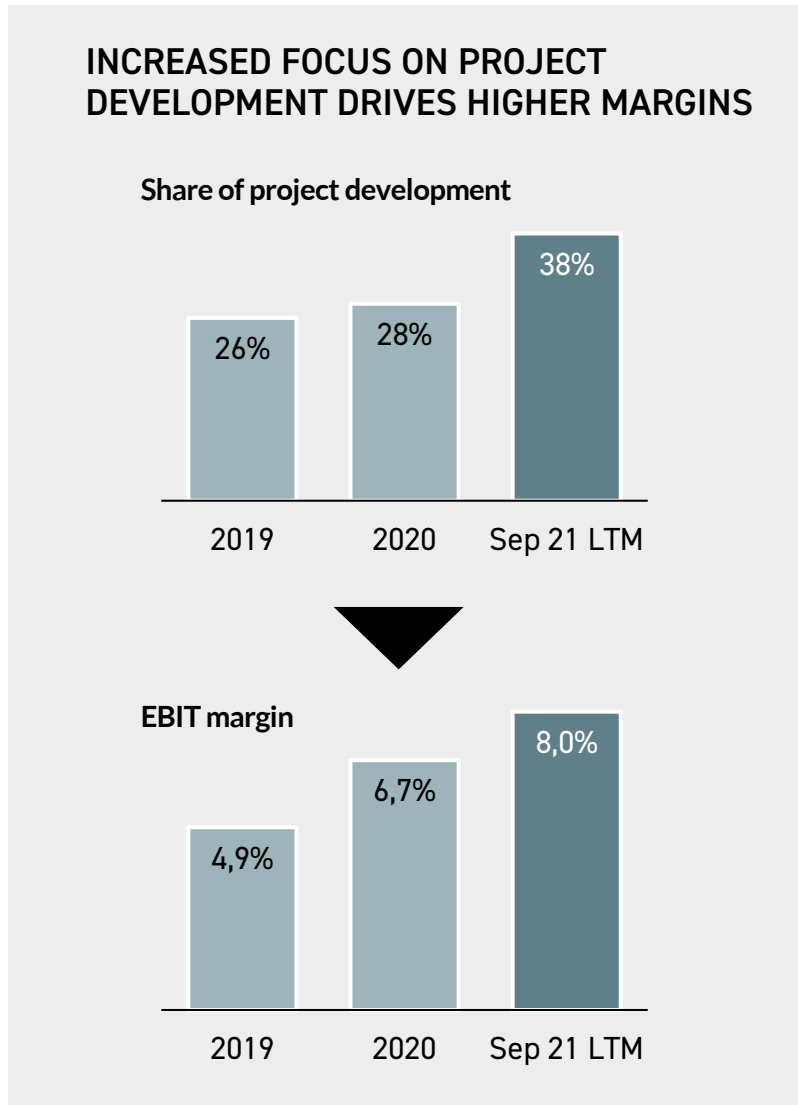


- Residential
- Commercial
- Logistics & industry
- Construction
- Project Development



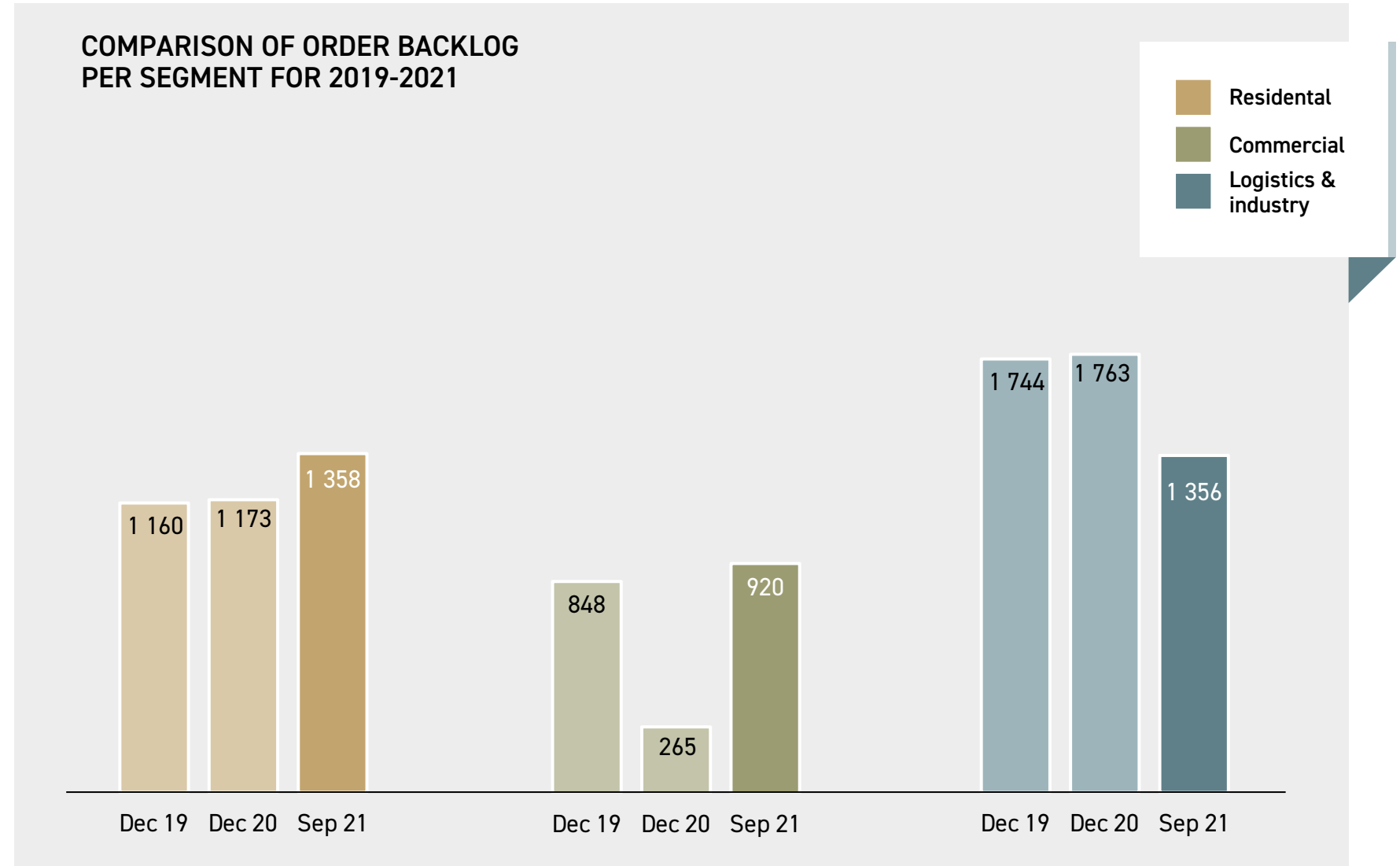
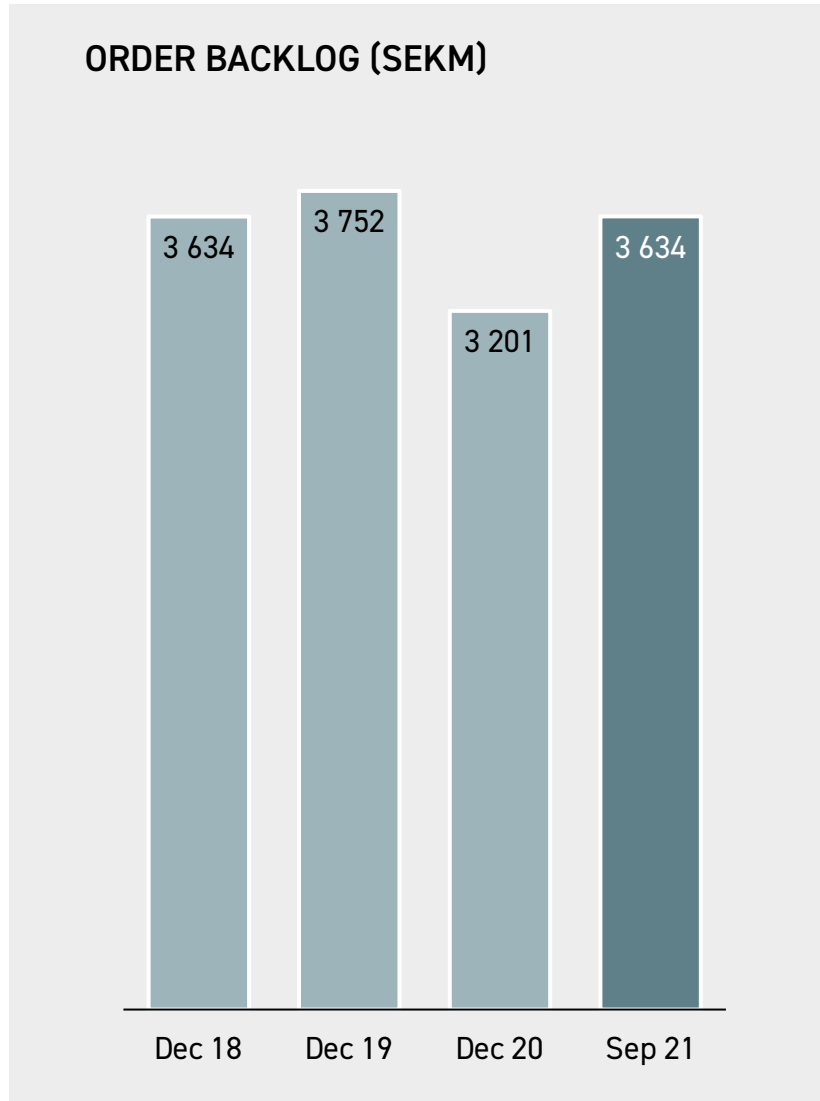
As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Long term profitable growth



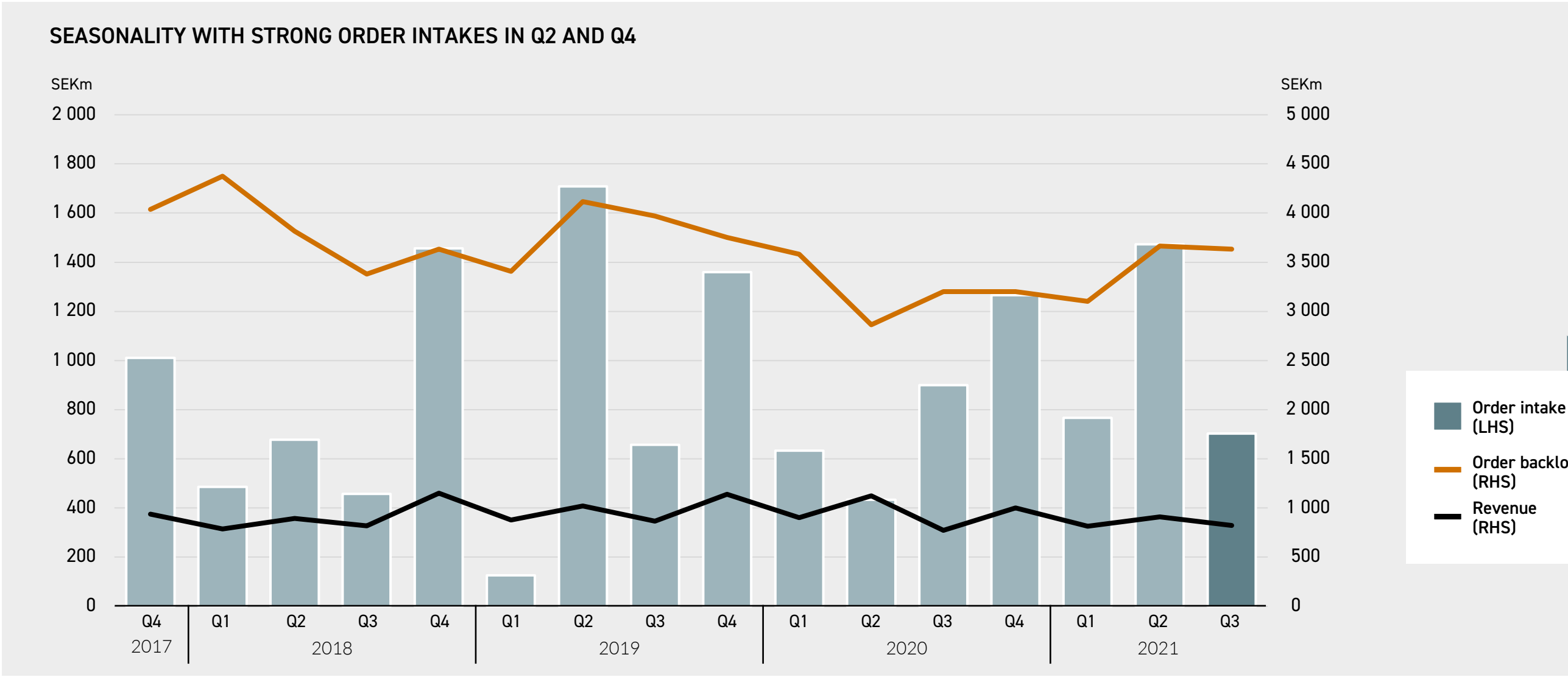
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Order backlog



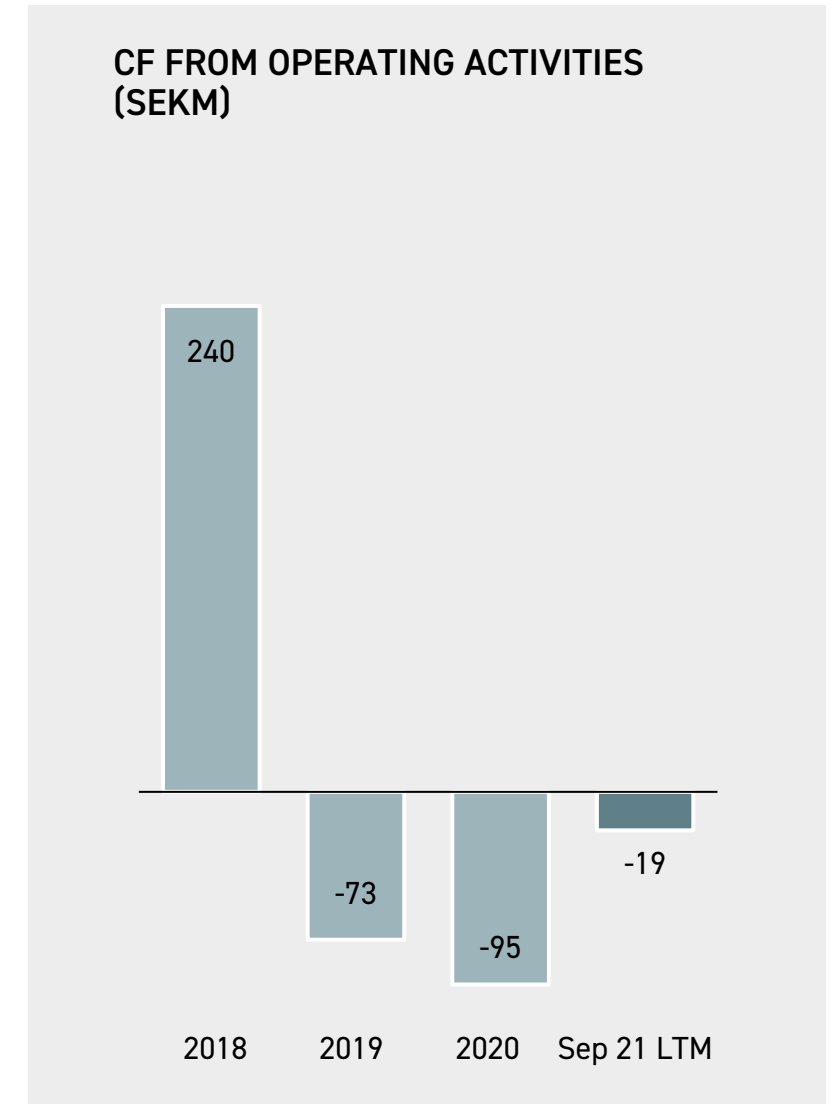
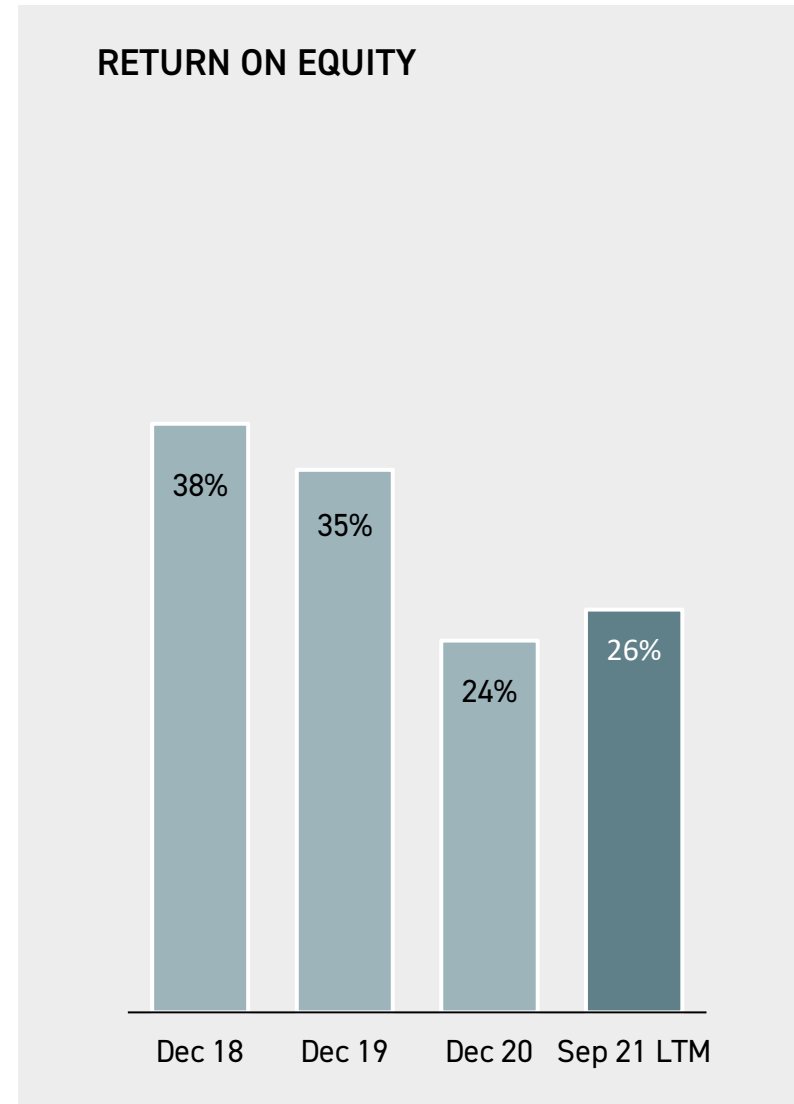
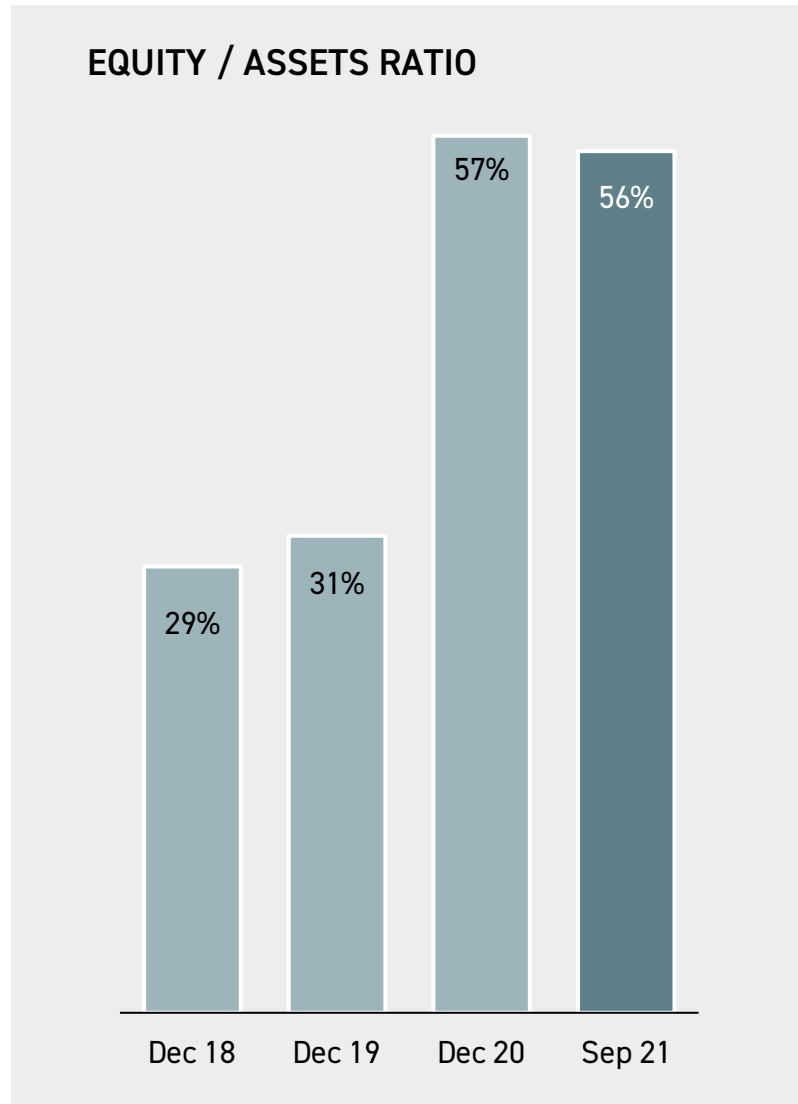
As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Order intake and backlog SINCE 2017



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Solid financial performance



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

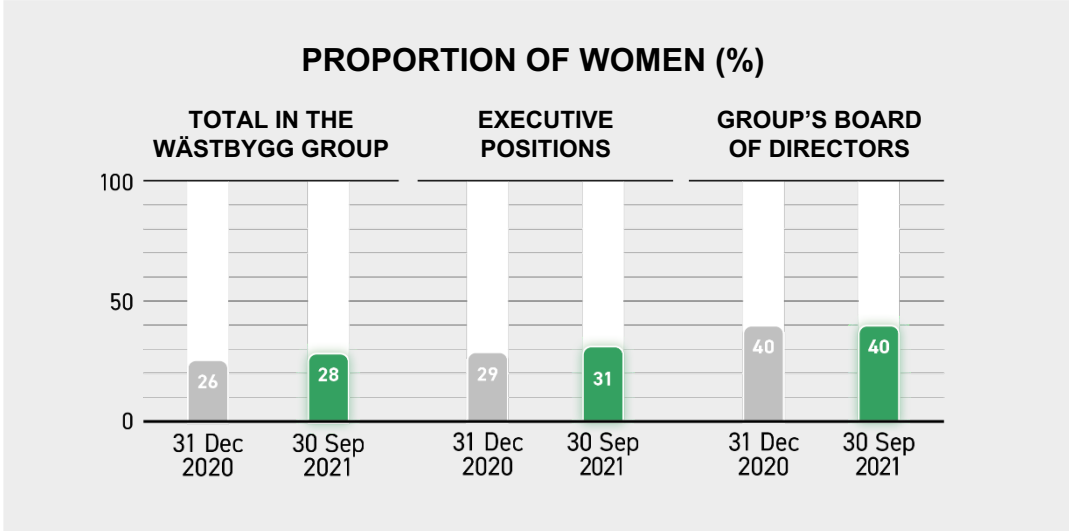
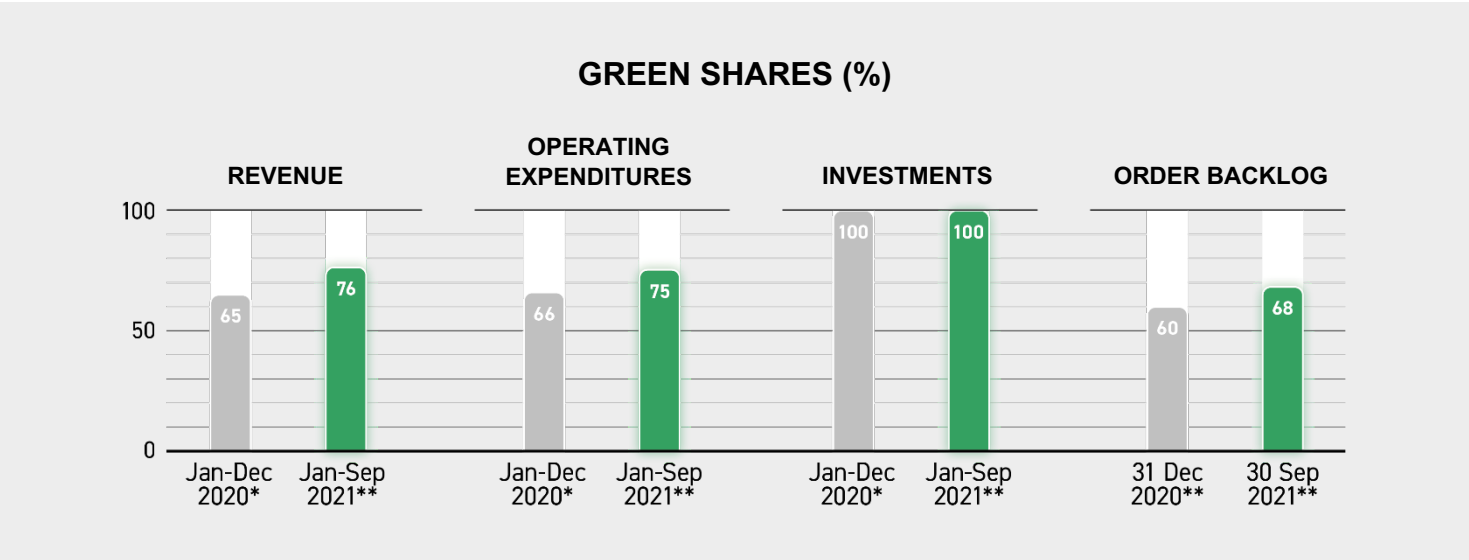
Medium term financial targets

- Continuous profitable growth
- Continued focus on risk avoidance and profitability in every project
- Build a balanced portfolio of project development projects across all segments

	TARGET	OUTCOME
Annual growth target	10 % over time	-1,0 % CAGR'18-LTM
EBIT margin	>6 %	8,0 % SEP 21 LTM
Equity / assets ratio	≥25 %	56 % SEP 21
Dividend policy	40 % of net profit, over time	

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Linked to sustainability



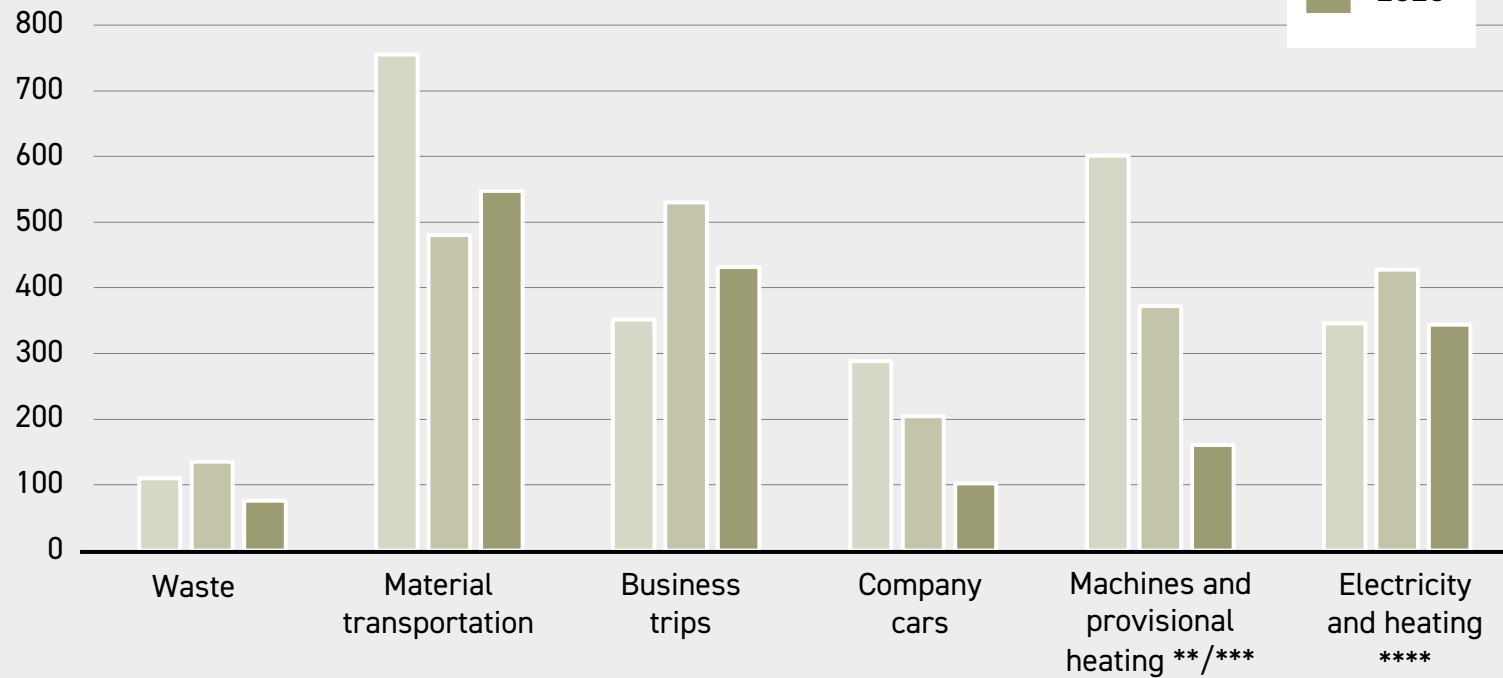
* Cicero Shades of Green, Company Assessment, June 2021

** Estimated by definition in Wästbygg Green Finance Framework, May 2021

A sustainable business

WÄSTBYGG EMISSIONS 2020, IN TONS CO2e

Total in 2020: 1,672 tons of CO2e (2,253 which is 26 percent lower than 2019).*

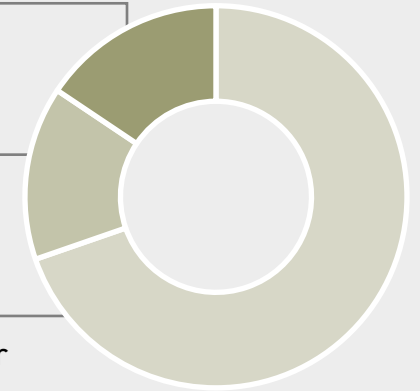


- * New emission factors for 2020.
- ** Temporary construction heating excluding electricity and district heating.
- *** Emissions in 2019 have been reduced by 118 tonnes of CO2e due to erroneous information in last year's sustainability report.
- **** Also includes electricity and district heating for temporary construction heating.

Scope 1
260 tonnes of CO2e/year
15,6%

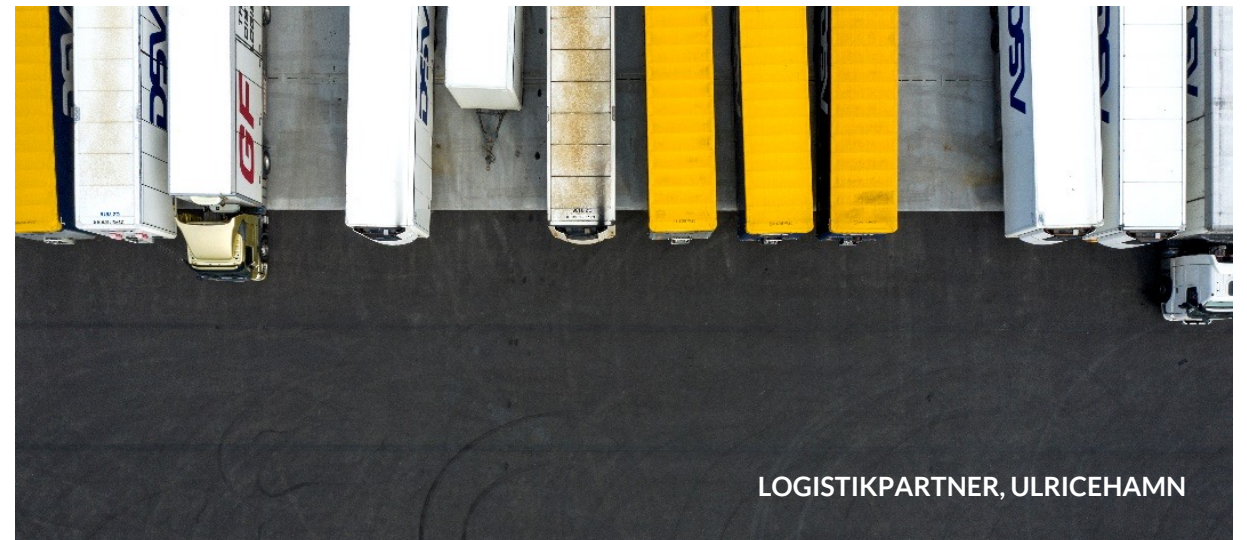
Scope 2
245 tonnes of CO2e/year
14,7%

Scope 3
1,166 tonnes of CO2e/year
69,7%



Significant events AFTER 30 SEP 2021

- Contract signed with Logistikpartner for the development and construction of 20,000 sqm logistics facility in Ulricehamn. Twelve-year lease signed with a base annual rent of SEK 9.7 million.
- Contract signed for acquisition of a logistics and industrial site of roughly 266,000 sqm just north of Gardermoen Airport in Norway. Purchase price approx. NOK 233 million.
- The acquisition of Rekab Entreprenad AB was carried out on 28 October.



Summary

- Stronghold expansive market in northern Sweden
- Strong result
- Strong order intake in Commercials
- Positive Sustainability Data



Q&A





Thank you



Appendix

Last Twelve Months KEY FIGURES

SEK 3.6 bn

Revenue Sep 21 LTM

8.0 %

EBIT margin Sep 21 LTM

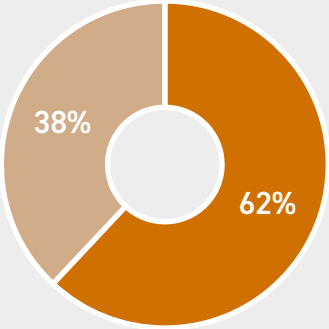
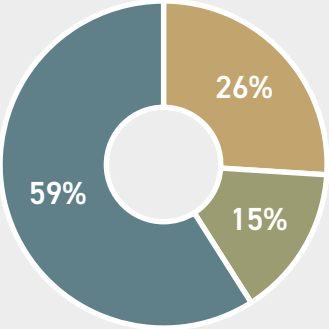
SEK 4.2 bn

Order intake Sep 21 LTM

SEK 3.6 bn

Order backlog Sep 30, 2021

DISTRIBUTION OF REVENUE (SEP 21 LTM)



- Residential
- Commercial
- Logistics & industry

- Construction
- Project Development



KRISTINEBERGS SLOTTSPARK,
STOCKHOLM
182 apartments

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Income statement overview (SEGMENT REPORTING)

SEKm	Jul-Sep 2021	Jul-Sep 2020	Jan-Sep 2021	Jan-Sep 2020	Oct-Sep 2020-21	Jan-Dec 2020
Revenue	822	773	2,547	2,798	3,550	3,801
Costs in production	-694	-654	-2,149	-2,456	-2,973	-3,281
Gross profit/loss	128	119	398	342	577	520
Sales and administration costs	-57	-52	-196	-169	-297	-269
Other operating revenue	3	0	5	4	5	4
Other operating costs	0	0	0	0	0	-1
Other profit/loss	74	67	207	177	285	254
Profit/loss from financial items						
Profit shares from joint venture and associated companies	0	0	0	0	0	0
Financial revenue	9	4	14	9	17	12
Financial costs	-10	-1	-13	-6	-14	-7
Profit after financial items	73	70	208	180	288	259
Change in value of real estate	6	3	6	3	9	6
Taxes	-4	-5	2	-12	17	3
PROFIT FOR THE PERIOD	75	68	216	171	314	268
Profit relating to:						
- the parent company's shareholders	75	68	216	171	314	268
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	2,31	2,95	6,68	7,43	9,80	10,75
Number of shares at the end of the period (thousands)	32,340	22,950	32,340	22,950	32,340	32,340
Average number of shares (thousands)	32,340	22,950	32,340	22,950	31,947	24,913

* The company has no options and similar agreements that give rise to a dilution effect, therefore this is not reported separately.

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Balance sheet overview (SEGMENT REPORTING)

SEKm	30 Sep 2021	30 Sep 2020	31 Dec 2020
ASSETS			
Fixed assets			
Intangible fixed assets	238	236	237
Tangible fixed assets	105	83	95
Financial fixed assets	56	33	49
Total fixed assets	399	352	381
Current assets			
Development properties, etc	279	96	75
Accounts receivable	335	324	506
Accrued but not invoiced	347	375	282
Other receivables	1,006	504	852
Cash and cash equivalents	770	76	776
Total current assets	2,737	1,375	2,491
TOTAL ASSETS	3,136	1,727	2,872
EQUITY AND LIABILITIES			
Equity	1,761	689	1,650
Non-current interest-bearing liabilities	60	50	16
Non-current non-interest-bearing liabilities	80	42	74
Total non-current liabilities	140	92	90
Current interest-bearing liabilities	241	32	241
Accounts payable	288	328	244
Other liabilities	706	586	647
Total current liabilities	1,235	946	1,132
TOTAL EQUITY AND LIABILITIES	3,136	1,727	2,872

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Cash flow statement (SEGMENT REPORTING)

SEKm	Jul-Sep 2021	Jul-Sep 2020	Jan-Sep 2021	Jan-Sep 2020	Oct-Sep 2020-21	Jan-Dec 2020
Day-to-day operations						
Profit/loss before financial items	74	67	207	177	285	254
Adjustment for paid interest, paid taxes and items not included in cash flow	2	4	15	7	53	45
Cash flow from operating activities before changes in working capital	76	71	222	184	338	299
Cash flow from changes in working capital						
Increase (-)/decrease (+) of operating receivables	-189	-97	-243	-4	-670	-430
Increase (+)/decrease (-) of operating liabilities	-28	73	98	-179	313	36
Cash flow from the day-to-day operations	-141	47	77	1	-19	-95
Investment activities						
Investments in businesses, including additional purchase sums	0	0	0	0	0	0
Acquisitions of intangible fixed assets	0	-1	-2	-2	-3	-3
Investments in investment properties	5	-21	-10	-40	-23	-53
Acquisitions of other tangible fixed assets	-3	-2	-10	-2	-12	-4
Cash flow from investing activities	2	-24	-22	-44	-38	-60
Financing activities						
New issue of shares including transaction costs new issue of shares	-	-	-	-	864	864
Paid dividends	-	-	-107	-75	-107	-75
Amortisation of loan liabilities (-), Raised loan liabilities (+)	-2	-16	44	-86	-5	-135
Cash flow from financing activities	-2	-16	-63	-161	752	654
CASH FLOW FOR THE PERIOD	-141	7	-8	-204	695	499
Cash and cash equivalents at the start of the period	910	73	776	285	76	285
Exchange rate difference in cash and cash equivalents	1	-4	2	-5	-1	-8
Cash and cash equivalents at the end of the period	770	76	770	76	770	776

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Income statement overview (IFRS REPORTING)

SEKm	Jul-Sep 2021	Jul-Sep 2020	Jan-Sep 2021	Jan-Sep 2020	Oct-Sep 2020-21	Jan-Dec 2020
Revenue	767	720	2,718	2,696	3,642	3,620
Costs in production	-655	-612	-2,302	-2,373	-3,061	-3,132
Gross profit/loss	112	108	416	323	581	488
Sales and administration costs	-57	-52	-197	-169	-297	-269
Other operating revenue	3	0	5	4	5	4
Other operating costs	0	0	0	0	0	0
Other profit/loss	58	56	224	158	289	223
Profit/loss from financial items						
Profit shares from joint venture and associated companies	0	0	0	0	0	0
Financial revenue	4	4	9	9	9	9
Financial costs	-10	-1	-13	-6	-14	-7
Profit after financial items	52	59	220	161	284	225
Change in value of real estate	6	3	6	3	9	6
Taxes	-2	-4	2	-12	18	3
PROFIT FOR THE PERIOD	56	58	228	152	311	234
Profit relating to:						
- the parent company's shareholders	56	58	228	152	311	234
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	1,74	2,50	7,06	6,62	9,71	9,39
Number of shares at the end of the period (thousands)	32,340	22,950	32,340	22,950	32,340	32,340
Average number of shares (thousands)	32,340	22,950	32,340	22,950	31,947	24,913

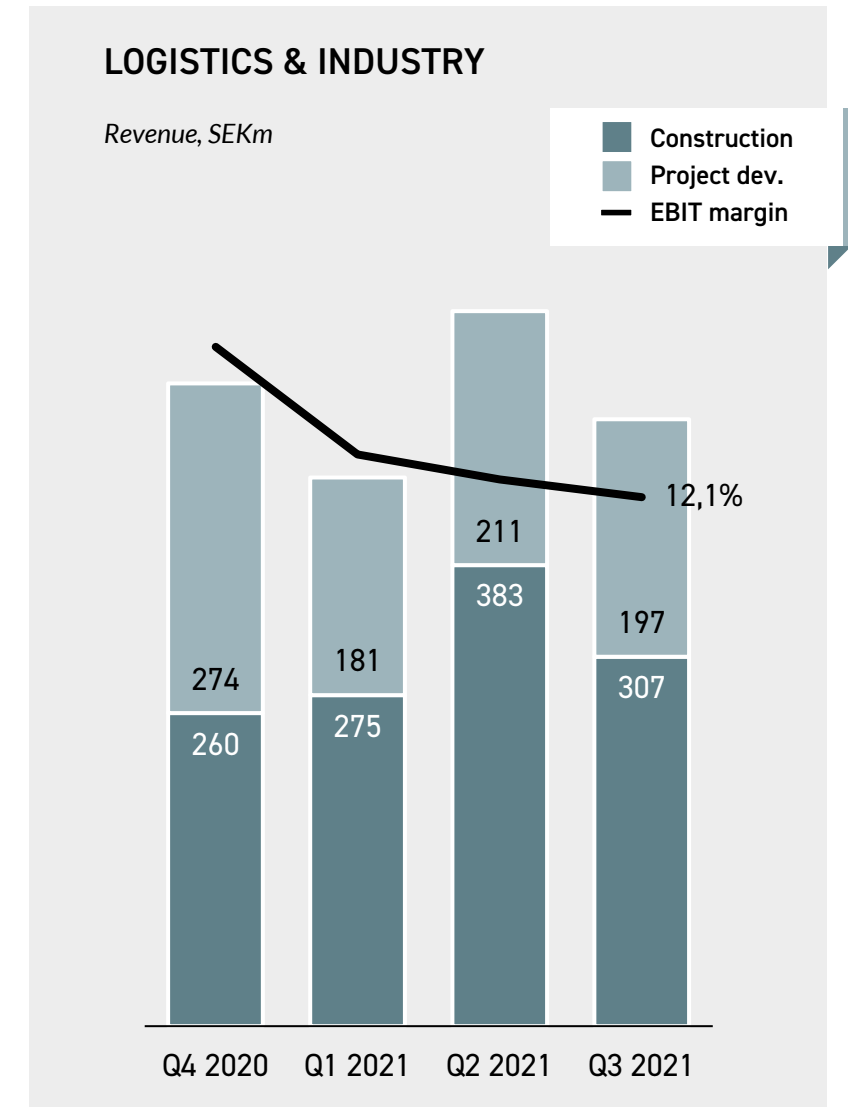
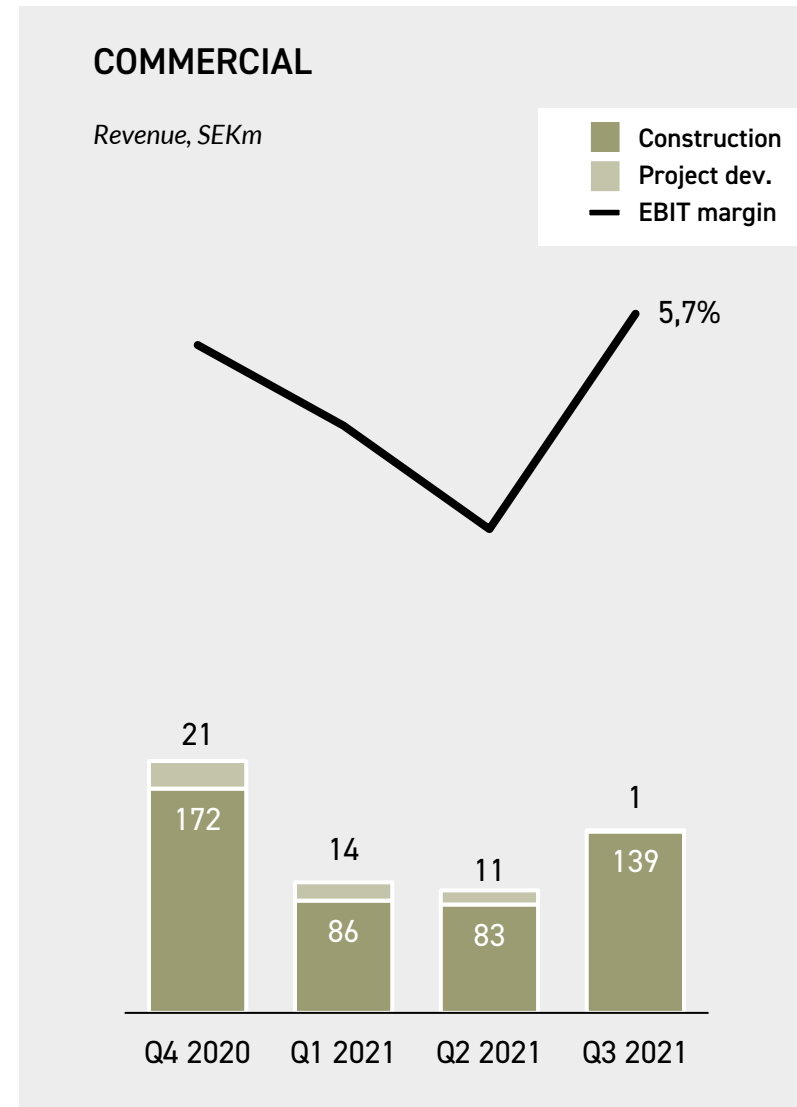
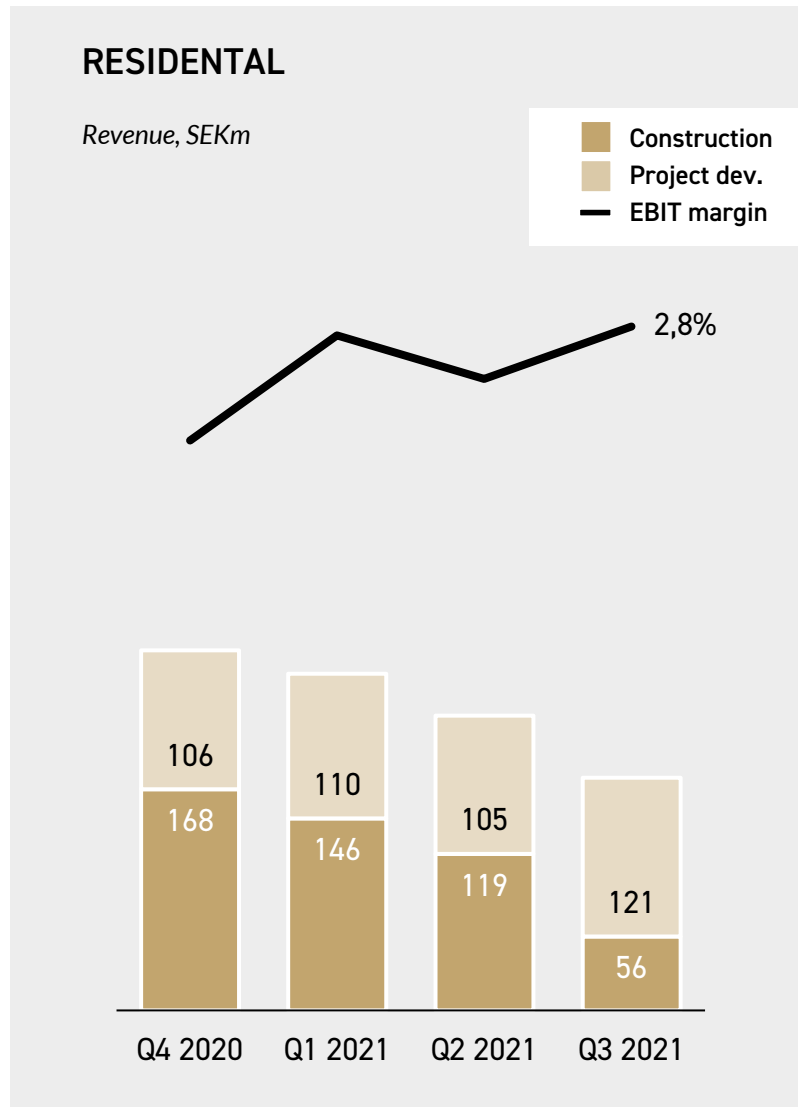
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ASSETS			
Fixed assets			
Intangible fixed assets	238	236	237
Tangible fixed assets	105	83	95
Financial fixed assets	59	36	53
Total fixed assets	402	355	385
Current assets			
Development properties, etc	1,075	725	815
Accounts receivable	335	324	506
Accrued but not invoiced	338	367	272
Other receivables	360	157	332
Cash and cash equivalents	787	105	860
Total current assets	2,895	1,678	2,785
TOTAL ASSETS	3,297	2,033	3,170
EQUITY AND LIABILITIES			
Equity	1,716	647	1,593
Non-current interest-bearing liabilities	118	50	74
Non-current non-interest-bearing liabilities	74	25	67
Total non-current liabilities	192	75	141
Current interest-bearing liabilities	410	276	545
Accounts payable	292	329	247
Other liabilities	687	706	644
Total current liabilities	1,389	1,311	1,436
TOTAL EQUITY AND LIABILITIES	3,297	2,033	3,170

Cash flow statement (IFRS REPORTING)

SEKm	Jul-Sep 2021	Jul-Sep 2020	Jan-Sep 2021	Jan-Sep 2020	Oct-Sep 2020-21	Jan-Dec 2020
Day-to-day operations						
Profit/loss before financial items	58	56	224	158	289	223
Adjustment for paid interest, paid taxes and items not included in cash flow	-3	3	1	7	43	50
Cash flow from operating activities before changes in working capital	55	59	225	165	332	273
Cash flow from changes in working capital						
Increase (-)/decrease (+) of tenant-owner association flats of own development in production	-360	-61	-474	-95	-585	-206
Increase (-)/decrease (+) of operating receivables	152	-109	-119	56	-370	-196
Increase (+)/decrease (-) of operating liabilities	-38	120	242	-204	337	-108
Cash flow from the day-to-day operations	-191	9	-126	-78	-286	-237
Investment activities						
Investments in businesses, including additional purchase sums	0	-	0	-	0	0
Acquisitions of intangible fixed assets	0	-1	-2	-2	-3	-3
Investments in investment properties	5	-21	-10	-40	-23	-53
Acquisitions of other tangible fixed assets	-3	-2	-10	-2	-11	-4
Cash flow from investing activities	2	-24	-22	-44	-37	-60
Financing activities						
New issue of shares including transaction costs new issue of shares	-	-	-	-	864	864
Paid dividends	-	-	-107	-75	-107	-75
Amortisation of loan liabilities (-), Raised loan liabilities (+)	52	45	179	9	247	77
Cash flow from financing activities	52	45	72	-66	1,004	866
CASH FLOW FOR THE PERIOD	-138	30	-75	-188	682	569
Cash and cash equivalents at the start of the period	924	80	860	298	105	298
Exchange rate difference in cash and cash equivalents	1	-5	2	-5	0	-7
Cash and cash equivalents at the end of the period	787	105	787	105	787	860

Segment overview LAST FOUR QUARTERS



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

Senior executives



JÖRGEN ANDERSSON

Chief Executive Officer



JONAS JÖNEHALL

CFO and Deputy CEO



MARIE LINDEBÄCK

Head of Investor Relations/
Deputy Head of Sustainability



KRISTIN LUNDMARK

Head of Sustainability
(Parental leave)



BENN KARLBERG

CEO of Logistic Contractor



JOAKIM EFRAIMSSON

CEO of Wästbygg AB



MAGNUS BJÖRKANDER

Deputy CEO of Wästbygg AB



ANTON JOHANSSON

CEO of Rekab AB



MALIN BJURSTRÖM

HR Manager



SANDU NYLIMON

CEO of LC New Markets



CLAAS WALLIN

Business Development Manager



JENNY JAKOBSON

Head of Communication
and Brand

Development portfolio

AS OF 30 SEPTEMBER

ONGOING PROJECTS: RESIDENTIAL/COMMERCIAL

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Start of production	Completion
Tuvebo Atelje, Göteborg	Self owned	71	4,679	Production	2020	2021
Lagerkransen 3, Lund	Rental	83	4,696	Production	2020	2022
Vårberg youth housing, Stockholm	Rental	174	5,967	Production	2020	2022
Parklyckan, Stockholm	Self owned	36	4,026	Production	2021	2022
Strandängen 1, Falkenberg	Self owned	29	2,445	Production	2021	2022
Kv Trädgårn, Svedala	Rental	53	3,768	Production	2021	2023
Soluret, Malmö	Self owned	45	3,240	Production	2021	2023
Total		491	28,821			

Development portfolio AS OF 30 SEPTEMBER

UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 1)

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Slottshusen, Täby	Self owned	89	8,469	ZP in effect	2021	2023
Hökälla Ängar, phase 2, Göteborg	Self owned	36	3,589	ZP in effect	2021	2023
Cityterrassen, Malmö	Self owned	174	12,460	ZP in effect	2021	2024
Journalen 1, Malmö	Rental	177	9,622	ZP in effect	2022	2024
Östra Station, Kävlinge	Self owned	69	6,802	ZP in effect	2022	2024
Bollen preschool, Trelleborg*	CSP	0	900	ZP in effect	2022	2023
Borstahusen, Landskrona*	Self owned	60	4,300	ZP in effect	2022	2024
Fridhem, Ängelholm*	Self owned	80	5,200	ZP in effect	2022	2024
Tuvebo Glashytta, Göteborg	Self owned	45	2,673	ZP in effect	2022	2023
Lillhagsparken, phase 2C, Göteborg	Self owned	42	3,276	ZP in effect	2022	2024
Tjärleken, Norrtälje	Self owned	111	10,750	ZP in effect	2022	2024
Sparréallén, Borås	Commercial	0	3,200	ZP in effect	2022	2025
Västerport, Varberg	Hotel	0	18,250	Ongoing work ZP	2023	2026

* Options, acquisitions have not yet been made.

**PORTFOLIO CONTINUES, SUMMARY OF UPCOMING
PROJECTS AT THE END OF PORTFOLIO**



Development portfolio AS OF 30 SEPTEMBER

UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 2)

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Strandängen 2, sheltered housing, Falkenberg	CSP	80	5,280	Ongoing work ZP	2023	2024
Strandängen 2, care home, Falkenberg	CSP	60	3,800	Ongoing work ZP	2023	2024
Borstahusen townhouses, Landskrona*	Self owned	12	1,380	ZP in effect	2023	2024
Sparréallén, Borås	Self owned	20	1,200	ZP in effect	2023	2024
Citadellsfogen, Malmö*	Self owned	70	4,550	Ongoing work ZP	2024	2026
Skarpnäck, Stockholm	Rental	126	5,659	ZP in effect	2024	2026
Skarpnäck preschool, Stockholm	CSP	0	860	ZP in effect	2024	2026
Norra Saltskog, Södertälje*	Self owned	49	3,055	Ongoing work ZP	2024	2026
Vallastråket, Stockholm*	Self owned	70	4,200	Ongoing work ZP	2024	2026
Lilla Essingen Parkhuset, Stockholm	Self owned	24	1,849	ZP in effect	2025	2027
Solberga, Stockholm*	Self owned	35	4,025	No ZP	2025	2027
Kv Galten, Lund*	Rental/Commercial	60	9,780	Ongoing work ZP	2026	2029
Kv Galten, Lund*	Self owned	90	6,240	Ongoing work ZP	2026	2029

* Options, acquisitions have not yet been made.

**PORTFOLIO CONTINUES, SUMMARY OF UPCOMING
PROJECTS AT THE END OF PORTFOLIO**



Development portfolio AS OF 30 SEPTEMBER

UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 3)

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Solvalla hotel, Stockholm*	Hotel	0	6,900	No ZP	2026	2028
Solvalla youth housing, Stockholm*	Rental	120	4,115	No ZP	2026	2028
Lilla Essingen Strandhusen, Stockholm*	Self owned	74	6,032	ZP in effect	2026	2028
Svandammsplan, Stockholm*	Self owned	53	3,010	No ZP	2026	2027
Årsta phase 4a, Stockholm*	Self owned	79	5,401	Ongoing work ZP	2026	2028
Årsta phase 4b, Stockholm*	Rental	231	11,764	Ongoing work ZP	2026	2028
Citadellsfogen, Malmö*	Self owned	70	4,550	Ongoing work ZP	2026	2028
Vantörsvägen, Stockholm*	Rental	100	5,000	No ZP	2026	2028
Åseberget, Kungälv*	Not decided	150	10,000	No ZP	2026	2030
Västra Roslags-Näsby, Täby	Self owned	40	2,951	ZP in effect	2027	2028
Årsta phase 2n, Stockholm*	Self owned	237	14,506	Ongoing work ZP	2028	2030
Total		2,733	215,598			

* Options, acquisitions have not yet been made.

Development portfolio

AS OF 30 SEPTEMBER

LANDBANK LOGISTICS AND INDUSTRY

Municipality	Type	Area (sqm)
Enköping	Acquisition	133
Nyköping	Joint venture	400
Sande, Norway	LOI for Joint venture	45
Total		578