

# INTERIM REPORT

JANUARY - JUNE 2024

AUGUST 22, 2024



**WÄSTBYGG  
GROUP**

# TODAY'S PRESENTERS



**JONAS JÖNEHALL**

Chief Executive Officer



**PETER BRYNG**

Interim Chief Financial Officer



# SECOND QUARTER 2024

IN BRIEF

- Adjusted operations reflecting order intake.
- Prioritized market presence further refining our business.
- The green transition creates new business opportunities.
- Taking steps lowering debt ratio.

STADSMISSIONEN, STOCKHOLM





# SECOND QUARTER 2024

## SIGNIFICANT EVENTS

- Wästbygg Group's group company Logistic Contractor signed an agreement with Niam, which is acquiring a logistics property under construction in Norway with agreed property value amounting to mNOK 1,450.
- Restructuring of Wästbygg Group's Senior Executive Management Team.

STADSMISSIONEN, STOCKHOLM





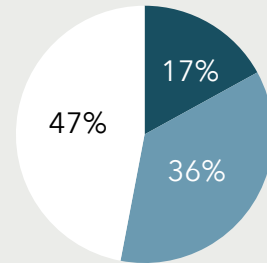
# SECOND QUARTER 2024

## KEY FIGURES

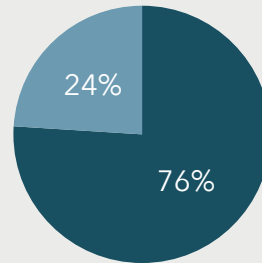
**REVENUE**  
MSEK **1.270**  
(1.358)

**EBIT MARGIN**  
**-2.4%**  
(-19.3)

### DISTRIBUTION OF REVENUE - APR-JUN 2024



- 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.*

STADSMISSIONEN, STOCKHOLM



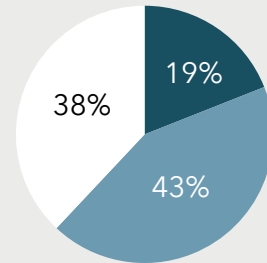
# FIRST HALF 2024

## KEY FIGURES

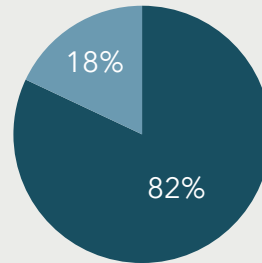
**REVENUE**  
MSEK **2.213**  
(2.737)

**EBIT MARGIN**  
**-3.5%**  
(-8.7)

### DISTRIBUTION OF REVENUE - JAN-JUN 2024



● Residential  
● Commercial  
● Logistics & Industry



● Construction  
● Project Development

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# RESIDENTIAL

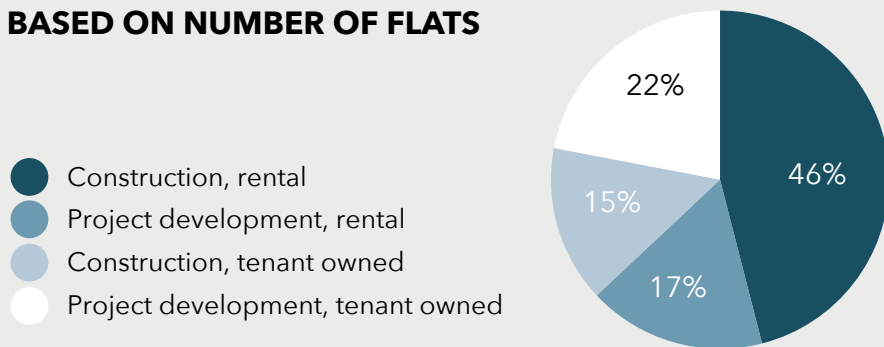
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF FLATS

Completed during the second quarter	120
Ongoing June 30	1,015
- of which construction	614
- of which project development	401

### DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF FLATS

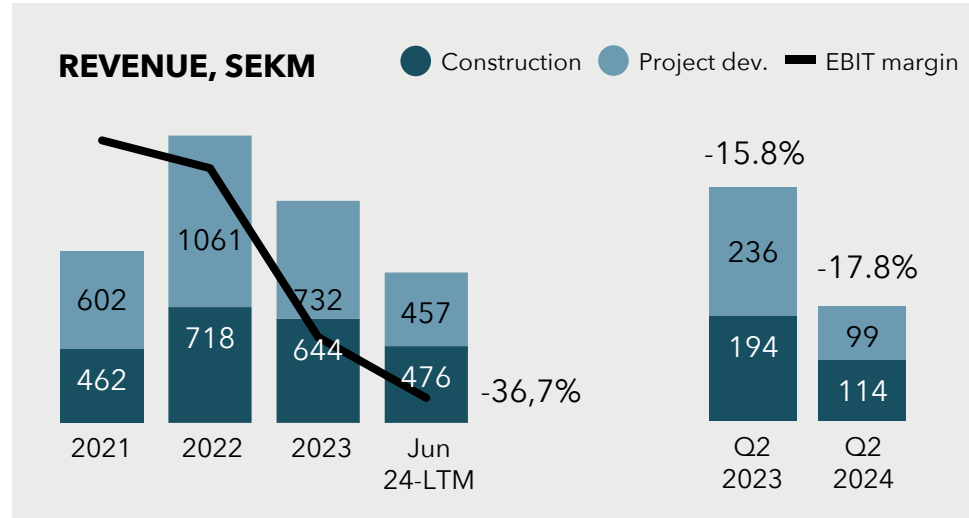


BRF TJÄRAN, NORRTÄLJE

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



### SIGNIFICANT EVENTS DURING THIS QUARTER

- A contract was signed with Vännäs Fastigheter for the construction of Kv Tränaren in Vännäs, comprising 23 rental apartments. The order value is SEK 34 million.



BRF TJÄRAN, NORRTÄLJE

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# COMMERCIAL

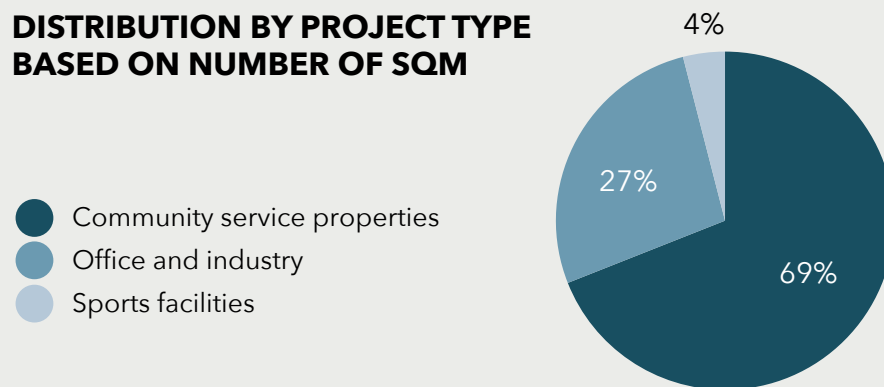
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF SQM

Completed during the second quarter	26,630
Ongoing June 30	130,850
- of which construction	127,850
- of which project development	3,000

### DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM

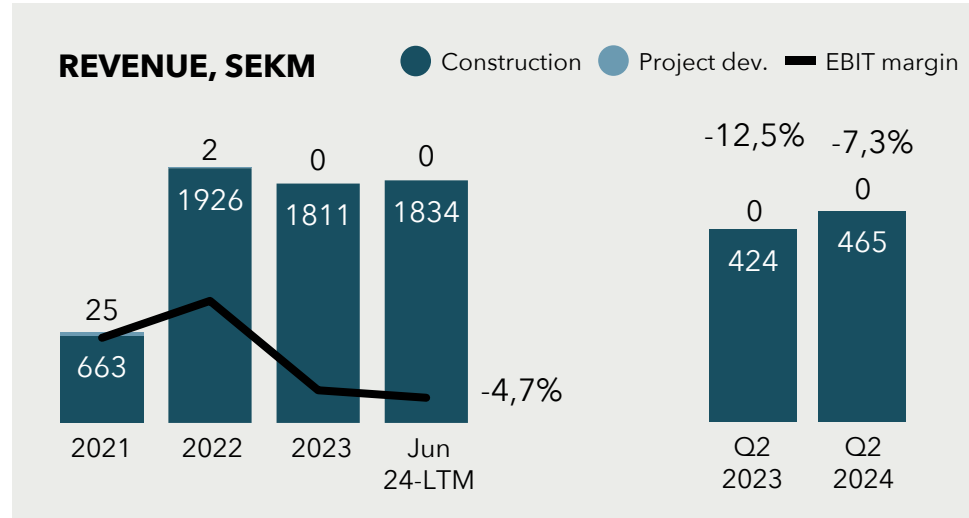


ISKRISTALLEN ARENA, BORÅS

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.

# COMMERCIAL

## SEGMENT DEVELOPMENT



### SIGNIFICANT EVENTS DURING THIS QUARTER

- A contract was signed for the sale of the properties Vile 3 and 4 in central Borås of a total of 3,400. The agreed property value is SEK 82 million.
- A contract was signed regarding a project covered by protective security requirements, with an order value of SEK 75 million.
- A contract was signed with Novo Energy AB for the construction of four supplementary buildings for a production facility in Gothenburg. The order value is approximately SEK 50 million.



ISKRISTALLEN ARENA, BORÅS

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# LOGISTICS AND INDUSTRY

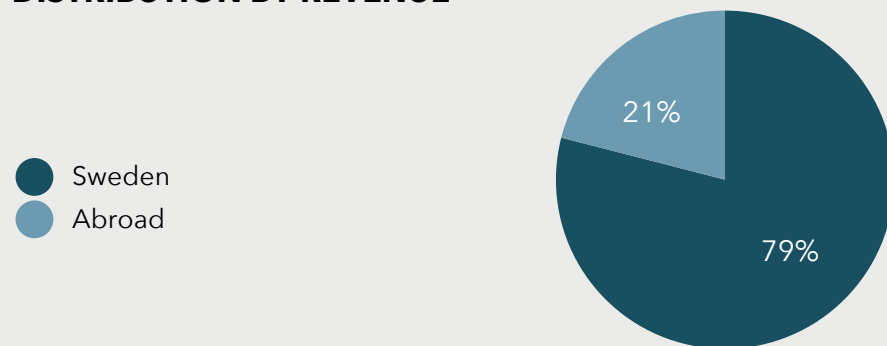
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF SQM

Completed during the second quarter	31,000
Ongoing June 30	374,600
- of which construction	290,000
- of which project development	84,600

### DISTRIBUTION BY REVENUE



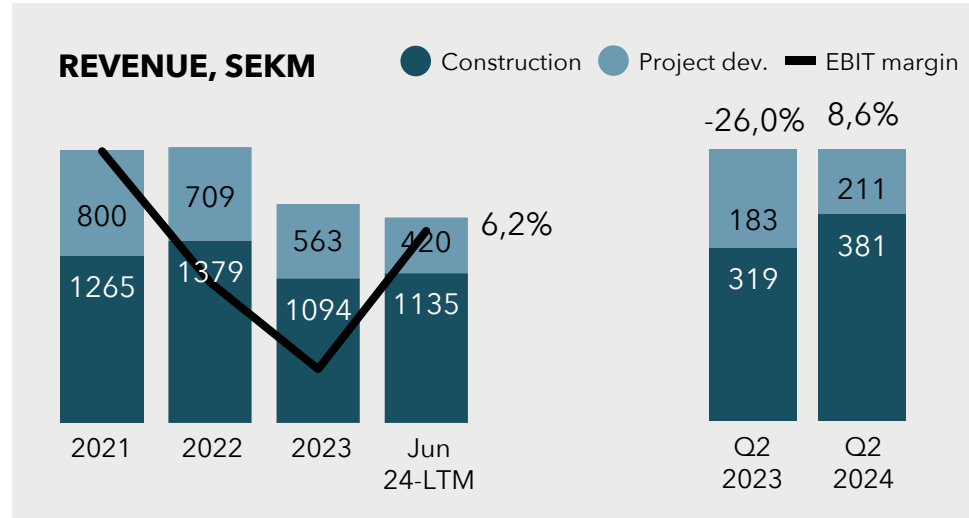
VERDION, VAGGERYD



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# LOGISTICS AND INDUSTRY

## SEGMENT DEVELOPMENT



### SIGNIFICANT EVENTS DURING THIS QUARTER

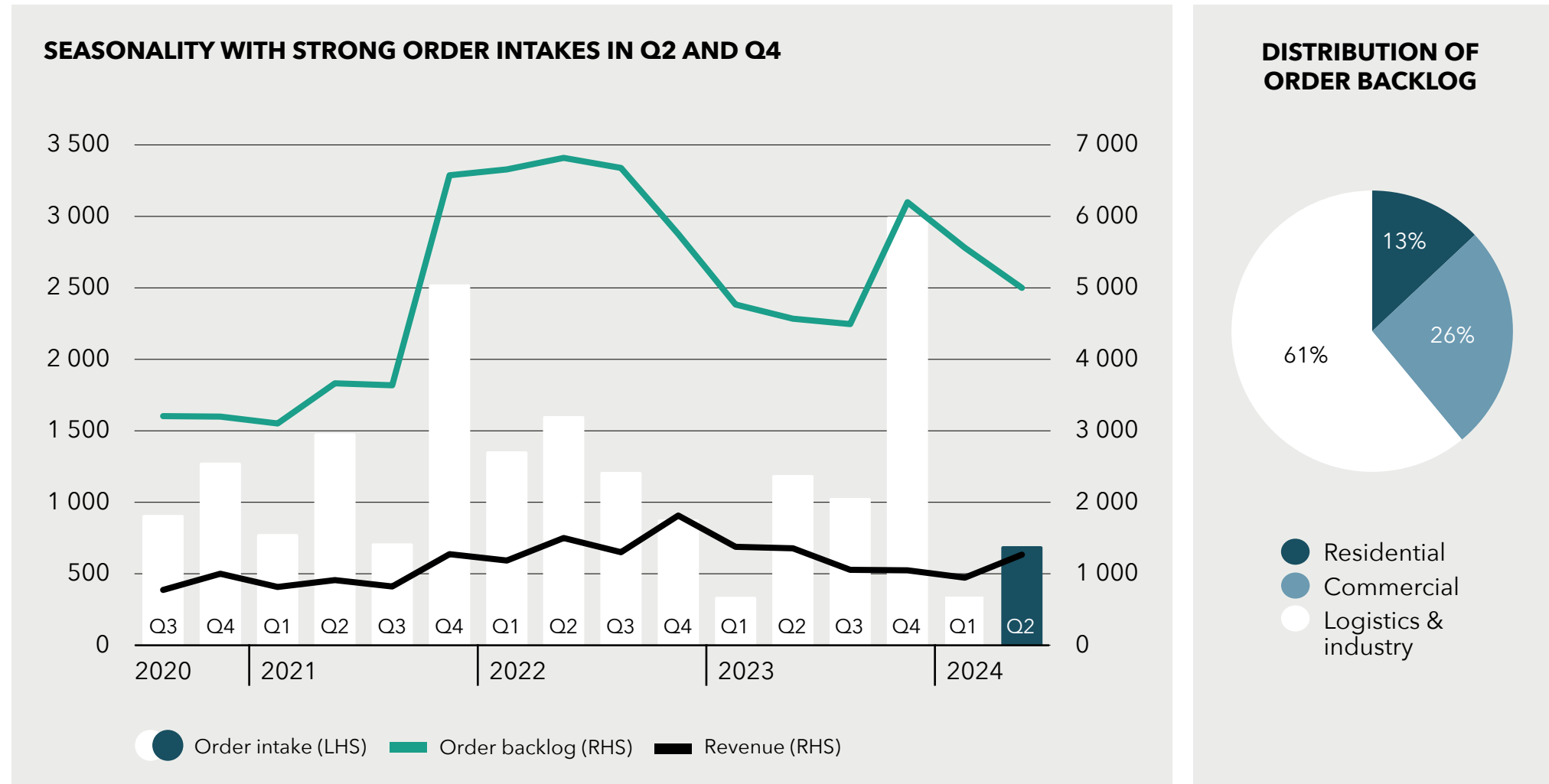
- A contract was signed with Niam for the acquisition of a property currently under production in Eidsvoll in Norway. The agreed property value is NOK 1,450 million.
- A contract was signed with SLP (Swedish Logistic Property), under which SLP acquired a completed and fully rented out 24,000 sqm logistics facility in Ulricehamn. The sale was carried out as a corporate transaction with a nominal property value of SEK 204 million.



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# ORDER INTAKE AND BACKLOG SINCE 2020



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# MEDIUM TERM FINANCIAL TARGETS



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# SUMMARY

- Adjusted operations reflecting lowered production volumes.
- Strategic collaborations strengthens our offering.
- Continued strong equity ratio and sustained focus on lowered debt.
- Unpredictable market with positive indications.
- Focus on restoring strong profitability.



SÖRSJÖN, JÖNKÖPING

## Q&A



**JONAS JÖNEHALL**

Chief Executive Officer



**PETER BRYNG**

Interim Chief Financial Officer



**NEXT INTERIM REPORT:  
NOVEMBER 6, 2024**

**THANK YOU!**

**WÄSTBYGG  
GROUP**