

# INTERIM REPORT

JANUARY - JUNE 2022

August 23, 2022

GENESTA, ENKÖPING

WÄSTBYGG  
GROUP

# Today's presenters



**JONAS JÖNEHALL**

Chief Executive Officer



**JESSICA GÅRDMO**

Chief Financial Officer

# Wästbygg

A SUMMARY

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

**569**  
EMPLOYEES  
JUN 30, 2022

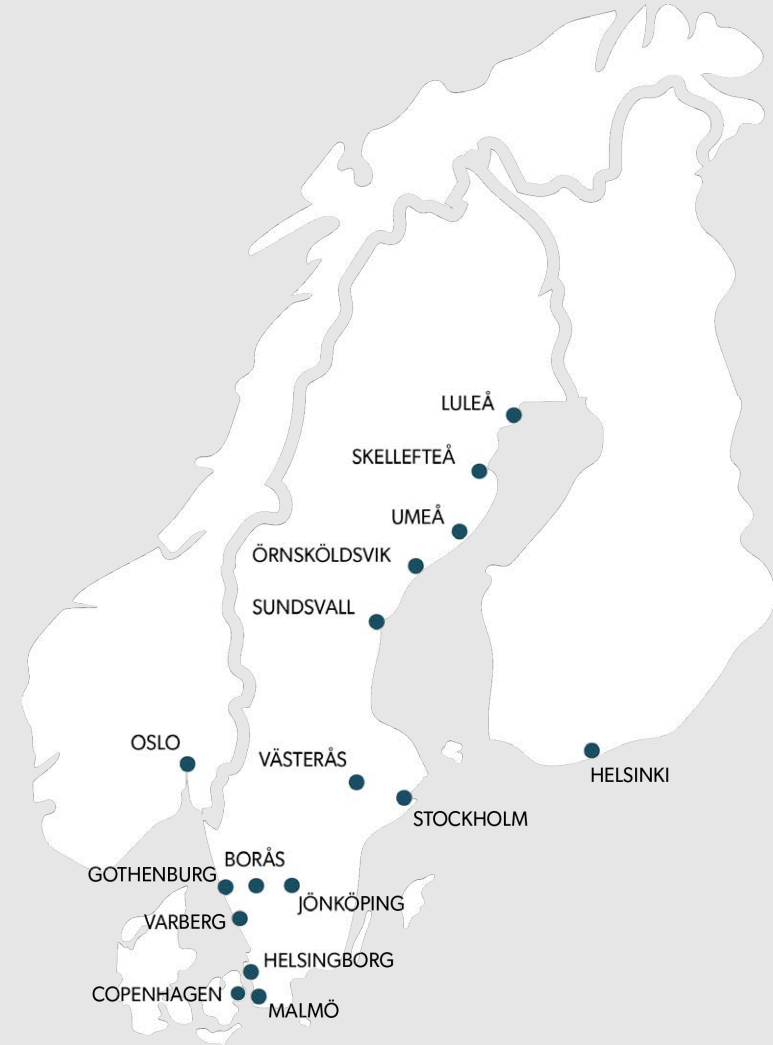
## WÄSTBYGG GRUPPEN

RESIDENTIAL

COMMERCIAL

LOGISTICS AND  
INDUSTRY

Property  
Management



# Selected projects PROJECT DEVELOPMENT



**RESIDENTIAL**

CITYTERRASSEN, MALMÖ  
174 apartments



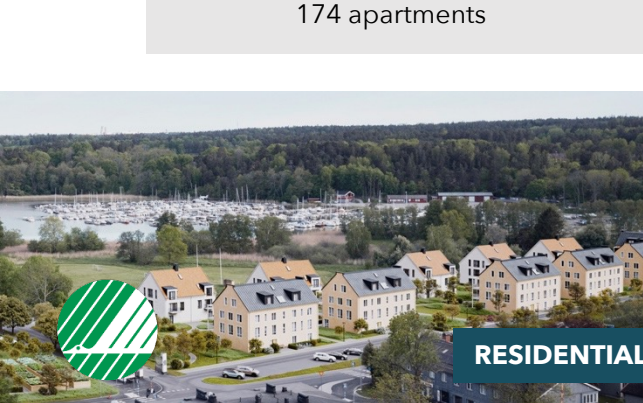
**RESIDENTIAL**

JOURNALEN 1, MALMÖ  
177 apartments



**LOGISTICS & INDUSTRY**

BERGMAN & BEVING, ULRICEHAMN  
20,000 sqm



**RESIDENTIAL**

SLOTTSHUSEN, STOCKHOLM  
89 apartments



**RESIDENTIAL**

TUVEBO GLASHYTTA, GOTHENBURG  
45 apartments



**LOGISTICS & INDUSTRY**

GENESTA, ENKÖPING  
80,000 sqm

# Selected projects CONSTRUCTION



**COMMERCIAL**

ASECS, JÖNKÖPING  
Shopping mall of 56,000 sqm



**RESIDENTIAL**

LOGEMENTET, GOTHENBURG  
102 apartments



**LOGISTICS & INDUSTRY**

DHL, KASTRUP  
26,000 sqm



**COMMERCIAL**

POLISHUSET, UMEÅ  
New police station in Umeå



**LOGISTICS & INDUSTRY**

NOBIA, JÖNKÖPING  
123,000 sqm



**COMMERCIAL**

CARLSLUNDSKOLAN, UMEÅ  
New school for grades 7-9



**COMMERCIAL**

HOSPITAL, HUDIKSVALL  
New ambulance hall, renovation of multiple departments



# Second Quarter 2022 IN BRIEF

- Strong order intake
- Further strengthened order backlog
- External impact
- Full progress in company's operations
- Risk management

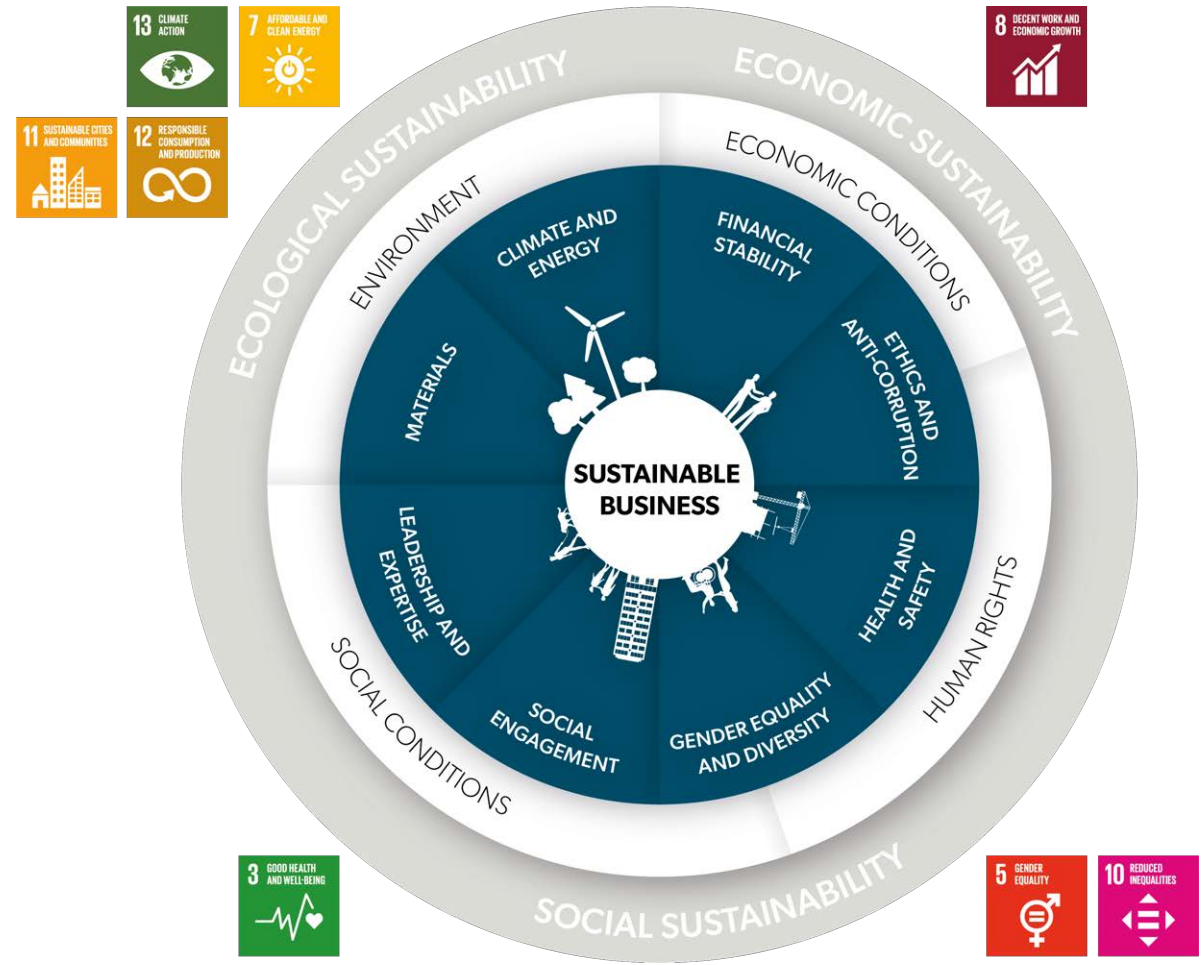
# Second Quarter 2022

SIGNIFICANT EVENTS

- The first settlement of two was made for the commitment to Trekcyd AB, which arose in connection with the acquisition of Rekab, through the transfer of 425,313 B shares in Wästbygg Gruppen AB (publ).
- Project company Sneden AB was sold to the fund manager Genesta Property Nordic AB. The purchase consideration was SEK 945 million. Sneden AB signed a contract with Logistic Contractor for construction of a logistics facility approx. 80,000 sqm on the site. Value of construction contract approx. SEK 605 million.
- Wästbygg received a land allocation from the City of Malmö for a 14,500 sqm office building in Hyllie.
- Wästbygg acquired 55 percent of a project company that is planning the development of a large rest and service area in Falkenberg. The estimated sales value of the fully developed area is SEK 340 million.
- Jonas Jönehall took over as CEO of Wästbygg Gruppen on 6 May.
- Jessica Gårdmo took over as CFO of the Wästbygg Group on 6 May. She succeeded Jonas Jönehall.
- John Nyberg recruited as the Wästbygg Group's new Head of Sustainability.



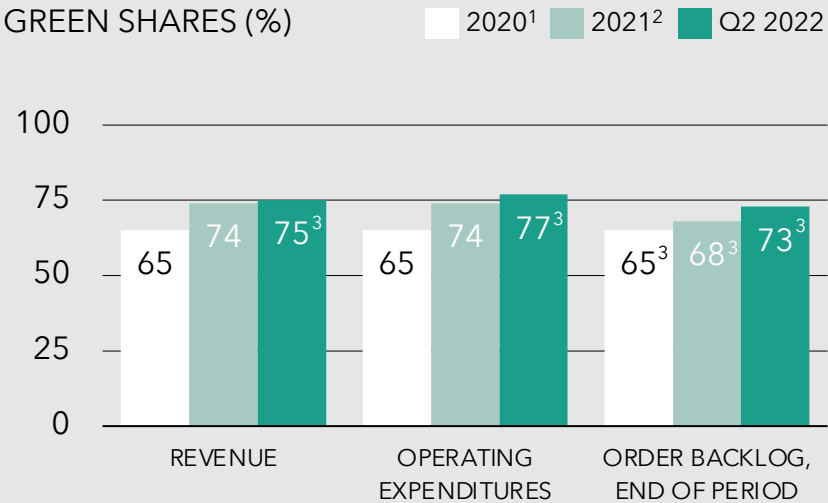
# SUSTAINABILITY





# Linked to sustainability

GREEN SHARES (%)



<sup>1</sup> Cicero Shades of Green, Company Assessment, June 2021.

<sup>2</sup> Cicero Shades of Green, Company Assessment, Mars 2022.

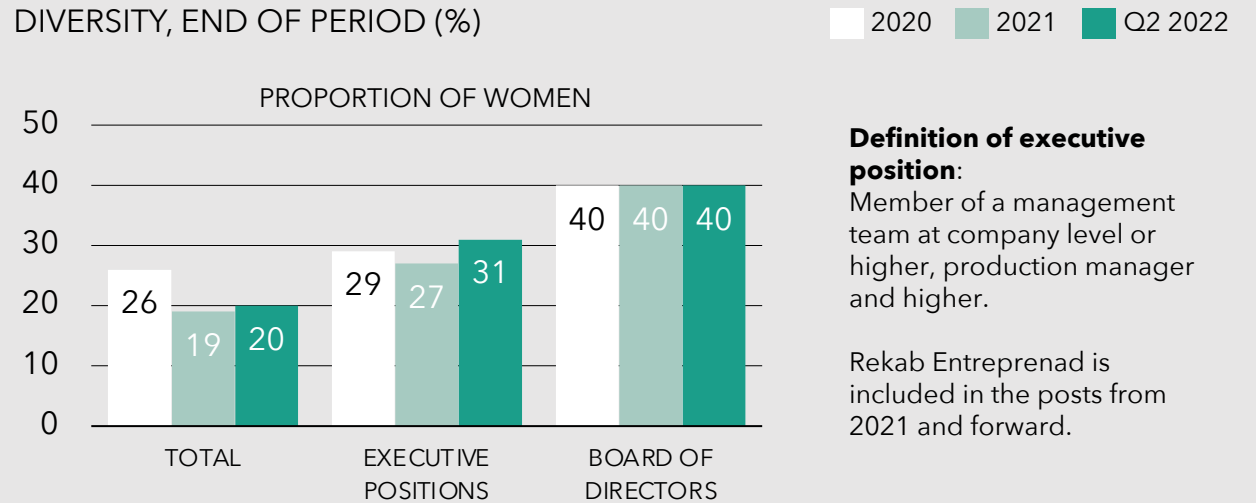
<sup>3</sup> Estimated by definition in Wästbygg Gruppens Green Finance Framework, May 2021.

Rekab Entreprenad is included in all posts.

SICK LEAVE (%)

	Jun 22-LTM	2021	2020	2019
SICK LEAVE, TOTAL	3,77	2,71	2,80	3,03

DIVERSITY, END OF PERIOD (%)



**Definition of executive position:**

Member of a management team at company level or higher, production manager and higher.

Rekab Entreprenad is included in the posts from 2021 and forward.

**Definition of foreign background:**

According to SCB - a person born outside Sweden, or born in Sweden to two foreign-born parents.

\*The statistics regarding foreign background only apply to employees in Sweden.

# First half 2022

KEY FIGURES

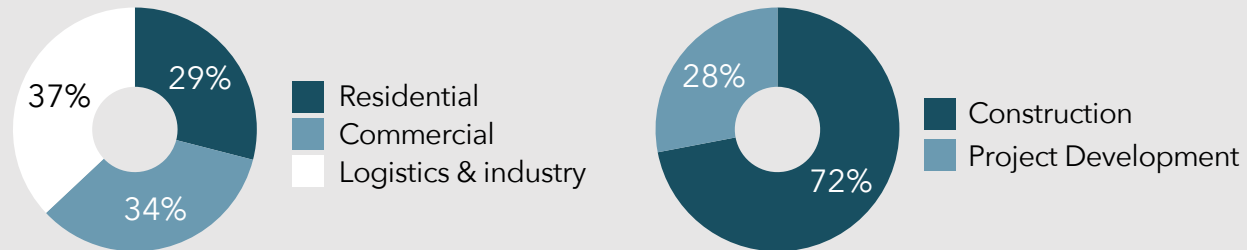
SEK 2.7 bn  
Revenue Jan-Jun 2022

3.5%  
EBIT margin Jan-Jun 2022

SEK 2.9 bn  
Order intake Jan-Jun 2022

SEK 6.8 bn  
Order backlog Jun 30, 2022

## DISTRIBUTION OF REVENUE, JAN-JUN 2022



*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.*



# Second Quarter 2022

KEY FIGURES

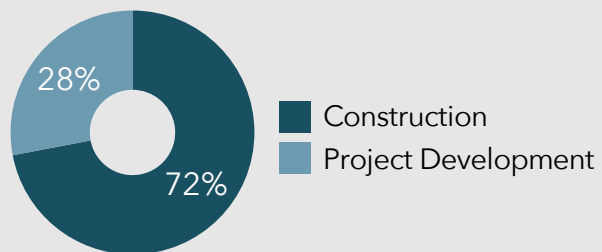
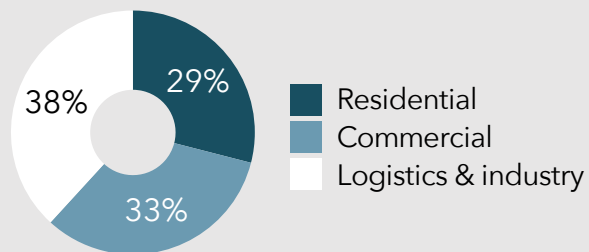
SEK 1.5 bn  
Revenue Apr-Jun 2022

4.3%  
EBIT margin Apr-Jun 2022

SEK 1.6 bn  
Order intake Apr-Jun 2022

SEK 6.8 bn  
Order backlog Jun 30, 2022

## DISTRIBUTION OF REVENUE, APR-JUN 2022



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

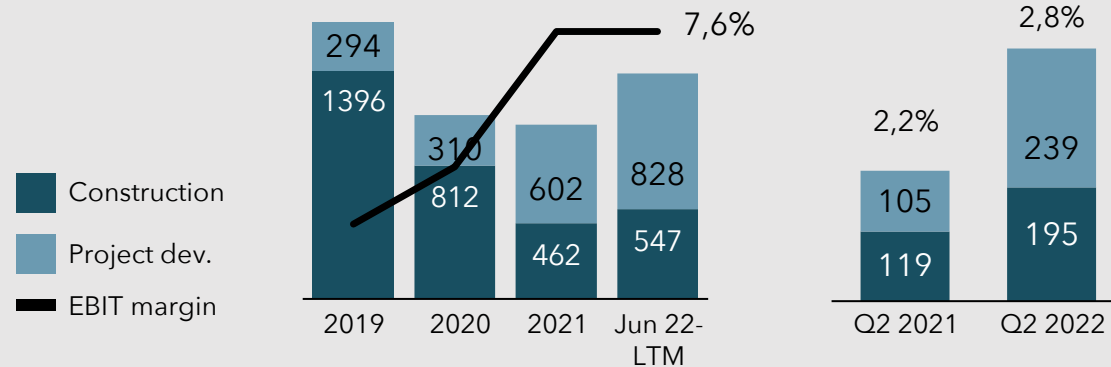
- Focus on multi dwelling buildings (condominiums and rental apartments) and student housing.
- Construction and project development.

### PRODUCTION, NUMBER OF FLATS

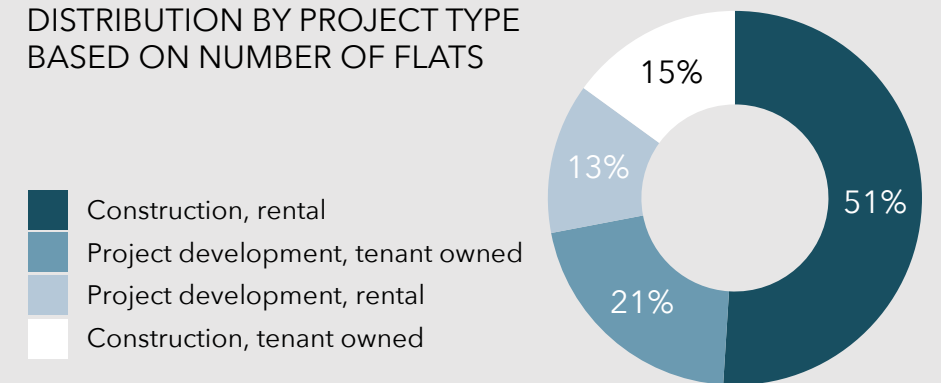
Completed during the period	82
Ongoing June 30, construction	1,374
Ongoing June 30, project development	711
<b>Total in progress</b>	<b>2,085</b>



### REVENUE, SEK M



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



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

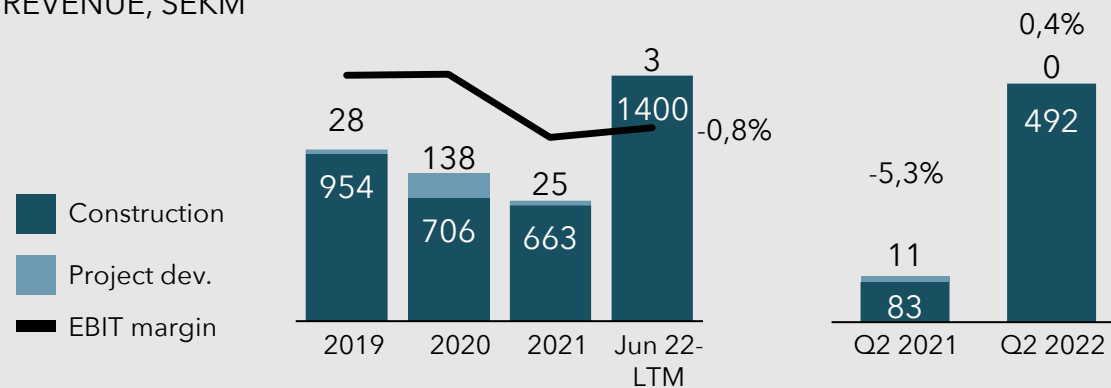
- Focus on commercial properties including retail, offices, community service properties and hotels.
- Construction and project development.

## PRODUCTION, NUMBER OF SQM

Completed during the period	35,980
Ongoing June 30, construction	180,180
Ongoing June 30, project development	0
<b>Total in progress</b>	<b>180,180</b>



## REVENUE, SEKM



## DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM



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.

# Logistics and Industry SEGMENT DEVELOPMENT

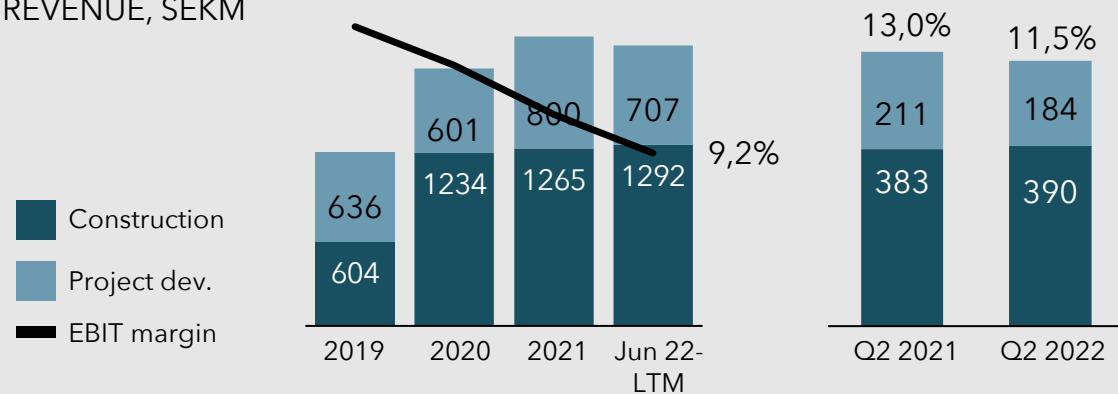
- Focus on larger logistics and industrial buildings under the brand of LC.
- Construction and project development.

## PRODUCTION, NUMBER OF SQM

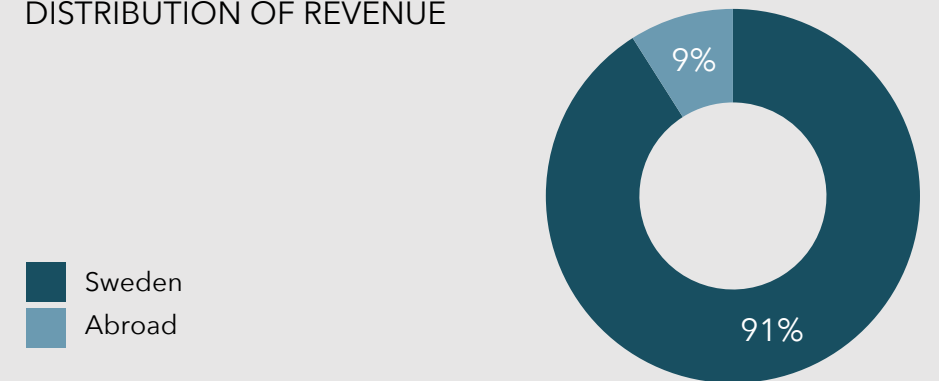
Completed during the period	39,000
Ongoing June 30, construction	372,500
Ongoing June 30, project development	160,000
<b>Total in progress</b>	<b>532,500</b>



## REVENUE, SEKM



## DISTRIBUTION OF REVENUE

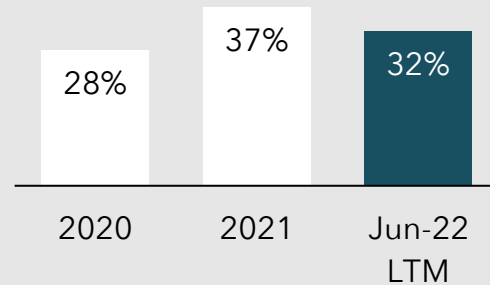


As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference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

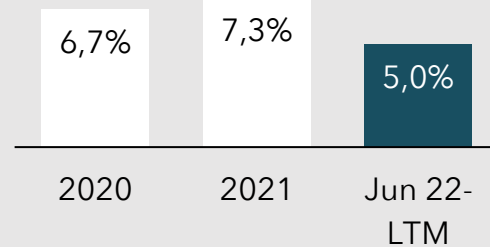
# Long term profitable growth

## INCREASED FOCUS ON PROJECT DEVELOPMENT DRIVES HIGHER MARGINS

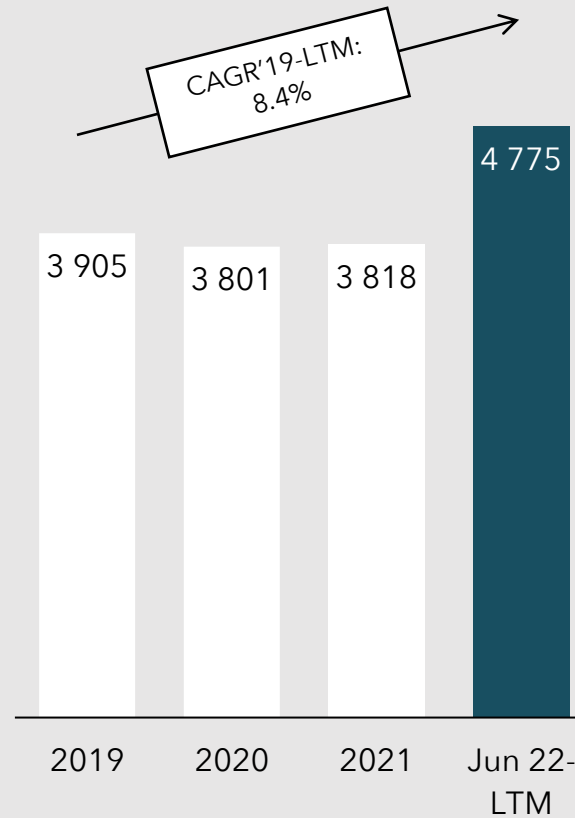
Share of project development



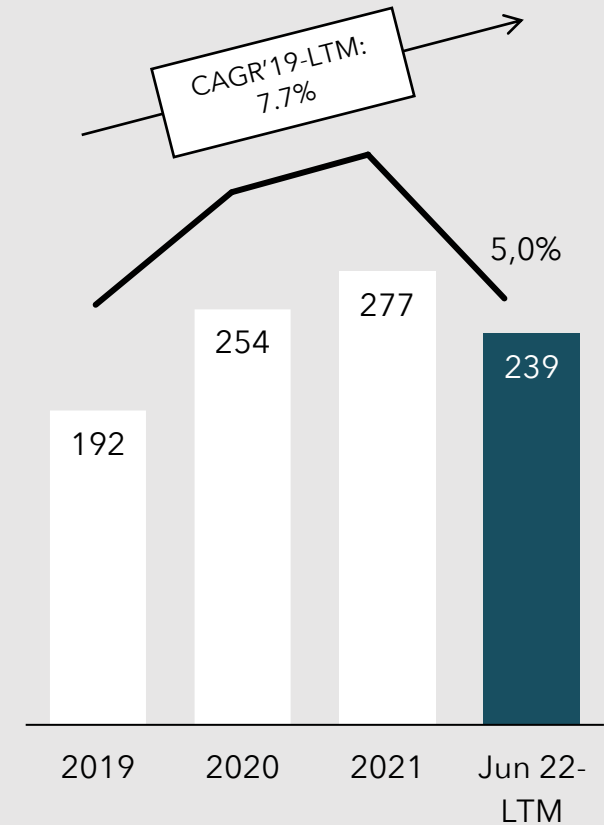
EBIT margin



## REVENUE DEVELOPMENT (SEKM)

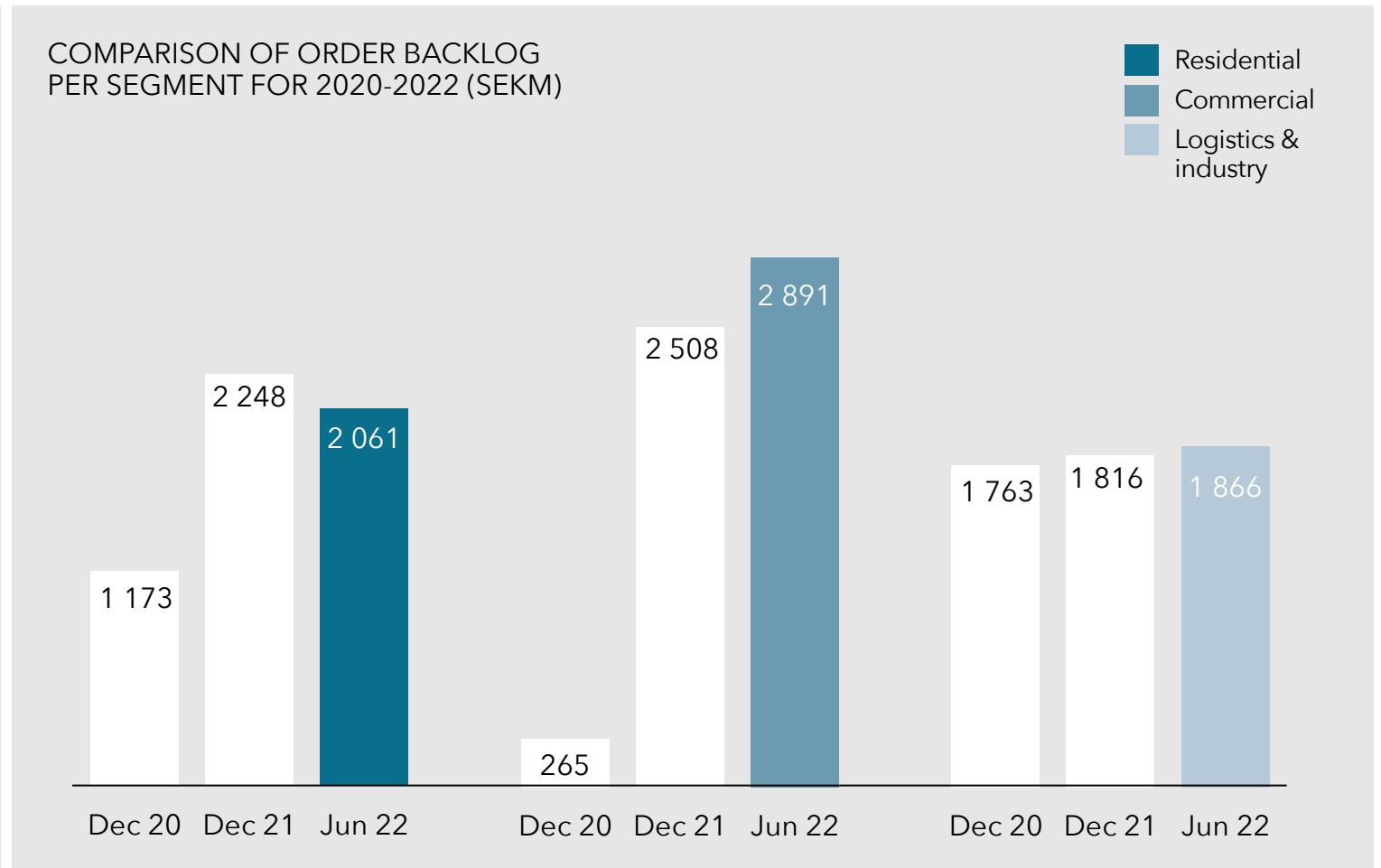
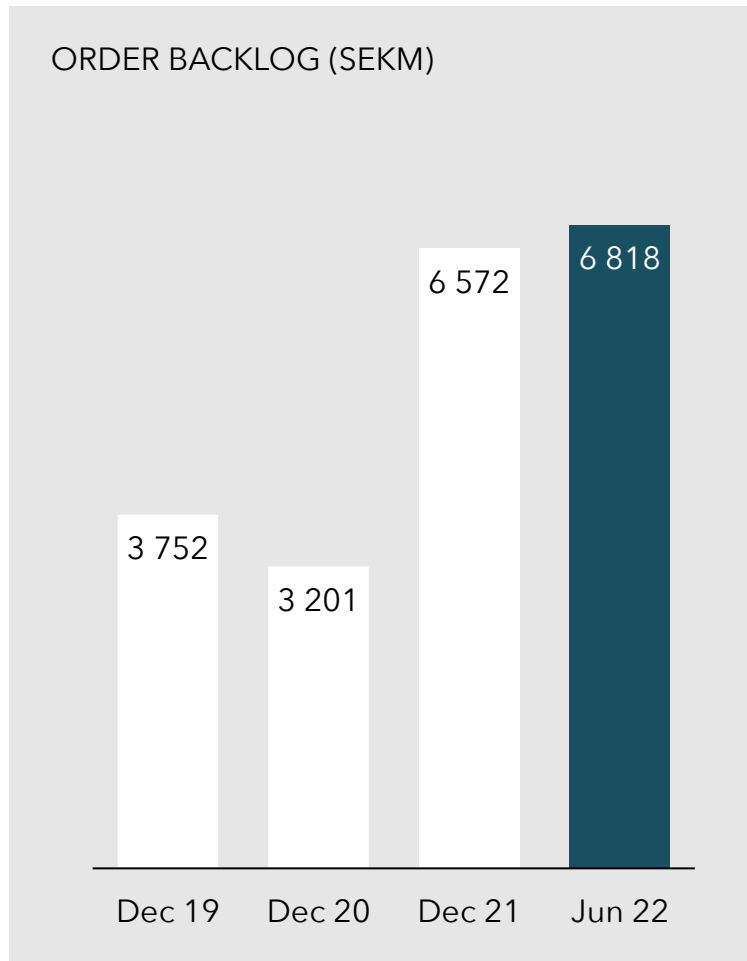


## EBIT (SEKM) AND MARGIN DEVELOPMENT



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.

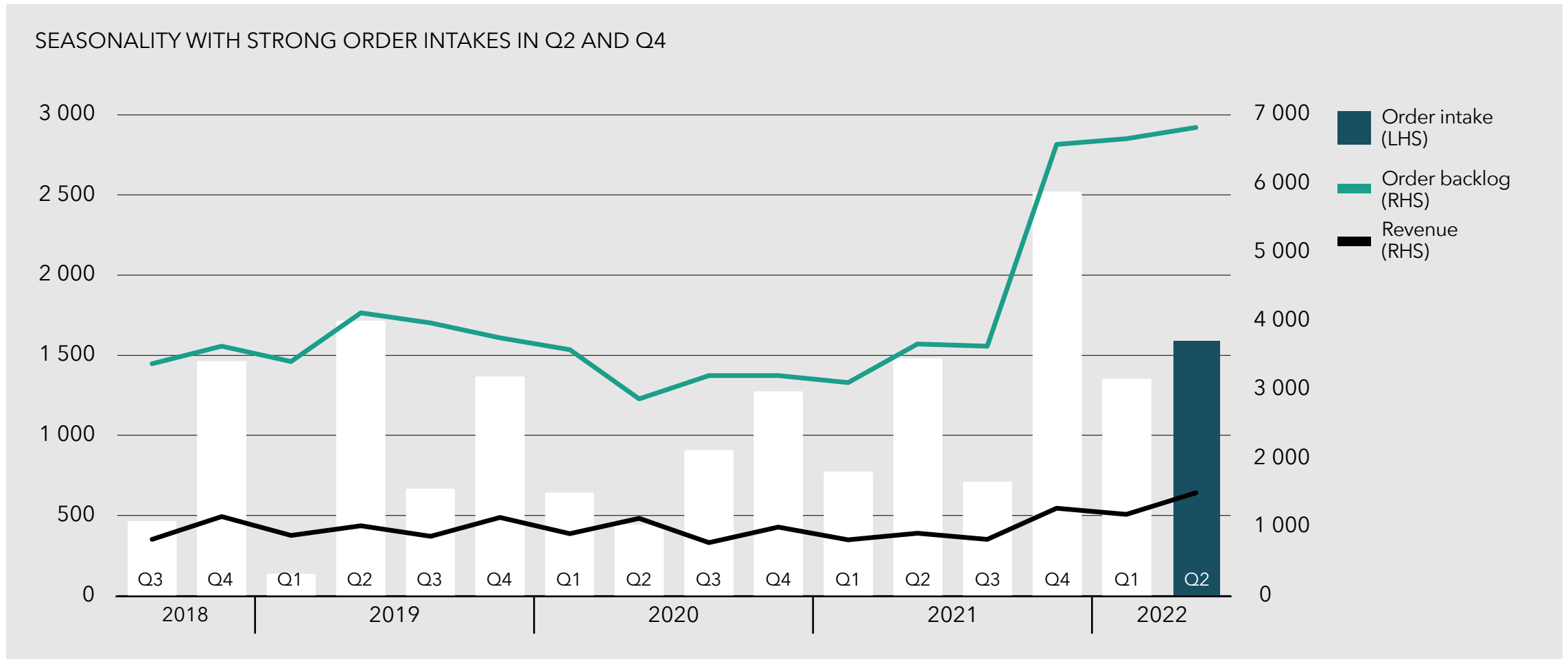
# Order backlog



*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.*

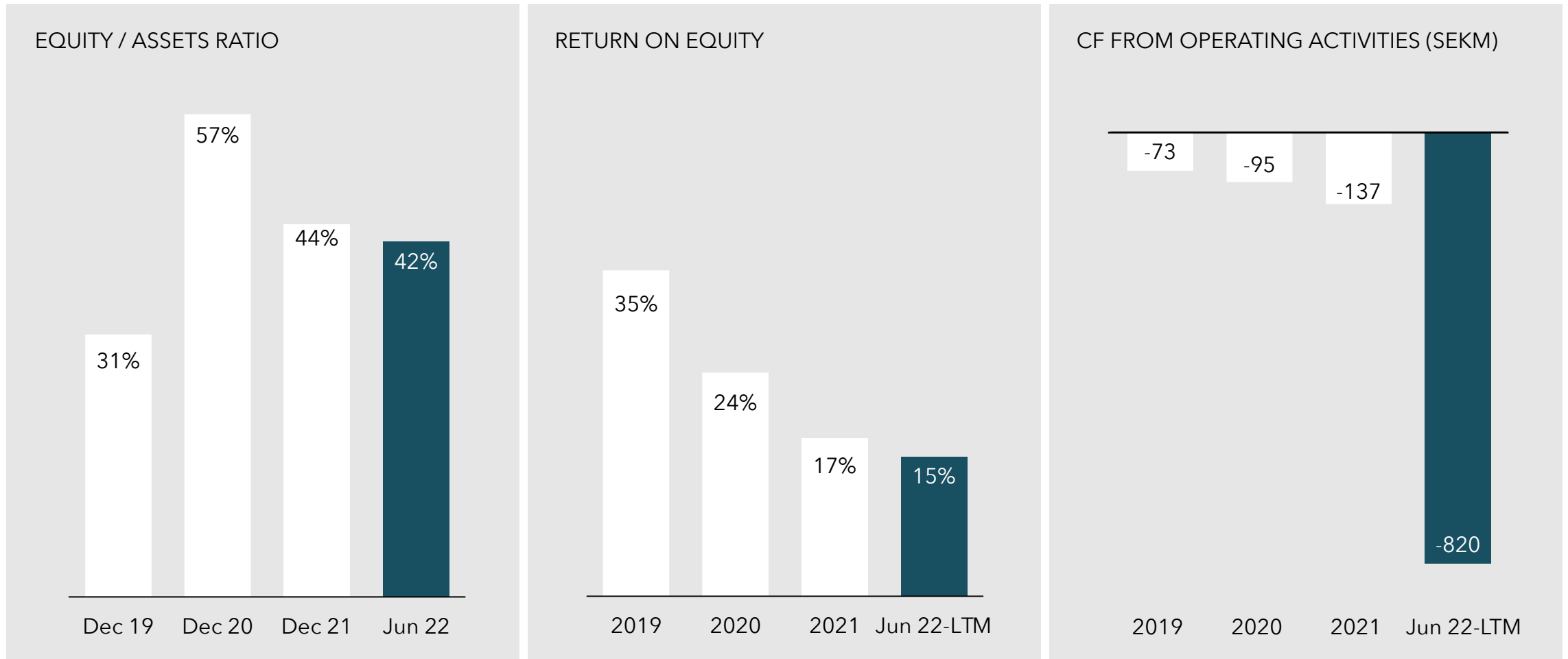


# Order intake and backlog SINCE 2018



*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

Annual growth target

TARGET

10%  
over time

OUTCOME

8.4%  
CAGR'19-LTM

EBIT margin

>6%

5.0%  
JUN 22-LTM

Equity / assets ratio

≥25%

42%  
Jun 22

The Board of Directors proposes a dividend per share of SEK 3.50

Dividend policy

40%  
of net profit, over time

*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.*

# Significant events AFTER 30 JUNE 2022

- Contract signed with BlackRock Real Assets for the construction of a 36,000 sqm logistics facility in Eskilstuna. The order value is SEK 285 million.
- Lansa Fastigheter acquired Wästbygg's self-developed project Journalen 1 in Malmö, comprising 177 rental apartments. All terms and conditions of the contract have now been met.



JOURNALEN 1, MALMÖ



# Summary

- Record high order stock
- Strong financial position
- Flexible business model
- Strategically prepared for the future
- Clear objective of creating sustainable business

# Q&A



**JONAS JÖNEHALL**

Chief Executive Officer



**JESSICA GÅRDMO**

Chief Financial Officer



**Next interim report:  
November 8th, 2022**

**Thank you!**

A photograph of a modern building facade at sunset. The building features several tall, rectangular concrete pillars that frame large glass windows. The interior of the building is illuminated with warm, yellow lights, revealing office spaces with desks, chairs, and people. The sky is a mix of orange, pink, and blue, with scattered clouds. The word 'APPENDIX' is written in white, bold, sans-serif capital letters across the center of the image.

# APPENDIX



# Income statement overview

SEGMENT REPORTING

SEKm	Apr-Jun 2022	Apr-Jun 2021	Jan-Jun 2022	Jan-Jun 2021	Jul-Jun 2021-22	Jan-Dec 2021
Revenue	1,499	911	2,682	1,725	4,775	3,818
Costs in production	-1,353	-769	-2,417	-1,454	-4,220	-3,257
<b>Gross profit/loss</b>	<b>146</b>	<b>142</b>	<b>265</b>	<b>271</b>	<b>555</b>	<b>561</b>
Sales and administration costs	-82	-75	-173	-140	-325	-292
Other operating revenue	2	1	4	2	10	8
Other operating costs	-1	-	-1	-	-1	0
<b>Other profit/loss</b>	<b>65</b>	<b>68</b>	<b>95</b>	<b>133</b>	<b>239</b>	<b>277</b>
<b>Profit/loss from financial items</b>						
Profit shares from joint venture and associated companies	0	0	0	0	-4	-4
Financial revenue	7	4	16	5	28	17
Financial costs	-12	-2	-24	-3	-37	-16
<b>Profit after financial items</b>	<b>60</b>	<b>70</b>	<b>87</b>	<b>135</b>	<b>226</b>	<b>274</b>
Change in value of real estate	0	0	0	1	5	6
Taxes	13	7	27	5	32	10
<b>PROFIT FOR THE PERIOD</b>	<b>73</b>	<b>77</b>	<b>114</b>	<b>141</b>	<b>263</b>	<b>290</b>
Profit relating to:						
- the parent company's shareholders	73	77	114	141	263	290
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	2,27	2,37	3,52	4,37	8,10	8,94
Number of shares at the end of the period (thousands)	32,341	32,340	32,341	32,340	32,341	32,591
Average number of shares (thousands)	32,341	32,340	32,465	32,340	32,536	32,474

\* 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 here follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations.

# Balance sheet overview

SEGMENT REPORTING

SEKm	Jun 30 2022	Jun 30 2021	Dec 31 2021
<b>Fixed assets</b>			
Intangible fixed assets	463	238	464
Tangible fixed assets	112	107	114
Financial fixed assets	123	57	83
<b>Total fixed assets</b>	<b>698</b>	<b>402</b>	<b>661</b>
<b>Current assets</b>			
Development properties, etc	255	265	326
Accounts receivable	628	427	443
Accrued but not invoiced	708	298	454
Other receivables	1,867	785	1,491
Cash and cash equivalents	245	910	851
<b>Total current assets</b>	<b>3,703</b>	<b>2,685</b>	<b>3,565</b>
<b>TOTAL ASSETS</b>	<b>4,401</b>	<b>3,087</b>	<b>4,226</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	<b>1,836</b>	<b>1,686</b>	<b>1,858</b>
Non-current interest-bearing liabilities	578	64	560
Non-current non-interest-bearing liabilities	83	78	83
<b>Total non-current liabilities</b>	<b>661</b>	<b>142</b>	<b>643</b>
Current interest-bearing liabilities	249	240	249
Accounts payable	518	280	470
Other liabilities	1,137	739	1,006
<b>Total current liabilities</b>	<b>1,904</b>	<b>1,259</b>	<b>1,725</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>4,401</b>	<b>3,087</b>	<b>4,226</b>

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown here follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations.

# Cash flow statement

SEGMENT REPORTING

SEKm	Apr-Jun 2022	Apr-Jun 2021	Jan-Jun 2022	Jan-Jun 2021	Jul-Jun 2021-22	Jan-Dec 2021
<b>Day-to-day operations</b>						
Profit/loss before financial items	65	68	95	133	239	277
Adjustment for paid interest, paid taxes and items not included in cash flow	3	-7	-7	14	10	31
<b>Cash flow from operating activities before changes in working capital</b>	<b>68</b>	<b>61</b>	<b>88</b>	<b>147</b>	<b>249</b>	<b>308</b>
<b>Cash flow from changes in working capital</b>						
Increase (-)/decrease (+) of operating receivables	-561	-189	-709	-56	-1,476	-823
Increase (+)/decrease (-) of operating liabilities	84	220	154	125	407	378
<b>Cash flow from the day-to-day operations</b>	<b>-409</b>	<b>92</b>	<b>-467</b>	<b>216</b>	<b>-820</b>	<b>-137</b>
<b>Investment activities</b>						
Investments in businesses and dividend from joint venture	0	0	8	0	-121	-129
Acquisitions of intangible fixed assets	-2	0	-3	-1	-6	-4
Investments in investment properties	-	-5	0	-15	5	-10
Acquisitions of other tangible fixed assets	-2	-5	-10	-7	-26	-23
<b>Cash flow from investing activities</b>	<b>-4</b>	<b>-10</b>	<b>-5</b>	<b>-23</b>	<b>-148</b>	<b>-166</b>
<b>Financing activities</b>						
New issue of shares including transaction costs new issue of shares	-24	-	-24	-	-85	-61
Paid dividends	-112	-107	-112	-107	-112	-107
Amortisation of loan liabilities (-), Raised loan liabilities (+)	-5	50	-1	47	496	544
<b>Cash flow from financing activities</b>	<b>-141</b>	<b>-57</b>	<b>-137</b>	<b>-60</b>	<b>299</b>	<b>376</b>
<b>CASH FLOW FOR THE PERIOD</b>	<b>-554</b>	<b>25</b>	<b>-609</b>	<b>133</b>	<b>-669</b>	<b>73</b>
Cash and cash equivalents at the start of the period	797	889	851	776	910	776
Exchange rate difference in cash and cash equivalents	2	-4	3	1	4	2
<b>Cash and cash equivalents at the end of the period</b>	<b>245</b>	<b>910</b>	<b>245</b>	<b>910</b>	<b>245</b>	<b>851</b>

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# Income statement overview

IFRS REPORTING

SEKm	Apr-Jun 2022	Apr-Jun 2021	Jan-Jun 2022	Jan-Jun 2021	Jul-Jun 2021-22	Jan-Dec 2021
Revenue	1,304	1,051	2,351	1,951	4,348	3,949
Costs in production	-1,204	-886	-2,171	-1,647	-3,954	-3,430
<b>Gross profit/loss</b>	<b>100</b>	<b>165</b>	<b>180</b>	<b>304</b>	<b>394</b>	<b>519</b>
Sales and administration costs	-81	-75	-173	-140	-325	-292
Other operating revenue	2	1	4	2	10	8
Other operating costs	-1	-	-1	0	-1	0
<b>Other profit/loss</b>	<b>20</b>	<b>91</b>	<b>10</b>	<b>166</b>	<b>78</b>	<b>235</b>
<b>Profit/loss from financial items</b>						
Profit shares from joint venture and associated companies	0	0	0	0	-4	-4
Financial revenue	4	4	11	4	18	12
Financial costs	-12	-2	-24	-3	-36	-15
<b>Profit after financial items</b>	<b>13</b>	<b>93</b>	<b>-4</b>	<b>167</b>	<b>57</b>	<b>228</b>
Change in value of real estate	0	0	0	1	5	6
Taxes	13	6	30	4	33	7
<b>PROFIT FOR THE PERIOD</b>	<b>26</b>	<b>99</b>	<b>26</b>	<b>172</b>	<b>96</b>	<b>241</b>
Profit relating to:						
- the parent company's shareholders	26	99	26	172	96	241
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	0,80	3,05	0,81	5,32	2,93	7,42
Number of shares at the end of the period (thousands)	32,341	32,340	32,341	32,340	32,341	32,591
Average number of shares (thousands)	32,341	32,340	32,465	32,340	32,536	32,474

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# Balance sheet overview

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SEKm	Jun 30 2022	Jun 30 2021	Dec 31 2021
<b>Fixed assets</b>			
Intangible fixed assets	463	238	463
Tangible fixed assets	112	107	114
Financial fixed assets	89	59	71
<b>Total fixed assets</b>	<b>664</b>	<b>404</b>	<b>648</b>
<b>Current assets</b>			
Development properties, etc	1,427	686	1,175
Accounts receivable	628	427	444
Accrued but not invoiced	614	299	437
Other receivables	839	468	500
Cash and cash equivalents	285	924	897
<b>Total current assets</b>	<b>3,793</b>	<b>2,804</b>	<b>3,453</b>
<b>TOTAL ASSETS</b>	<b>4,457</b>	<b>3,208</b>	<b>4,101</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	<b>1,642</b>	<b>1,660</b>	<b>1,751</b>
Non-current interest-bearing liabilities	682	122	664
Non-current non-interest-bearing liabilities	92	71	90
<b>Total non-current liabilities</b>	<b>774</b>	<b>193</b>	<b>754</b>
Current interest-bearing liabilities	705	355	388
Accounts payable	519	280	480
Other liabilities	816	720	728
<b>Total current liabilities</b>	<b>2,041</b>	<b>1,355</b>	<b>1,596</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>4,457</b>	<b>3,208</b>	<b>4,101</b>

# Cash flow statement

IFRS REPORTING

SEKm	Apr-Jun 2022	Apr-Jun 2021	Jan-Jun 2022	Jan-Jun 2021	Jul-Jun 2021-22	Jan-Dec 2021
<b>Day-to-day operations</b>						
Profit/loss before financial items	20	91	10	166	79	235
Adjustment for paid interest, paid taxes and items not included in cash flow	1	-16	-14	4	-1	17
<b>Cash flow from operating activities before changes in working capital</b>	<b>21</b>	<b>75</b>	<b>-4</b>	<b>170</b>	<b>78</b>	<b>252</b>
<b>Cash flow from changes in working capital</b>						
Increase (-)/decrease (+) of tenant-owner association flats of own development in production	-199	-27	-324	-113	-726	-515
Increase (-)/decrease (+) of operating receivables	-428	-258	-567	-271	-663	-367
Increase (+)/decrease (-) of operating liabilities	60	282	103	280	134	311
<b>Cash flow from the day-to-day operations</b>	<b>-546</b>	<b>72</b>	<b>-792</b>	<b>66</b>	<b>-1,177</b>	<b>-319</b>
<b>Investment activities</b>						
Investments in businesses and dividend from joint venture	0	0	8	0	-121	-129
Acquisitions of intangible fixed assets	-2	0	-3	-1	-6	-4
Investments in investment properties	-	-5	0	-15	5	-10
Acquisitions of other tangible fixed assets	-2	-6	-10	-7	-26	-23
<b>Cash flow from investing activities</b>	<b>-4</b>	<b>-11</b>	<b>-5</b>	<b>-23</b>	<b>-148</b>	<b>-166</b>
<b>Financing activities</b>						
New issue of shares including transaction costs new issue of shares	-24	-	-24	-	-85	-61
Paid dividends	-112	-107	-112	-107	-112	-107
Amortisation of loan liabilities (-), Raised loan liabilities (+)	88	41	316	127	877	688
<b>Cash flow from financing activities</b>	<b>-48</b>	<b>-66</b>	<b>180</b>	<b>20</b>	<b>680</b>	<b>520</b>
<b>CASH FLOW FOR THE PERIOD</b>	<b>-598</b>	<b>-3</b>	<b>-616</b>	<b>63</b>	<b>-644</b>	<b>35</b>
Cash and cash equivalents at the start of the period	881	931	897	860	924	860
Exchange rate difference in cash and cash equivalents	2	-4	3	1	5	2
<b>Cash and cash equivalents at the end of the period</b>	<b>285</b>	<b>924</b>	<b>285</b>	<b>924</b>	<b>285</b>	<b>897</b>

# Development portfolio AS OF 2022-06-30

## ONGOING PROJECTS: RESIDENTIAL/COMMERCIAL

Project	Status	No of apts	Of which sold/booked	Of which reserved	Completion
<b>SELF DEVELOPED TENANT OWNED</b>					
Parklyckan, Stockholm	Production	36	36		2022
Strandängen, Falkenberg	Production	29	29		2022
Soluret, Malmö	Production	45	45		2023
Älgoxen, Umeå	Production	30	27		2023
Hökälla Ängar, phase 2, Gothenburg	Production	36	36		2023
Slottshusen, Täby	Production	89	55	5	2023
Tuvebo Glashytta, Gothenburg	Production	45	23	2	2023
Cityterrassen, Malmö	Production	174	62		2024
Tjärleken, Norrtälje	Sales launched	50	19	2	2024
<b>Total</b>		<b>534</b>	<b>332</b>	<b>9</b>	
<b>SELF DEVELOPED RENTAL APARTMENTS</b>					
Vårberg youth housing, Stockholm	Production	174			2022
Kv Trädgårn, Svedala	Production	53			2023
<b>Total</b>		<b>227</b>			

# Development portfolio AS OF 2022-06-30

## UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 1)

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Alliero, Sundsvall*	Self owned/Commercial	80	6,512	ZP in effect	2025	2027
Almen, Umeå	Self owned	200	13,569	Ongoing work ZP	2022	2028
Bollen pre school, Trelleborg*	CSP	0	900	ZP in effect	2023	2024
Borstahusen town houses, Landskrona*	Self owned	12	1,440	ZP in effect	2023	2024
Borstahusen, Landskrona*	Self owned	50	4,325	ZP in effect	2023	2025
Citadellsfogen, Malmö*	Rental	70	4,850	Ongoing work ZP	2027	2028
Citadellsfogen, Malmö*	Self owned	70	4,850	Ongoing work ZP	2027	2029
Fridhem, Ängelholm*	Self owned	78	6,433	ZP in effect	2023	2024
Guldskrinet, Umeå*	Self owned/Rental	100	7,500	Ongoing work ZP	2023	2026
Hökälla Höjd, Göteborg	Self owned	42	3,276	ZP in effect	2023	2024
Journalen 1, Malmö	Rental	177	10,097	ZP in effect	2022	2024
Lilla Essingen Parkhuset, Stockholm*	Self owned	24	1,849	ZP in effect	2025	2027
Lilla Essingen Strandhusen, Stockholm*	Self owned	74	6,032	ZP in effect	2026	2028
Norra Saltskog, Södertälje*	Self owned	49	3,055	Ongoing work ZP	2025	2027

\* Options, acquisitions have not yet been made.  
ZP = Zonal Planing

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



# Development portfolio AS OF 2022-06-30

## UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 2)

Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Nämnden, Malmö*	Rental/Commercial	60	4,645	ZP in effect	2023	2025
Prisma Parkkvarter, Malmö*	Commercial	0	14,500	Ongoing work ZP	2024	2027
Skarpnäck pre school, Stockholm*	CSP	0	860	ZP in effect	2026	2028
Skarpnäck, Stockholm*	Rental	126	5,659	ZP in effect	2024	2026
Solberga, Stockholm*	Self owned	35	4,025	No ZP	2025	2027
Solvalla hotel, Stockholm*	Hotel	0	6,900	No ZP	2026	2028
Solvalla youth housing, Stockholm*	Rental	120	4,115	No ZP	2026	2028
Sparreallén, Borås	Commercial	0	3,200	ZP in effect	2023	2025
Sparreallén, Borås	Self owned	20	1,200	ZP in effect	2023	2025
Strandängen 2, sheltered housing, Falkenberg*	CSP	80	5,280	No ZP	2024	2025
Strandängen 2, care home, Falkenberg*	CSP	60	3,800	No ZP	2024	2025
Svandammsplan, Stockholm*	Self owned	53	3,010	No ZP	2026	2027
Syrenen, Umeå	Self owned/Commercial	80	7,270	Ongoing work ZP	2023	2026
Tjärleken, Norrtälje	Self owned	111	11,284	ZP in effect	2022	2024

\* Options, acquisitions have not yet been made.  
ZP = Zonal Planning

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

# Development portfolio AS OF 2022-06-30

## UPCOMING PROJECTS: RESIDENTIAL/COMMERCIAL (part 3)

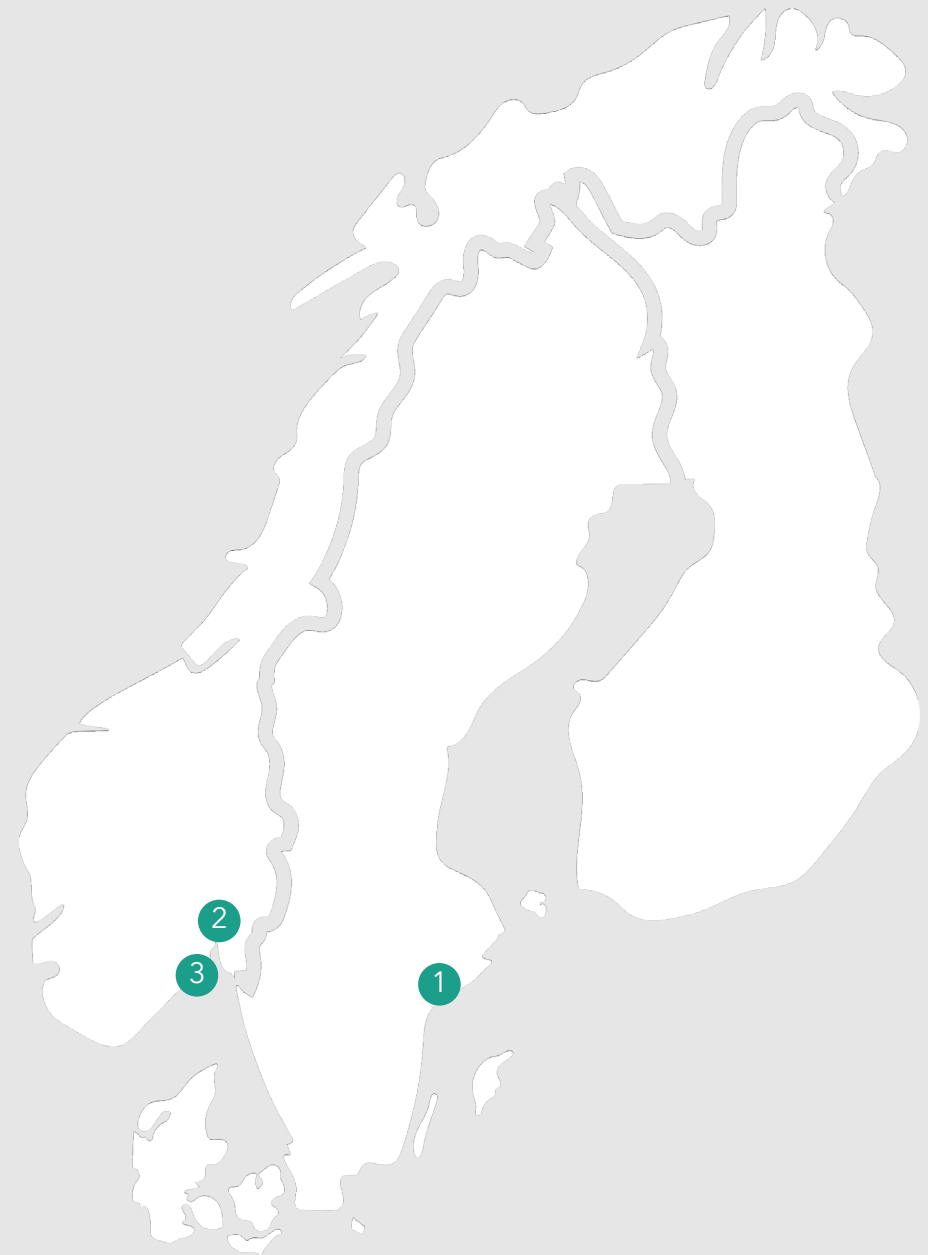
Project, Municipality	Type	No of apts.	Area (sqm)	Phase	Estimated start of production	Estimated completion
Tröinge rest area, Falkenberg*	Commercial	0	10,000	ZP in effect	2023	2025
Tuvebo Glashytta, Gothenburg	Self owned	45	2,663	ZP in effect	2022	2023
Vallastråket, Stockholm*	Self owned	70	4,200	Ongoing work ZP	2024	2026
Vårbergsvägen, Stockholm*	Self owned	80	5,000	ZP in effect	2025	2027
Västerport, Varberg*	Hotel	0	18,250	DP stopped	2023	2026
Västra Roslags-Näsby, Täby*	Self owned	40	2,951	ZP in effect	2027	2028
Årsta etapp 2n, Stockholm*	Self owned	237	14,503	Ongoing work ZP	2028	2030
Årsta etapp 4a, Stockholm*	Self owned	68	5,661	Ongoing work ZP	2029	2031
Årsta etapp 4b, Stockholm*	Rental	231	11,786	Ongoing work ZP	2029	2031
Åseberget, Kungälv*	Not decided	150	10,000	No ZP	2026	2030
<b>Totalt</b>		<b>2,788</b>	<b>241,868</b>			

\* Options, acquisitions have not yet been made.  
ZP = Zonal Planing

# Development portfolio AS OF 2022-06-30

## LANDBANK LOGISTICS AND INDUSTRY

Municipality	Type	Area (sqm)
1 Nyköping, Sweden	Joint venture	400,000
2 Gardermoen Nord Næringspark, Ormlia, Norway	Acquisition	266,000
3 Holmestrand Næringspark, Holmestrand, Norway	LOI for Joint venture	40,000
<b>Total</b>		<b>706,000</b>



# Senior executives 2022-06-30



**JONAS JÖNEHALL**

CEO



**JESSICA GÅRDMO**

CFO



**MARIE LINDEBÄCK**

Head of Investor Relations/  
Deputy Head of Sustainability



**MALIN BJURSTRÖM**

HR Manager



**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



**SANDU NYLLMON**

CEO of LC New Markets



**CLAAS WALLIN**

Business  
Development Manager



**JENNY JAKOBSON**

Head of Communication  
and Brand