

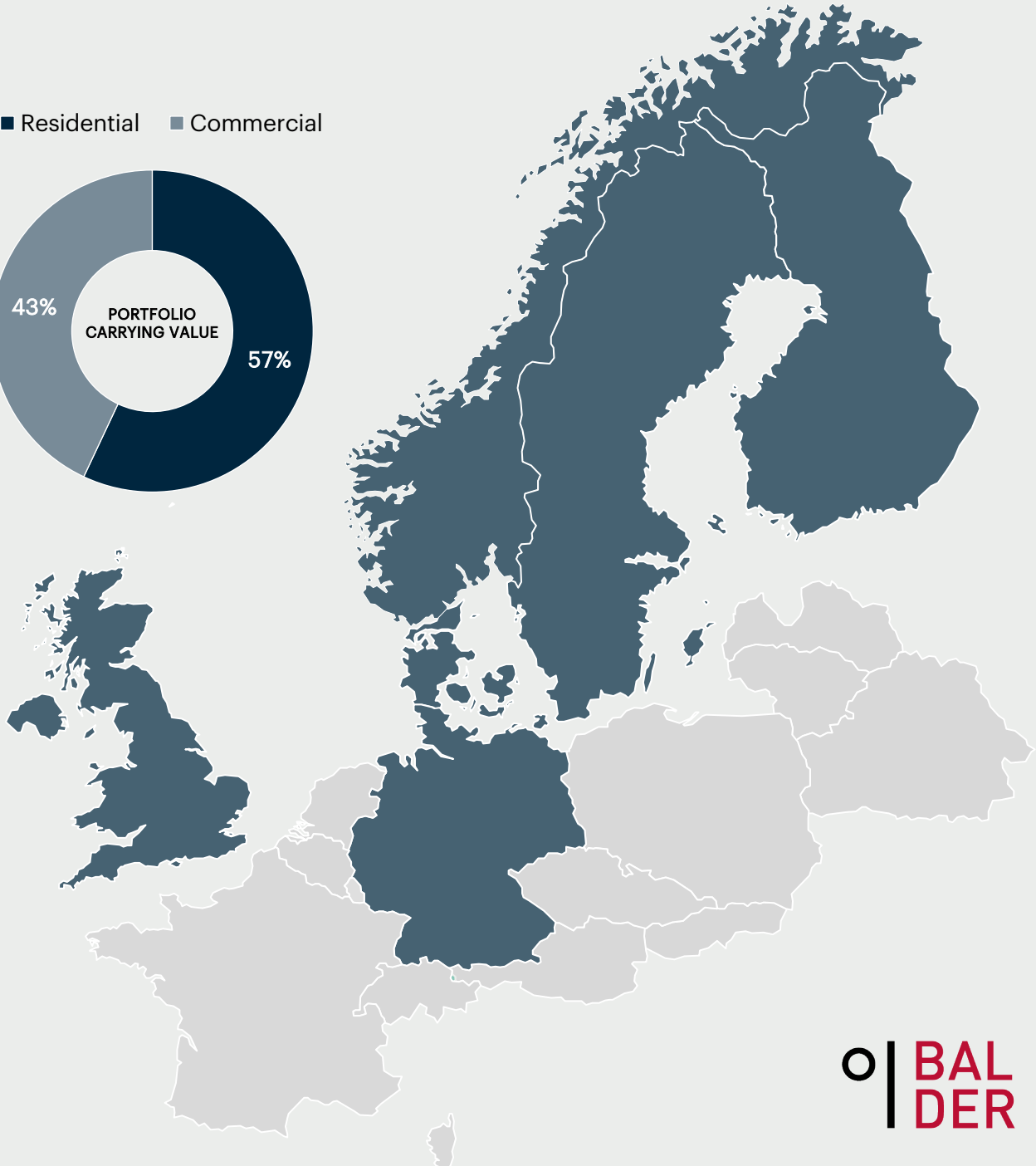
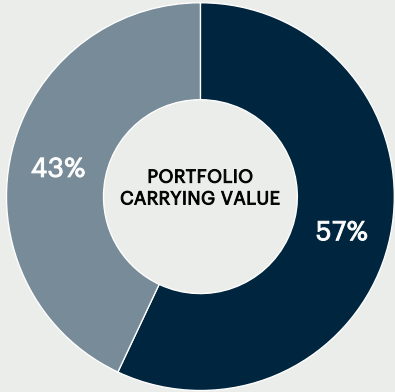
CONFERENCE CALL

Q2 2023

BALDER AT A GLANCE

SEK BILLION 222 PORTFOLIO VALUE	S&P RATINGS BBB OFFICIAL RATING	% 96.0 OCCUPANCY RATE	YEARS 11.0 AVG. LEASE DURATION 10 LARGEST LEASES	
% 49.1 NET DEBT TO TOTAL ASSETS	TIMES 3.6 INTEREST COVERAGE RATIO	SEK BILLION 20.1 AVAILABLE LIQUIDITY	SEK 91.1 NAV PER SHARE	% 28 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

Q2 2023

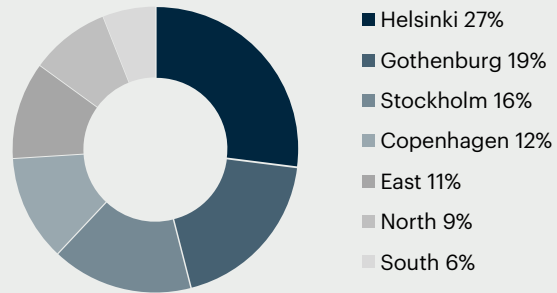
- Q2: Rental income SEK 2,943m, increase 15%
- Profit from property management increase of 3% to SEK 1,550m, corresponding to SEK 1.34 per share
- Profit from property management in current earnings capacity 5.04 SEK/share, decrease 4% compared to same period last year
- Net debt to total assets 49.1%
- Like for like rental growth 5.4%
- NAV 91.12 SEK/share



A WELL-DIVERSIFIED PORTFOLIO

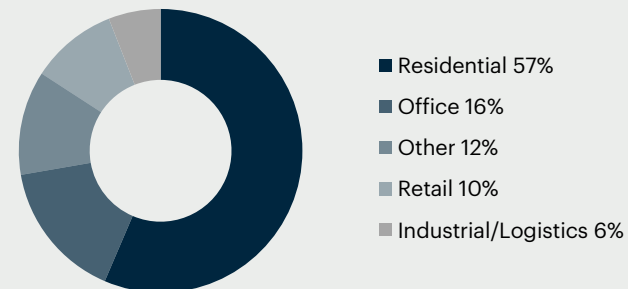
CARRYING AMOUNT DISTRIBUTED BY REGION

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

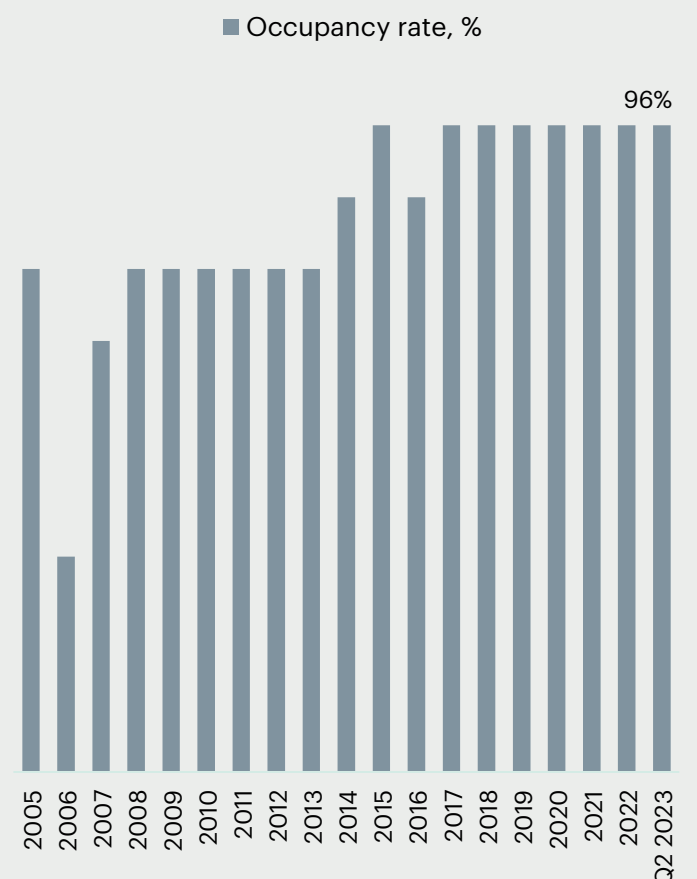
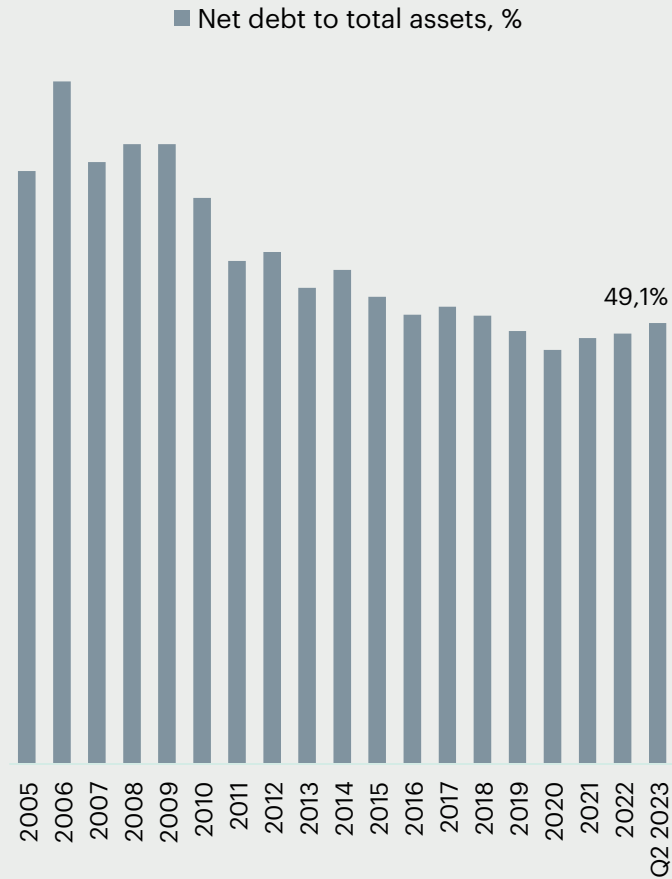
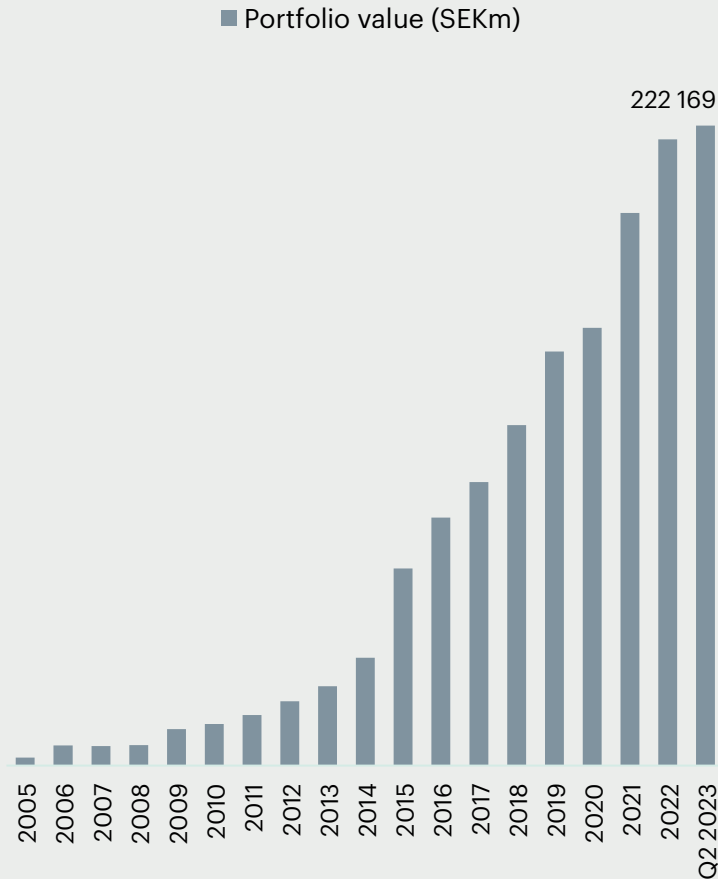
Investments 2023 and 2024

- Declining investments and balance sheet

LONG TRACK-RECORD OF DELIVERING VALUE



...WHILE IMPROVING OPERATIONAL STABILITY AND REDUCING LEVERAGE



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

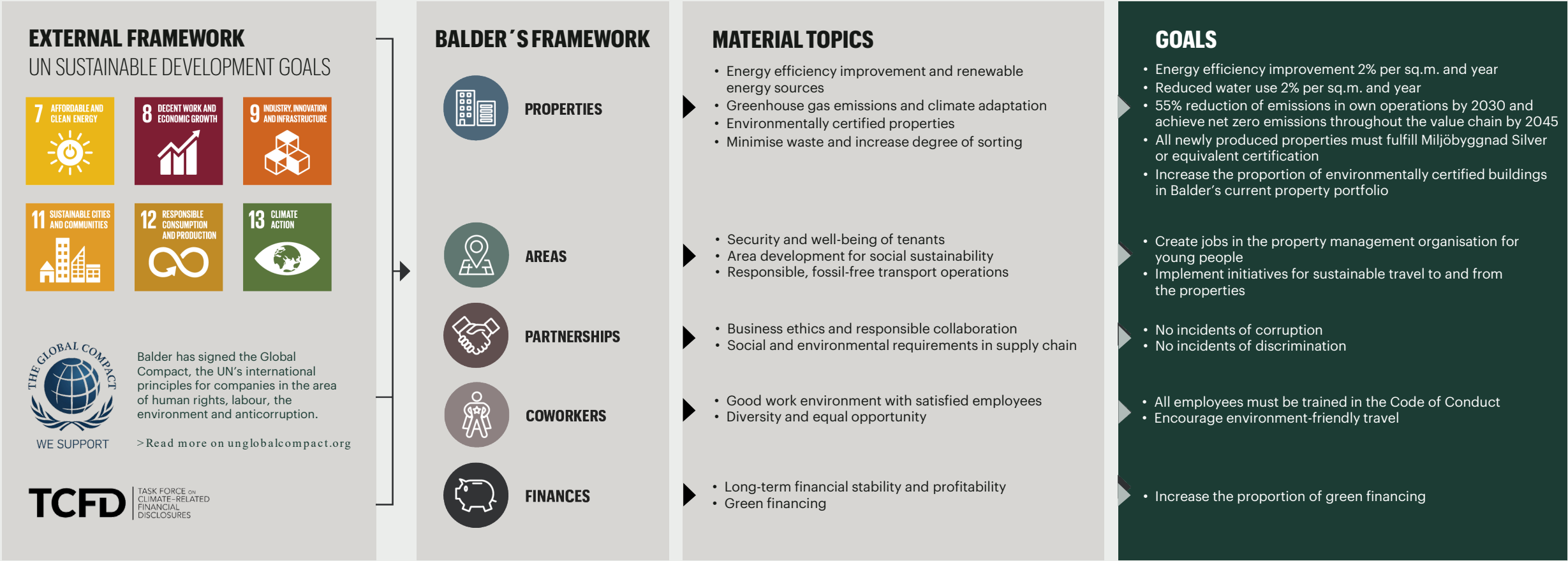
CURRENT EARNINGS CAPACITY

SEKm	2023 30 June	2023 31 March	2022 31 Dec	2022 30 Sep	2022 30 June	2022 31 March	2021 31 Dec	2021 30 Sep	2021 30 June
Rental income	12,000	11,650	11,600	10,750	10,350	10,135	9,710	9,150	9,100
Property costs	-2,925	-2,800	-2,735	-2,565	-2,470	-2,445	-2,370	-2,230	-2,220
Net operating income	9,075	8,850	8,865	8,185	7,880	7,690	7,340	6,920	6,880
<i>Surplus ratio</i>	76%	76%	76%	76%	76%	76%	76%	76%	76%
Management and administrative costs	-1,100	-1,050	-1,035	-1,000	-990	-980	-830	-780	-770
Profit from property management from associated companies	1,850	1,850	1,850	1,800	1,780	1,760	1,650	1,500	1,370
Operating profit	9,825	9,650	9,680	8,985	8,670	8,470	8,160	7,640	7,480
Net financial items, incl. ground rent	-3,600	-3,300	-2,900	-2,550	-2,220	-2,020	-1,750	-1,600	-1,600
Non-controlling interests	-410	-410	-560	-550	-580	-630	-630	-610	-605
Profit from property management Parent Company	5,815	5,940	6,220	5,885	5,870	5,820	5,780	5,430	5,275
Tax	-1,200	-1,230	-1,305	-1,240	-1,250	-1,240	-1,230	-1,130	-1,085
Profit after tax	4,615	4,710	4,915	4,645	4,620	4,580	4,550	4,300	4,190
Profit from property management, per share, SEK	5.04	5.15	5.39	5.26	5.25	5.20	5.17	4.85	4.71

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

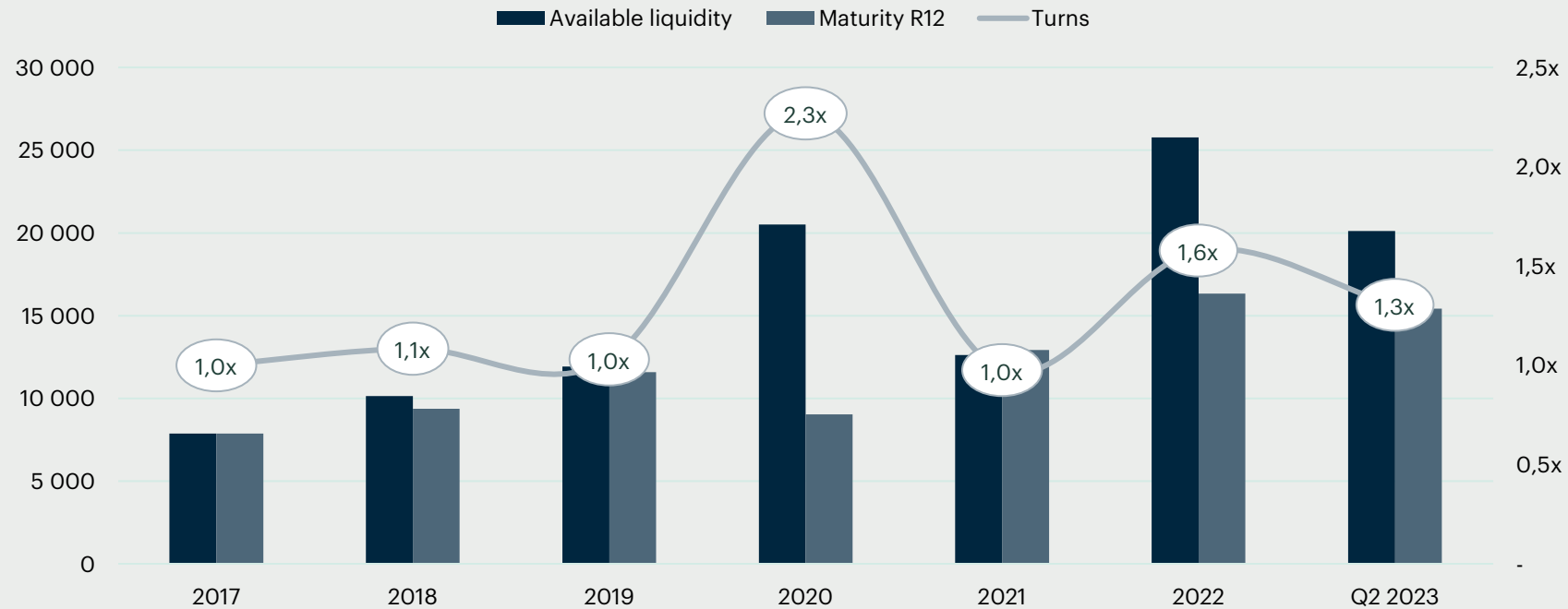


ESG IS AN INTEGRATED PART OF OUR STRATEGY & OPERATIONS

- Impact report as of December 2022 published during Q2
- Updated Green Finance Framework, second party opinion from Cicero with the rating of medium green
- Climate targets submitted to Science Based Target (SBTi)
- Social sustainability, Balder prioritizes contribution to a meaningful spare time for children in our residential areas and summer jobs for young people

PRUDENT FINANCIAL STRATEGY

WITH A WELL-BALANCED RISK MANAGEMENT



PROACTIVE BALANCE SHEET MANAGEMENT THROUGH:

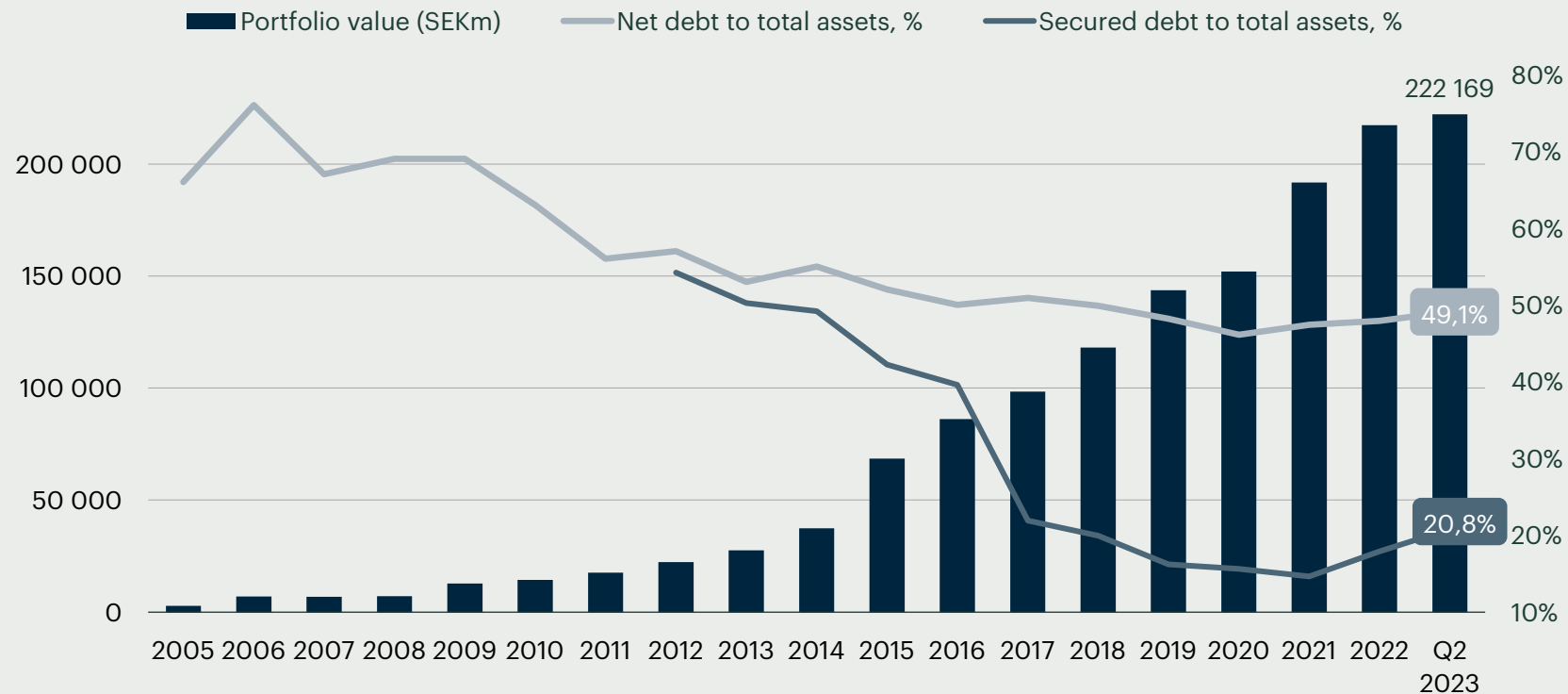
Available liquidity of SEK 20 billion corresponding to 114% of maturing liabilities within 18 months.

Repurchase of bonds amounting to SEK 2.9 billion during the quarter and a total of SEK 5.5 billion during 2023.

Maturing euro bonds of EUR 578m has been repaid during the second quarter.

FINANCING

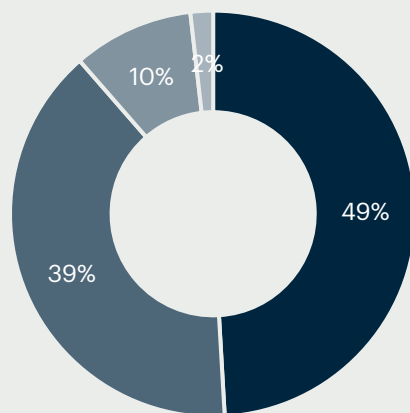
Portfolio Value (SEKm) and Net Debt to Total Assets (%)



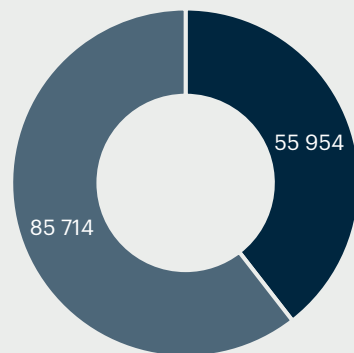
Available liquidity and credit facilities
SEK 20 billion

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

FINANCING



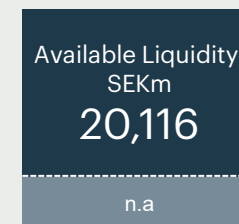
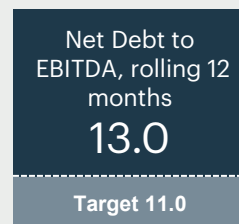
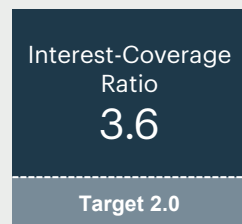
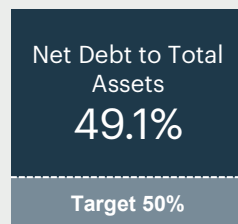
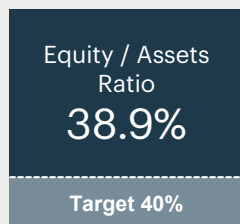
- Unsecured bonds, 49%
- Secured bank loans, 39%
- Unsecured bank loans, 10%
- Commercial paper, 2%



- Secured loans, 39%
- Unsecured loans, 61%

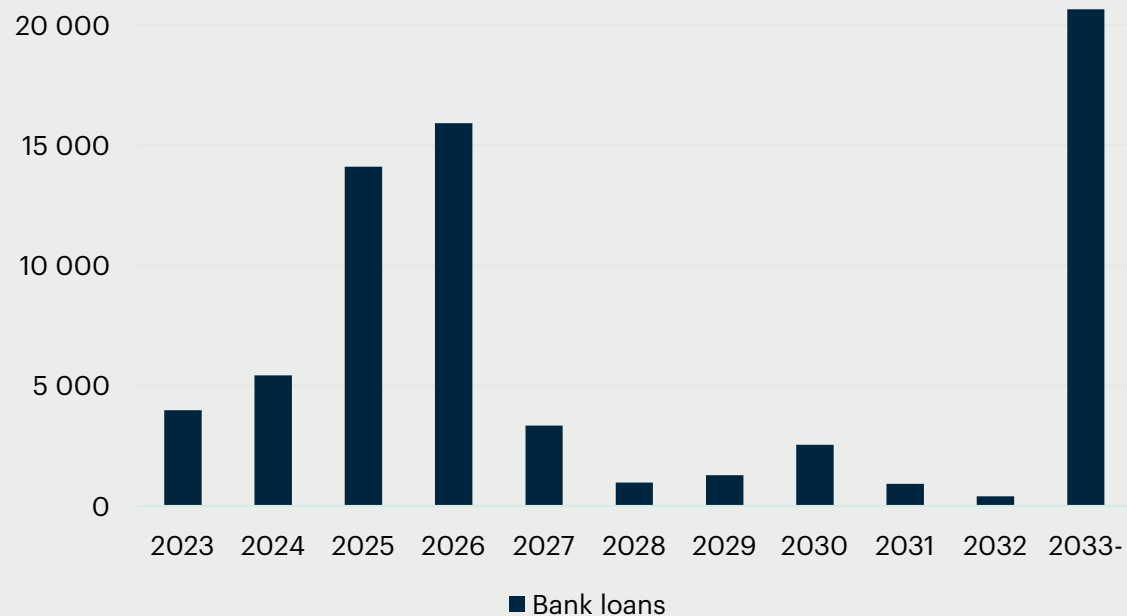
INTEREST FIXING STRUCTURE

Year	SEKm	Interest %	Proportion %
2023	40,476	3.5	29
2024	7,060	2.3	5
2025	10,303	2.1	7
2026	15,091	2.5	11
2027	14,642	1.6	10
2028	14,134	3.4	10
2029	16,051	1.4	11
2030	8,773	1.9	6
2031	8,954	1.7	6
2032	2,805	2.5	2
2033-	3,381	1.5	2
Total	141,668	2.5	100

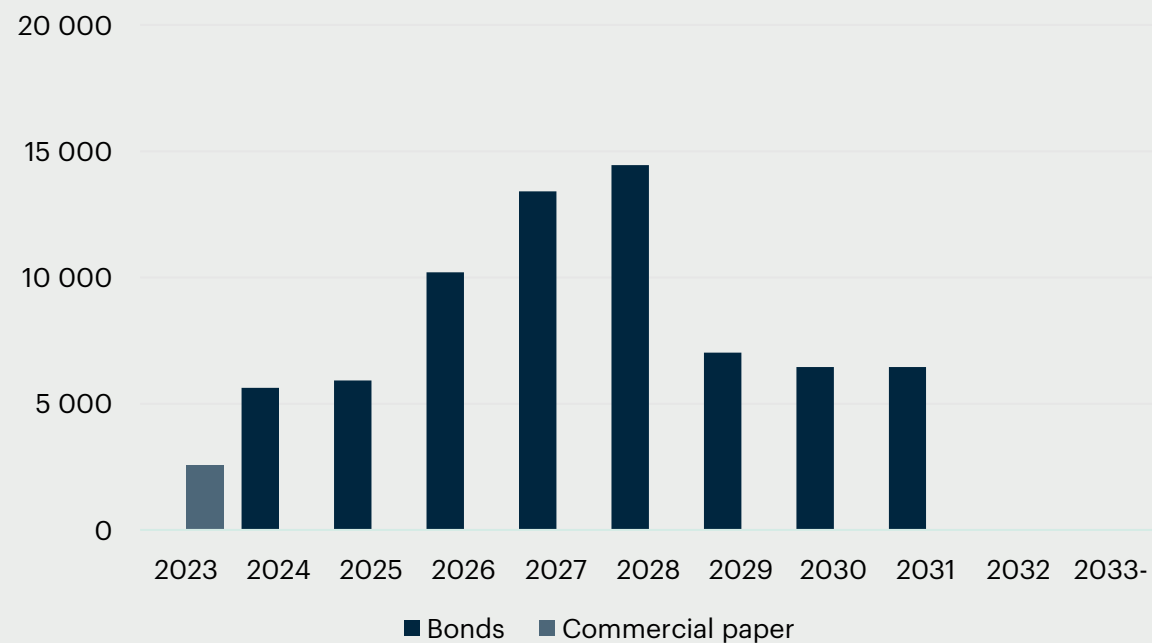


FINANCING

MATURITY STRUCTURE BANK LOANS

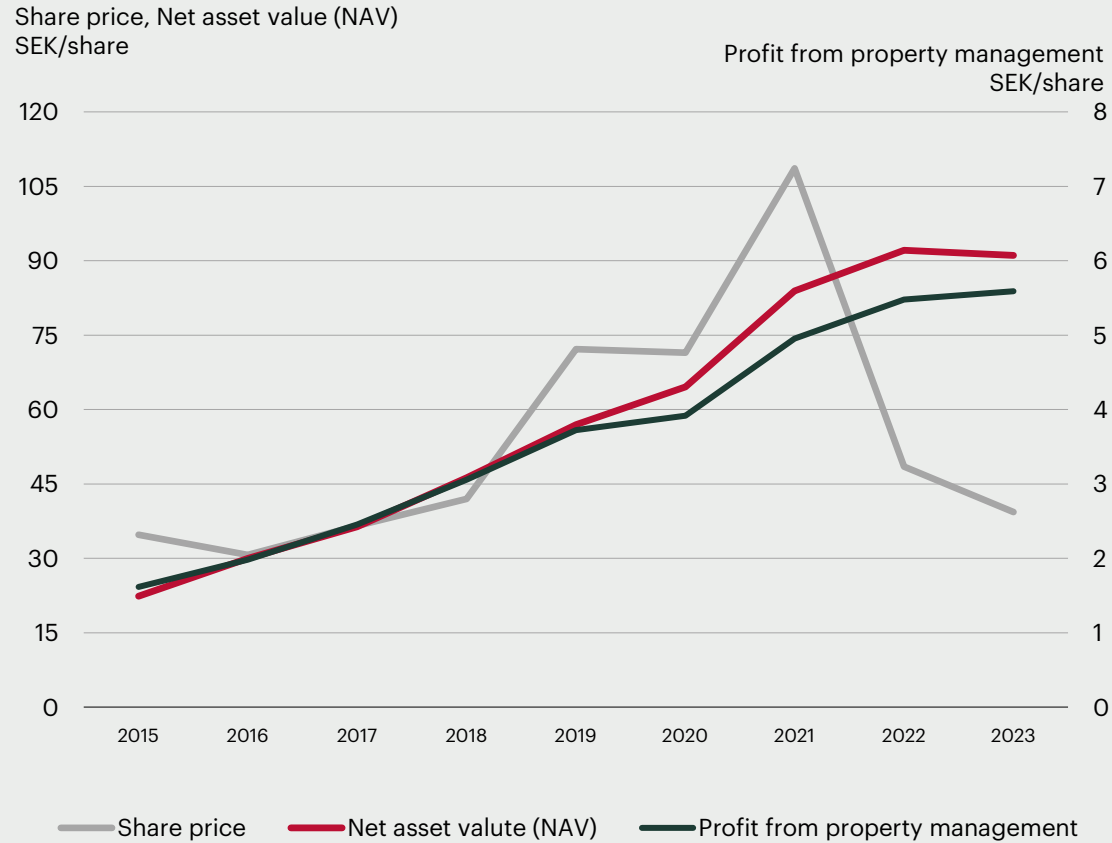


MATURITY STRUCTURE BONDS AND COMMERCIAL PAPER

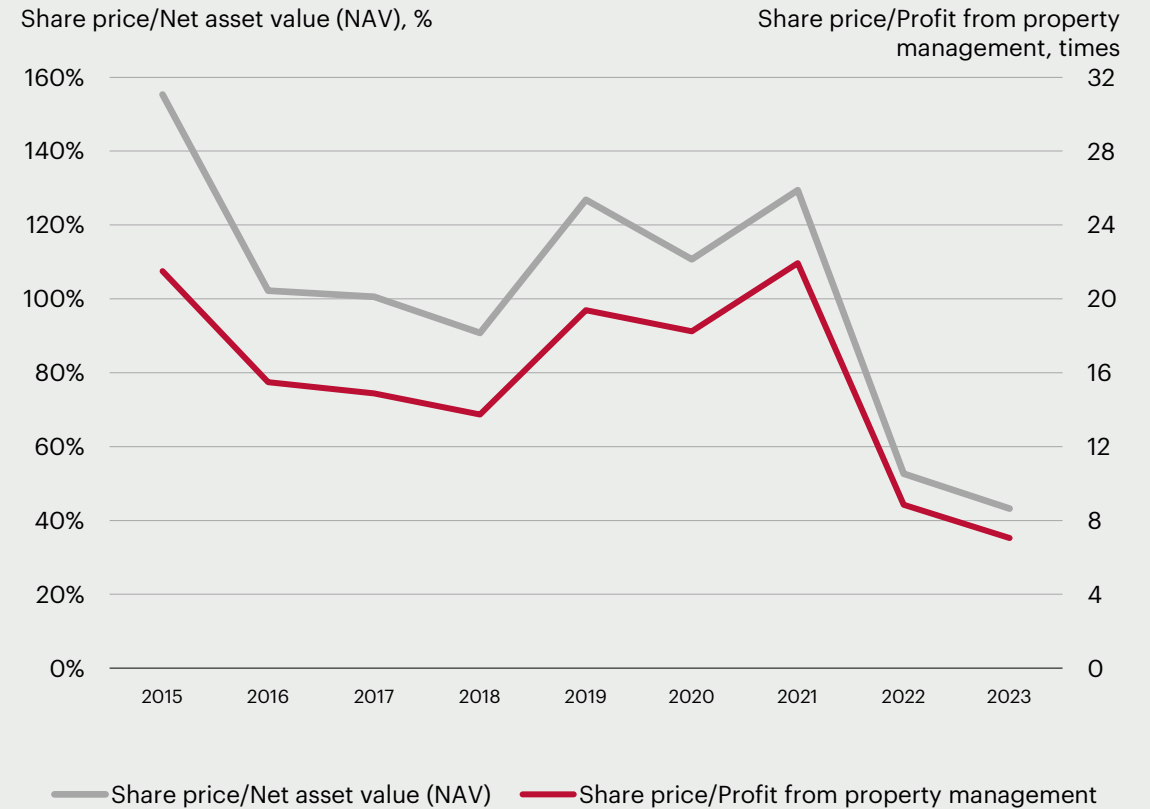


THE SHARE

Share price development over time



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



CONSOLIDATED STATEMENT OF **COMPREHENSIVE INCOME**

SEKm	2023 April-June	2022 April-June	Deviation, Δ %
Rental income	2,943	2,550	15
Property costs	-742	-638	
Net operating income	2,201	1,912	15
Management and administrative costs	-276	-262	
Participation in the profits of associated companies/joint ventures	-276	151	
Other income/costs	2	11	
Net financial items	-732	-491	
- Of which cost of leases/ground rent	-21	-19	
Non-controlling interest	-105	-144	
Profit from property management, Parent Company	1,550	1,501	3
<i>Changes in value</i>			
Changes in value investment properties, realised	-1	15	
Changes in value investment properties, unrealised	-2,644	2,243	
Profit from development properties	-8	25	
Changes in value derivatives	279	513	
Changes in value total	-2,374	2,796	
Profit before tax	-1,454	4,118	
Income tax	163	-494	
Net profit for the period	-1,292	3,625	
Profit from property management per share, SEK	1.34	1.34	
Profit after tax per share, SEK	-0.75	3.09	

CONSOLIDATED STATEMENT OF **FINANCIAL POSITION**

SEKm	2023 30 June	2022 30 June
Assets		
Investment properties	218,397	203,374
Development properties	3,772	3,152
Lease contract; Right-of-use assets	1,909	1,614
Other fixed assets	280	216
Participations in associated companies/joint ventures	30,298	32,072
Derivatives	2,042	1,510
Other receivables	5,668	4,426
Cash and cash equivalents and financial investments	6,879	7,511
Total assets	269,244	253,875
Equity and liabilities		
Equity	102,049	98,965
Deferred tax liability	17,571	17,220
Interest-bearing liabilities	141,668	130,020
<i>of which Hybrid capital</i>	5,237	9,078
Derivatives	-	-
Lease contract	1,909	1,613
Other liabilities	6,048	6,056
Total equity and liabilities	269,244	253,875

SHAREHOLDERS **AS OF 30 JUNE 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	-	56,741,128	56,741,128	4.9%	3.2%
Länsförsäkringar Fondförvaltning AB	-	46,315,429	46,315,429	4.0%	2.6%
SEB Investment Management	-	23,409,013	23,409,013	2.0%	1.3%
Lannebo Fonder	-	21,387,039	21,387,039	1.9%	1.2%
Folksam	-	16,064,697	16,064,697	1.4%	0.9%
Clients Fonder	-	13,902,789	13,902,789	1.2%	0.8%
Andra AP-fonden	-	12,241,154	12,241,154	1.1%	0.7%
Other	25,272	396,362,940	396,388,212	34.3%	22.5%
Total	67,376,592	1,086,623,408	1,154,000,000	100%	100%

Q&A