

PRESS RELEASE

9 February 2024

Fastighets AB Balder's (publ) year-end report January-December 2023

- **Profit from property management attributable to the parent company's shareholders amounted to SEK 6,135m (6,139), corresponding to a decrease per share by 3% to SEK 5.32 (5.48).**
- **Long term net asset value amounted to SEK 85.06 per share (92.10).**
- **Rental income amounted to SEK 11,944m (10,521).**
- **Profit after tax attributable to the parent company's shareholders amounted to SEK -6,746m (10,175) corresponding to SEK -5.85 per share (9.09).**

Profit from property management for the year amounted to SEK 6,549m (6,659). Profit from property management attributable to the parent company's shareholders amounted to SEK 6,135m (6,139), which corresponds to a decrease per share of 3% to SEK 5.32 (5.48). Profit from property management includes SEK 1,917m (1,929) in respect of associated companies.

Net profit after tax for the year amounted to SEK -7,699m (10,989). Net profit after tax for the year attributable to the parent company's shareholders amounted to SEK -6,746m (10,175), corresponding to SEK -5.85 per share (9.09). Profit before tax was affected by unrealised changes in value in respect of investment properties of SEK -9,980m (5,419), realised changes in value in respect of investment properties of SEK -14m (111), profit from sales of development properties SEK 544m (110), changes in value of interest rate derivatives and option component convertible of SEK -1,899m (1,617) and profit from participations in associated companies of SEK -2,236m (1,002).

"Our high proportion of residentials and well-diversified commercial portfolio makes us more resilient even in tougher times, while we remain humble about the future," says CEO Erik Selin.

Presentation of Balder's year-end report 2023

On 9 February at 08:45 (CET) Balder's CEO Erik Selin and CFO Ewa Wassberg will be hosting an online presentation and telephone conference. The presentation will be held in English, and during the telephone conference there will be an opportunity for representatives from the financial market to ask questions.

Follow the webcast at <https://ir.financialhearings.com/fastighets-balder-q4-2023>.

Please register [here](#) to be able to ask questions during the conference call. Once you have registered, you will receive a phone number and a conference ID. Questions from the media are referred to Media relations at press@balder.se.

The recorded presentation and telephone conference will subsequently be made available [here](#).

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This is information that Fastighets AB Balder (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 08.00 CET on February 9, 2024.

[Fastighets AB Balder](#) (publ) is a listed property company that owns, manages and develops residential and commercial properties in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom. The head office is located in Gothenburg. As of 31 December 2023, the property portfolio had a value of SEK 211.7 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.