CONFERENCE CALL Q3 2023



BALDER AT A GLANCE

SEK BILLION 219 PORTFOLIO VALUE

S&P RATINGS **BBB OFFICIAL** RATING

96.0 OCCUPANCY RATE

YEARS 13.1 AVG. LEASE DURATION 10 LARGEST LEASES

49.1 NET DEBT TO TOTAL ASSETS

TIMES 3.4 INTEREST COVERAGE RATIO SEK BILLION 18.5 AVAILABLE LIQUIDITY

SEK 89.7 NAV GROWTH PER NAV PER SHARE

28

YEAR SINCE 2005



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



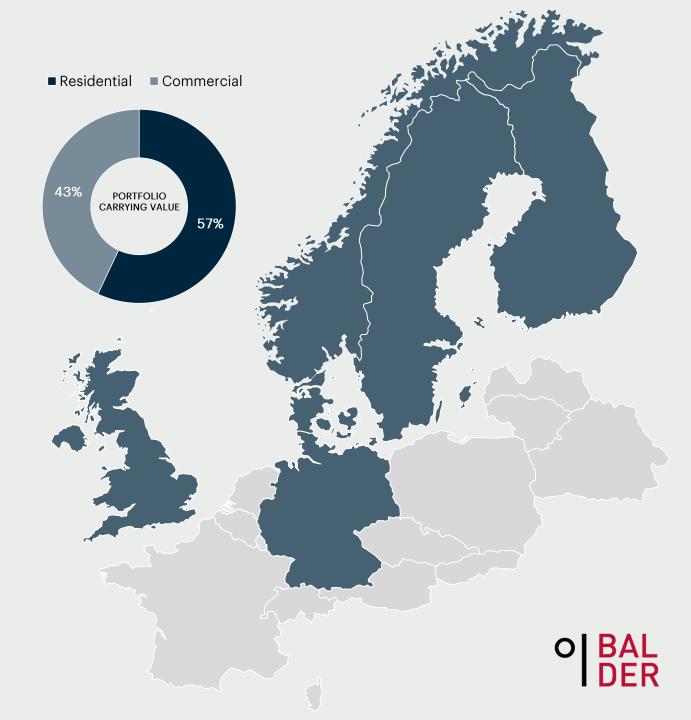
Active property and portfolio management ensures strong financial performance and provides excellent opportunities for a continuation to execute value-added transactions



Strong property development platform enabling continued growth regardless of the situation on the transaction market

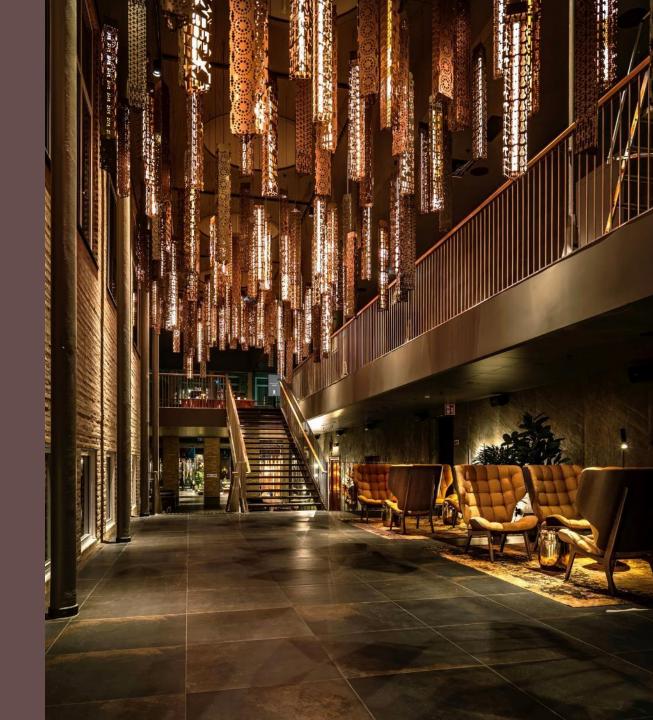


The Balder share have yielded significant shareholder returns over time with NAV growth per share of +28% per year since 2005



FASTIGHETS AB BALDER Q3 2023

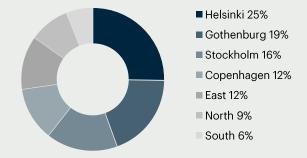
- Q3: Rental income SEK 3,017m, increase 13%
- Net operating income SEK 2,341m, increase 16%
- Profit from property management decrease of 8% to SEK 1,584m, corresponding to SEK 1.37 per share
- Profit from property management in current earnings capacity 4.94 SEK/share, decrease 6% compared to same period last year
- Net debt to total assets 49.1%
- Like for like rental growth 5.2%
- NAV 89.74 SEK/share



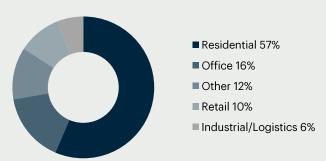
A WELL-DIVERSIFIED PORTFOLIO

CARRYING AMOUNT DISTRIBUTED BY REGION

Total real estate portfolio, %



CARRYING AMOUNT DISTRIBUTED BY PROPERTY CATEGORY Total real estate portfolio, %







PROPERTY **DEVELOPMENT**

Two categories

- Project properties for own management
- Development properties for sale

Investments 2023 and 2024

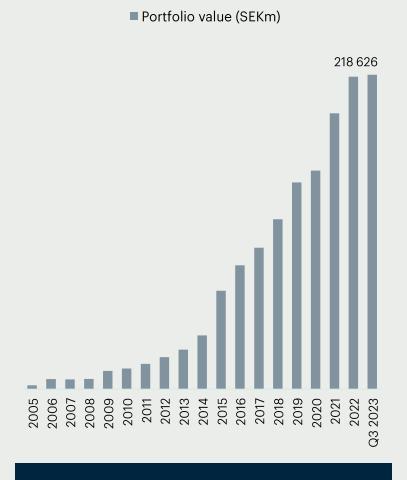
• Declining investments and balance sheet

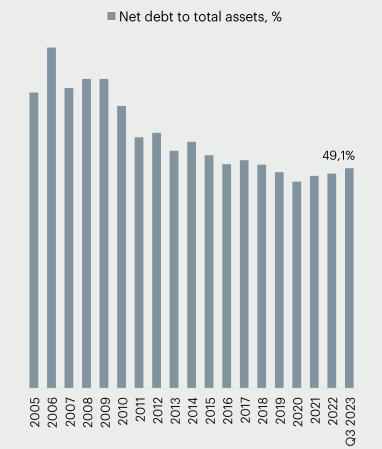
LONG TRACK-RECORD OF DELIVERING VALUE

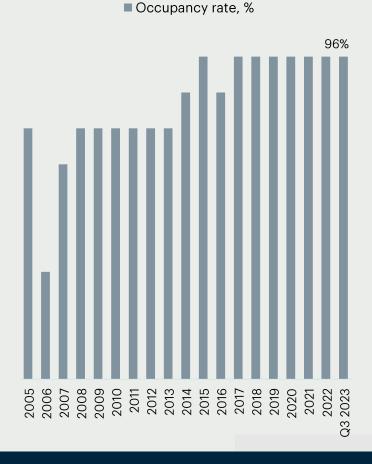




...WHILE IMPROVING OPERATIONAL STABILITY AND REDUCING LEVERAGE







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

	2023	2023	2023	2022	2022	2022	2022	2021	2021
SEKm	30 Sep	30 June	31 March	31 Dec	30 Sep	30 June	31 March	31 Dec	30 Sep
Rental income	12,100	12,000	11,650	11,600	10,750	10,350	10,135	9,710	9,150
Property costs	-2,950	-2,925	-2,800	-2,735	-2,565	-2,470	-2,445	-2,370	-2,230
Net operating income	9,150	9,075	8,850	8,865	8,185	7,880	7,690	7,340	6,920
Surplus ratio	76%	76%	76%	76%	76%	76%	76%	76%	76%
Management and administrative costs	-1,100	-1,100	-1,050	-1,035	-1,000	-990	-980	-830	-780
Profit from property management from associated companies	1,950	1,850	1,850	1,850	1,800	1,780	1,760	1,650	1,500
Operating profit	10,000	9,825	9,650	9,680	8,985	8,670	8,470	8,160	7,640
Net financial items, incl. ground rent	-3,900	-3,600	-3,300	-2,900	-2,550	-2,220	-2,020	-1,750	-1,600
Non-controlling interests	-400	-410	-410	-560	-550	-580	-630	-630	-610
Profit from property management Parent Company	5,700	5,815	5,940	6,220	5,885	5,870	5,820	5,780	5,430
Tax	-1,190	-1,200	-1,230	-1,305	-1,240	-1,250	-1,240	-1,230	-1,130
Profit after tax	4,510	4,615	4,710	4,915	4,645	4,620	4,580	4,550	4,300
Profit from property management, per share, SEK	4.94	5.04	5.15	5.39	5.26	5.25	5.20	5.17	4.85

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

EXTERNAL FRAMEWORK

UN SUSTAINABLE DEVELOPMENT GOALS















Balder has signed the Global Compact, the UN's international principles for companies in the area of human rights, labour, the environment and anticorruption.

> Read more on unglobalcompact.org



BALDER'S FRAMEWORK



PROPERTIES



AREAS



PARTNERSHIPS



COWORKERS



FINANCES

MATERIAL TOPICS

- Energy efficiency improvement and renewable energy sources
- Greenhouse gas emissions and climate adaptation
 - Environmentally certified properties
 - Minimise waste and increase degree of sorting
 - · Security and well-being of tenants
- Area development for social sustainability
- Responsible, fossil-free transport operations
- Business ethics and responsible collaboration
- Social and environmental requirements in supply chain
- Good work environment with satisfied employees
 - Diversity and equal opportunity
- Long-term financial stability and profitability
- Green financing

GOALS

- Energy efficiency improvement 2% per sq.m. and year
- Reduced water use 2% per sq.m. and year
- 55% reduction of emissions in own operations by 2030 and achieve net zero emissions throughout the value chain by 2045
- All newly produced properties must fulfill Miljöbyggnad Silver or equivalent certification
- Increase the proportion of environmentally certified buildings in Balder's current property portfolio
- Create jobs in the property management organisation for young people
- Implement initiatives for sustainable travel to and from the properties
- No incidents of corruption
- No incidents of discrimination
- All employees must be trained in the Code of Conduct
- Encourage environment-friendly travel
- Increase the proportion of green financing



ESG UPDATE

- Sustainability reporting is successively adapted to comply with the new EU directives ESRS/CSRD
- The company has conducted a double materiality analysis in line with CSRD/ESRS
- Balder's Sustainability team has expanded with two new colleagues
- New digital reporting system for sustainability reporting
- Sustainalytics updates Balder's ESG risk rating to 12.3 from 13.8



PRUDENT FINANCIAL STRATEGY

WITH A WELL-BALANCED RISK MANAGEMENT



PROACTIVE BALANCE SHEET MANAGEMENT THROUGH:

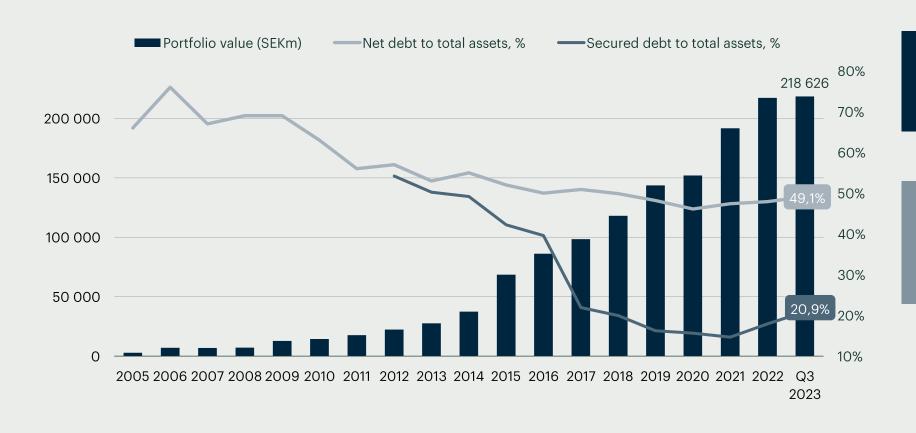
Available liquidity of SEK 19 billion corresponding to 150% of maturing liabilities within 12 months. Repurchase of 10 % of outstanding hybrid capital of SEK 510 million.

The higher level of liquidity will be maintained as long as the financial markets are strained.



FINANCING

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

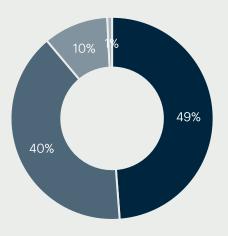


Secured debt to total assets 20.9%

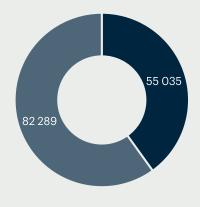
70% of debt is hedged with interest swaps and fixed-rate loans



FINANCING



- Unsecured bonds, 49%
- Secured bank loans, 40%
- Unsecured bank loans, 10%
- Commercial paper, 1%



- Secured loans, 40%
- Unsecured loans, 60%

INTEREST FIXING STRUCTURE

Year	SEKm	Interest %	Proportion %
2023	35,799	4.3	26
2024	10,593	3.4	8
2025	10,088	2.6	7
2026	13,163	2.5	10
2027	14,243	1.7	10
2028	13,725	3.4	10
2029	15,753	1.4	11
2030	8,525	1.9	6
2031	8,734	1.7	6
2032	2,805	2.5	2
2033-	3,896	2.0	3
Total	137,324	2.8	100

Equity / Assets Ratio 39.0% Target 40% Net Debt to Total
Assets
49.1%
Target 50%

Interest-Coverage Ratio 3.4 Target 2.0 Net Debt to
EBITDA, rolling 12
months
12.7
Target 11.0

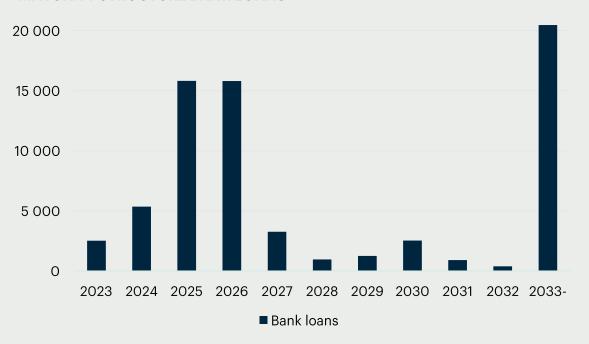
Fixed Credit Term 5.5 years Average Fixed-Rate Period 3.2 years n.a.

Available Liquidity, SEKm 18,535

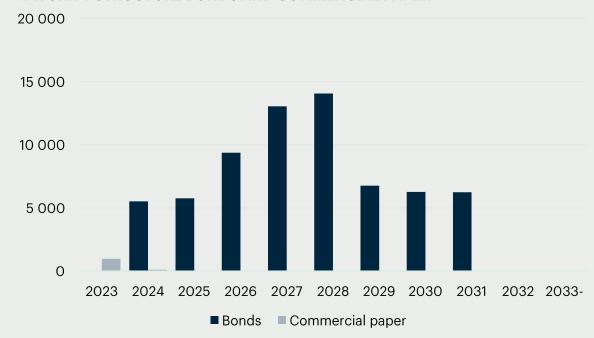


FINANCING

MATURITY STRUCTURE BANK LOANS



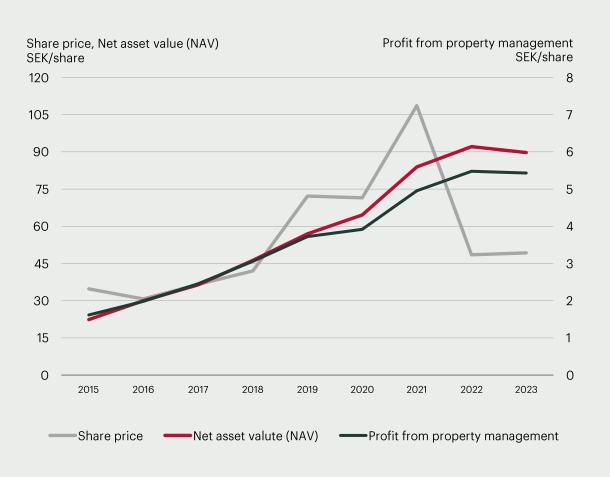
MATURITY STRUCTURE BONDS AND COMMERCIAL PAPER



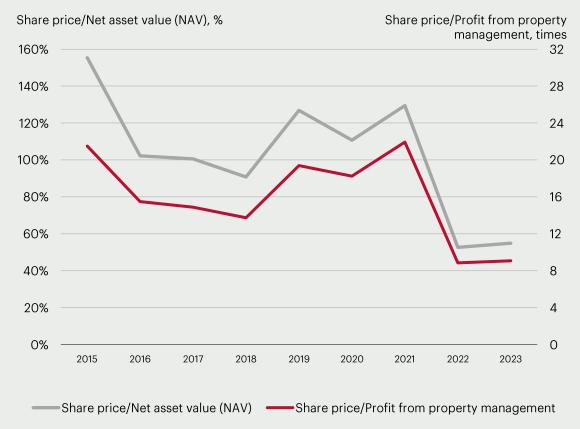


THE SHARE

Share price development over time



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





CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEKm	2023 July-September	2022 July-September	Deviation, ∆ %
Rental income	3,017	2,659	13
Property costs	-676	-645	
Net operating income	2,341	2,015	16
Management and administrative costs	-250	-246	
Participation in the profits of associated companies/joint ventures	-773	-1,107	
Other income/costs	1	9	
Net financial items	-881	-464	
- Of which cost of leases/ground rent	-23	-19	
Non-controlling interest	-123	-145	
Profit from property management, Parent Company	1,584	1,718	-8
Changes in value			
Changes in value investment properties, realised	-21	23	
Changes in value investment properties, unrealised	-1,749	626	
Profit from development properties	115	46	
Changes in value derivatives	107	135	
Changes in value total	-1,547	829	
Profit before tax	-1,109	1,036	
Income tax	43	-259	
Net profit for the period	-1,067	777	
Profit from property management per share, SEK	1.37	1.54	
Profit after tax per share, SEK	-0.92	0.55	



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

SEKm	2023 30 September	2022 30 September	
Assets			
Investment properties	215,060	209,717	
Development properties	3,567	3,436	
Lease contract; Right-of-use assets	1,922	1,634	
Other fixed assets	278	216	
Participations in associated companies/joint ventures	29,824	31,599	
Derivatives	1,407	2,181	
Other receivables	6,069	4,504	
Cash and cash equivalents and financial investments	5,646	5,374	
Total assets	263,772	258,660	
Equity and liabilities			
Equity	100,563	100,355	
Deferred tax liability	17,407	17,589	
Interest-bearing liabilities	137,324	132,856	
of which Hybrid capital	4,593	8,352	
Lease contract	1,922	1,633	
Other liabilities	6,555	6,228	
Total equity and liabilities	263,772	258,660	



SHAREHOLDERS AS OF 30 SEPTEMBER 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	-	73,678,579	73,678,579	6.4%	4.2%
Swedbank Robur Fonder	-	64,515,681	64,515,681	5.6%	3.7%
Länsförsäkringar Fondförvaltning AB	-	39,742,285	39,742,285	3.4%	2.3%
Lannebo Fonder	-	24,836,650	24,836,650	2.2%	1.4%
SEB Investment Management	-	24,016,898	24,016,898	2.1%	1.4%
Handelsbanken fonder	-	17,435,309	17,435,309	1.5%	1.0%
Folksam	-	16,002,095	16,002,095	1.4%	0.9%
Cliens Fonder	-	13,902,789	13,902,789	1.2%	0.8%
Other	25,272	387,972,482	387,997,754	33.6%	22.1%
Total	67,376,592	1,086,623,408	1,154,000,000	100%	100%



