

FASTIGHETS AB BALDER

INTERIM REPORT

JANUARY-MARCH 2022



FASTIGHETS AB BALDER is a listed property company which shall meet the needs of different customer groups for premises and housing based on local support. Balder's real estate portfolio had a value of SEK 199.2 billion (160.3) as of 31 March 2022. The Balder share is listed on Nasdaq Stockholm, Large Cap.

- Profit from property management attributable to parent company shareholders amounted to SEK 1,382m (1,088), corresponding to an increase per share by 27% to SEK 7.41 (5.83)
- Long term net asset value amounted to SEK 540.24 per share (405.27)
- Rental income amounted to SEK 2,507m (2,118)
- Profit after tax attributable to parent company shareholders amounted to SEK 5,261m (2,665) corresponding to SEK 28.21 per share (14.29)

THE PERIOD IN BRIEF

Comparisons stated in parenthesis refer to the corresponding period of the previous year.

JANUARY-MARCH 2022

- Rental income amounted to SEK 2,507m (2,118) of which effect of changes in exchange rates amounted to SEK 53m (-58).
- Net operating income amounted to SEK 1,805m (1,528) of which effect of changes in exchange rates amounted to SEK 39m (-41).
- Profit from property management attributable to parent company shareholders increased by 27% to SEK 1,382m (1,088), which corresponds to an increase of 27% per share to SEK 7.41 (5.83).
- Unrealised changes in value in respect of investment properties amounted to SEK 3,344m (1,398). The average yield requirement amounted to 4.4% (4.5) which is unchanged compared to year-end.
- Changes in value of interest rate derivatives amounted to SEK 687m (299).
- Net profit after tax for the period amounted to SEK 5,875m (2,896).
- Net profit after tax for the period attributable to parent company shareholders amounted to SEK 5,261m (2,665) which corresponds to SEK 28.21 per share (14.29).
- 5 investment properties (62) and land have been acquired at a property value of SEK 829m (5,504).
- One investment property (2) and condominiums and land were divested at a property value of SEK 226m (1,148).

	2022 Jan-March	2021 Jan-March	2021 Jan-Dec	2020 Jan-Dec	2019 Jan-Dec	2018 Jan-Dec	2017 Jan-Dec	2016 Jan-Dec	2015 Jan-Dec
Rental income, SEKm	2,507	2,118	8,956	8,134	7,609	6,714	5,915	5,373	2,711
Profit from property management, SEKm ¹⁾	1,382	1,088	5,543	4,244	4,023	3,304	2,804	2,265	1,780
Changes in value of investment properties, SEKm	3,364	1,513	13,111	3,453	9,577	8,007	5,336	4,932	3,388
Changes in value of derivatives, SEKm	687	299	511	-141	-180	-34	144	-114	227
Profit after tax, SEKm ¹⁾	5,261	2,665	18,508	6,641	8,958	9,308	7,118	5,474	4,916
Investment properties, SEKm	196,113	157,659	189,138	149,179	141,392	116,542	98,360	86,177	68,456
Development properties, SEKm	3,075	2,678	2,697	2,803	2,344	1,598	-	-	-
Data per share									
Average number of shares, thousands	186,500	186,500	186,500	180,515	180,000	180,000	180,000	173,598	162,753
Profit after tax, SEK	28.21	14.29	99.24	36.79	49.77	51.71	38.71	30.38	28.98
Profit from property management, SEK	7.41	5.83	29.72	23.51	22.35	18.35	14.74	11.89	9.71
Outstanding number of shares, thousands	186,500	186,500	186,500	186,500	180,000	180,000	180,000	180,000	172,397
Shareholders' equity, SEK	449.27	330.69	416.12	312.12	272.28	223.03	173.86	139.23	103.24
Long-term net asset value (NAV), SEK	540.24	405.27	503.76	387.38	341.70	277.60	218.10	180.09	134.35
Share price on the closing date, SEK	621.40	432.60	651.80	428.90	433.20	252.00	219.40	184.10	208.70

1) Attributable to parent company shareholders.

CURRENT EARNING CAPACITY

Balder presents its earning capacity on a twelve-month basis in the table below. It is important to note that the current earning capacity should not be placed on a par with a forecast for the coming 12 months. For instance, the earning capacity contains no estimate of rental, vacancy, currency or interest rate changes.

Balder's income statement is also impacted by the development in the value of the real estate portfolio as well as future property acquisitions and/or property divestments. Additional items affecting the operating result are changes in value of derivatives. None of the above has been considered in the current earning capacity.

The earning capacity is based on the real estate portfolio's contracted rental income, estimated property costs during a normal year as well as administrative costs.

The costs of the interest-bearing liabilities are based on the Group's average interest rate level including the effect of derivative instruments. The tax is calculated using the effective tax rate during each period.

CURRENT EARNING CAPACITY ON A TWELVE-MONTHS BASIS

SEKm	2022 31 March	2021 31 Dec	2021 30 Sep	2021 30 June	2021 31 March	2020 31 Dec	2020 30 Sep	2020 30 June	2020 31 March	2019 31 Dec	2019 30 Sep
Rental income	10,135	9,710	9,150	9,100	8,505	8,545	8,335	8,240	8,100	8,000	7,830
Property costs	-2,445	-2,370	-2,230	-2,220	-2,210	-2,225	-2,130	-2,120	-2,090	-2,080	-2,060
Net operating income	7,690	7,340	6,920	6,880	6,295	6,320	6,205	6,120	6,010	5,920	5,770
Surplus ratio, %	76%	76%	76%	76%	74%	74%	74%	74%	74%	74%	74%
Management and administrative costs	-980	-830	-780	-770	-720	-675	-690	-690	-680	-670	-640
Profit from property management from associated companies	1,760	1,650	1,500	1,370	1,340	1,110	735	735	760	785	775
Operating profit	8,470	8,160	7,640	7,480	6,915	6,755	6,250	6,165	6,090	6,035	5,905
Net financial items, including ground rent	-2,020	-1,750	-1,600	-1,600	-1,580	-1,450	-1,380	-1,420	-1,420	-1,330	-1,330
Of which non-controlling interests	-630	-630	-610	-605	-625	-630	-670	-670	-670	-675	-655
Profit from property management¹⁾	5,820	5,780	5,430	5,275	4,710	4,675	4,200	4,075	4,000	4,030	3,920
Tax ²⁾	-1,240	-1,230	-1,130	-1,085	-975	-970	-870	-825	-870	-875	-855
Profit after tax	4,580	4,550	4,300	4,190	3,735	3,705	3,330	3,250	3,130	3,155	3,065
Profit from property management per share, SEK	31.21	30.99	29.11	28.28	25.26	25.06	23.33	22.64	22.22	22.39	21.78

1) Attributable to parent company shareholders.

2) Mainly refers to deferred tax, which does not affect the cash flow.

In the current earning capacity as of 31 March 2022 the following exchange rates have been used for translation of the foreign subsidiaries' income statement items.

EUR: 10.48

DKK: 1.41

NOK: 1.05

GBP: 12.53

INCOME, COSTS AND RESULTS

Profit from property management

Profit from property management for the period amounted to SEK 1,521m (1,228), of which effect of changes in exchange rates amounted to SEK 25m (-26).

Profit from property management attributable to parent company shareholders increased by 27% and amounted to SEK 1,382m (1,088), which corresponds to an increase per share of 27% to SEK 7.41 (5.83). Profit from property management includes SEK 428m (265) in respect of associated companies.

Net profit after tax

Net profit after tax for the period amounted to SEK 5,875m (2,896). Net profit after tax attributable to parent company shareholders amounted to SEK 5,261m (2,665), corresponding to SEK 28.21 per share (14.29). Profit before tax was affected by unrealised changes in value in respect of investment properties of SEK 3,344m (1,398), realised changes in value in respect of investment properties of SEK 20 (115), profit from sales of development properties of SEK -1m (24), changes in value of interest rate derivatives of SEK 687m (299) and profit from participations in associated companies of SEK 1,829m (516).

Rental income

Rental income increased by 18% to SEK 2,507m (2,118), of which the effect of changes in exchange rates was SEK 53m (-58). The increase was primarily due to acquisitions and completed projects for own management.

The leasing portfolio was estimated to have a rental value on 31 March of SEK 10,565m (8,920). The average rental level for the entire real estate portfolio amounted to SEK 1,893/sq.m. (1,867) excluding project properties.

The like for like rental income has increased with 2.1% (0.1) after adjustments for currency changes.

Rental income shows a considerable diversification of risks as regards tenants, sectors and locations. The economic occupancy rate amounted to 96% (95) on 31 March. The total rental value of unlet areas at the end of the period amounted to SEK 449m (415).

Property costs

Property costs amounted to SEK -702m (-590) during the period, of which the effect of changes in exchange rates was SEK -14m (17).

Net operating income increased by 18% to SEK 1,805m (1,528), which implies a surplus ratio of 72% (72).

Operating costs normally vary with the seasons. The first and fourth quarters have higher costs than the other quarters, while the third quarter usually has the lowest cost level.

Management and administrative costs

Management and administrative costs amounted to SEK -252m (-185) during the period, of which the effect of changes in exchange rates was SEK -6m (6).

Participations in the profits of associated companies/joint ventures

Balder owns property managing and project developing associated companies, see note 14 in Balder's Annual Report for 2021, and 44.1% in Collector AB (publ) which is a listed niche bank.

Profit from participations in associated companies/joint ventures amounted during the period to SEK 1,829m (516) and Balder's participation in the associated companies profit from property management amounted to SEK 428m (265).

Profit before tax was impacted by SEK 1,918m (361) as a result of unrealised changes in value in respect of properties and interest rate derivatives. The tax expense for the period amounted to SEK -518m (-110).

Net financial items and changes in value of derivatives

Net financial items amounted to SEK -428m (-332), of which the effect of changes in exchange rates was SEK -8m (8). Net financial items include return on financial investments of SEK 8m (42). Changes in value of interest rate derivatives amounted to SEK 687m (299). The positive change in value of derivatives during the period is due to the fact that the long interest rates have increased during the period. Unrealised changes in value do not affect the cash flow. The average interest rate for net financial items was 1.6% (1.5) on the closing date.

Changes in value of investment properties

Balder carried out an individual internal valuation on 31 March of the entire real estate portfolio, see page 9. Unrealised changes in value during the period amounted to SEK 3,344m (1,398). The majority of the unrealised change in value is attributable to agreed sales and projects, the rest is attributable to an increase in net operating income.



Realised changes in value amounted to SEK 20m (115) and referred to sale of one investment property and condominiums and land. The average yield requirement as of 31 March amounted to 4.4% (4.5), which is unchanged compared to year-end.

Profit from sales of development properties

Profit from sales of development properties is recognised when the property is taken into possession by the buyer. Apart from the cost, selling and marketing expenses are included, which are expensed on an ongoing basis, these amounted to SEK -5m (-5) during the period.

One project has been recognised as income during the period. The sales result for the quarter totalled SEK -1m (24) after deduction of selling and marketing expenses and includes sale of the development project Frederikssund Raekkehuse ApS in Denmark.

Taxes

The group's total tax amounted to SEK -1,097m (-419), of which effect of changes in exchange rates amounted to SEK -16m (7). Current tax expense for the period amounted to SEK -77m (-53). Current tax expense attributable to parent company shareholders amounted to SEK -60m (-35). Deferred tax expense for the period amounted to SEK -1,020m (-366). Tax was calculated based on the applicable tax rate in each country.

The group's deferred tax liability has been calculated as the value of the net of fiscal deficits and the temporary differences between the carrying amounts and values for tax purposes of properties and interest rate derivatives. Deferred tax liabilities amounted to SEK 16,802m (12,966).

Cash flow

Cash flow from operating activities after changes in working capital amounted to SEK 1,006m (815). Investing activities have burdened the cash flow by SEK -3,353m (-10,666). Cash flow from financing activities amounted to net SEK 4,200m (10,207).

Total cash flow for the period amounted to SEK 1,368m (-2,157). Exchange rate difference in cash and cash equivalents amounted to SEK 7m (69).

In addition to unutilised credit facilities of SEK 9,618m (8,083), the Group's cash and cash equivalents, financial investments and unutilised overdraft facilities amounted to SEK 6,365m (5,303) on 31 March.

Employees and organisation

The number of employees on 31 March amounted to 1,091 persons (893), of whom 457 were women (372). Balder is organised into seven regions. The head office with Group-wide functions is located in Gothenburg.

Parent Company

The parent company's operations mainly consist of performing Group-wide services but an important part relates to sales of services, principally to associated companies. Sales in the parent company amounted to SEK 115m (103) during the period. Net profit after tax amounted to SEK 477m (-262). Other net financial items amounted to SEK 4m (-603) of which exchange rates differences amounted to SEK -16m (-635), change in value of interest rate derivatives amounted to SEK 600m (267).

Reported exchange differences mainly refer to the translation of the company's Euro bonds, which from a Group perspective are used for hedging of foreign net investments.

SUSTAINABILITY

Balder has set climate goals in line with the Paris Agreement and the 1.5-degree goal. The climate goal means that Balder shall halve emissions in its own operations by 2030 with 2020 as the base year, and measure and reduce emissions in the value chain (scope 3).

Balder has also set a goal of achieving net zero emissions throughout the value chain (scope 1, 2 and 3) by 2045.

To achieve the goals the company will, among other things, increase the pace of energy efficiency projects, continuously reduce the amount of energy purchased and take several measures to increase the sustainability of property development projects. Other activities include purchasing eco-labeled district heating and continuously replacing the vehicle fleet with fossil-free vehicles.

Balder has also signed Science Based Targets Initiative with the aim of getting science-based goals approved. Science Based Targets Initiative is a framework for companies to set science-based climate goals that are in line with what is required to meet the goals in the Paris Agreement. By joining the initiative, Balder has begun work on getting the company's climate goals verified and approved.

Balder also formally expresses support for the Task Force on Climate-related Financial Disclosures (TCFD) and will continue the work of mapping and managing financial risks and opportunities linked to climate change.

2030
HALVED
EMISSIONS

2045
NET ZERO
EMISSIONS

EXAMPLES OF ACTIVITIES

Analysis of the taxonomy

During the quarter, the mapping exercise of Balder's operations and properties with reference to the EU taxonomy continued. This includes, for example, a more detailed analysis of the properties' energy use and other factors relating to the regulations in the taxonomy. The results form the basis of action plans for continued improvements. This may involve investing in renovations, but also drawing up inventories of technical systems in order to identify opportunities to optimise and streamline energy use.

Common activities with partners

Balder cooperates with Mitt Livs Val, a charitable foundation that works for an inclusive society in which young people have the conditions to influence their future. They run study-related programmes and labour market preparation programmes for newly arrived young people in Stockholm and Gothenburg. Balder supports the Framåt! programme with premises. A number of colleagues are also engaged as CV coaches and inspirational job counsellors. A group of young people also paid a study visit to Balder in Vårby, where they were able to learn more about the company and accompany a colleague for a couple of hours of 'job shadowing'.



Balder's sustainability work

As a long-term real estate owner Balder strives to take responsibility both socially, environmentally and financially.

Balder strives to contribute to achieving the UN's Global Sustainable Development Goals and has selected six of the 17 goals that are considered most relevant and where the company has the greatest opportunity to have an influence.

To link these more closely to the business operations, the associated targets have also been analysed. Balder has interpreted goals and targets in order to identify the areas where the company has the greatest opportunity to contribute to the goals being achieved.



Framework for sustainability

Balder's framework for sustainability comprises five general elements that bring together the company's material topics in respect of social, environmental and economic sustainability.

Minimising the use of energy in buildings is an important issue for Balder. All electricity that is purchased for the properties is renewable and Balder also owns several wind farms in Sweden. In connection to many properties solar power and charging stations for electrical vehicles are installed, and the company works continuously with operational optimization and increased efficiency in order to decrease energy use.

Balder also works a lot with social activities, especially with a focus on security and well-being in the company's areas. Many activities are aimed at children and young people, and Balder's employees who are on site in the company's areas work closely with various organizations, municipalities and other property owners to achieve better results together.

A number of young people who live in the company's areas are employed as summer workers every year. Balder also offers opportunities for work experience and internships to students in real estate-related educations and within the framework of various local initiatives.



REAL ESTATE PORTFOLIO

On 31 March Balder owned 1,726 investment properties (1,427) with a lettable area of 5,568 thousand sq.m. (4,761) and a value of SEK 196,113m (157,659). Balder's total rental value excluding projects amounted to SEK 10,539m (8,891).

In addition to investment properties Balder owns development properties with an acquisition cost of SEK 3,075m (2,678). The value of the total property portfolio amounted to SEK 199,188m (160,337).

Balder's commercial properties are mainly located in the central parts of the major cities. Balder's residential properties are located in metropolitan areas and places that are growing and developing positively in each country. Balder's ambition is to continue growing in selected markets.

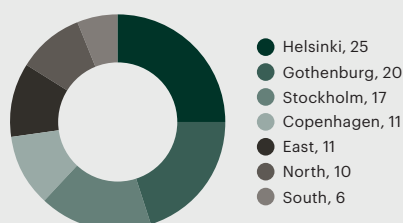
In the table below a new property category is introduced, Industrial/Logistics which mainly has been broken out from the category Other.

BALDER'S REAL ESTATE PORTFOLIO ON 31/03/2022¹⁾

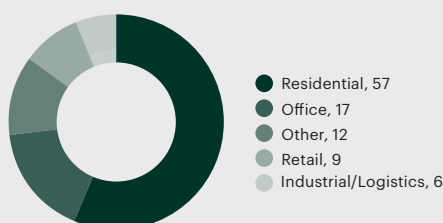
	Number of investment properties	Lettable area, sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Rental income, SEKm	Economic occupancy rate, %	Carrying amount, SEKm	Carrying amount, %
Distributed by region								
Helsinki	682	1,236,451	2,990	2,418	2,816	94	46,738	23
Stockholm	92	768,621	1,573	2,047	1,499	95	33,062	17
Gothenburg	191	1,110,470	1,783	1,606	1,702	95	35,657	18
Copenhagen	21	297,969	816	2,738	814	100	18,342	9
South	81	440,549	711	1,614	670	94	12,091	6
East	410	943,044	1,501	1,592	1,458	97	21,207	11
North	249	771,024	1,164	1,510	1,130	97	18,766	9
Total excluding projects	1,726	5,568,127	10,539	1,893	10,090	96	185,863	93
Projects for own management			26		26		10,250	5
Total investment properties	1,726	5,568,127	10,565	1,893	10,116	96	196,113	98
Development properties							3,075	2
Total real estate portfolio	1,726	5,568,127	10,565	1,893	10,116	96	199,188	100
Distributed by property category								
Residential	1,259	2,900,182	5,829	2,010	5,577	96	102,298	51
Office	106	676,837	1,680	2,482	1,544	92	33,438	17
Retail	132	894,269	1,214	1,358	1,191	98	16,946	9
Industrial/Logistics	151	539,971	782	1,449	755	96	11,820	6
Other	78	556,868	1,034	1,856	1,024	99	21,362	11
Total excluding projects	1,726	5,568,127	10,539	1,893	10,090	96	185,863	93
Projects for own management			26		26		10,250	5
Total investment properties	1,726	5,568,127	10,565	1,893	10,116	96	196,113	98
Development properties							3,075	2
Total real estate portfolio	1,726	5,568,127	10,565	1,893	10,116	96	199,188	100

1) The above table refers to the properties owned by Balder at the end of the period. Sold properties have been excluded and acquired properties have been estimated using full-year values. Other properties include hotel, educational, care and mixed-use properties.

CARRYING AMOUNT DISTRIBUTED BY REGION, TOTAL REAL ESTATE PORTFOLIO, %



CARRYING AMOUNT DISTRIBUTED BY PROPERTY CATEGORY, TOTAL REAL ESTATE PORTFOLIO, %



CHANGES IN REAL ESTATE PORTFOLIO

Investment properties

Balder's investment properties are reported on the basis of internal valuations. The properties in Sweden, Denmark, Finland, Norway, Germany and United Kingdom are valued using the cash flow based method. In Finland, in addition to the cash flow based method, valuation at acquisition cost is used. A few properties in the East region are valued using the sales comparison method.

Properties under construction and project properties for own management are valued at market value reduced by estimated building expenditure and project risk.

On 31 March, Balder's average yield requirement amounted to 4.4% (4.5) excluding project properties for own management, which is unchanged compared to period-end. The average yield requirement for residential properties amounted to 4.0% and for commercial properties to 4.8%.

In order to quality-assure its internal valuations, Balder regularly allows parts of its portfolio to be externally valued and obtain second opinions¹⁾ on internal valuations. Historically, deviations between external and internal valuations have been insignificant.

Unrealised changes in value investment properties

The overall carrying amount of Balder's investment properties amounted to SEK 196,113m (157,659) on 31 March. The unrealised change in value during the period amounted to SEK 3,344m (1,398) of which 70% is attributable to residential properties.

The unrealised change in value is mostly attributable to agreed sales and projects, other changes in value are related to a higher net operating income.

Investments, acquisitions and divestments

During the period, a total of SEK 2,409m (6,460) was invested relating to investment properties, of which SEK 829m (5,504) related to acquisitions and SEK 1,580m (956) related to investments in existing properties and projects for own management. During the period one investment property and condominiums and land have been divested at a sales value of SEK 226m (1,148). Profit from the sales amounted to SEK 20m (115).

CHANGE IN CARRYING AMOUNT OF PROPERTIES

	2022		2021	
	SEKm	Number ²⁾	SEKm	Number ²⁾
Investment properties, 1 January	189,138	1,678	149,179	1,362
Investments in existing properties and projects	1,580		956	
Acquisitions	829	5	5,504	62
Sales	-205	-1	-1,033	-2
Change in value of investment properties, unrealised	3,344		1,398	
Currency changes	1,427		1,656	
Reclassification	-	44	-	5
Investment properties, 31 March	196,113	1,726	157,659	1,427
Development properties, 1 January	2,697		2,803	
Investments in projects	424		144	
Sales	-46		-269	
Development properties, 31 March	3,075		2,678	
Total real estate portfolio, 31 March	199,188		160,337	

1) Review performed by external valuation company of used valuation method.

2) Number of investment properties.

PROPERTY TRANSACTIONS

PROPERTY TRANSACTIONS 2022

Quarter	Number	Name of property	Municipality	Property category	Lettable area, sq.m.
Acquisitions					
One	1	Keskinäinen Koy Klementtilan Kulma	Vaasa, Finland	Office	1,439
One	1	Keskinäinen KOy Vaasan Gneissihovi	Vaasa, Finland	Office	9,513
One	1	Keskinäinen Koy Svennan Kulma	Vaasa, Finland	Office	2,460
One	1	KOy Kvartsikatu 2 Vaasa	Vaasa, Finland	Office	9,281
One	1	Kiinteistö Oy Vaasan Moreenikuja 1A	Vaasa, Finland	Office	7,270
Total	5				29,962

Quarter	Number	Name of property	Municipality	Property category	Lettable area, sq.m.
Divestments					
One	1	Nöjet 1	Linköping	Retail	1,380
Total	1				1,380

PROPERTY DEVELOPMENT

Within the frame of property development, both new production and conversion projects of residential and commercial spaces are carried out. Investments are made primarily in areas where the company already operates with a focus on the metropolitan regions of Stockholm, Gothenburg, Helsinki and Copenhagen. The building rights portfolio mainly includes building rights for the construction of both rental apartments and apartments for sale but also commercial properties.

Project properties for own management

Projects for own management under construction has an estimated total investment of SEK 11.9 billion (7.3), of which SEK 7.6 billion (3.4) is invested and SEK 4.3 billion (3.9) remains to be invested. Most of the ongoing projects relate to residential projects with owner apartments for rental use. The projects comprise about 4,900 apartments (2,900) and mainly refers to about 1,370 apartments in Helsinki, about 1,350 apartments in Copenhagen and about 700 apartments in Gothenburg.

Development properties for sale

A development property is a property that is held for refinement with the intention of being divested. These properties are continually recognised at cost and profit/loss is recognised when each property is completed, sold and handed over to the buyer.

Development projects under construction has an estimated total investment of SEK 4.1 billion (2.3), of which SEK 1.9 billion (1.0) is invested and SEK 2.2 billion (1.3) remains to be invested. All of the projects are residential projects that will be sold to end customer. The projects involve approx. 1,000 apartments (660) and mainly refers to approx. 580 tenant-owner's apartments in Gothenburg and approx. 230 tenant-owner's apartments in Stockholm.

Sales result from one (2) development project is reported in the first quarter. The sale during the quarter refers to the development project Frederikssund. The cost of the project amounted to SEK -51m (-274) and the profit from the sale amounted to SEK 4m (29), excluding the marketing and sales costs of the quarter of SEK -5m (-5) regarding all development properties.



PROJECT PROPERTIES FOR OWN MANAGEMENT - UNDER CONSTRUCTION

Country	Region	Project	Property category	Lettable area, sq.m.	Number of apartments	Estimated total investment, SEKm	Estimated completion
Sweden	East	Mörtlösa Porsche	Retail	4,200	–	89	Q2 2022
Denmark	Copenhagen	Lynghaven	Residential	14,847	184	500	Q2 2022
Finland	Helsinki	Lupajantie 2A	Residential	4,505	112	201	Q2 2022
Finland	Helsinki	Hämeenlinnan Asemanranta	Residential	2,806	100	110	Q2 2022
Finland	East	Oulun Sokurin Hyve	Residential	2,111	68	70	Q2 2022
Finland	East	Turun Henning	Residential	3,556	118	155	Q2 2022
Finland	Helsinki	Jokiniityntie 28	Residential	3,400	79	145	Q2 2022
Sweden	Gothenburg	Stenhuggaren	Residential	5,233	88	132	Q3 2022
Sweden	Gothenburg	Kärna skola	Commercial	2,295	–	69	Q3 2022
Denmark	Copenhagen	Ofeliahaven	Residential	9,087	109	324	Q3 2022
Denmark	Copenhagen	Fyrkanten HTC A10	Residential	8,874	107	335	Q3 2022
Finland	Helsinki	Järvenpään Herttua	Residential	1,572	43	68	Q3 2022
Finland	Helsinki	Riihimäen Pesispolku	Residential	2,430	100	89	Q3 2022
Finland	Helsinki	Kirkkonummen Brooklyn	Residential	1,771	74	82	Q3 2022
Finland	Helsinki	Kirkkonummen Soho	Residential	1,770	74	82	Q4 2022
Finland	Helsinki	Kirkkonummen Saaga	Residential	1,485	34	61	Q4 2022
Finland	East	Turun Kirstinpuiston Helmi	Residential	3,781	129	171	Q4 2022
Finland	East	Oulun Antiikva	Residential	2,271	69	97	Q4 2022
Finland	East	Turun Olva	Residential	2,577	82	120	Q4 2022
Finland	East	Oulun Hiillos	Residential	2,619	84	95	Q4 2022
Finland	East	Oulun Mallastohtori	Residential	1,854	58	72	Q4 2022
Sweden	Gothenburg	Hedin HK	Office	12,286	–	574	Q4 2022
Denmark	Copenhagen	Rubinhaven HTC A17	Residential	9,697	124	367	Q4 2022
Sweden	Gothenburg	Bergsjön	Residential	8,922	175	251	2022-2023
Denmark	Copenhagen	Triumphbyen Hovvej	Residential	20,722	241	789	Q1 2023
Finland	East	Heittoniitynkuja 5	Residential	5,759	132	193	Q1 2023
Finland	East	Oulun Toppilansalmi Legenda	Residential	1,838	55	58	Q1 2023
Sweden	East	Mörtlösa Mercedes	Retail	6,300	–	135	Q1 2023
Sweden	Gothenburg	Hälsans Hus	Commercial	1,796	–	65	Q1 2023
Sweden	Gothenburg	Bergskristallen	Residential	5,098	89	146	Q2 2023
Denmark	Copenhagen	Green Hills	Residential	24,696	294	939	Q2 2023
Finland	Helsinki	Jokiniementie 46	Residential	4,548	104	240	Q2 2023
Finland	Helsinki	Jokiniementie 48	Residential	5,355	118	282	Q2 2023
Finland	Helsinki	Runoratsaunkatu 15	Residential	5,355	135	290	Q2 2023
Finland	Helsinki	Raudikkokuja 7	Residential	5,780	161	243	Q2 2023
Finland	Helsinki	Lincolninaukio 4	Residential	5,100	137	249	Q2 2023
Finland	East	Jyväskylän Tulisydän	Residential	5,844	186	260	Q3 2023
Finland	East	Kangasalan Kuningatar	Residential	2,861	95	111	Q3 2023
Finland	East	Kangasalan Kuningas	Residential	4,589	140	178	Q3 2023
Finland	East	Nokian Tanhuankadun Rumba	Residential	2,356	90	91	Q3 2023
Finland	East	Nokian Tanhuankadun Salsa	Residential	2,361	91	92	Q3 2023
Sweden	Gothenburg	Kv Dörren	Residential	5,212	104	161	Q3 2023
Sweden	Gothenburg	Velocity	Residential	2,155	41	69	Q3 2023
Sweden	Gothenburg	Hotell Draken	Hotel	28,166	–	1 273	Q3 2023
Sweden	Gothenburg	Västra Gatan Kungälv	Commercial	3,343	–	31	Q3 2023
Finland	Helsinki	Kotkatie 6	Residential	3,685	100	190	Q4 2023
Finland	East	Oulun Hohto	Residential	2,600	76	116	Q4 2023
Sweden	Gothenburg	Frölunda et 3	Residential	10,980	205	425	Q1 2024
Sweden	Stockholm	Basaren	Commercial	1,655	–	113	Q2 2024
Denmark	Copenhagen	Stranby Høje	Residential	19,549	289	862	Q3 2024
Total				301,652	4,894	11,858	

DEVELOPMENT PROPERTIES FOR SALE - UNDER CONSTRUCTION

Country	Region	Project	Property category	Lettable area, sq.m.	Number of apartments	Estimated total investment, SEKm	Estimated completion
Norway	North	Aagards Plass Sandefjord	Residential	6,000	45	314	Q2 2022
Sweden	Göteborg	Bergsfallet	Residential	5,440	87	236	Q3 2022
Sweden	Göteborg	Bergsjö Glänta	Residential	3,619	31	118	Q4 2022
Finland	East	Hervantajärven Helmi	Residential	2,741	52	94	Q4 2022
Sweden	Göteborg	Fixfabriken Glasbruket	Residential	9,849	136	415	Q1 2023
Sweden	Göteborg	Västra Gatan Kungälv	Residential	8,213	128	390	Q3 2023
Sweden	Göteborg	Hovås Höjd	Residential	10,616	148	512	Q3 2023
Sweden	Göteborg	Bovieran Svedala	Residential	4,273	54	164	Q3 2023
Sweden	Stockholm	Caprea	Residential	3,742	28	512	Q4 2023
Sweden	Stockholm	Fabrique 46	Residential	7,658	138	657	Q1 2024
Sweden	Stockholm	Basaren	Residential	4,334	65	287	Q2 2024
Norway	North	Drammen Sølfast Park	Residential	6,000	100	442	Q2 2024
Total				72,485	1,012	4,141	
Total Under Construction				374,137	5,906	16,000	

PROJECT PROPERTIES FOR OWN MANAGEMENT ESTIMATED CONSTRUCTION START Q2 2022-Q2 2023

Country	Region	Project	Property category	Lettable area, sq.m.	Number of apartments	Estimated total investment, SEKm	Construction start
Sweden	Göteborg	Frölunda et 4	Residential	10,845	187	417	2022
Sweden	Göteborg	Långströmsgatan	Residential	21,016	399	1,011	2022
Sweden	Göteborg	Gårdsten	Residential	6,414	150	216	2022
Sweden	Göteborg	Sege Park	Residential	4,993	104	153	2022
Sweden	Göteborg	Kv Haren	Residential	3,091	60	92	2022
Sweden	Stockholm	Barkarby City E1	Residential	10,971	242	486	2022
Finland	Helsinki	Nauhatehtaanraitti 19	Residential	1,922	44	74	2022
Finland	Helsinki	Pataljoonantie 3-5	Residential	4,649	92	199	2022
Finland	Helsinki	Hämeenlinnan Keinusaari	Residential	3,360	116	134	2022
Finland	Helsinki	Kaskilaaksontie	Residential	2,637	63	118	2022
Finland	Helsinki	Peijinkuja 6	Residential	6,122	140	341	2022
Finland	Helsinki	Niittykummuntie 2C	Residential	2,579	67	156	2022
Finland	Helsinki	Peijinkula 10	Residential	4,443	121	247	2022
Finland	Helsinki	Saturnuksenrinne	Residential	2,561	56	105	2022
Finland	Helsinki	Maapadontie 3	Residential	3,851	86	187	2022
Finland	East	Nihtisillankuja	Residential	5,474	139	279	2022
Finland	East	Sorakatu	Residential	2,790	77	127	2022
Finland	East	Nokian Ylpeys	Residential	2,177	88	86	2022
Denmark	Copenhagen	Strandby Huse D Hundige Øst	Residential	3,024	48	128	2022
Sweden	Stockholm	Viksäng	Residential	11,123	164	436	2023
Finland	Helsinki	Koirasaarentie 47	Residential	3,901	78	222	2023
Finland	Helsinki	Koirasaarentie 45	Residential	3,901	78	222	2023
Finland	Helsinki	Myllymatkantie 5	Residential	6,514	145	356	2023
Finland	Helsinki	Mellunpuisto I	Residential	3,307	70	154	2023
Finland	Helsinki	Johan Bockin kuja I	Residential	1,745	40	77	2023
Finland	Helsinki	Laajakorvenkuja	Residential	3,000	65	134	2023
Finland	Helsinki	Linjalöistönkatu	Residential	2,975	60	133	2023
Finland	Helsinki	Anna Sahlsténin katu 7	Residential	2,388	45	116	2023
Finland	Helsinki	Punos	Residential	10,323	274	687	2023
Total				152,096	3,298	7,092	

DEVELOPMENT PROPERTIES FOR SALE ESTIMATED CONSTRUCTION START Q2 2022-Q2 2023

Country	Region	Project	Property category	Lettable area, sq.m.	Number of apartments	Estimated total investment, SEKm	Construction start
Finland	Helsinki	Käskynhaltija	Residential	3,176	60	159	2022
Norway	North	Ski Linåskollen	Residential	16,600	169	924	2022
Sweden	Gothenburg	Västra Eklanda	Residential	11,000	133	601	2023
Sweden	Gothenburg	Bohusgatan et 1	Residential	6,153	93	321	2023
Sweden	Gothenburg	Bohusgatan et 2	Residential	7,133	134	360	2023
Sweden	Gothenburg	Bohusgatan et 3	Residential	5,570	99	292	2023
Finland	Helsinki	Myllymatkantie 3	Residential	3,120	57	145	2023
Finland	Helsinki	Johan Bockin kuja II	Residential	1,450	28	64	2023
Finland	Helsinki	Rautahepo	Residential	2,500	50	132	2023
Total				56,702	823	3,000	

Total Estimated Construction Start Q2 2022-Q2 2023

208,798

4,121

10,092

FUTURE PROJECTS ESTIMATED CONSTRUCTION START 2023 AND ONWARDS

Country	Region	Gross area, sq.m	Number of apartments
Sweden	Gothenburg	742,301	6,686
Sweden	Stockholm	523,843	5,075
Finland	Helsinki	185,700	3,353
Finland	East	24,000	450
Denmark	Copenhagen	40,024	225
Norway	North	30,000	300
Total		1,545,868	16,089



CUSTOMERS

In order to limit the risk of lower rental income and consequently a weakened occupancy rate, Balder strives to develop long-term relationships with the company's existing customers.

Balder has a good diversification as regards the distribution between commercial properties and residential properties as well as the geographical distribution. The diversification strengthens the possibilities of maintaining a steady and satisfactory occupancy rate.

Balder's commercial leases have an average lease term of 6.2 years (6.4). Balder's 10 largest leases represent 3.8% (4.5) of total rental income and the average lease term amounts to 10.5 years (9.9).

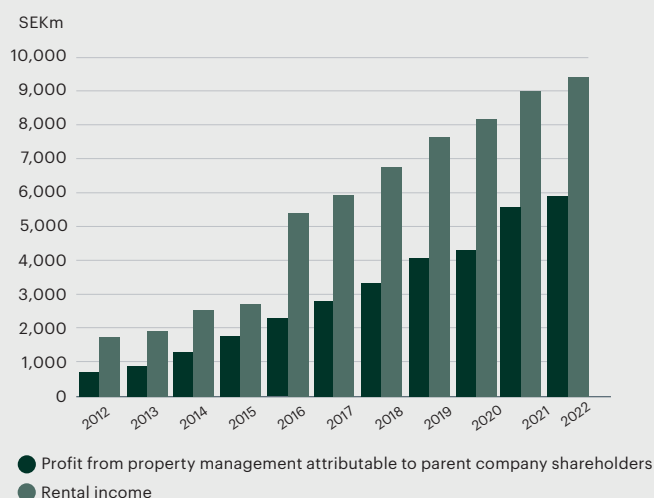
Balder's single largest customer accounts for 3.4% (3.9) of total rental income.

LEASE MATURITY STRUCTURE 31/03/2022

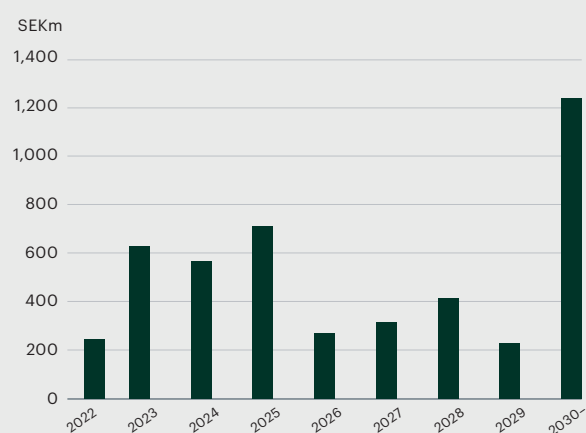
Maturity date	Number of leases	Share, %	Contracted rent, SEKm	Share, %
2022	1,129	24	239	2
2023	1,339	29	625	6
2024	770	17	562	6
2025	633	14	708	7
2026–	755	16	2,445	24
Total	4,626	100	4,579	45
Residential ¹⁾	45,108		5,421	54
Car park ¹⁾	8,108		33	0
Garage ¹⁾	6,123		83	1
Total	63,965		10,116	100

1) Normally runs subject to a period of notice of three months.

RENTAL INCOME AND PROFIT FROM PROPERTY MANAGEMENT



MATURITY STRUCTURE OF COMMERCIAL LEASE CONTRACTS



FINANCING

Balder has assets in Sweden, Denmark, Finland, Norway, Germany and United Kingdom which means that the Group is exposed to currency risks. Balder therefore has a diversified financing structure with bonds issued under a domestic MTN programme and a EMTN programme. In addition to bonds, bank financing in each country's currency and a commercial paper programme in Euro and Swedish kronor are used. The

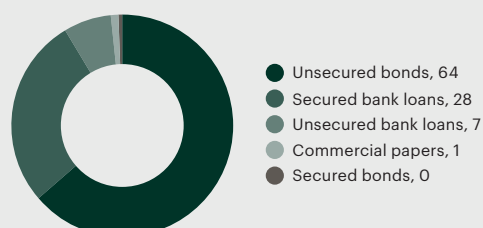
single largest source of funding is bonds issued on the European bond market in Euro. In addition to these financing sources, Balder also has issued Hybrid capital which has an original maturity of 60 years and is considered as 50% equity by the credit rating agencies. As of 31 March approximately 70% of the loans were hedged with interest swaps and fixed-rate loans.

FINANCIAL KEY RATIOS	2022 31 March	2021 31 March	2021 31 Dec
Interest-bearing liabilities excl. Hybrid capital, SEKm	113,726	91,770	108,734
Hybrid capital, SEKm	8,788	8,702	8,693
Available liquidity including confirmed loan commitments, SEKm	15,983	13,386	12,622
Average fixed credit term, years	5.9	5.9	5.7
Average interest rate refixing period, years	3.9	3.9	3.6
Net debt to total assets (financial covenant ¹⁾ < 65), %	46.3	47.6	47.4
Interest coverage ratio (financial covenant ¹⁾ > 1.8), times	4.7	4.9	4.9
Secured debt/Total assets (financial covenant ¹⁾ < 45), %	14.2	15.5	14.6
Net debt/EBITDA, times	14.2	14.7	12.9
Credit rating S&P	BBB Stable outlook	BBB Stable outlook	BBB Stable outlook
Calculation of net debt			
Interest-bearing liabilities excl. Hybrid capital, SEKm	113,726	91,770	108,734
Other liability ²⁾	-	957	-
Hybrid capital (50% is treated as equity by rating agencies), SEKm	4,394	4,351	4,346
Cash and cash equivalents and financial investments, SEKm	-5,952	-4,890	-4,130
Net debt	112,168	92,187	108,950

1) Financial covenants refers to obligations that Balder has to its financiers in the form of financial key ratios.
2) Other liability relates to obligation regarding purchase of shares in Entra ASA.

FINANCIAL TARGETS		Target	Outcome
Equity/assets ratio, %	min.	40.0	41.2
Net debt to total assets, %	max.	50.0	46.3
Interest coverage ratio, times	min.	2.0	4.7

FINANCING SOURCES, %



DISTRIBUTION OF SECURED AND UNSECURED LOANS, SEKm



FINANCING

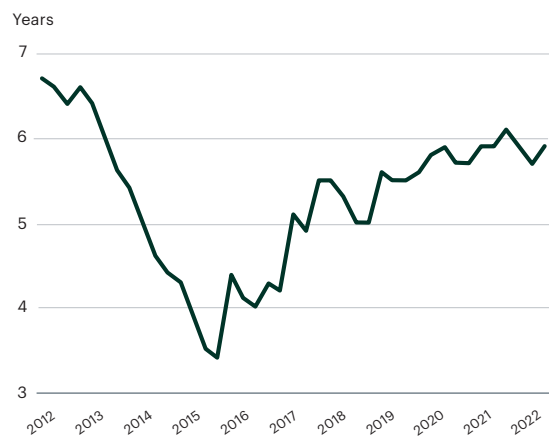
DEBT MATURITY STRUCTURE 31/03/2022

Year	SEKm	Share, %
2022	4,284	3
2023	21,378	17
2024	12,427	10
2025	12,668	10
2026	13,567	11
2027	13,327	11
2028	8,832	7
2029	7,250	6
2030	8,060	7
2031	6,327	5
2032-	14,394	12
Total	122,514	100

INTEREST MATURITY STRUCTURE 31/03/2022

Year	SEKm	Interest, %	Share, %
2022	35,273	1.1	29
2023	10,704	2.3	9
2024	4,253	1.5	3
2025	8,991	2.1	7
2026	14,455	2.3	12
2027	12,461	1.3	10
2028	8,307	1.6	7
2029	9,508	1.3	8
2030	7,719	1.5	6
2031	7,686	2.0	6
2032-	3,158	1.9	3
Total	122,514	1.6	100

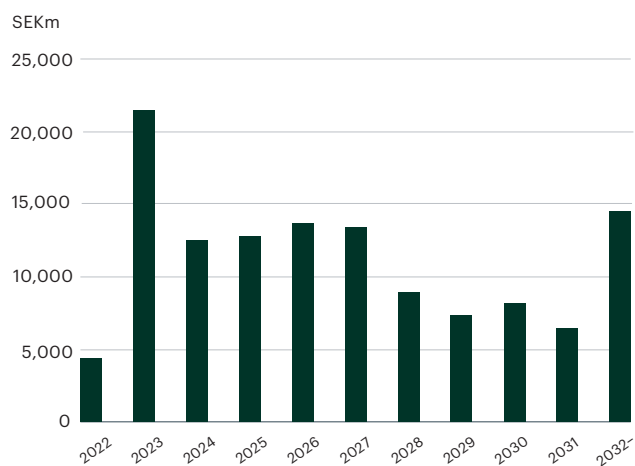
FIXED CREDIT TERM



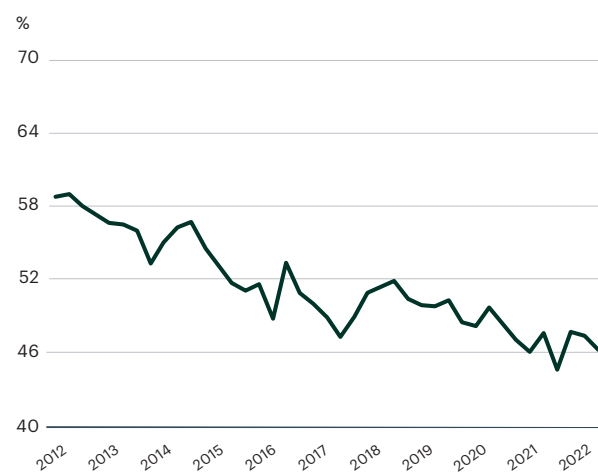
FIXED INTEREST TERM



DEBT MATURITY STRUCTURE 31/03/2022



NET DEBT TO TOTAL ASSETS



ASSOCIATED COMPANIES

Balder is a partner in a large number of property managing and project developing companies as well as in the niche bank Collector, for further information on Balder's associated companies, see pages 33-36 and 69-71 in Balder's annual report 2021.

During the period, Balder invested SEK 297m in associated companies.

The tables below shows Balder's share of property managing associated companies. Companies included in the tables are Tulia AB 50% (50), Fastighets AB Centur 50% (50), Trenum AB 50% (50), Anthon Eiendom AS 59.5% (50), Sinoma Fastighets AB 49% (49), Tornet Bostadsproduktion AB 33% (33), Entra ASA 36.9% (32.7), Brinova Fastigheter AB 18.9% (21.7) and Stenhus Fastigheter i Norden AB 20.6% (-).

BALDER'S PARTICIPATION IN THE PROPERTY MANAGING ASSOCIATED COMPANIES' REAL ESTATE PORTFOLIO ON 31/03/2022¹⁾

	Number of investment properties ²⁾	Lettable area, sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Rental income, SEKm	Economic occupancy rate,%	Carrying amount, SEKm	Carrying amount, %
Distributed by region								
Stockholm	119	212,234	353	1,663	339	96	7,375	14
Gothenburg	90	186,771	226	1,212	218	96	3,422	6
Öresund	154	142,224	220	1,544	212	97	3,675	7
East	55	90,870	123	1,351	121	98	2,078	4
Oslo	60	336,075	920	2,737	892	97	23,398	43
Other Norway	39	197,470	405	2,050	398	98	8,372	15
Total excluding projects	517	1,165,645	2,246	1,927	2,178	97	48,320	89
Projects for own management			0		0		5,709	11
Total real estate portfolio	517	1,165,645	2,246	1,927	2,178	97	54,030	100
Distributed by property category								
Residential	119	157,259	292	1,860	287	98	6,416	12
Office	128	623,139	1,463	2,347	1,417	97	34,236	63
Retail	83	157,266	198	1,257	189	96	2,820	5
Other	187	227,981	293	1,287	284	97	4,848	9
Total excluding projects	517	1,165,645	2,246	1,927	2,178	97	48,320	89
Projects for own management			0		0		5,709	11
Total real estate portfolio	517	1,165,645	2,246	1,927	2,178	97	54,030	100

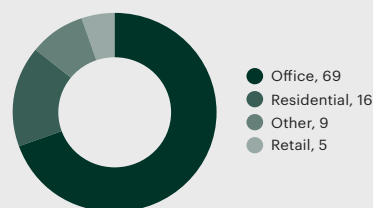
1) The above table refers to the properties owned by the associated companies at the end of the period. Sold properties have been excluded and acquired properties have been estimated using full-year values. Other properties include hotel, educational, care, industrial and mixed-use properties.

2) Refers to the entire associated companies' portfolio.

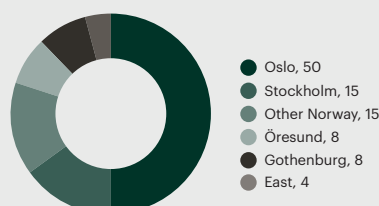
BALDER'S PARTICIPATION IN THE BALANCE SHEETS OF THE PROPERTY MANAGING ASSOCIATED COMPANIES

SEKm	2022 31 March	2021 31 March	2021 31 Dec
Assets			
Properties	54,030	37,871	44,409
Other assets	1,964	1,140	1,526
Cash and cash equivalents	456	512	458
Total assets	56,449	39,522	46,393
Shareholders' equity and liabilities			
Equity/interest-bearing shareholder loan	24,867	18,051	21,506
Deferred tax liability	4,955	3,437	4,184
Interest-bearing liabilities	25,383	16,097	19,315
Other liabilities	1,244	1,938	1,388
Total equity and liabilities	56,449	39,522	46,393

CARRYING AMOUNT DISTRIBUTED BY PROPERTY CATEGORY, TOTAL REAL ESTATE PORTFOLIO, %



CARRYING AMOUNT DISTRIBUTED BY REGION, TOTAL REAL ESTATE PORTFOLIO, %



OTHER DISCLOSURES

Events after the end of the period

After the end of the period Balder's subsidiary SATO Oyj sold approximately 2,000 apartments located in six different cities in Finland. The divestment is part of the strategy to concentrate the portfolio to Helsinki, Tampere and Turku.

Otherwise no significant events affecting Fastighets AB Balder's position has occurred after the end of the reporting period.

Related party transactions

Balder receives fees from associated companies and Erik Selin Fastigheter AB for property and company management services. These fees amounted to SEK 21m (19) during the period and are reported in management and administrative costs. All transactions have been priced on market terms.

Risks and uncertainties

Balder's operations, financial position and results may be affected by a number of risks and uncertainty factors. These are described in the annual report for 2021, on pages 42-45. Otherwise, no significant changes has been noted.

Accounting policies

Balder applies IFRS (International Financial Reporting Standards) as adopted by the European Union in its consolidated accounts and the interpretations of these (IFRIC). This interim report is prepared in accordance with IAS 34, Interim Financial Reporting. In addition, relevant provisions of the Swedish Annual Accounts Act and the Swedish Securities Markets Act have also been applied. The parent company has prepared its financial statements in accordance with the Annual Accounts Act, the Securities Markets Act and RFR 2, Accounting for Legal Entities. The accounting principles follow those reported in the annual report 2021.

New and changed standards and principles that came into force as of January 1, 2022 or later, is not considered to have any material impact on the group's financial reports.

This interim report has not been subject to review by the company's auditors.

Gothenburg 12 May 2022

Erik Selin
Chief Executive Officer

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEKm	2022 Jan-March	2021 Jan-March	2021/2022 April-March	2021 Jan-Dec
Rental income	2,507	2,118	9,345	8,956
Property costs	-702	-590	-2,324	-2,212
Net operating income	1,805	1,528	7,021	6,744
Management and administrative costs	-252	-185	-884	-817
Participations in the profits of associated companies/joint ventures	1,829	516	4,834	3,521
– of which profit from property management	428	265	1,491	1,327
– of which changes in value	1,918	361	4,667	3,110
– of which tax	-518	-110	-1,323	-916
Other income/costs	-33	-46	567	553
– of which unrealised change in value of long-term financial asset	–	–	611	611
Net financial items	-428	-332	-1,162	-1,067
– of which cost of leases/ground rent	-18	-17	-71	-69
Profit including changes in value and tax in associated companies	2,922	1,479	10,376	8,934
– of which Profit from property management	1,521	1,228	6,422	6,129
<i>Changes in value</i>				
Changes in value investment properties, realised	20	115	26	121
Changes in value investment properties, unrealised	3,344	1,398	14,936	12,990
Income sale development properties	50	298	1,419	1,667
Costs sale development properties	-51	-274	-1,219	-1,442
Changes in value derivatives	687	299	899	511
Changes in value total	4,050	1,836	16,061	13,847
Profit before tax	6,972	3,315	26,438	22,781
Income tax	-1,097	-419	-3,874	-3,196
Net profit for the period/year	5,875	2,896	22,563	19,584
<i>Net profit for the period/year attributable to:</i>				
Parent company shareholders	5,261	2,665	21,104	18,508
Non-controlling interests	615	232	1,459	1,076
	5,875	2,896	22,563	19,584
Other comprehensive income – items that may be subsequently reclassified to profit or loss				
Translation difference relating to foreign operations (net after hedge accounting)	291	458	210	377
Cash flow hedges after tax	93	72	203	183
Participation in other comprehensive income of associated companies/joint ventures	715	496	821	602
Total comprehensive income for the period/year	6,974	3,923	23,797	20,746
<i>Total comprehensive income for the period/year attributable to:</i>				
Parent company shareholders	6,206	3,464	22,140	19,399
Non-controlling interests	768	459	1,657	1,348
	6,974	3,923	23,797	20,746
Profit from property management	1,521	1,228	6,422	6,129
Of which non-controlling interests part of profit from property management	-139	-140	-585	-586
Profit from property management attributable to parent company shareholders	1,382	1,088	5,837	5,543
Profit from property management per share, SEK	7.41	5.83	31.30	29.72
Profit after tax per share, SEK	28.21	14.29	113.16	99.24

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

SEKm	2022 31 March	2021 31 March	2021 31 Dec
Assets			
Investment properties	196,113	157,659	189,138
Development properties	3,075	2,678	2,697
Lease contract; Right-of-use assets	1,612	1,533	1,600
Other fixed assets	194	170	186
Participations in associated companies/joint ventures	31,742	22,464	28,824
Other receivables	3,667	4,259	3,359
Cash and cash equivalents and financial investments	5,952	4,890	4,130
Total assets	242,355	193,654	229,933
Shareholders' equity and liabilities			
Shareholders' equity ¹⁾	95,464	71,680	88,567
Deferred tax liability	16,802	12,966	15,642
Interest-bearing liabilities	122,514	100,472	117,426
–of which Hybrid capital ²⁾	8,788	8,702	8,693
Derivatives	163	944	703
Lease contract	1,619	1,539	1,606
Other liabilities	5,792	6,052	5,989
Total equity and liabilities	242,355	193,654	229,933
1) Of which non-controlling interests	11,676	10,007	10,961
2) 50% of Hybrid capital is treated as equity by the rating agencies and thus decreases interest-bearing liabilities when calculating the debt/equity ratio and net debt to total assets ratio and increases equity when calculating the equity/assets ratio.	4,394	4,351	4,346

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEKm	2022 31 March	2021 31 March	2021 31 Dec
Opening equity	88,567	67,885	67,885
Total comprehensive income for the period/year	6,974	3,923	20,746
Transactions with non-controlling interests	50	–	–25
Dividend to non-controlling interests	–129	–128	–129
Shareholder contributions from non-controlling interests	1	–	6
Non-controlling interests arising from the acquisition of subsidiaries	0	–	85
Closing equity	95,464	71,680	88,567

CONSOLIDATED STATEMENT OF CASH FLOW

SEKm	2022 Jan-March	2021 Jan-March	2021 Jan-Dec
Net operating income	1,805	1,528	6,744
Other income/costs	-33	-46	-58
Management and administrative costs	-252	-185	-817
Selling and marketing expenses development properties	-5	-5	-20
Reversal of depreciation	13	11	45
Net financial items paid	-433	-372	-1,652
Taxes paid	-89	-114	-342
Cash flow from operating activities before change in working capital	1,006	815	3,899
Change in operating receivables	-164	-359	48
Change in operating liabilities	-321	-2,153	-2,422
Cash flow from operating activities	521	-1,697	1,526
Acquisition of investment properties	-829	-5,386	-17,610
Acquisition/Divestment of property, plant and equipment	-21	-21	-70
Purchase of financial investments	-71	-26	-630
Acquisition of shares in associated companies/Capital contribution to associated companies/Loans to associated companies/joint ventures	-825	-5,580	-8,883
Investment in existing properties and projects	-2,004	-1,100	-7,420
Transactions with non-controlling interests	50	-	-25
Sale of investment properties	226	1,149	1,551
Sale of development properties	50	298	1,667
Sale of financial investments	61	-	860
Sale of shares in associated companies/joint ventures	-	-	100
Dividend paid from associated companies/joint ventures	10	1	583
Cash flow from investing activities	-3,353	-10,666	-29,879
Amortisation of lease liability	2	-8	-1
Shareholder contributions from non-controlling interests	1	-	6
Dividend paid to non-controlling interests	-	-	-129
Loans raised	13,355	13,202	33,085
Amortisation/redemption of loans sold properties/changes in overdraft facilities	-9,159	-2,986	-7,843
Cash flow from financing activities	4,200	10,207	25,117
Cash flow for the period/year	1,368	-2,157	-3,235
Cash and cash equivalents at the start of the period/year	1,299	4,468	4,468
Exchange rate difference in cash and cash equivalents	7	69	67
Cash and cash equivalents at the end of the period/year	2,674	2,380	1,299
Available liquidity, SEKm			
Cash and cash equivalents	2,674	2,380	1,299
Unutilised overdraft facilities	413	413	413
Unutilised credit facilities	9,618	8,083	8,079
Financial investments	3,277	2,510	2,831
Available liquidity including confirmed credit commitments	15,983	13,386	12,622

SEGMENT INFORMATION

SEKm	2022 Jan-March	2021 Jan-March	2021/2022 April-March	2021 Jan-Dec
Rental income				
Helsinki	630	587	2,431	2,387
Stockholm	382	360	1,473	1,451
Gothenburg	422	404	1,650	1,632
Copenhagen	210	183	795	769
South	167	146	621	600
East	412	315	1,449	1,352
North	283	122	926	765
Total	2,507	2,118	9,345	8,956
Net operating income				
Helsinki	413	403	1,665	1,655
Stockholm	286	279	1,171	1,165
Gothenburg	307	301	1,273	1,268
Copenhagen	157	138	606	587
South	119	112	470	462
East	301	223	1,100	1,022
North	223	72	737	586
Total	1,805	1,528	7,021	6,744

The group's internal reporting of operations is divided into the above segments. Total net operating income corresponds with reported net operating income in the income statement. The difference between net operating income of SEK 1,805m (1,528) and profit before tax of SEK 6,972m (3,315) consists of changes in value of investment properties of

SEK 3,364m (1,513), profit from sales of development properties SEK -1m (24), other income/costs SEK -33m (-46), management and administrative costs of SEK -252m (-185), participations in profits of associated companies/joint ventures of SEK 1,829m (516), net financial items of SEK -428m (-332) and changes in value of derivatives of SEK 687m (299).

SEKm	2022 31 March	2021 31 March	2021 31 Dec
Real estate portfolio			
Helsinki	46,738	42,117	45,752
Stockholm	33,062	29,043	32,768
Gothenburg	35,657	31,143	35,071
Copenhagen	18,342	16,715	18,034
South	12,091	10,752	11,900
East	21,207	15,741	19,955
North	18,766	7,424	18,200
Total excluding projects	185,863	152,934	181,679
Projects for own management	10,250	4,724	7,459
Total investment properties	196,113	157,659	189,138
Development properties	3,075	2,678	2,697
Total real estate portfolio	199,188	160,337	191,835

The carrying amounts of properties have during the period changed by investments, acquisitions, divestments, unrealised changes in value and currency changes, with SEK 986m in the Helsinki region, SEK 294m in the Stockholm region, SEK 586m in the Gothenburg region, SEK 308m in the Copenhagen region, SEK 191m in the South region, SEK 1,252m in the East region and SEK 567m in the North region. The Group's projects for own

management has increased by SEK 2,791m and the group's development properties has decreased by SEK 378m. SATO's property portfolio is divided between the regions Helsinki and East. The real estate holdings in Norway are classified in the North region, the real estate holdings in Denmark in the Copenhagen region and the properties in Germany and United Kingdom in the South region.

KEY RATIOS

	2022 Jan-March	2021 Jan-March	2021/2022 April-March	2021 Jan-Dec
Share-related				
Average number of shares, thousands	186,500	186,500	186,500	186,500
Profit after tax, SEK	28.21	14.29	113.16	99.24
Profit after tax excluding unrealised changes in value, SEK	5.35	6.13	28.28	29.06
Profit from property management, SEK	7.41	5.83	31.30	29.72
Net operating income, SEK	8.27	6.92	32.21	30.87
Outstanding number of shares, thousands	186,500	186,500	186,500	186,500
Shareholders' equity, SEK	449.27	330.69	449.27	416.12
Long-term net asset value (NAV), SEK	540.24	405.27	540.24	503.76
Share price on the closing date, SEK	621.40	432.60	621.40	651.80
Property-related				
Rental value full-year, SEK/sq.m.	1,893	1,867	1,893	1,836
Rental income full-year, SEK/sq.m.	1,812	1,780	1,812	1,758
Economic occupancy rate, %	96	95	96	96
Vacancy rate, %	4	5	4	4
Surplus ratio, %	72	72	75	75
Carrying amount, SEK/sq.m.	33,380	32,120	33,380	32,979
Number of investment properties	1,726	1,427	1,726	1,678
Lettable area, sq.m. thousands	5,568	4,761	5,568	5,509
Profit from property management, attributable to parent company shareholders, SEKm	1,382	1,088	5,837	5,543
Financial				
Return on equity, %	10.2	9.6	29.0	27.3
Return on total assets, %	5.0	4.3	12.7	11.6
Interest coverage ratio, times	4.7	4.9	4.9	4.9
Equity/assets ratio, %	41.2	39.3	41.2	40.4
Debt/equity ratio, times	1.2	1.4	1.2	1.3
Net debt to total assets, %	46.3	47.6	46.3	47.4
Net debt/EBITDA, times	14.2	14.7	13.1	12.9

CONDENSED PARENT COMPANY INCOME STATEMENT

SEKm	2022 Jan-March	2021 Jan-March	2021/2022 April-March	2021 Jan-Dec
Net sales	115	103	427	414
Administrative costs	-115	-102	-434	-421
Operating profit	0	1	-7	-7
Profit from financial items				
Dividends from subsidiaries	-	-	3	3
Other net financial items	4	-603	1,574	968
– of which exchange rate differences	-16	-635	-120	-739
– of which unrealised change in value of long-term financial asset	-	-	611	611
Changes in value of derivatives	600	267	779	446
Profit before appropriations and taxes	604	-335	2,349	1,410
Appropriations				
Group contributions	-	-	300	300
Profit before tax	604	-335	2,649	1,710
Income tax	-127	72	-259	-59
Net profit for the period/year ¹⁾	477	-262	2,390	1,651

1) The parent company has no items reported in other comprehensive income and therefore total comprehensive income for the period/year is equal with net profit for the period/year.

CONDENSED PARENT COMPANY BALANCE SHEET

SEKm	2022 31 March	2021 31 March	2021 31 Dec
Assets			
Property, plant and equipment	25	22	25
Financial non-current assets	34,535	26,155	33,985
Receivables from Group companies	85,861	60,486	83,490
Derivatives	279	-	-
Current receivables	341	196	288
Cash and cash equivalents and financial investments	2,520	2,962	1,780
Total assets	123,561	89,820	119,568
Shareholders' equity and liabilities			
Shareholders' equity	18,926	16,536	18,449
Interest-bearing liabilities	48,806	52,172	55,285
– of which Hybrid capital	8,788	8,702	8,693
Liabilities to Group companies	55,389	19,178	44,736
Derivatives	-	500	321
Other liabilities	440	1,435	777
Total equity and liabilities	123,561	89,820	119,568

THE SHARE AND OWNERS

Balder's share is listed on Nasdaq Stockholm, Large Cap segment. The company's market capitalisation as of 31 March amounted to SEK 115,891m (80,680).

The principal owner in Fastighets AB Balder is Erik Selin Fastigheter AB, which owns 35.1% (35.1) of the capital and 48.8% (48.8) of the votes. Foreign ownership amounts to approximately 32% (33) of outstanding shares.

The share

At the end of the period approximately 23,200 shareholders (21,200) held shares. During the period, approximately 16.1 million shares were traded (16.9) which corresponds to an average of about 255,000 shares per trading day (286,000). The annual turnover rate amounted to 34% (36). The price of the share was SEK 621.40 (432.60) on 31 March, corresponding to a decrease of 5% since year-end.

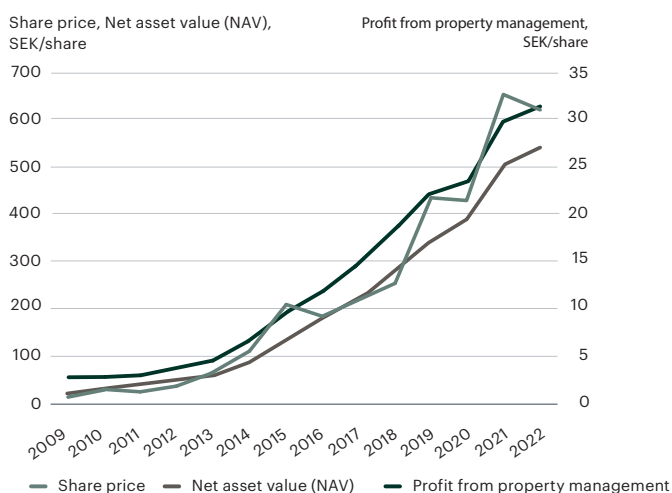
Share capital

On 31 March, the share capital in Balder amounted to SEK 186,500,000 distributed among 186,500,000 shares. Each share has a quota value of SEK 1, where of 11,229,432 shares are of Class A and 175,270,568 of Class B. The total number of outstanding shares as of 31 March amounts to 186,500,000. Each Class A share carries one vote and each Class B share carries one tenth of one vote.

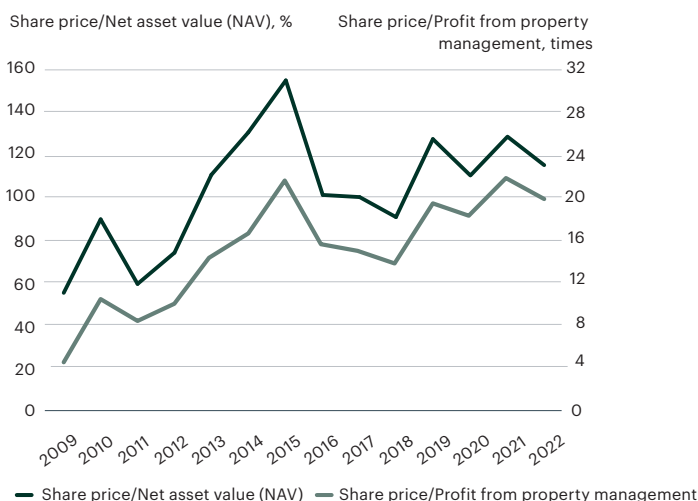
OWNERSHIP LIST AS OF 31/03/2022

Owner	A shares	B shares	Total number of shares	Capital, %	Votes, %
Erik Selin via company	8,309,328	57,210,900	65,520,228	35.1	48.8
Arvid Svensson Invest AB	2,915,892	13,542,540	16,458,432	8.8	14.8
Swedbank Robur fonder	-	7,045,749	7,045,749	3.8	2.5
SEB Investment Management	-	5,950,621	5,950,621	3.2	2.1
Handelsbanken fonder	-	5,570,163	5,570,163	3.0	1.9
Länsförsäkringar fondförvaltning AB	-	5,183,884	5,183,884	2.8	1.8
AMF Försäkring och Fonder	-	4,015,742	4,015,742	2.2	1.4
Folksam	-	2,296,005	2,296,005	1.2	0.8
CBNY - Norges Bank	-	2,210,688	2,210,688	1.2	0.8
Livförsäkringsbolaget Skandia	-	1,724,083	1,724,083	0.9	0.6
Other	4,212	70,520,193	70,524,405	37.8	24.5
Total	11,229,432	175,270,568	186,500,000	100	100

DEVELOPMENT SHARE PRICE, NET ASSET VALUE AND PROFIT FROM PROPERTY MANAGEMENT



SHARE PRICE/NET ASSET VALUE & SHARE PRICE/PROFIT FROM PROPERTY MANAGEMENT



DEFINITIONS

The company presents a number of financial metrics in the interim report that are not defined according to IFRS (so-called Alternative Performance Measures according to ESMA's guidelines). These performance measures provide valuable supplementary information to investors, the company's management and other stakeholders since they facilitate effective evaluation and analysis of the company's financial position and performance. These alternative performance measures are not always comparable with

FINANCIAL

Return on equity, %

Profit after tax in relation to average equity. The values were converted to a full-year basis in the interim accounts without taking account of seasonal variations that normally arise in the operations and with the exception of changes in value.

Return on total assets, %

Profit before tax with addition of net financial items in relation to average balance sheet total. The values were converted to a full-year basis in the interim accounts without taking account of seasonal variations that normally arise in the operations and with the exception of changes in value.

Net debt to total assets, %

Net debt in relation to total assets.

EBITDA

Profit from property management with addition of profit from sales of development properties with reversal of net financial items. In the interim financial statements, EBITDA was converted to a full-year basis, with the exception of profit from sale of development properties.

Profit from property management, SEKm

Profit including changes in value and tax in associated companies with reversal of changes in value and tax as regards participation in profits of associated companies. When calculating profit from property management before tax attributable to parent company shareholders, the profit from property management is also reduced with the non-controlling interests' share.

Average interest, %

Net financial items in the period recalculated to annual value in relation to the average interest-bearing liabilities.

Hybrid capital

A bond with a maturity of 60 years. The bond is reported as interest bearing liability but is treated as 50% equity by the rating agencies.

Net debt, SEKm

Interest-bearing liabilities decreased by cash and cash equivalents, financial investments and 50% of Hybrid capital which is treated as 50% equity by the rating agencies.

Interest coverage ratio, times

Profit including changes in value and tax in associated companies with reversal of net financial items excluding ground rents and changes in value of financial investments and changes in value and tax as regards participation in profits of associated companies, in relation to net financial items excluding ground rents and changes in value of financial investments.

Debt/equity ratio, times

Interest-bearing liabilities decreased by 50% of Hybrid capital in relation to shareholders' equity, including non-controlling interests.

Equity/assets ratio, %

Shareholders' equity including non-controlling interests and 50% of Hybrid capital in relation to the balance sheet total at the end of the period.

1) The key ratio is operational and is not considered to be an alternative key ratio according to ESMA's guidelines.

measures used by other companies and shall therefore be considered as a complement to measures defined according to IFRS. Fastighets AB Balder will apply these alternative performance measures consistently over time. The key ratios are alternative performance measures according to ESMA's guidelines unless otherwise stated. A description follows below of how Fastighets AB Balder's key ratios are defined and calculated.

SHARE RELATED

Equity per share, SEK

Shareholders' equity attributable to parent company shareholders in relation to the number of outstanding shares at the end of the period.

Profit from property management per share, SEK

Profit from property management attributable to the parent company shareholders divided by the average number of outstanding shares.

Average number of shares

The number of outstanding shares at the start of the period, adjusted by the number of shares issued during the period weighted by the number of days that the shares have been outstanding in relation to the total number of days during the period.

Long term net asset value per share (NAV), SEK

Shareholders' equity attributable to parent company shareholders per share with reversal of interest rate derivatives and deferred tax according to balance sheet.

Profit after tax per share, SEK

Profit attributable to the parent company shareholders in relation to average number of shares.

PROPERTY RELATED

Yield, %

Estimated net operating income on an annual basis in relation to the fair value of the properties at the end of the period.

Net operating income, SEKm

Rental income less property costs.

Economic occupancy rate, %¹⁾

Contracted rent for leases which are running at the end of the period in relation to rental value.

Development properties

Refers to properties constructed with the intention of being divested after completion.

Real estate portfolio

Refers to both investment properties and development properties.

Property category

Classified according to the principal use of the property. The break-down is made into office, retail, residential, industrial/logistics and other properties. Other properties include hotel, educational, care, warehouse and mixed-use properties. The property category is determined by what the largest part of the property is used for.

Property costs, SEKm

This item includes direct property costs, such as operating expenses, utility expenses, maintenance and property tax.

Investment properties

Refers to properties that are held with the objective of generating rental income or an increase in value or a combination of these.

Rental value, SEKm¹⁾

Contracted rent and estimated market rent for vacant premises.

Surplus ratio, %

Net operating income in relation to rental income.



PROJECT DRAKEN, GOTHENBURG

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FINANCIAL INFORMATION

Overall information about the company's operations, board of directors and management, financial reporting and press releases, may be found on Balder's website, balder.se.

CALENDAR

Interim report Jan-June 2022	15 July 2022
Interim report Jan-Sep 2022	28 October 2022
Year-end report 2022	10 February 2023

This report is a translation of the Swedish Interim Report January-March 2022. In the event of any disparities between this report and the Swedish version, the latter will have priority.

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