

# Interim report January - June 2023

Ulrika Hallengren, CEO and Arvid Liepe, CFO

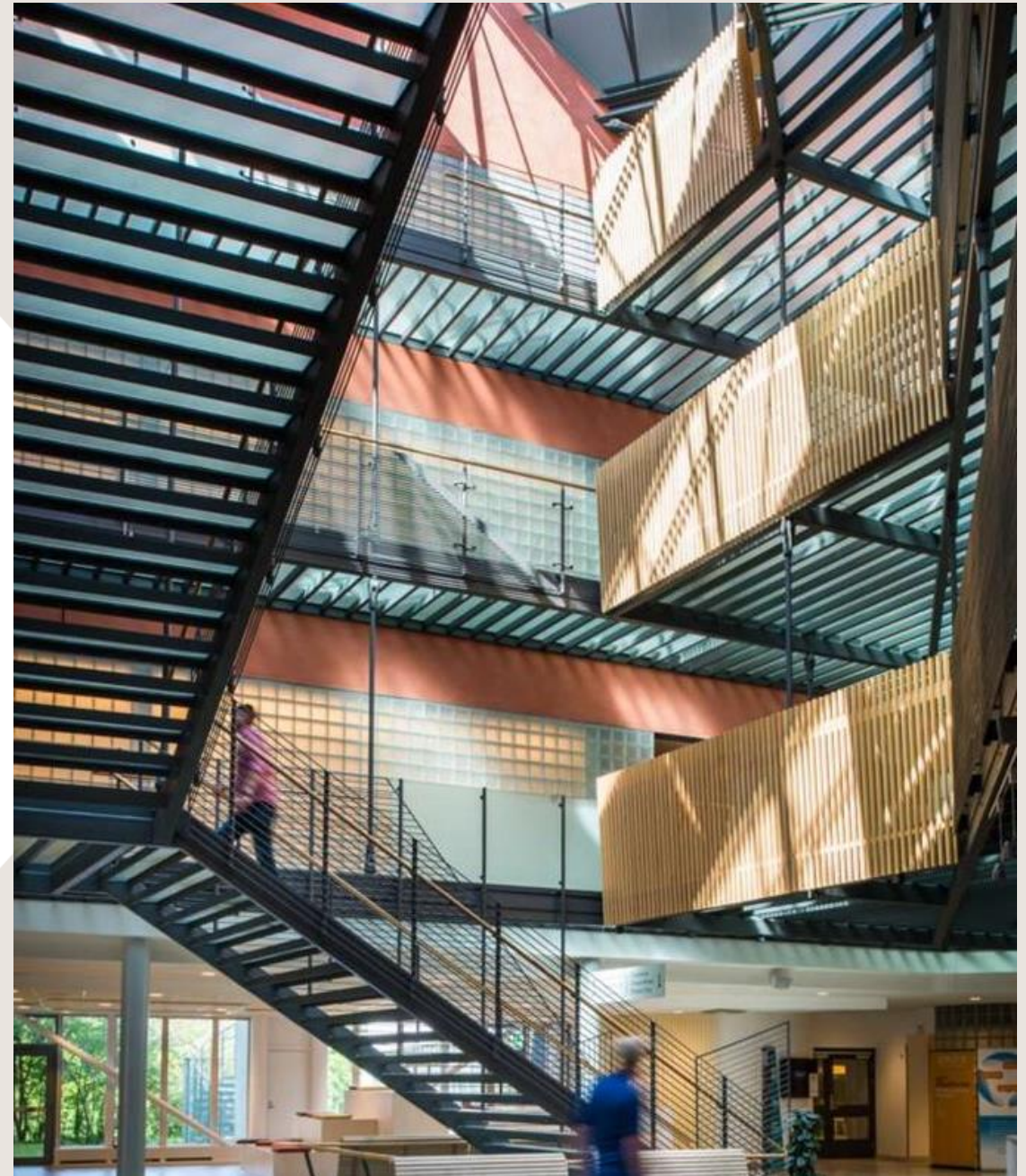


10 July 2023



# Summary Q2 2023

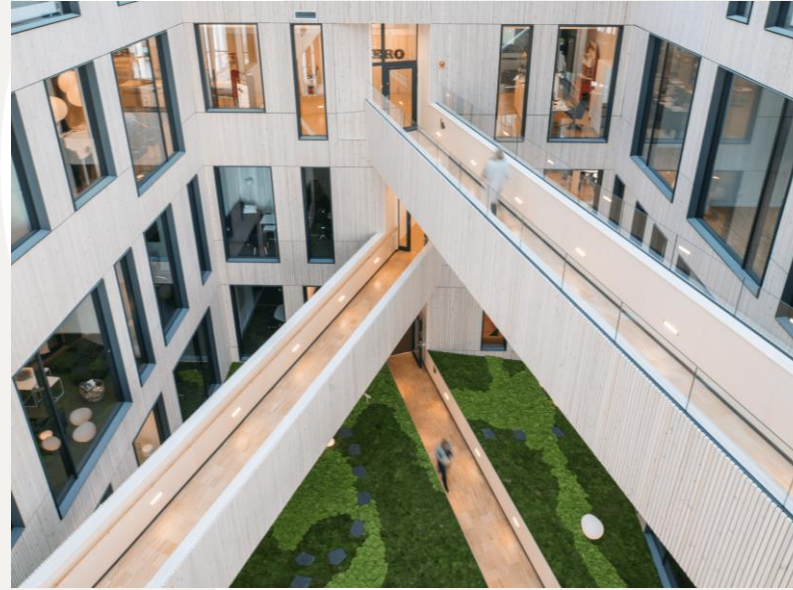
- Rental income +20%
- Operating surplus +25%
- Higher financing costs balanced by increased earnings
- Positive net letting
- Stable balance sheet
- Access to liquid funds
- Continuing to invest for the future





# Results January- June 2023

- Rental income increased by 21% to SEK 1,935 million (1,599)
- Operating surplus increased by 22% to SEK 1,389 million (1,135)
- Income from property management amounted to SEK 948 million (950)
- Result for the period amounted to SEK 625 million (1 549), corresponding to earnings per share of SEK 2.03 (5.04)
- EPRA NRV increased by 7% to SEK 90.41 (87.60), adjusted for paid dividend, vs 12 months previously



# Rental income development

<b>Rental income Jan-Jun 2022, SEKm</b>	<b>1,599</b>
Aquisitions	94
Currency effect	27
Index	137
Additional charges	48
Completed projects, new leases and renegotiations etc.	32
<b>Rental income Jan-Jun 2023</b>	<b>1,935</b>





# Net letting

SEKm	Q2 2023	Q2 2022	Jan-Jun 2023	Jan-Jun 2022
New leases	77	109	154	163
Terminations	63	68	134	94
<b>Net letting</b>	<b>14</b>	<b>41</b>	<b>20</b>	<b>69</b>

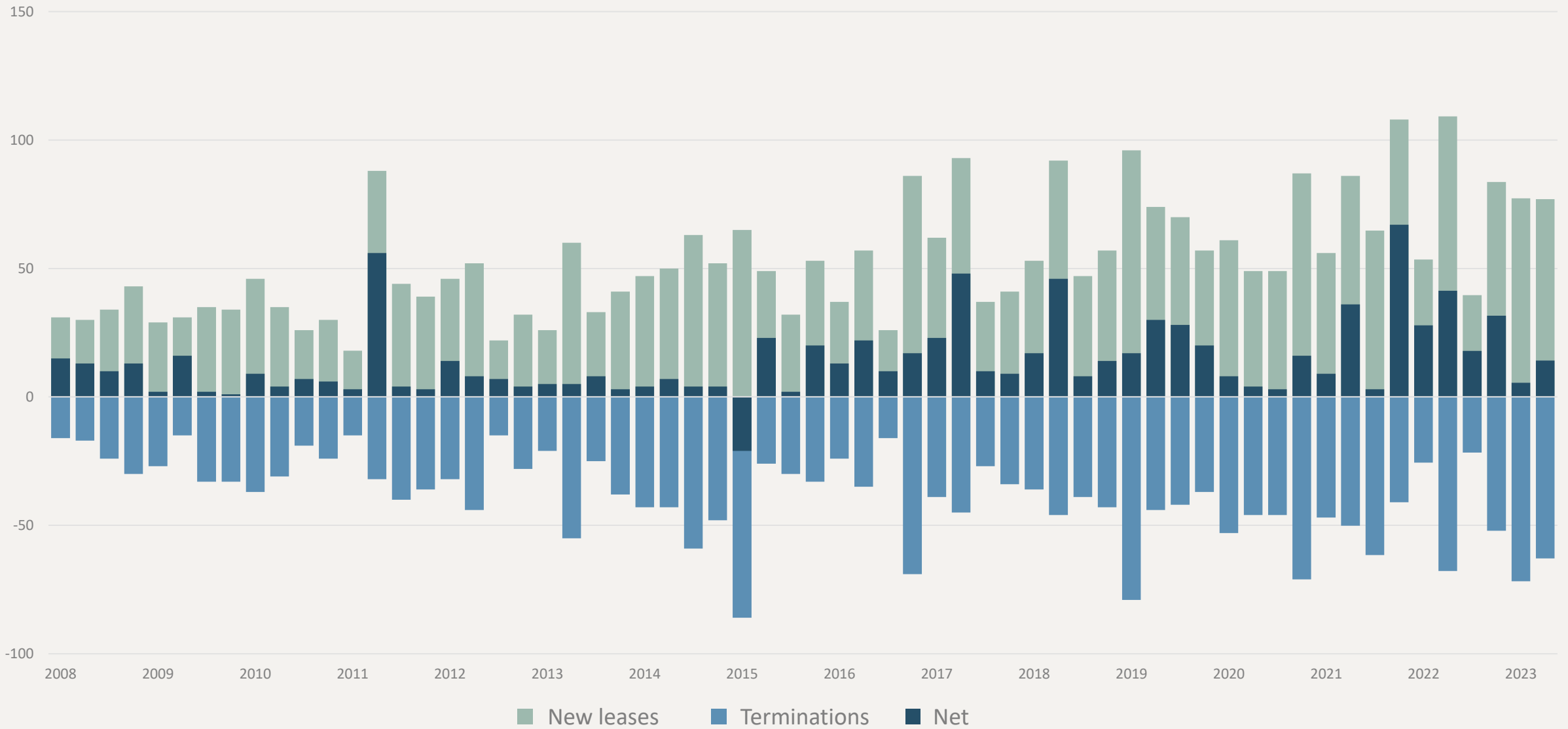
# New leases Q2 – a selection



FØYEN



# Net letting quarterly





**21%**

Revenues from  
top ten tenants

**24%**

Revenues from  
public tenants

## **Solid customers**

City of Helsingborg

City of Malmö

Danish Building and Property  
Agency

Danske Bank

Ericsson

Lund university

Malmö university

Skåne Regional Council

Swedish Social Insurance  
Agency

Trygg Hansa Insurance



# Rental growth entire property stock

	01-07-2023 SEK m	01-07-2022 SEK m	Percent
Rental value	4,250	3,537	+20.2
Rental income	3,905	3,239	+20.6

# Rental growth like-for-like\*

	01-07-2023 SEK m	01-07-2022 SEK m	Percent
Rental value	3,851	3,489	+10.4
Rental income	3,612	3,221	+12.1

\*Excluding project & land

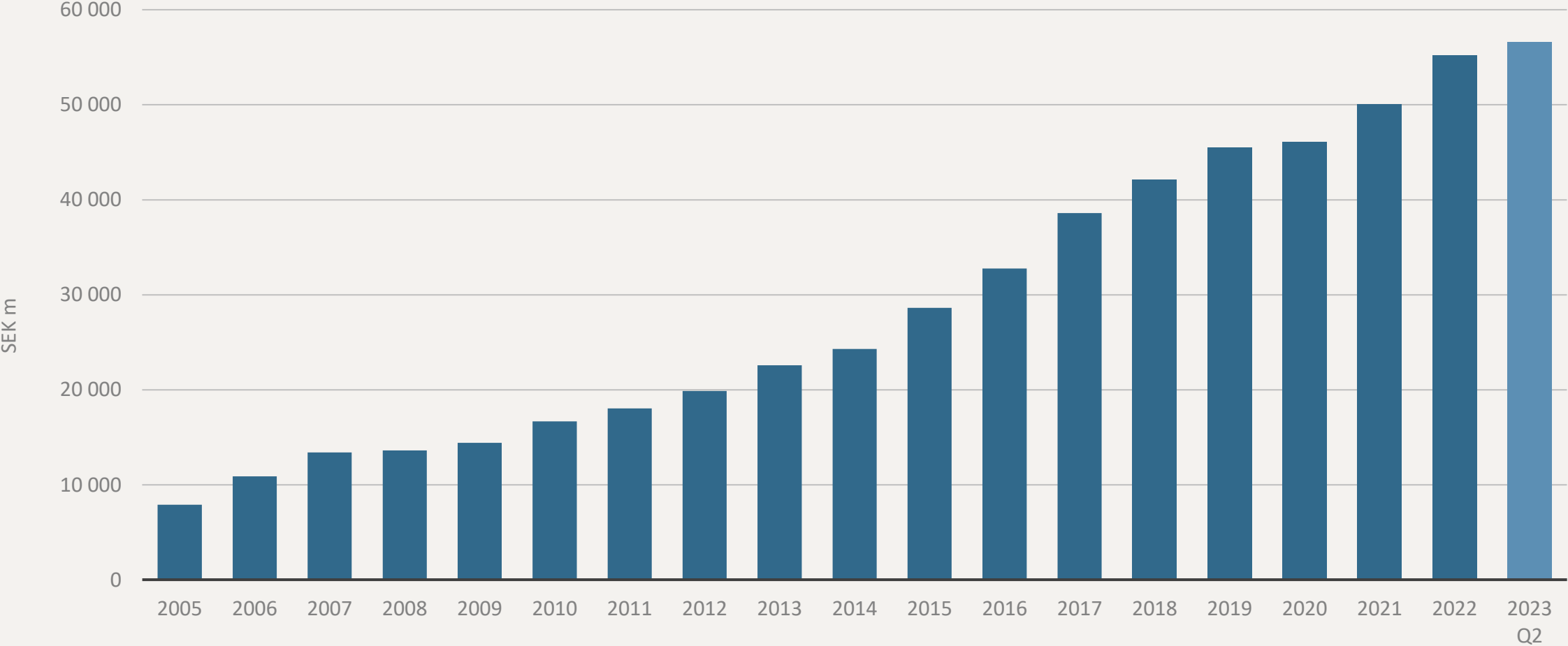
# Changes in market value properties

	SEK m
Carrying amount 1 January 2023	55,179
Acquisitions	20
Investments	933
Properties sold	-
Changes in value	-87
Currency translations	584
<b>Carrying amount 30 June 2023</b>	<b>56,629</b>





# Increased value in the portfolio



# Portfolio – the entire property stock

1 July, 2023

	Market value SEK m	Op. Surplus* SEK m	Occupancy rate, %	Running yield, %	Running yield fully let, %
Total excl. projects and land	53,630	2,975	93	5.5	6.1
<b>Total Wihlborgs</b>	<b>56,629</b>	<b>2,985</b>	<b>92</b>	<b>5.3</b>	<b>5.9</b>

\* Excluding property admin



# Portfolio – Office properties

1 July, 2023

	Market value SEK m	Op. Surplus* SEK m	Occupancy rate, %	Running yield, %	Rnning yield fully let, %
Malmö	19,266	1,000	95	5.2	5.5
Helsingborg	8,556	457	91	5.3	6.0
Lund	8,298	472	92	5.7	6.3
Copenhagen	10,712	590	94	5.5	6.0
<b>Total</b>	<b>46,832</b>	<b>2,518</b>	<b>94</b>	<b>5.4</b>	<b>5.9</b>

\* Excluding property admin

# Portfolio – Logistics/Production

1 July, 2023

	Market value SEK m	Op. Surplus* SEK m	Occupancy rate, %	Running yield, %	Running yield fully let, %
Malmö	2,092	142	97	6.8	7.1
Helsingborg	3,489	243	89	7.0	8.1
Lund	271	18	98	6.7	6.8
Copenhagen	946	54	96	5.7	6.0
<b>Total</b>	<b>6,798</b>	<b>457</b>	<b>92</b>	<b>6.7</b>	<b>7.5</b>

\* Excluding property admin





## Malmö

 40 % of property value

 635,000 m<sup>2</sup>

 103 properties

 22,328 SEK m property value



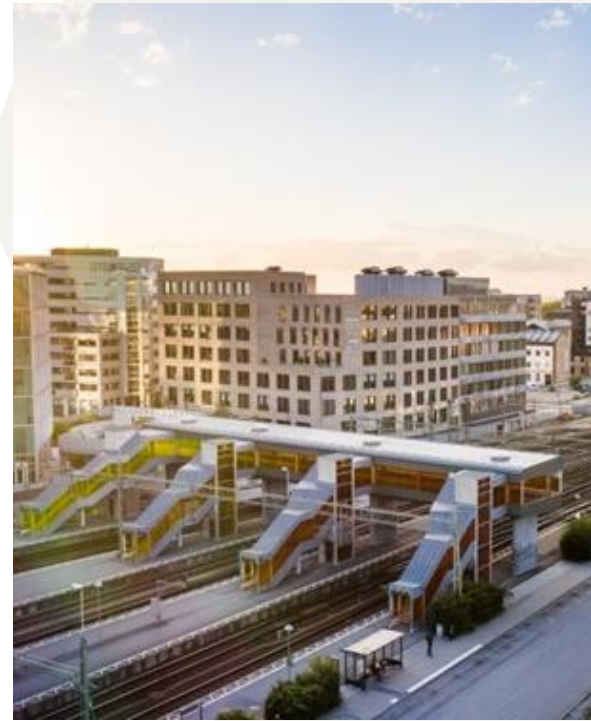
## Helsingborg

 22 % of property value

 652,000 m<sup>2</sup>

 107 properties

 12,575 SEK m property value



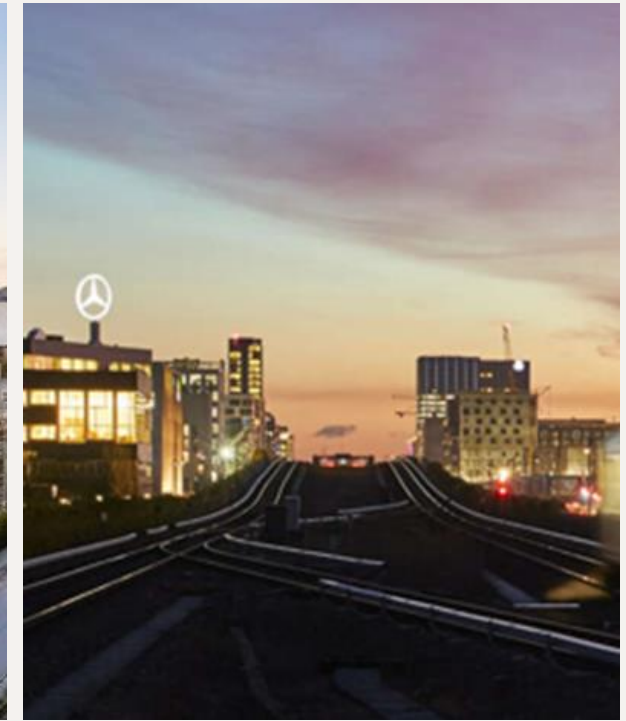
## Lund

 16 % of property value

 264,000 m<sup>2</sup>

 34 properties

 9,086 SEK m property value



## Copenhagen

 22 % of property value

 703,000 m<sup>2</sup>

 62 properties

 12,640 SEK m property value



# Acquisitions





# Klaedemålet



Copenhagen



July 4 2023

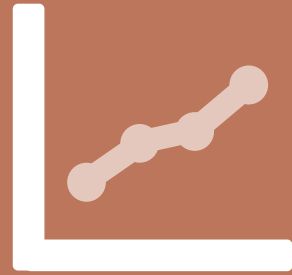


3 900 m<sup>2</sup>



Total property value  
DKK 71,5 million





# Financials

# Income statement

SEK m	Q2 2023	Q2 2022	
Rental income	964	804	+20%
Operating surplus	722	578	+25%
Income property management	491	483	+2%
Change in value of properties	-59	151	
Change in value of derivatives	35	292	
Pre-tax profit	467	926	
<b>Profit for the period</b>	<b>370</b>	<b>733</b>	

<b>Consolidated balance sheet, SEK m</b>	<b>30-06-2023</b>	<b>30-06-2022</b>
Investment properties	56,629	51,760
Right-of-use assets	143	146
Other fixed assets	424	387
Derivatives	638	669
Current receivables	332	339
Liquid assets	185	443
<b>Total assets</b>	<b>58,351</b>	<b>53,744</b>
Equity	23,086	22,607
Deferred tax liability	5,341	4,992
Borrowings	28,499	24,853
Lease liability	143	145
Derivatives	4	0
Other long-term liabilities	42	45
Current liabilities	1,236	1,102
<b>Total equity and liabilities</b>	<b>58,351</b>	<b>53,744</b>



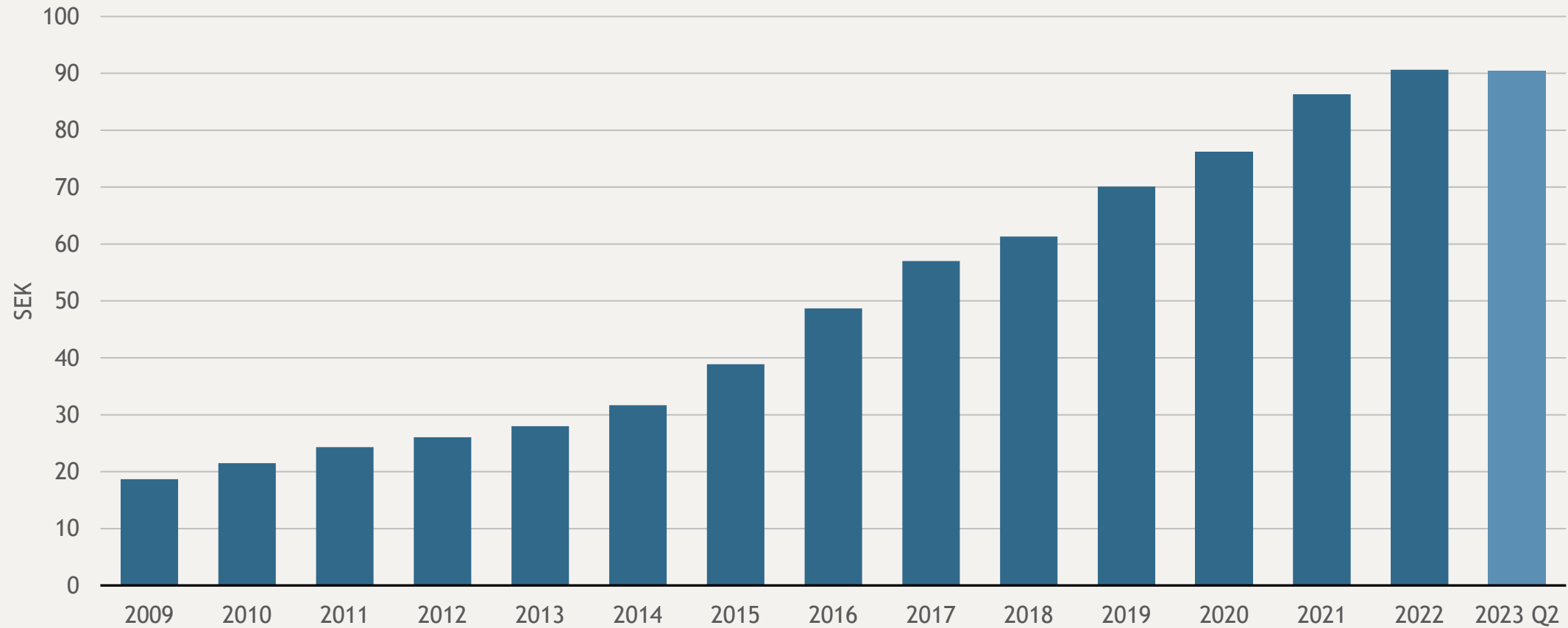
# Key figures

	30-06-2023	30-06-2022
Equity/assets ratio, percent	39.6	42.1
Leverage properties, percent	50.3	48.0
Interest coverage ratio, multiple	3.2	7.2
<i>Per share, SEK</i>		
EPRA net disposal value	75.09	73.54
EPRA net reinstatement value	90.41	87.60
Earnings per share	2.03	5.04
EPRA EPS	2.88	2.77

# EPRA NRV

Average annual growth:  
16 percent adjusted for dividend

Per share

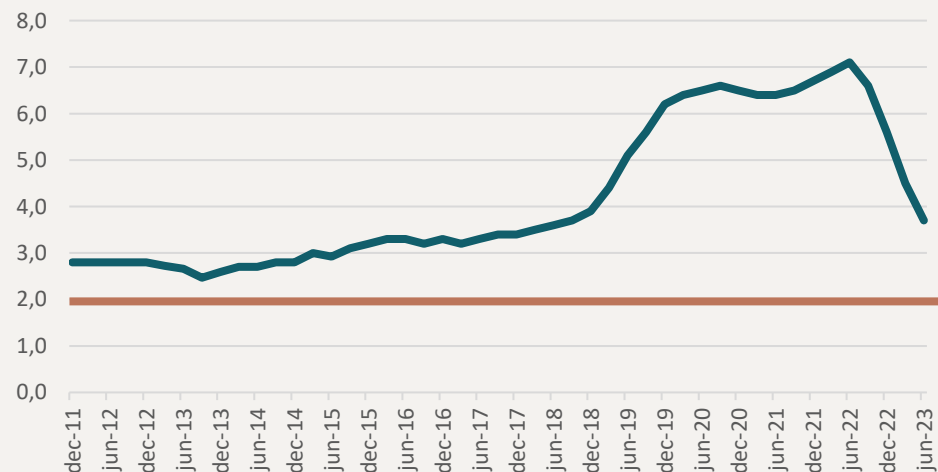


# Stable financial position

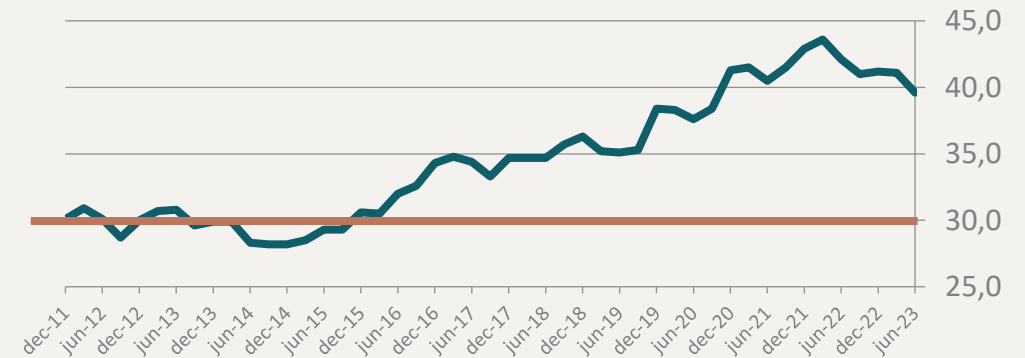
## Financial targets

- Max. loan-to-value 60%
- Min. equity/assets 30%
- Min. interest coverage 2.0 multiple

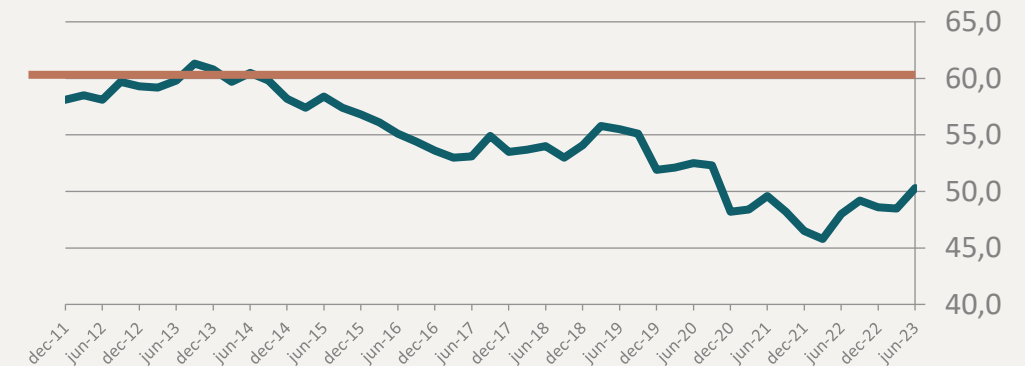
Interest cover ratio, rolling 12 months



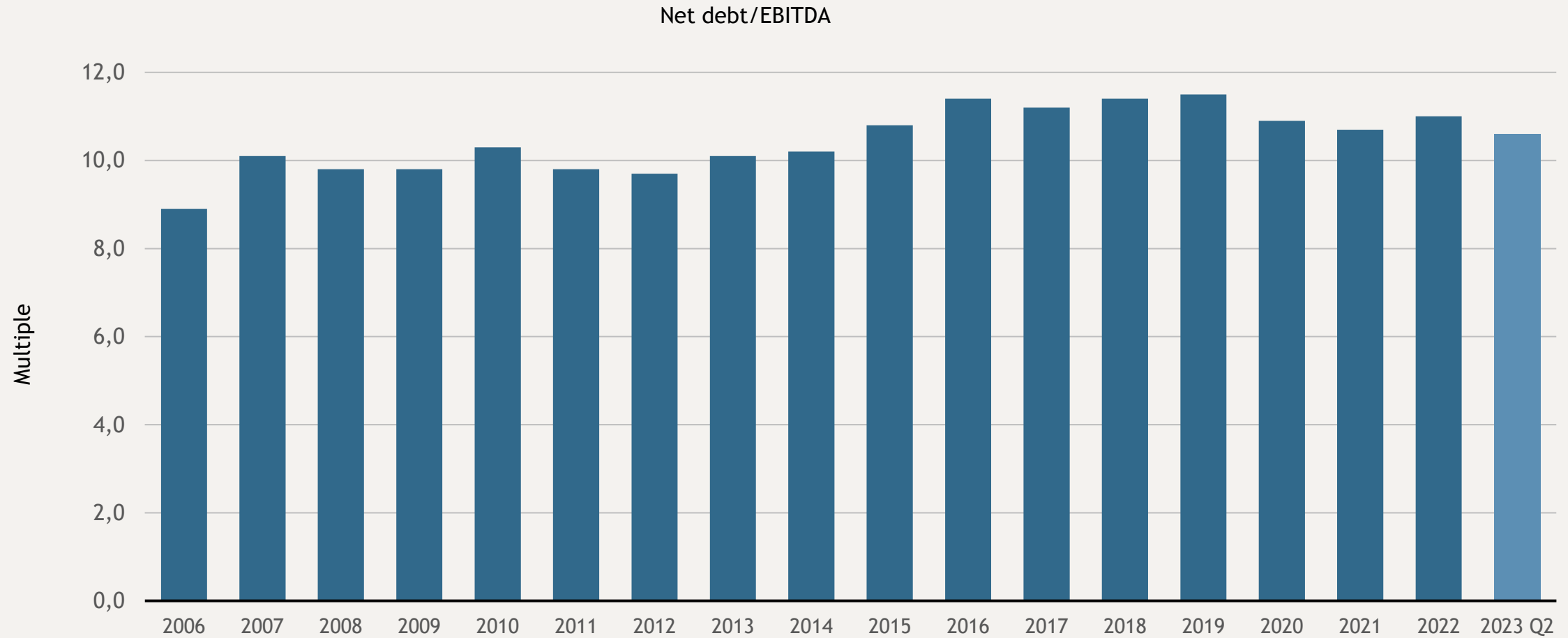
Equity/Assets %



Loan-to-value %



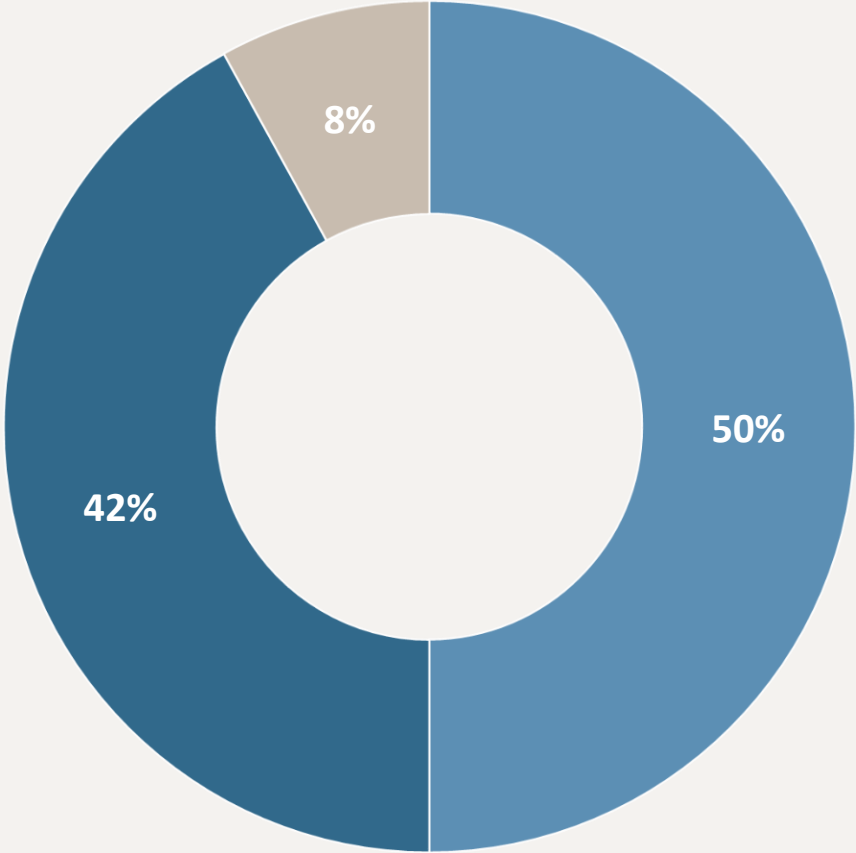
# Strong earnings relative to borrowings





# Current financing, June 2023

Total debt:  
SEK 28.5 bn



■ Bank loans    ■ Danish mortgage loans    ■ Bonds

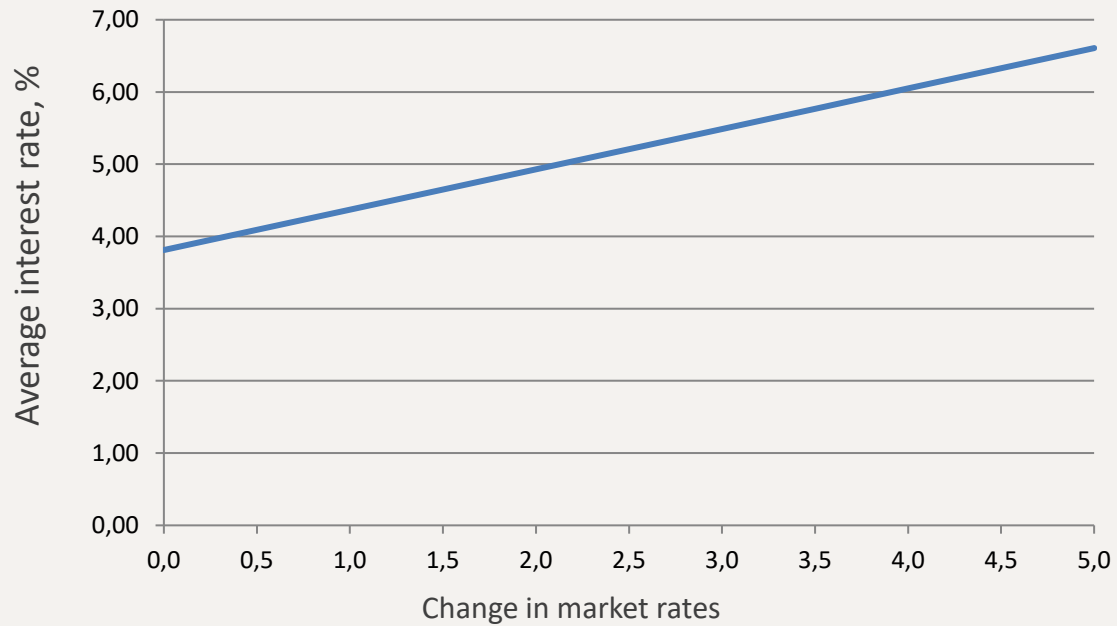
# Structure of interest and loan maturities

Matures year	Interest maturity		Loan maturity	
	Loan amount SEK m	Average interest rate %	Credit agreement SEK m	Utilised SEK m
2023	15,940	4.94	820	820
2024	1,788	1.43	5,600	5,050
2025	1,788	1.44	12,161	10,764
2026	1,252	1.62	1,125	625
2027	1,823	3.27	624	624
>2027	5,909	2.66	10,616	10,616
<b>Total</b>	<b>28,499</b>	<b>3.77*</b>	<b>30,946</b>	<b>28,499</b>

\* Excluding costs for credit agreements

Average fixed interest period: 2.5 years (2.0)  
Average loan maturity: 6.0 years (6.1)

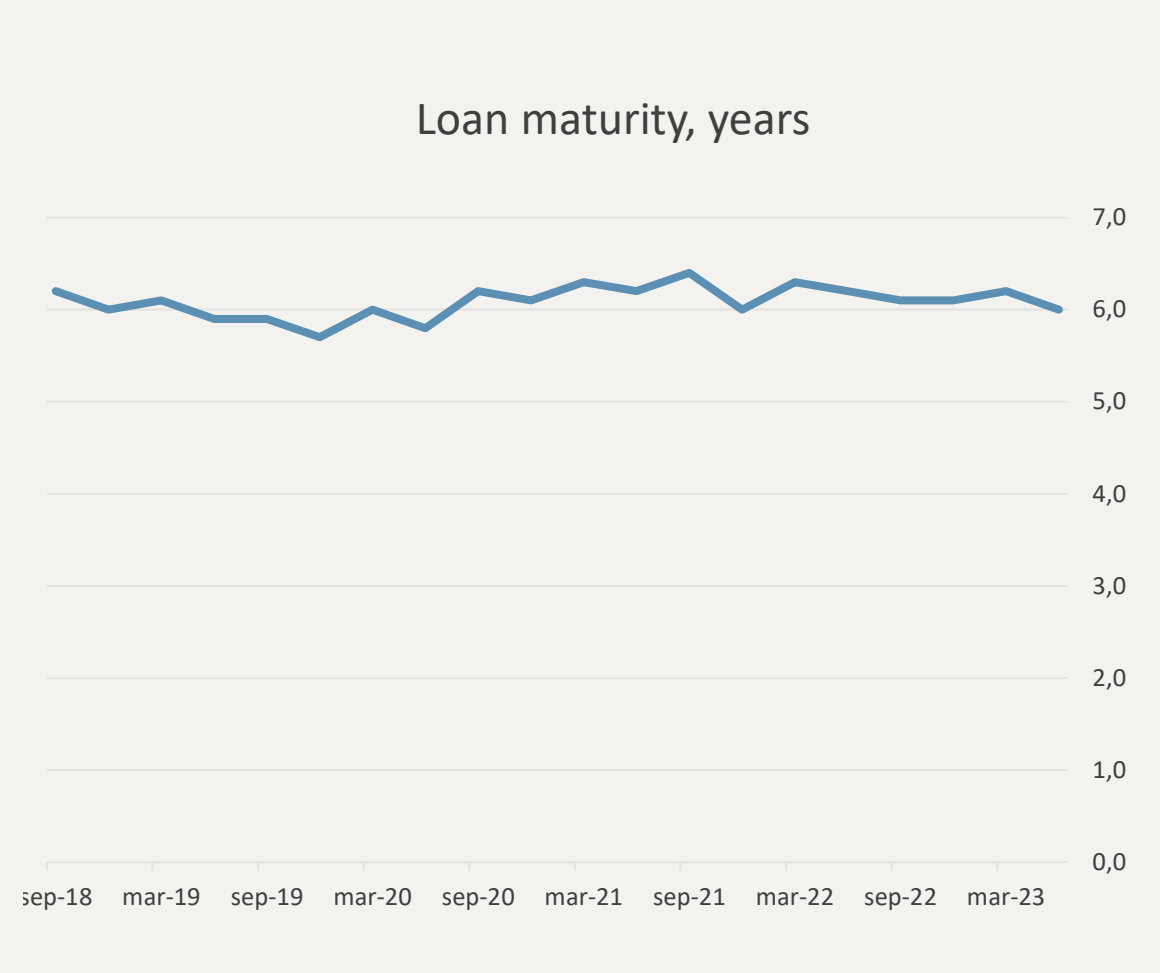
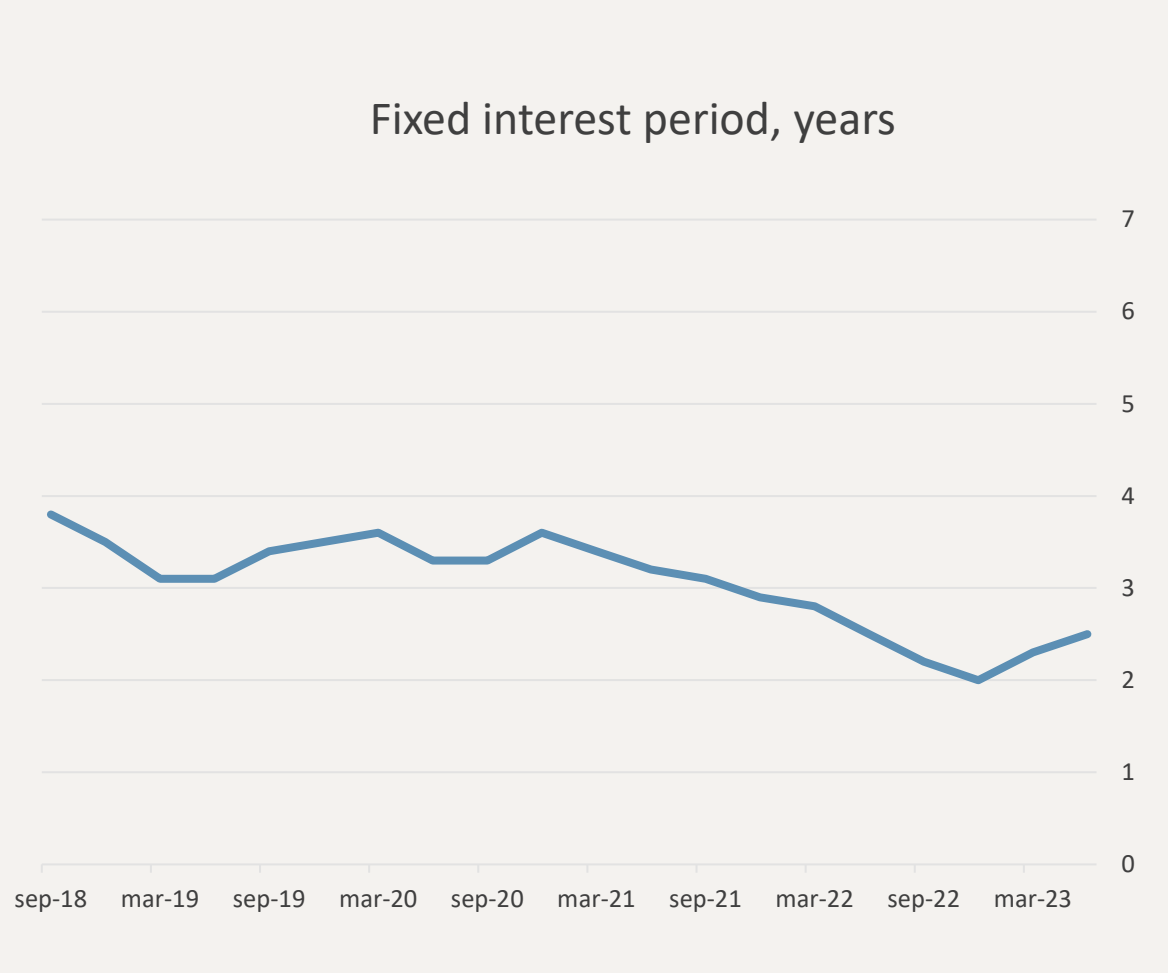
# Interest rate sensitivity



The underlying rate can increase by 2.0 percentage points from the level end June and the ICR would still be at our target level of 2.0 times.

The underlying rate can increase by 5.0 percentage points from the level end June and the ICR would still be at the required level of 1.5 times in our bank covenants.

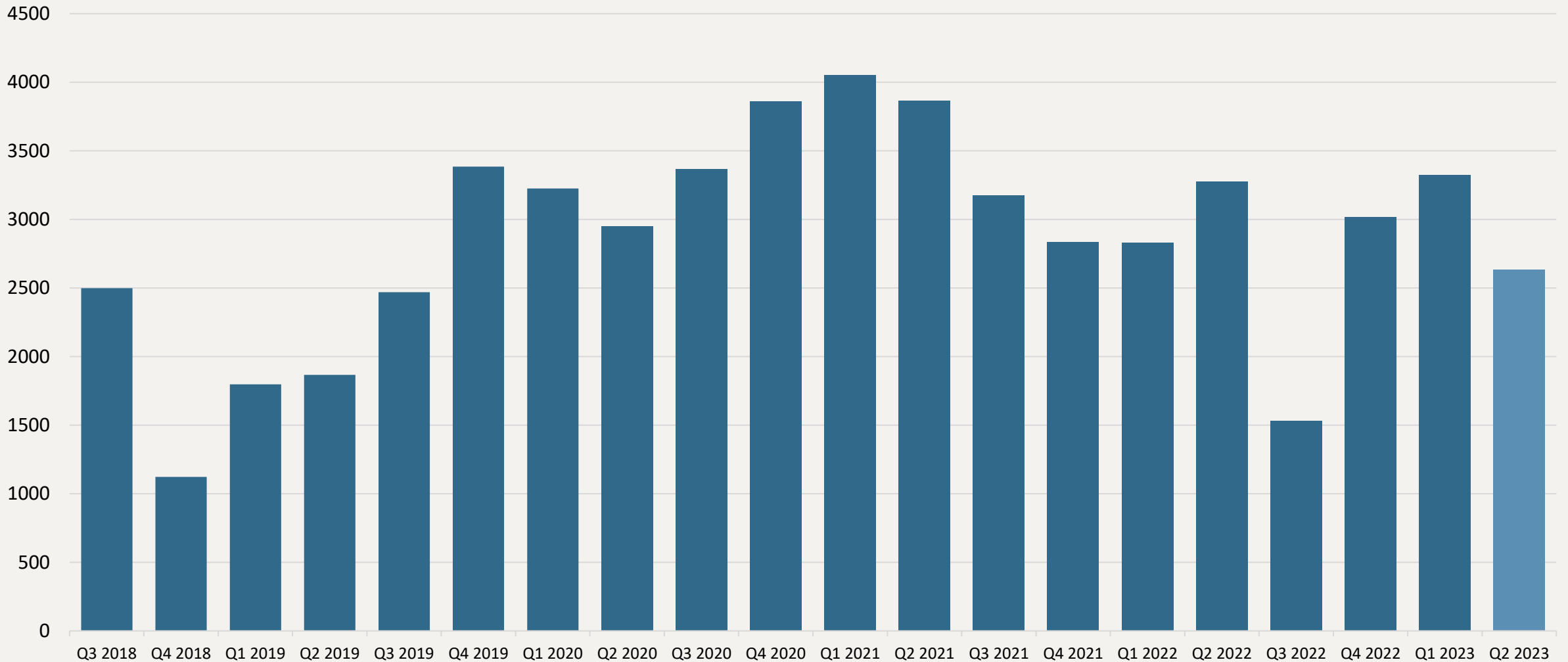
# Fixed interest period and loan maturity





# Available funds

Unutilized credit facilities plus liquid funds, SEK mn





# Sustainability

# Certified properties Jan-June 2023



**Huggjärnet 13 – house 2, Malmö**  
Miljöbyggnad level Silver

**Huggjärnet 13 – house 3, Malmö**  
Miljöbyggnad level Silver

**Polisen 5, Helsingborg**  
Miljöbyggnad In-Use level Silver

**Hermes 10, Helsingborg**  
Miljöbyggnad In-Use level Silver

**Armaturen 4, Lund**  
Miljöbyggnad In-Use level Silver

**Arlöv 19:133, Malmö**  
Miljöbyggnad In-Use level Silver

**Urnes 3, Malmö**  
Miljöbyggnad In-Use level Silver

**Karin 13, Malmö**  
Miljöbyggnad In-Use level Silver

**Karin 14, Malmö**  
Miljöbyggnad In-Use level Silver

**Hindbygården 7, Malmö**  
Miljöbyggnad In-Use level Silver

**Kranen 2, Malmö**  
Miljöbyggnad In-Use level Silver

**Skrovet 6, Malmö**  
Miljöbyggnad In-Use level Silver

**Vätet 1, Lund**  
Miljöbyggnad In-Use level Silver

**Fisken 18, Malmö**  
Miljöbyggnad In-Use level Silver

**Plåtförädlingen 15, Helsingborg**  
Miljöbyggnad level silver



# Sustainability results 2023

- Energy use kWh/sqm -3% (Q2)
- Total district heating effect in Malmö -6% (2023)
- Measures taken by Wihlborgs employees (Q2)
  - St.Jörgen 21 -40%
  - Österport 7 -35%
  - Muren 5 -35%





# Examples of societal commitments



## Techship

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is an entrepreneurial programme aimed at motivating and inspiring young people to start their own business or engage in further studies



## Ideon Navigator Scaleup

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is an accelerator program aimed at selected smaller companies with substantial growth potential. It provides access to experienced external growth leaders in a controlled process over a period of about two years



## Venture Cup

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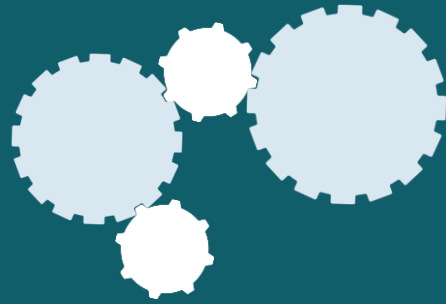
is a competition for the entrepreneurs of tomorrow and connects business experts with future entrepreneurs and offers inspiration, education, guidance and networking



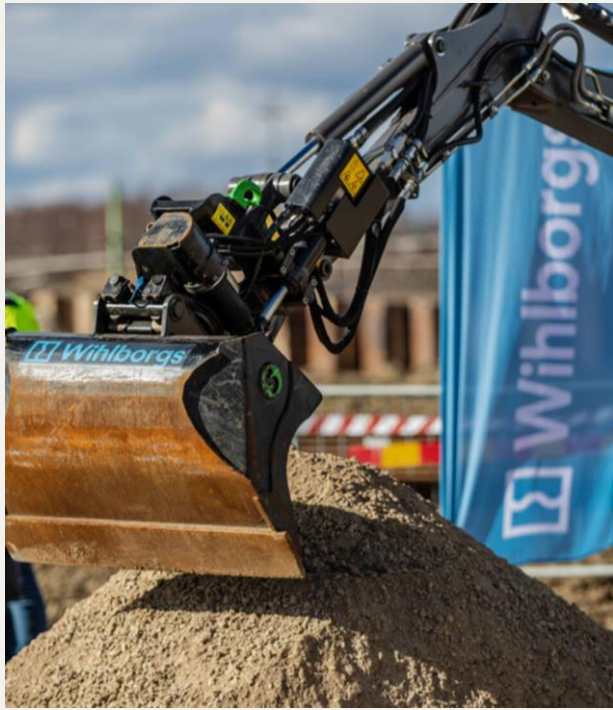
## Helsingborgs C

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was recertified in 2022 in accordance with Purple Flag, a method for creating an equal-opportunity, safe and attractive city with a variety of offerings and activities for everyone, including in the evenings.



# Investments in progress



# Ground breaking ceremonies

- 24 Jan, Helsingborg  
Rausgård 21 - Nederman
- 1 Feb, Helsingborg  
Plåtförädlingen 15 - Springhill
- 2 Mar, Lund  
Tomaten 1 - Inpac
- 9 Mar, Malmö  
Bläckhornet 1 (VISTA)
- 28 Jun, Helsingborg  
Snårskogen 6 - Rollco





# Projects investments

January-June 2023

	SEK m
Investments	933
Projects in progress	3,354
Invested by period end	-988
<b>Remains to invest</b>	<b>2,366</b>







# Bläckhornet 1 - VISTA



Hyllie, Malmö



Completion  
Q4 2024 / Q4 225



15,000 m<sup>2</sup> mobility hub  
16,600 m<sup>2</sup> office



SEK 884 M



# Kunskapen 1 - SPACE



Science Village, Lund



Completion Q4, 2023



6,000 m<sup>2</sup>



244 Mkr





# Posthornet 1, fas 2



Lund, City



Completion Q4, 2025



9,900 m<sup>2</sup>



448 Mkr







# Tomaten 1

Inpac



Lund



Completion Q2, 2024



6,400 m<sup>2</sup>



137 Mkr





# Rausgård 21

Nederman



Helsingborg



Completion Q3, 2024



25,000 m<sup>2</sup>



420 Mkr



# Huggjärnet 13

Automationspartner, Soprema, CYTO365



Helsingborg



Completion phase 1  
Q2, 2023



8,000 m<sup>2</sup>



108 Mkr







# Plåtförädlingen 15

Springhill



Helsingborg



Completion Q4, 2023



8,700 m<sup>2</sup>



141 Mkr





# Snårskogen 5

Rollco



Helsingborg



Completion Q3, 2024



3,600 m<sup>2</sup>



78 Mkr



# Sunnanå 12:54



Malmö



Completion Q2, 2025



17,000 m<sup>2</sup>



302 Mkr





# Future projects





## Science Village, Spektra



Lund



4,700 m<sup>2</sup> GFA



TBD



TBD

## Ideontorget, Zenit



Lund, Ideon



16,000 m<sup>2</sup> GFA



TBD



TBD

## Polisen 7



Helsingborg



6,000 m<sup>2</sup> GFA



TBD



TBD

## Västerbro



Lund



70,000 m<sup>2</sup> GFA



TBD



TBD





# Börshuset 1



Malmö, City



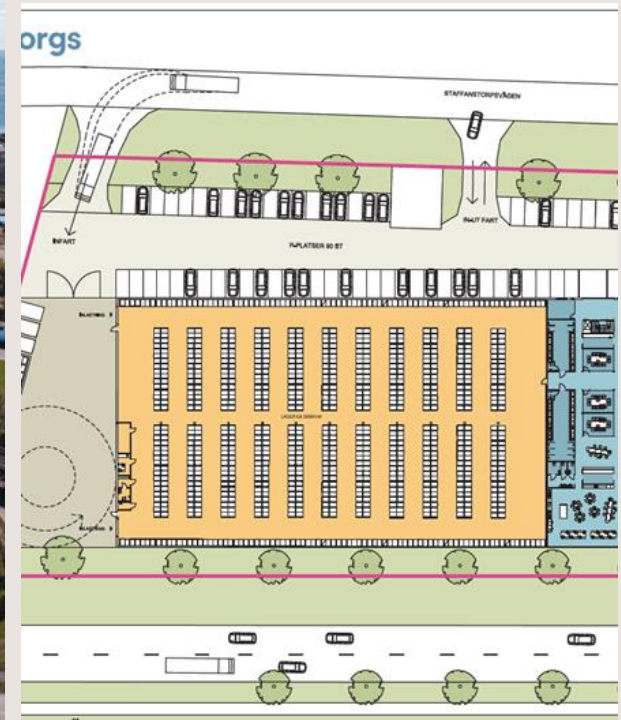
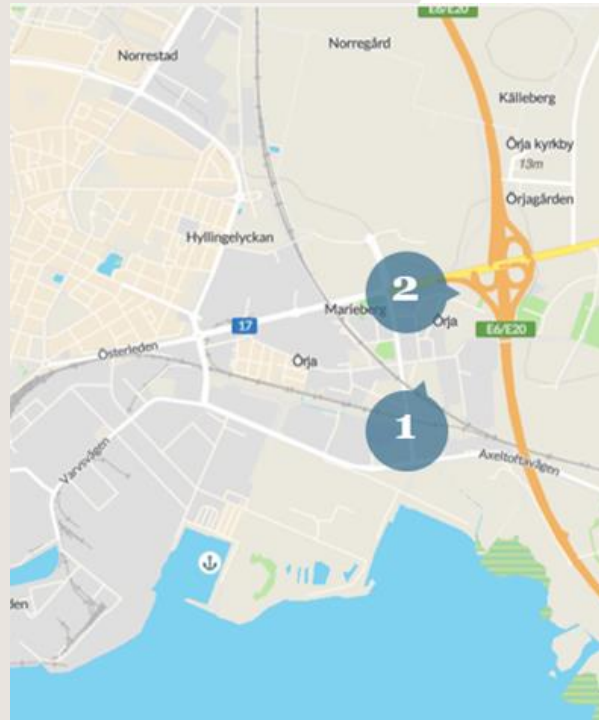
Completion TBD  
(Q3, 2025)



5,500 m<sup>2</sup>



TBD



### Tomaten 1

-  Lund
-  2,500 m<sup>2</sup> GFA
-  TBD
-  TBD


### Örja, Pedalen etc.

-  Landskrona
-  TBD
-  TBD
-  TBD

### Bilrutan 5

-  Landskrona
-  14,000 m<sup>2</sup> GFA
-  TBD
-  TBD

### Sunnanå 12.26

-  Malmö, Burlöv
-  4,000 m<sup>2</sup> GFA
-  TBD
-  TBD





## Stenåldern 7



Malmö



5,000 m<sup>2</sup> GFA



TBD



TBD



## Benkammen 16



Malmö



5,500 m<sup>2</sup> GFA



TBD



TBD



## Spännbucklan 9



Malmö



5,500 m<sup>2</sup> GFA



TBD



TBD



## Hindbygården 9



Malmö



2,500 m<sup>2</sup> GFA



TBD



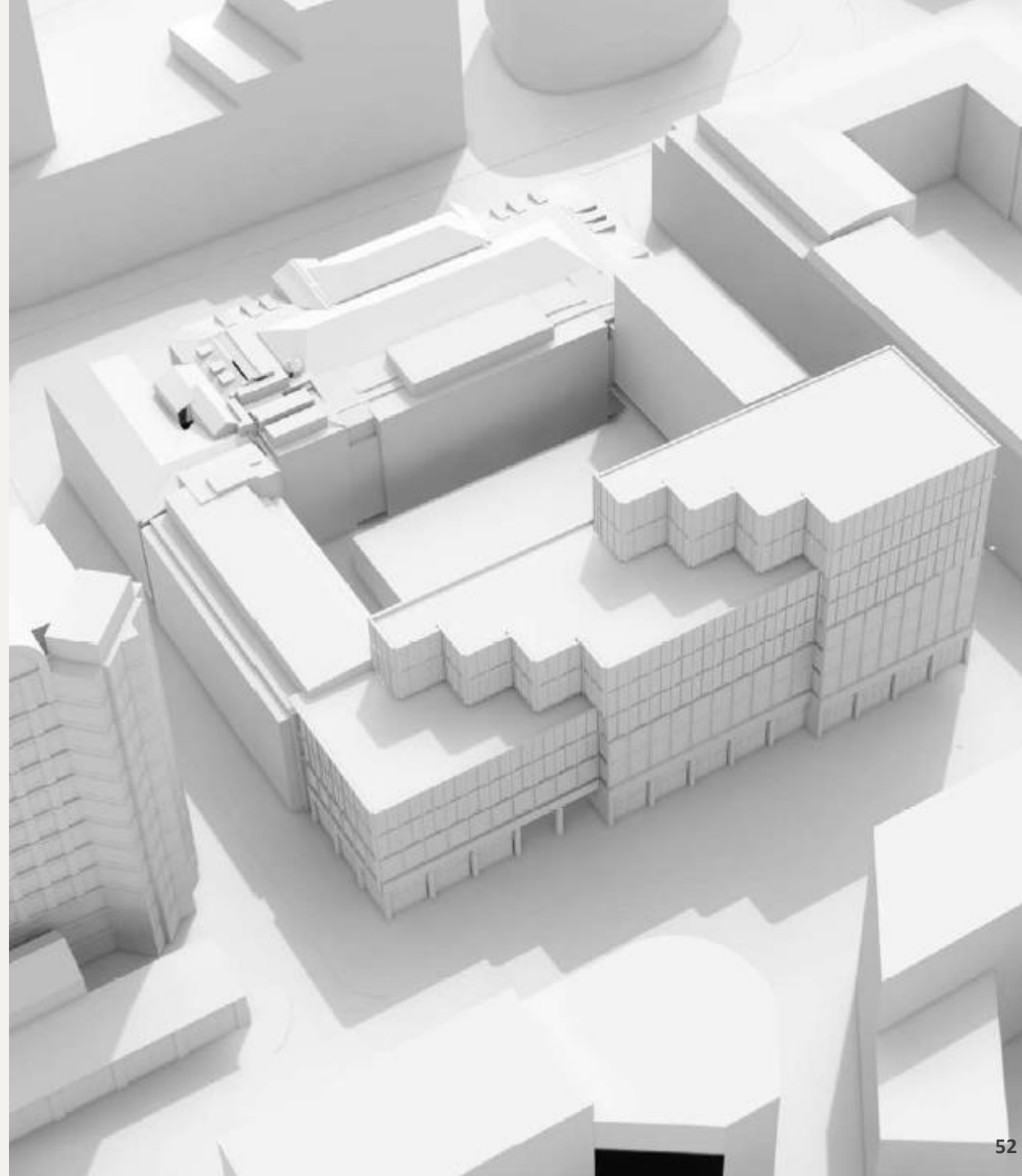
TBD

# Nyhamnen, Malmö






# Higher density at Slagthuset







### Hamnen 16:xx- Smörkajen

 Malmö, Nyhamnen

 13,000 m<sup>2</sup> GFA

 TBD

 Miljöbyggnad Guld



### Kranen 15

 Malmö, Dockan

 TBD

 TBD

 Miljöbyggnad Guld



### Dockan

 Malmö, Nyhamnen

 13,000 m<sup>2</sup> GFA

 TBD

 Miljöbyggnad Guld



### Naboland 3

 Malmö, Burlöv

 8,000 m<sup>2</sup> GFA

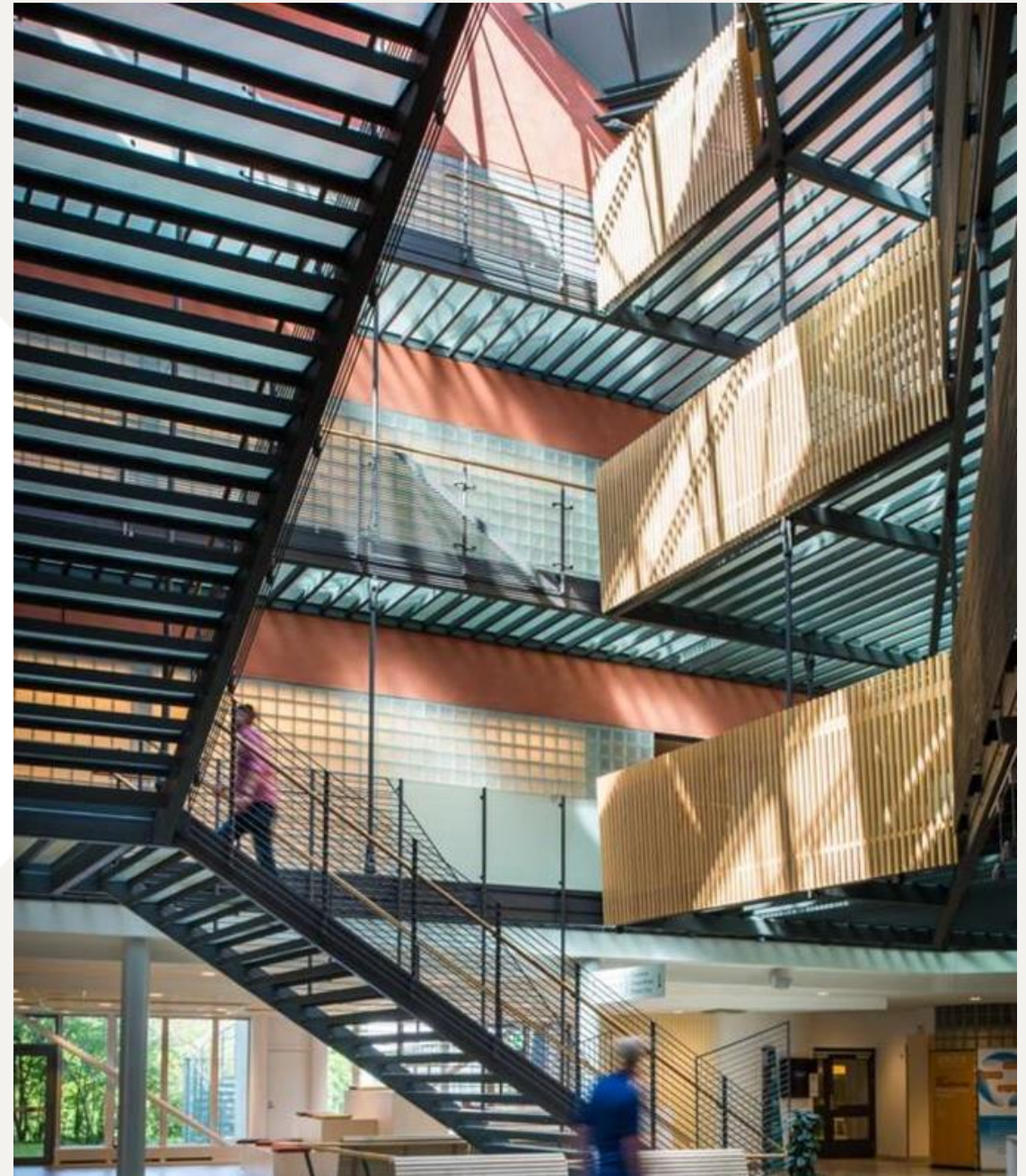
 TBD

 Miljöbyggnad Guld



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- ✓ Higher financing costs balanced by increased earnings
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- ✓ Access to liquid funds
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**Wihlborgs**

RESTAURANT