

Year-end report
January – December

2024

**Strong end
to the year**

Rental income increased 8 percent to
SEK 4,174 million (3,881)

Operating surplus increased 8 percent
to SEK 2,996 million (2,763)

Income from property management
increased 2 percent to SEK 1,781
million (1,747)

Profit for the period amounted to SEK
1,706 million (-27), corresponding to
earnings per share* of SEK 5.55 (-0.09)

The Board of Directors proposes a
dividend of SEK 3.20 (3.15) per share
In 12 months EPRA NRV per share has
increased by 8 percent to 93.58 kr
(89.17) adjusted for dividend of SEK
3.15 per share

*) Earnings per share are the same
before and after dilution.



Wihlborgs

This is Wihlborgs

Wihlborgs is the leading property company in the Öresund region. Over 50,000 people have their workplace at one of our premises.

People in Malmö, Lund, Helsingborg and Copenhagen all meet in city spaces designed by us. We are also present in associations, social forums and board rooms to be part of the development of the Öresund region. We are a region-builder and a relations-builder.

The book value of the company's properties totals SEK 59 billion, representing an annual rental value of SEK 4.6 billion. Wihlborgs' shares are listed on the Large Cap List of Nasdaq Stockholm.



Our vision

In the meeting with us, ambitions become reality.



Our business concept

Wihlborgs specialises in efficient sub-markets in the Öresund region, where we own, manage in-house and develop commercial properties, thereby enabling tenants to grow and develop.



Our business model

We work continuously to improve our property portfolio by refining and developing existing properties, implementing new projects and acquiring and selling properties. With good results, we enable value growth and dividends to shareholders.



Our sustainability framework

Wihlborgs is to ensure the company's and region's long-term sustainable development. Our focus is on committed employees, responsible business, sustainable properties and commitment to the region and its community.

Property value, SEK billion

59.2

Rental income, SEK million

Jan-Dec

4,174

Operating surplus,
SEK million

Jan-Dec

2,996

Income property,
SEK million

Jan-Dec

1,781



Wihlborgs



Content

| | |
|-----------------------------|----|
| CEO's comments | 4 |
| Market comments | 5 |
| Income, expenses and profit | 6 |
| Assets | 8 |
| Sustainable business | 14 |
| Liabilities and equity | 16 |
| Financial reports | 19 |
| Key figures | 24 |
| Definitions | 26 |
| Calendar | 27 |
| Contact | 28 |

January - December 2024

| Group key figures, SEK m | 2024 | 2023 | 2024 | 2023 |
|--|---------|---------|---------|---------|
| | Oct-Dec | Oct-Dec | Jan-Dec | Jan-Dec |
| Rental income | 1,059 | 969 | 4,174 | 3,881 |
| Operating surplus | 752 | 659 | 2,996 | 2,763 |
| Income property management | 452 | 366 | 1,781 | 1,747 |
| Changes in value of properties | 514 | -297 | 585 | -1,212 |
| Changes in value of derivatives | 125 | -506 | -136 | -559 |
| Result for the period | 860 | -350 | 1,706 | -27 |
| Earnings per share, SEK* | 2.80 | -1.14 | 5.55 | -0.09 |
| Surplus ratio, % | 71 | 68 | 72 | 71 |
| Equity/assets ratio, % | 38.1 | 39.0 | 38.1 | 39.0 |
| Occupancy rate, %** | 91 | 93 | 91 | 93 |
| EPRA NRV per share, SEK | 93.58 | 89.17 | 93.58 | 89.17 |
| Environmental certifications, % of floor area, office Sweden | 90 | 71 | 90 | 71 |
| Energy use, kwh/m ² Atemp weather normalized | 26.1 | 26.6 | 80.0 | 83.3 |

*) Earnings per share are the same before and after dilution.

**) At the end of the period, excluding projects and land.

Financial targets

| Target | Outcome January-December 2024 |
|--|-------------------------------|
| 🏠 A return on equity that exceeds the risk-free interest rate* by not less than six percentage points, which for the beginning of 2024 corresponds to 8.00 percent | 7.5 |
| 🏠 An equity/assets ratio of no less than 30 percent | 38.1 |
| 🏠 An interest coverage ratio of no less than 2.0 times | 2.5 |
| 🏠 The loan-to-value ratio is not to exceed 60 percent | 50.9 |

*) Risk-free interest rate is defined as the interest rate for a 5-year Swedish government bond.

Strong end to 2024

Rental income for the fourth quarter amounted to SEK 1.059 million, up 9 percent year-on-year and a new record high for income in a single quarter. Operating surplus increased 14 percent to SEK 752 million during the quarter, corresponding to a surplus ratio of 71 percent, a strong figure for a fourth quarter. Income from property management increased a full 23 percent to SEK 452 million now that we are seeing the effects of falling market interest rates. These figures once again demonstrate Wihlborgs' capacity to generate a strong cash flow.

We could also post positive net lettings of SEK 13 million for the most recent quarter. Out of 135 newly signed agreements, I would especially like to mention:

- BPC Instruments signed a 15-year lease for a new 3,600 square metre warehouse, production and office building in Lund.
- Thule has chosen to move their headquarters to Dockan in Malmö, where they will lease 3,400 square metres at Dockporten 1 in an eight-year agreement.
- Smurfit Westrock OnWell signed a five-year lease for 5,200 square metres at Värjan 13 in Helsingborg, a location that was vacated quite suddenly last summer following a bankruptcy.

In my opinion, these examples demonstrate the scope of our business and how we can meet very different needs when it comes to workplaces in our region. This is one of our strengths.

Strong financial position

While we are pleased about our thirty-ninth consecutive quarter of positive net lettings, the occupancy rate has fallen slightly. As is evident in our newly-signed and terminated leases in recent quarters, our tenants are undergoing some major transitions. This can lead to a temporary gap between

terminations and move-ins. Many of the major leases we signed in the past year will not generate full income in 2025. Instead, occupancy will take place gradually throughout 2025 and into 2026. We were also impacted somewhat by more bankruptcies than normal, which did not lead to major rent losses but did lead to vacant premises. While we are expecting a lower occupancy rate than usual in the first half of the year, it should recover towards the end of the year.

”This means being aware of our operating environment, being prepared for the transition and otherwise focusing on what we can influence.”

We had all of our properties externally valued at the end of the year, as usual, the valuation resulted in positive changes in value of SEK 514 million for the quarter. The changes in the yield requirement were minor, but it is gratifying to see that our projects are once again making positive contributions.

The strength of our earnings improved our financial position and the net debt in relation to EBITDA is now at a multiple of 9.9, which is its strongest level since 2012. EPRA NRV (long-term net asset value) amounted to SEK 93.58 per share at the end of the year, up 8.5 percent year-on-year, adjusted for dividends paid. In light of healthy earnings and strong balance sheet, the Board proposes a dividend of SEK 3.20 per share.

Certification target achieved by margin

Progress was made during the year in terms of our energy consumption and CO2 emissions, which declined thanks to initiatives like operating optimisation, energy savings projects and transitioning to energy sources with lower climate impact. I am also pleased to note that we achieved our certification

target of 90 percent one year early. Nonetheless, the certification work will continue apace, for example by certifying additional existing properties in various segments in Sweden as well as Denmark according to Miljöbyggnad iDrift and DGNB Byggninger I drift, and by having Miljöbyggnad Gold as the standard for all of our new production.

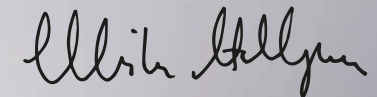
Patience a few more quarters

One look at the news and it is clear that we are living in uncertain, changing times of great political turbulence. But not everything in our operating environment is negative, and opportunities arise even in times of change. Market interest rates fell significantly during the year and access to capital is good, from banks as well as the bond market. At the same time, the economic recovery is weak and we need to have patience for a few more quarters before we can expect a boost from a stronger economic growth.

This means being aware of our operating environment, being prepared for the transition and otherwise focusing on what we can influence. Through diligent work with lettings and continued project investments we will give our tenants the conditions to grow. This strengthens our region and builds Wihlborgs for the future.

Of course, the occasional transaction helps. At the time of writing this report, we have just signed an agreement to acquire eight properties from Granitor, which strengthens our clusters in Malmö, Lund and Helsingborg. Good locations, good content in the management portfolio and development properties right next to some of our latest successful projects.

We look forward to an even stronger 2025!



Ulrika Hallengren, vd



Market comments

According to the Swedish Economy Report (December 2024) from the Swedish National Institute of Economic Research, the Swedish economy will remain in recession throughout 2025 and into 2026. Household consumption is slowly recovering after a period of high inflation and reduced purchasing power. Predictions point to households becoming less cautious in 2025, but considerable uncertainty prevails regarding how they will prioritise between savings and consumption. The service sector is showing a solid recovery, primarily in business-related services, while export-dependent industries are impacted by weak demand in Europe. While sentiment remains gloomy in the construction sector, a turnaround in housing construction is expected in the second quarter of 2025.

The demographic change, with declining population growth in Sweden, is also impacting Skåne according to the Skånsk Konjunktur economic report (November 2024). The population increase in Skåne until 2033 is expected to be one third of the last decade's level of approximately 15,000 people/year. Malmö and Lund, however, remain strong and are expected to contribute half of the growth. In Lund, housing construction is already increasing and accounted for more than 40 percent of all new construction in the county in the first half of 2024. Lund is unique, with employment growth and Skåne's lowest unemployment rate. There are challenges in northwest Skåne, where the labour market is under pressure as a result from cutbacks in the construction and transportation sectors.

The Silf Purchasing Managers' Index for the service sector increased from 51.0 in November to 51.4 in December. The index indicates a higher level of activity in the service sector, with an improvement in order intake, but the recovery is dragging its heels without picking up speed despite lower interest and inflation.

The Swedish Central Bank lowered the policy rate to 2.25 percent in January 2025 and Danmarks Nationalbank lowered the rate to 2.35 percent in the wake of the ECB's interest-rate cut.

The rental and property market

According to SEPREF's (the Swedish Property Research Forum) consensus forecast for the fourth quarter of 2024, the prime rent in Malmö increased SEK 75/m² from the third quarter to SEK 3,375/m². The yield requirement in prime locations remained unchanged at 5.0 percent.

In the Greater Copenhagen area south/west (Hvidovre, Glostrup, Herlev and Ballerup), Colliers reported increased office rents of DKK 1,300/m² (+50) for the fourth quarter. The vacancy rate increased from 6.2 to 6.8 percent, while the investment yield remained unchanged at 5.75 percent.

Turnover in the Swedish real estate market amounted to SEK 134 billion for 2024 (Colliers), up 52 percent year-on-year. In Denmark, the transaction volume amounted to DKK 52 billion, up 37 percent year-on-year.

Several structural transactions were completed in Skåne in the end of 2024, with Balder acquiring commercial investment properties in Hyllie from Doxa for SEK 2.4 billion and Brinova also purchasing housing from K-fastigheter for SEK 10.8 billion. In Varvsstaden, Peab acquired four commercial investment properties of 15,000 m² for approximately SEK 52,000/m² from Centur, its joint venture with Balder.

Income, expenses and profits

January–December 2024

Comparative figures for income statement items relate to values for the corresponding period 2023 and balance sheet items as of 2023-12-31

Rental income

Rental income amounted to SEK 4,174 million (3,881) corresponding to an increase by 8 percent. During the first quarter, termination fees had a positive impact on income by SEK 31 million. The index calculations in the Swedish stock are made as of 1 January, while those in the Danish stock take place at various times during the year.

Of the rental income, service income accounted for SEK 431 million (432). The service revenue from the Danish canteen operations has decreased as this is run by an external party from 1 March 2023. A compilation of the change in rental income compared to the previous year appears in the table below.

| | |
|---|--------------|
| Rental income January–December 2023 | 3,881 |
| Index | 180 |
| Termination fees | 31 |
| Acquisitions | 12 |
| Property tax Denmark, revaluation | 15 |
| Currency effect | -5 |
| Additional charges | 7 |
| Danish canteen operation | -8 |
| Completed projects, new leases and renegotiations | 61 |
| Rental income January–December 2024 | 4,174 |

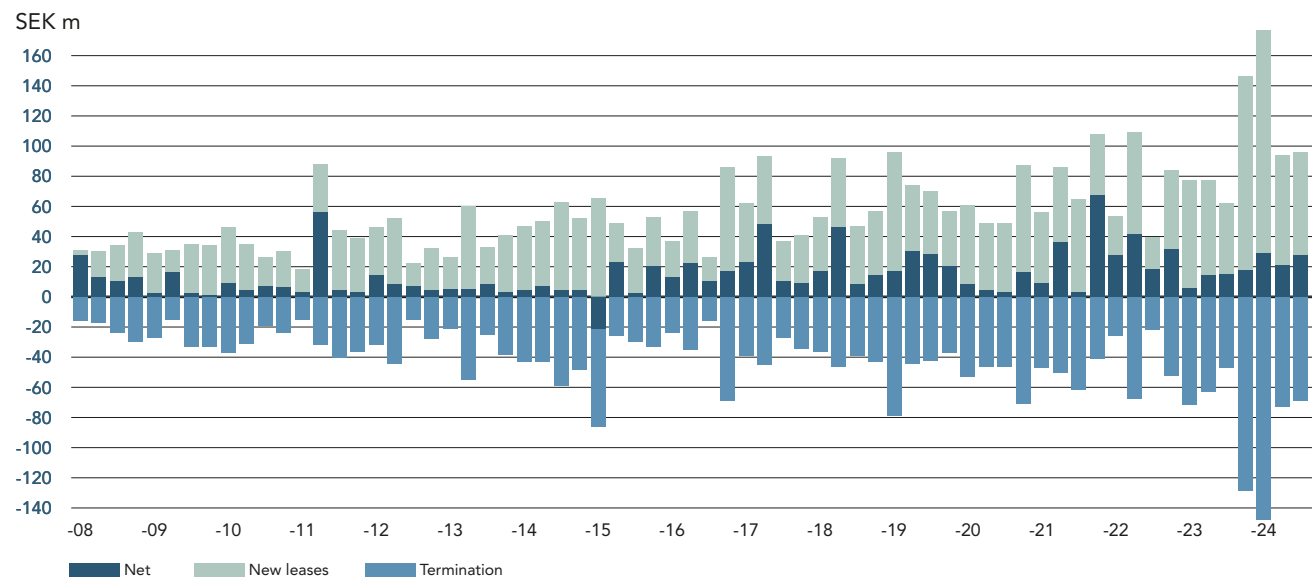
At the end of the period, the occupancy rate for the investment properties, excluding projects and land, is 91 percent (93).

During the period, new signing of leases on a full-year basis amounted to SEK 453 million (371). Lease terminations for the period amounted to SEK 362 Mkr (318). This represents a net letting of SEK 91 million (53).

Terms of Wihlborgs' contracts per 31 December 2024



Net letting, quarterly



Ten largest tenants per 31 December 2024

20 %

Rental income from ten largest tenants

23 %

Rental income from governmental tenants

- City of Helsingborg
- City of Malmö
- Danish building and Property Agency
- Lund university
- Malmö university
- Novo Nordisk
- Swedish Tax Agency
- Skåne regional council
- Swedish Social Insurance Agency
- Trygg-Hansa

Property expenses

Total property costs increased by SEK 60 million to SEK 1,178 million (1,118). Operating costs increased by SEK 24 million, a large part of which is due to the received electricity subsidy of SEK 20 million last year. In addition, costs for snow removal and more properties in operation have increased operating costs, while costs for canteen operations have decreased by SEK 11 million. Rental losses during the period amounted to SEK 8 million (6). Changes in property taxation in Denmark has increased property tax by SEK 18 million. The historical summary at the bottom of page 21 illustrates how costs vary over the different quarters of the year.

Operating surplus

The operating surplus amounted to SEK 2,996 million (2,763), representing a surplus ratio of 72 percent (71). Currency effects affected by SEK -3 million (33).

Central administration

The costs for central administration were 94 million (92).

Financial income and expense

Net interest amounted to SEK -1 129 million (-958), of which interest income amounted to SEK 29 million (19). Interest expense for the period, including realized effects of interest derivatives, amounted to SEK 1,158 million (977). The leasehold rent amounted to SEK 4 million (5). During the period, the net flow relating to the interest derivatives were positive by SEK 261 million (262). At the end of the period, the average interest rate including the cost of credit agreements was 3.45 percent, compared to 3.98 percent at the beginning of the year.

Income from property management

Profit participation in joint ventures amounted to SEK 12 million (39). In the previous year, the result was positively affected by a property sale in an associated company. Income from property management amounted to SEK 1,781 million (1,747).



Wihlborgs continues to strengthen its presence in the Hasslanda business district in Lund. At the Tomaten 1 property, the Lund company BPC Instruments will have a new 3,600 square metre warehouse, production and office building. The technology company will become a neighbour to the contract manufacturer Inpac, whose facility was completed in 2024. At the nearby property, Stora Råby 32:22, Wihlborgs is building a new facility for the electronics company NOTE Lund.

Pre-tax profit

The pre-tax profit, i.e. after value changes on properties and derivatives, was SEK 2,230 million (-24). Value changes on properties during the period amounted to SEK 585 million (-1 212). Changed market interest rates have entailed value changes on derivatives of SEK -136 million (-559), of which SEK -125 million (-547) are attributable to interest derivatives and SEK -11 million (-12) to other financial items.

Profit after taxes

Profit after taxes was SEK 1,706 million (-27). Total tax amounted to SEK -524 million (-3), of which current tax SEK -50 million (-32) and deferred tax SEK -474 million (+29).

Assets

Property portfolio as of 31 December 2024

The summaries below are based on Wihlborgs' property portfolio as of 31 December 2024. Rental income relates to contracted rental income on an annual basis as of 1 January 2025.

The operating surplus is based on the properties' earning capacity on an annual basis based on rental income for January 2025, operating and maintenance costs, property administration on a rolling twelve-month basis and property tax.

Wihlborgs' property portfolio consists of commercial properties in the Öresund region, located in Malmö, Helsingborg, Lund and Copenhagen. The property portfolio 31 December 2024 consisted of 307 properties (305) with a lettable area of 2,325,000 m² (2,279,000). 6 of the properties (6) are leasehold rights.

The properties' carrying amount was SEK 59,168 million (55,872), which corresponds to the estimated market value. The total rental value was SEK 4,646 million (4,408) and the contracted rental income on annual basis SEK 4,157 million (4,043). The like-for-like increase in rental value, excluding additional charges and parking income, was 2.7 percent while contracted rental income decreased by 0.2 percent compared to 12 months previously.

The economic occupancy rate for Office/Retail properties was 91 percent (93) and for Logistics/Production properties 88 percent (91). The rental value for Office/Retail properties represented 81 percent and Logistics/Production properties 17 percent of the total rental value.

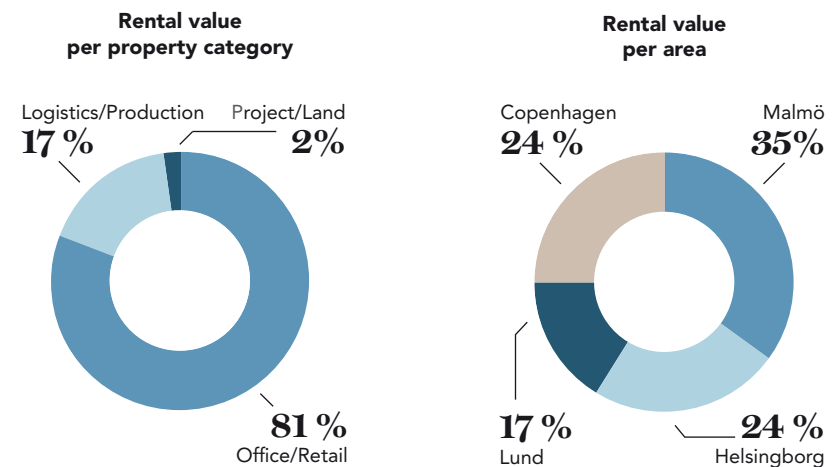
Operating surplus from investment properties, excluding property administration and Projects/Land is SEK 3,140 million (3,081) which with a carrying amount of SEK 55,822 million (53,078) corresponds to a running yield of 5.6 percent (5.8). Broken down by property category, this is 5.5 percent (5.6) for Office/Retail and 6.5 percent (6.9) for Logistics/Production

Rental growth

| Entire property stock | | | |
|------------------------------|-------------------|-------------------|---------|
| | 2025-01-01, SEK m | 2024-01-01, SEK m | Percent |
| Rental value | 4,646 | 4,408 | +5.4 |
| Rental income | 4,157 | 4,043 | +2.8 |

| Like-for-like* | | | |
|-----------------------|-------------------|-------------------|---------|
| | 2025-01-01, SEK m | 2024-01-01, SEK m | Percent |
| Rental value | 3,644 | 3,547 | +2.7 |
| Rental income | 3,276 | 3,282 | -0.2 |

*Excluding projekt & land and excluding additional charges and parking income.



Analysis per property category in each management area

| Area/ property category | Number of properties | Area. m ² thousand | Carrying amount. SEK m | Rental value. SEK m | Rental value. SEK/m ² | Economic occupancy rate. % | Rental income. SEK m | Operating surplus incl.property admin.. SEK m | Surplus ratio. % | Operating surplus excl.property admin.. SEK m | Yield excl property admin.. % |
|-----------------------------------|-------------------------|----------------------------------|------------------------------|------------------------|-------------------------------------|----------------------------------|----------------------------|---|------------------------|---|-------------------------------------|
| Malmö | | | | | | | | | | | |
| Office/Retail | 51 | 466 | 19,382 | 1,390 | 2,984 | 92 | 1,276 | 974 | 76 | 1,014 | 5.2 |
| Logistics/Production | 31 | 146 | 2,206 | 189 | 1,296 | 95 | 179 | 140 | 78 | 149 | 6.8 |
| Project & Land | 22 | 22 | 1,880 | 30 | 1,337 | - | 8 | -7 | - | 0 | - |
| Total Malmö | 104 | 634 | 23,468 | 1,608 | 2,538 | 91 | 1,463 | 1,106 | 76 | 1,163 | 5.0 |
| Helsingborg | | | | | | | | | | | |
| Office/Retail | 37 | 277 | 8,253 | 676 | 2,442 | 87 | 591 | 451 | 76 | 468 | 5.7 |
| Logistics/Production | 61 | 429 | 4,626 | 467 | 1,090 | 83 | 388 | 279 | 72 | 300 | 6.5 |
| Project & Land | 8 | - | 66 | 0 | - | - | 0 | 0 | - | 0 | - |
| Total Helsingborg | 106 | 705 | 12,945 | 1,143 | 1,621 | 86 | 979 | 730 | 75 | 768 | 5.9 |
| Lund | | | | | | | | | | | |
| Office/Retail | 27 | 243 | 8,910 | 737 | 3,027 | 91 | 674 | 487 | 72 | 528 | 5.9 |
| Logistics/Production | 5 | 29 | 457 | 35 | 1,199 | 99 | 35 | 28 | 80 | 30 | 6.5 |
| Project & Land | 2 | 7 | 348 | 17 | 2,432 | - | 2 | -2 | - | -1 | - |
| Total Lund | 34 | 279 | 9,715 | 788 | 2,822 | 90 | 710 | 513 | 72 | 557 | 5.7 |
| Copenhagen | | | | | | | | | | | |
| Office/Retail | 50 | 577 | 11,065 | 960 | 1,664 | 92 | 886 | 561 | 63 | 596 | 5.4 |
| Logistics/Production | 9 | 60 | 923 | 78 | 1,291 | 96 | 75 | 53 | 70 | 55 | 6.0 |
| Project & Land | 4 | 69 | 1,051 | 68 | 984 | - | 43 | 20 | - | 20 | - |
| Total Copenhagen | 63 | 707 | 13,040 | 1,106 | 1,565 | 91 | 1,004 | 634 | 63 | 672 | 5.2 |
| Total Wihlborgs | 307 | 2,325 | 59,168 | 4,646 | 1,998 | 89 | 4,157 | 2,983 | 72 | 3,160 | 5.3 |
| Total excluding projects and land | 271 | 2,227 | 55,822 | 4,531 | 2,035 | 91 | 4,103 | 2,972 | 72 | 3,140 | 5.6 |

Analysis of lettable space per area and category of use

| Area | Office, m ² | Retail, m ² | Logistics/Production, m ² | Education/Health care, m ² | Misc., m ² | Total, m ² | Share, % |
|--------------------------|------------------------|------------------------|--------------------------------------|---------------------------------------|-----------------------|-----------------------|------------|
| Malmö ¹ | 359,518 | 39,755 | 166,212 | 49,768 | 18,502 | 633,754 | 27 |
| Helsingborg ² | 220,104 | 73,926 | 355,030 | 44,265 | 12,095 | 705,420 | 31 |
| Lund ³ | 208,361 | 13,404 | 42,450 | 5,554 | 9,664 | 279,433 | 12 |
| Copenhagen ⁴ | 507,747 | 6,057 | 135,659 | 13,930 | 43,309 | 706,703 | 30 |
| Total | 1,295,730 | 133,142 | 699,351 | 113,517 | 83,570 | 2,325,310 | 100 |
| Share, % | 56 | 6 | 30 | 5 | 3 | | |

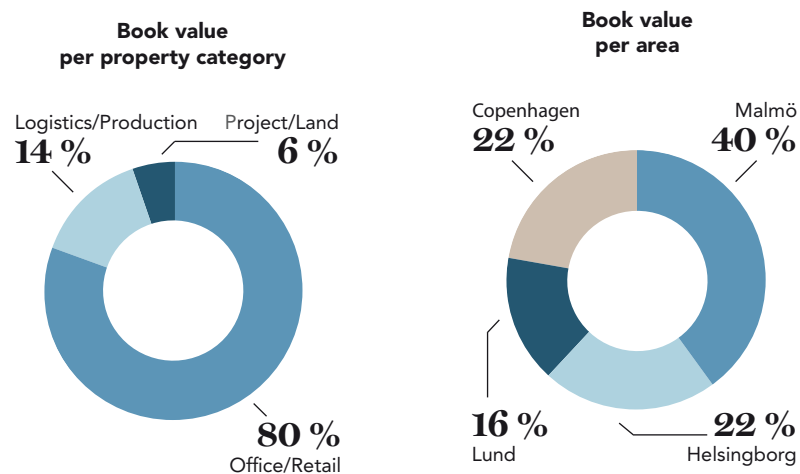
1) Miscellaneous area in Malmö includes 10,275 m² hotel.
 2) Miscellaneous area in Helsingborg includes 1,819 m² residential.
 3) Miscellaneous area in Lund includes 8,215 m² hotel.
 4) Miscellaneous area in Copenhagen includes 5,600 m² hotel.

Changes in values of properties

In the valuation as of 31 December 2024, all properties have been valued externally. The valuation has meant that the property value has increased by SEK 585 million (-1,212). Since the turn of the previous year, the assumptions about future indexation, market rent development, long-term vacancy, operating cost development and yield requirements have been largely unchanged. Positive net leasing and completion of projects have had a positive impact on valuations, while maintenance investments and certain relocation risks have had a negative impact.

When valuing at fair value, a combination of yield-based method and local price method is applied, where analyzes of completed transactions in affected sub-markets are used to calibrate the parameters in the yield-based method. The value is deemed to correspond to the yield value calculated from, normally five-year, cash flow analyses. Ongoing new construction is valued as if the project had been completed reduced by the budgeted remaining project cost. Undeveloped land and other development objects are valued according to the local price method. The valuation methodology is unchanged compared to before. In the Annual Report for 2023 pages 82-83 and 106-107 there is a detailed description of the valuation of the investment properties.

As of 31 December 2024, the reported value of the properties amounts to SEK 59,168 million (55,872).



| Changes in carrying amount of properties | |
|--|--------------------|
| Changes | Group total, SEK m |
| Carrying amount 1 January 2024 | 55,872 |
| Acquisitions | 201 |
| Investments | 2,204 |
| Properties sold | -117 |
| Change in value | 585 |
| Currency translations | 423 |
| Carrying amount 31 December 2024 | 59,168 |



The global sports and outdoor company Thule Group will move its headquarters to Dockan (Dockporten 1) in central Malmö in summer 2025. Dockan has developed into an area with a high portion of head offices – an attractive place for brands to be exposed thanks to its concentrated mix of housing and workplaces.



Just as in 2023, Wihlborgs won double at the Sweden Green Building Awards 2024 in November. Vista (Bläckhornet 1) was named the Miljöbyggnad of the Year and Boplatsen 3 the Miljöbyggnad iDrift of the Year.



In January, Wihlborgs A/S received the Det Grønne Fyrtårn (The Green Lighthouse) prize, which is awarded by Realkredit Danmark and Byggesocietetet. The award is given to actors who are at the forefront of the green transition and who promote sustainable solutions with a focus on renovating the existing portfolio.

Investments and current projects

Investments in the property portfolio totalled SEK 2,204 million (1,862). Approved investments in ongoing projects amount to SEK 4,721 of which 1,693 million had been invested at the end of period.

Liquid assets

The Groups liquid assets totalled SEK 412 million (346) at the end of the year. At the end of the period unutilized credit facilities, including unutilized overdraft facilities of SEK 454 million (341) amounted to SEK 3,335 million (2,832).

Investments in progress >SEK 50 million, selection 31 December 2024

| Property | Category of use | Municipality | Completion date | Rentable area, m ² | Occupancy rate, % | Estimated investment, SEK m | Expended 2024-12-31, Mkr |
|-------------------|----------------------|--------------|-----------------|-------------------------------|-------------------|-----------------------------|--------------------------|
| Galoppen 1 | Logistics/Production | Malmö | Q3 2025 | 10,000 | 100 | 264 | 107 |
| Kranen 4 | Office/Retail | Malmö | Q3 2025 | 4,900 | 100 | 106 | 17 |
| Sunnanå 12:54 | Logistics/Production | Malmö | Q4 2025 | 17,000 | 100 | 280 | 90 |
| Börshuset 1 | Office/Retail | Malmö | Q4 2025 | 6,000 | 90 | 289* | 55 |
| Christianusvej 11 | Office/Retail | Copenhagen | Q4 2025 | 11,600 | 100 | 390 | 197 |
| Giroströget 1 | Office/Retail | Copenhagen | Q4 2025 | 62,000 | 100 | 423 | 6 |
| Bläckhornet 1 | Office/Retail | Malmö | Q1 2026 | 16,600 | 15 | 884 | 559 |
| Posthornet 1 | Office/Retail | Lund | Q1 2026 | 10,100 | 40 | 448 | 101 |
| Vätet 1 | Office/Retail | Lund | Q1 2026 | 5,700 | 100 | 145* | 7 |
| Tomaten 1 | Logistics/Production | Lund | Q2 2026 | 3,600 | 100 | 79 | 1 |
| Stora Råby 32:22 | Logistics/Production | Lund | Q3 2026 | 11,900 | 100 | 263 | 2 |

*Excluding land



Posthornet 1, phase 2 (illustration)



Vätet 1 (illustration)

Property transactions

On May 31, Wihlborgs acquired the office property Vårdshuset 2 in Hyllie, Malmö. The property covers 3,900 square meter. During the second quarter, the property Galoppen 1 in Malmö was also acquired. This property comprises 14,000 square meters of land where a facility for Caldic Ingredients Nordic is being built. In addition, part of the property Vätet 1 in Lund was sold during the second quarter. In the third quarter, parts of the properties Borgeby 15:14 and Borgeby 15:38 were sold. In the fourth quarter, the property Christianshusvej 195 in Hörsholm, where a school is being built for NGG, was acquired. During the quarter, residential building rights at Vasekaer 7 in Herlev were also sold.

Property transactions January–December 2024

| Quarter | Property | Municipality | Category | Area, m ² | Price, SEK m | Operating surplus 2024, SEK m ¹ |
|--------------------------------|---------------------------------|--------------|---------------|----------------------|--------------|--|
| Aquisitions | | | | | | |
| Q2 | Galoppen 1 | Malmö | Project/Land | - | | |
| Q2 | Vårdshuset 2 | Malmö | Office/Retail | 3,916 | | |
| Q4 | Christianshusvej 195 | Hørsholm | Project/Land | - | | |
| Q4 | Part of Filborna 32:1 | Helsingborg | Project/Land | - | | |
| Total acquisitions 2024 | | | | 3,916 | 201 | 3 |
| Sales | | | | | | |
| Q2 | Part of Vätet 1 | Lund | Project/Land | - | | |
| Q3 | Part of Borgeby 15:38 och 15:14 | Lomma | Project/Land | - | | |
| Q4 | Vasekaer 7 | Herlev | Project/Land | - | | |
| Total sales 2024 | | | | 0 | 117 | 0 |

1) Operating surplus that are included in the results for the period.



Sunnanå 12:54 (illustration)



Vasekaer 7 (illustration)

Sustainable business

Results for the quarter

Wihlborgs' sustainability targets concerning energy consumption, direct CO₂ emissions, environmental certification and supplier evaluations are followed up and reported each quarter. Other sustainability targets are reported on an annual basis.

Energy consumption

Wihlborgs' target is to reduce energy consumption so that by 2025 it amounts to less than 85 kWh/m² Atemp annually. In the long term, by 2030 the annual energy intensity is to be less than 75 kWh/m² Atemp. For comparisons to be relevant, actual consumption has been normalised using national degree days data for heating and, starting in 2024, for cooling in Sweden.

At the end of the year, the energy intensity was 80.0 kWh/m², compared with 83.3 kWh/m² for the previous year. The decrease is due to reduced use of landlord electricity, district cooling and gas. Wihlborgs' absolute energy consumption decreased approximately one percent year-on-year. At the same time area has increased, primarily in properties with a relatively low energy intensity, which also positively impacted intensity values. Switching from standardised data to actual energy measurements from the properties during the year also led to a lower intensity value due to the conservative nature of the standardised figures applied.

Optimisations and energy savings projects led to lower energy consumption. For example, switching from direct electric heating to air source heat pumps at Grytan 3 reduced energy consumption with 40 percent. At Skrovat 6 and Torrdockan 6, Wihlborgs' own innovation "the Janne solution" reduced energy consumption 24 and 10 percent, respectively. Through adjustments and repairs to one of the heat pumps at Vårdshuset 2, which was acquired in 2024, energy consumption decreased 23 percent.

CO₂ emissions

Wihlborgs has set a target maximum value for Scope 1 and 2 emissions of 1 kg CO₂e/m² NFA by 2025. These emissions declined to 1.02 kg CO₂e/m² NFA by the end of the period.

The majority of Wihlborgs' Scope 1 and 2 emissions stems from energy consumption in the Danish portfolio. Emissions are reduced by lowering energy consumption and converting to energy sources with a lower climate impact. Converting the heating system at Slotsmarken 10–18 and Baldersbuen 5 from gas to district heating helped lower emissions.

Another reason for reduced CO₂ emissions is that Wihlborgs' primary district heating supplier in the Danish portfolio

adjusted its calculation method for emissions from own productions, leading to a significantly lower emissions factor. To further reduce emissions, Wihlborgs is dependent on energy suppliers reducing their emissions in addition to its own energy-saving initiatives.

Certifications

During the year, a total of 26 buildings on 24 existing properties were certified and the proportion of certified Swedish office space increased from 71 to 90 percent (read more about this on p. 15). All new Wihlborgs production is certified according to the Sweden Green Building Council's (SGBC) certification system, Miljöbyggnad. During the year, six new production projects were certified and three new production certifications were verified.

Supplier evaluations

To ensure that work performed by suppliers on behalf of Wihlborgs is aligned with the company's sustainability ambitions, we set requirements linked to areas such as environmental impact and social conditions. We are currently evaluating suppliers with whom the company has framework agreements and those believed to belong to industries that could involve greater risks. At the end of the period, 87 percent of these suppliers were approved on all ESG requirements. Another 3 percent were under assessment.

Wihlborgs sustainability reporting

Wihlborgs compiles an annual sustainability report prepared according to the Annual Accounts Act, GRI Standards, EPRA Sustainability Best Practice Recommendations (sBPR) and TCFD guidelines for reporting climate-related risks.



More information about our sustainability agenda:

www.wihlborgs.se/en/about-us/sustainability/

Key figures sustainability targets

| Measure | Target (per Dec 2025) | 2024 | 2023 | 2024 | 2023 |
|---|-------------------------------------|----------------------|----------------------|-----------------------|-----------------------|
| | | Oct-Dec, 3 months | Oct-Dec, 3 months | Jan-Dec, 12 months | Jan-Dec, 12 months |
| Environmental certifications ¹ | % of floor area. office | > 90 | 71 | 90 | 71 |
| Energy use ² | kWh/m ² | < 85/yr | 26.1 | 26.6 | 83.3 |
| CO ₂ emissions (scope 1 & 2) | kg CO ₂ e/m ² | < 1,0/yr | 0.33 | 0.43 | 1.27 |
| - of which Sweden | kg CO ₂ e/m ² | | 0.00 | 0.04 | 0.22 |
| Evaluation of suppliers ³ | % approved | 100 | 87 | 78 | 87 |
| Customers' willingness to recommend ¹ | % customers | > 75 | 84 | 83 | 84 |
| Sponsorship with community orientation ¹ | % sponsoring | > 50 | 56 | 51 | 56 |
| Committed employees (Trust index) | % employees | > 85 | 90 | 90 | 90 |

1) Sweden

2) Energy use per sqm Atemp for 2024 and LOA for 2023, of which heat is normal year corrected

From 2024, project properties will be excluded from the measurement of energy intensity, as these have a lower and non-representative energy impact.

3) Strategic suppliers (approx. 40% of total number of suppliers), who perform projects/work on our properties

Focus in the quarter

The components of the ESG area – Environmental, Social and Governance – are to be integrated throughout Wihlborgs' business. Here we provide current examples of how we approach changes in our own operations and positively impact the value chain and the sector.

Workplace controls for better insight in the value chain

The construction and property supply chain can be long and complex. Around 7,000 people are involved in Wihlborgs' projects annually and great emphasis is placed on good partnerships with contractors. Wihlborgs' supplier assessment means that all suppliers covered by framework agreements are evaluated for environmental impact and social conditions, and ensuring that suppliers meet legal requirements, and Wihlborgs' values and requirements as well as essential industry requirements.

To further strengthen this area, Wihlborgs introduced expanded workplace controls in 2024. The controls ensure that the parties comply with agreements and regulatory requirements. Examples are controls to ensure that those working on the site have logged in and provided identification, that they have the right protective equipment, that there is a work environment plan and that hazardous waste is correctly processed. The goal is to strengthen relationships with suppliers, acquire better insight into the entire chain and ensure that fair terms and conditions, and healthy competition prevails in projects.

Approximately 20 unannounced controls were carried out in 2024 through external parties. The outcome of the workplace controls indicates that deviations at the construction sites visited are few – below the national industry average. At Wihlborgs' collaboration forum for dialogues and experience exchange with suppliers, participants have received information about the process for workplace controls and their outcomes.

Certification target achieved

At the end of the period, over 90 percent of office space in Wihlborgs' Swedish portfolio was certified. The target of 90 percent was thus achieved one year early. A total of nearly

1,000,000 square metres net floor area was certified at the end of the period. This corresponds to 63 percent of the total space in the entire Swedish portfolio or 45 percent of the Group's entire floor area.

Wihlborgs is continuing its certification work by certifying additional existing properties in various segments according to Miljöbyggnad iDrift. In the fourth quarter, Wihlborgs certified its first logistics property according to Miljöbyggnad iDrift.

At the end of the period, certification of 36,000 square metres of existing buildings in the Swedish portfolio was ongoing. Of this, 70 percent was office space and 30 percent was logistics/production. Certification of 14 properties, or 271,000 square metres, of Wihlborgs' existing portfolio in Denmark was also ongoing. These properties will be certified according to the DGNB Bygninger i drift system.

It is Wihlborgs' own employees who are the driving force behind certifying existing properties. This helps raise internal competence and know-how about the properties' sustainability performance. It is also an advantage when properties need to be recertified after five years.

In addition to the existing portfolio, all of Wihlborgs' new production is certified according to the Miljöbyggnad Gold standard. A portion of the properties are also certified according to the supplementary certification NollCO2, meaning the building is to have a net-zero CO2 impact throughout its lifecycle. During the year, five properties were certified according to Miljöbyggnad. One of these, Bläckhornet 1, was also certified according to NollCO2 and WELL (a certification for health and well-being). A new build at Rausgård 21, Nederman's facility, was also certified according to the UK certification system BREEAM, at the Very Good level.

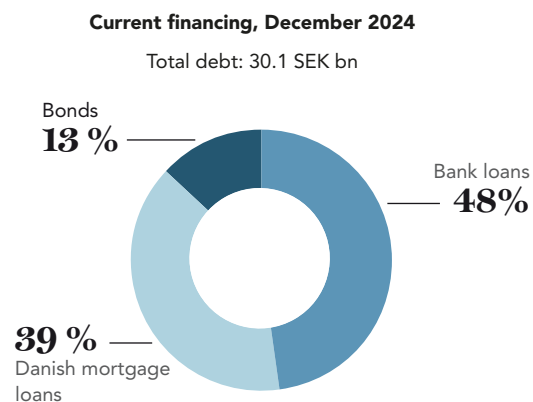
Wihlborgs will report in accordance with the Corporate Sustainability Reporting Directive (CSRD) for the 2025 financial year. Work is ongoing with preparing the business to meet the reporting requirement. Wihlborgs' double materiality assessment has been completed and the sustainability aspects that are material for operations have been defined. A gap analysis of the datapoints is ongoing.



Skiffern 2 in Lund and Svea 7 in Helsingborg are two of Wihlborgs' properties that have been certified according to Miljöbyggnad iDrift.

Liabilities and equity

As of 31 December 2024 equity totalled SEK 23,156 million (22,391) after SEK 968 million was paid as dividend during the second quarter. The equity/assets ratio stood at 38.1 percent (39.0).



Interest-bearing liabilities

The group's borrowings as of 31 December amounted to SEK 30,091 million (27,949) with an average interest rate including costs for credit agreements of 3.45 percent (3.98).

With consideration to the company's debt of SEK 30.1 billion, the loan-to-value ratio is 50.9 percent (50.0) as a percentage of property values.

The loans' average fixed interest period, including effects of derivatives, on 31 December 2024 amounted to 2.6 years (2.8). The average loan maturity, including committed credit facilities, amounted to 5.5 years (6.0). 13 percent of outstanding borrowings come from the bond market.

Structure of interest and loan maturities as of 31 December 2024

| Matures, year | Interest maturity | | Loan maturity | |
|---------------|--------------------|-----------------------|-------------------|-----------------|
| | Loan amount, SEK m | Av. interest rate, %* | Credit ag., SEK m | Utilised, SEK m |
| 2025 | 15,158 | 3.67 | 842 | 842 |
| 2026 | 2,102 | 2.67 | 11,698 | 10,044 |
| 2027 | 2,276 | 3.19 | 8,895 | 8,095 |
| 2028 | 2,676 | 3.67 | 631 | 631 |
| 2029 | 2,424 | 2.95 | 2,760 | 1,879 |
| >2029 | 5,456 | 3.06 | 8,600 | 8,600 |
| Total | 30,091 | 3.40 | 33,426 | 30,091 |

*) Excluding costs for credit agreements.

Wihlborgs use interest rate derivatives in order to reduce the risk level in the loan portfolio. A summary of the terms is shown in the table below. The interest stated refers to fixed interest paid, in all agreements variable 3-month interest is received.

Interest rate derivatives portfolio 31 December 2024

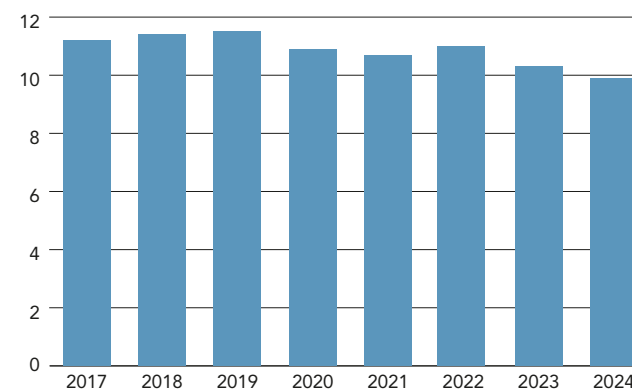
| Interest rate swaps | | |
|---------------------|---------------|-------------|
| Maturity | Amount, SEK m | Interest, % |
| 2025 | 1,788 | 0.42 |
| 2026 | 2,102 | 1.53 |
| 2027 | 2,276 | 2.48 |
| 2028 | 2,676 | 2.52 |
| 2029 | 2,424 | 2.21 |
| >2029 | 3,924 | 2.46 |
| Total | 15,190 | 2.07 |

Changing market interest rates have meant an increased value in Wihlborgs' interest rate derivative portfolio, which at the end of the period amounted to SEK 24 million (148).

Interest-rate derivatives are recognised at fair value in accordance with IFRS 9. All derivatives are classified in level 2 in accordance with IFRS 13. For information on the valuation approach for interest rate derivatives, see page 100 of the 2023 Annual Report.

Average net debt relative to rolling 12-month operating income amounted to 9.9 times (10.3).

Net debt/EBITDA



During the year, Wihlborgs held several seminars on how to create an attractive and pleasant workplace that takes into account different needs. The picture is from a breakfast event in December when we invited some of the companies from the Great Place to Work's list of Skåne's best workplaces to participate in a discussion of "Paths to job satisfaction."

Miscellaneous

Employees

At the end of the period, the number of FTEs at Wihlborgs was 228 (218) of which 68 (61) were in property service.

Of the total number of FTEs 85 (81) were in Malmö, 33 (35) in Helsingborg, 31 (31) in Lund och 79 (71) in Copenhagen. The average age of employees is 44 years and women make up 38 percent (39)

Parent company

The parent company owns no properties, but deals with questions relating to the stock market and joint Group functions for administration, management and borrowing. The parent company's turnover is mostly related to the billing of services to Group companies.

The parent company has invested SEK 49 million (26), including shareholder contribution, in shares in subsidiaries and shares in joint ventures. The parent company's income statement and balance sheet are found on page 21.

Participation in other companies

A description of all participations in joint ventures and holdings in joint operations held by Wihlborgs will be found on pages 108–109 in the Company's 2023 Annual Report.

Largest shareholders

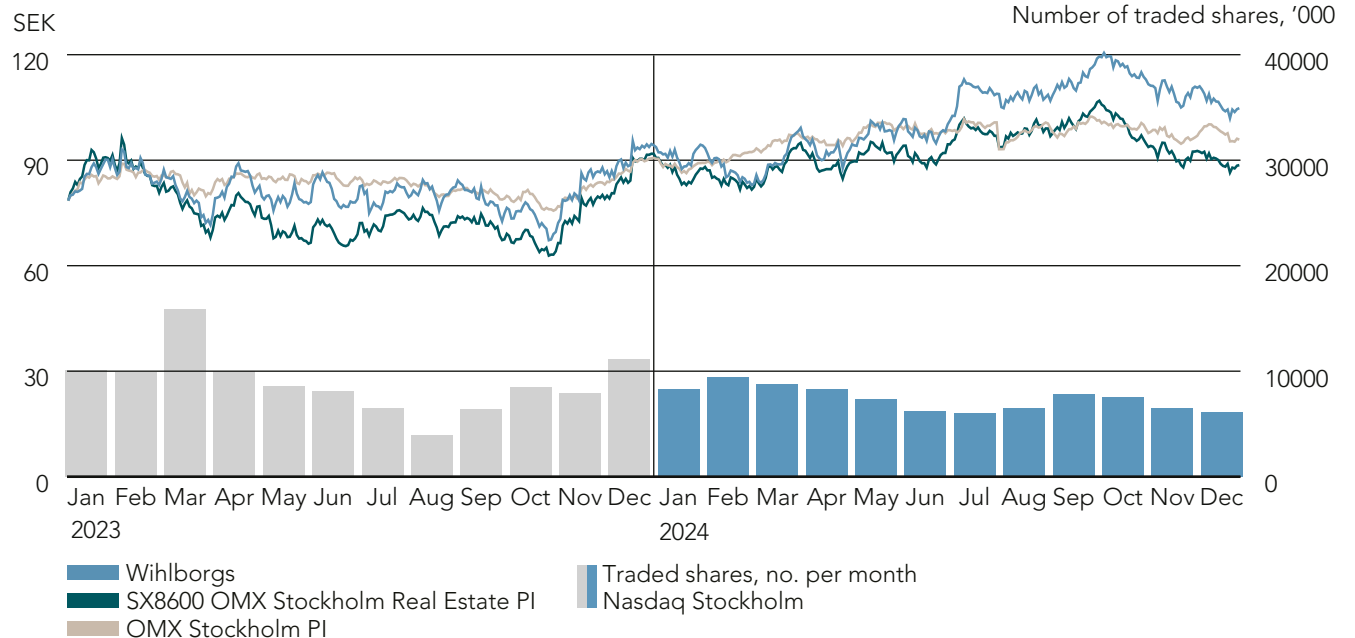
The largest shareholder in Wihlborgs is Backahill, representing the Paulsson family, with 11.1 percent of the shares outstanding. Shares held by owners registered abroad account for 32 percent. The number of shareholders is approximately 32,000.

Largest shareholders in Wihlborgs 31 December 2024

| | Number of shares, thousands | Proportion of equity and votes, % |
|-----------------------------------|-----------------------------|-----------------------------------|
| Backahill | 34,077 | 11.1 |
| Swedbank Robur funds | 17,534 | 5.7 |
| SEB Investment Management | 16,884 | 5.5 |
| Länsförsäkringar funds | 15,695 | 5.1 |
| SHB funds | 9,774 | 3.2 |
| Nordea funds | 6,987 | 2.3 |
| Fjärde AP-fonden | 5,840 | 1.9 |
| Bank of Norway | 5,082 | 1.7 |
| Livförsäkringsbolaget Skandia | 4,263 | 1.4 |
| Lannebo funds | 4,115 | 1.3 |
| Other shareholders reg. in Sweden | 92,364 | 30.0 |
| Other shareholders reg. abroad | 94,811 | 30.8 |
| Total outstanding shares | 307,427 | 100.0 |

Development in share price

2023-01-01 – 2024-12-31



Significant risks and uncertainty factors

Wihlborgs' future development and ability to reach its operational goals are influenced by numerous risks and uncertainties. By systematically reviewing, analysing and managing these risks and uncertainties, it is possible to limit them and concurrently create the prerequisites for continued growth.

The risks assessed as having a significant influence on the Group's earnings trend and cash flow are the variations in rental income, property costs and interest-rates. The properties are measured at fair value with changes in value in the income statement resulting in positive and negative impacts on earnings during the year. Property valuation also impacts Wihlborgs' financial position and key metrics. The extent of changes in value is partly determined by Wihlborgs' own capacity, through alteration and upgrading of properties, as well as by leases and client structures, to increase the properties' market value, and partly by external factors that affect supply and demand in the property markets where the company is active. Property valuation should take in to account an interval of uncertainty, which in a functioning market, typically consists of +/-5–10% to reflect the inherent uncertainty of assumptions and estimates.

In addition to the above, risks also include financing risks. Wihlborgs is dependent on external loans to meet its undertakings and complete transactions. Risks are managed using Wihlborgs' financial policy, which stipulates objectives, guidelines and risk limits for Wihlborgs' financial activities. In pages 84–89 and 101–102 in the Company's 2023 Annual Report there is a comprehensive description of the risks facing the Group, how these are handled and a grading with regard to the assessed impact on the business and the probability that the risk will occur.

No significant changes to the company's risk assessment are made compared with what is described in the annual report for 2023.

Accounting policies

Wihlborgs follows the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), as well as interpretations issued by the IFRS Interpretations Committee (IFRIC) as endorsed by the European Union. The Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. Information under IAS 34 p.16A is submitted in the notes and elsewhere in the interim report.

The Group applies the same accounting policies and valuation methods as in the most recent annual report. Wihlborgs assesses that none of the new or amended standards approved by the EU, or interpretations from the IFRS Interpretations Committee, that entered force after 1 January 2024, affect its results or financial position in any material sense. The Group applies the Swedish Financial Reporting Board's recommendation RFR 1, Supplementary Accounting Rules for Corporate Groups and the Parent Company applies RFR 2.

Events after the accounting period

On February 10, Wihlborgs signed an agreement to acquire properties in Malmö, Lund and Helsingborg from Granitor. The six investment properties comprise a total of 51,000 square metres and the two development properties 82,000 square metres of land for businesses and 12,000 square metres GFA for offices. The underlying property value was SEK 2,425 million in total.

Proposal to the AGM

The Board of Directors will propose that the Annual General Meeting approves the following resolutions:

- a dividend of SEK 3.20 (3.15) per share, making a total payment of SEK 984 million. The proposal represents an increase of 2 percent compared to the previous year,
- authorization to the Board, in the period until the next AGM, to acquire and transfer Wihlborgs shares corresponding to no more than 10 percent of the shares outstanding.
- authorization to the Board, in the period until the next AGM, to approve a new share issue corresponding to a maximum of 10 percent of the shares outstanding.

The AGM will be held on 29 April 2025.

Malmö 11 February 2025

Wihlborgs Fastigheter AB (publ)

Ulrika Hallengren

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

Financial reports

CONSOLIDATED INCOME STATEMENT summary

| SEK m | Oct-Dec 2024 | Oct-Dec 2023 | Jan-Dec 2024 | Jan-Dec 2023 |
|--|-----------------|-----------------|-----------------|-----------------|
| Rental income | 1,059 | 969 | 4,174 | 3,881 |
| Operating costs | -156 | -161 | -596 | -572 |
| Repairs and maintenance | -35 | -41 | -137 | -134 |
| Property tax | -70 | -62 | -276 | -247 |
| Property administration | -46 | -46 | -169 | -165 |
| Total property costs | -307 | -310 | -1,178 | -1,118 |
| Operating surplus | 752 | 659 | 2,996 | 2,763 |
| Central administration | -26 | -25 | -94 | -92 |
| Interest income | 7 | 7 | 29 | 19 |
| Interest expenses | -284 | -280 | -1,158 | -977 |
| Leasehold rent | -1 | -2 | -4 | -5 |
| Share in results of joint ventures | 4 | 7 | 12 | 39 |
| Income of property management | 452 | 366 | 1,781 | 1,747 |
| Change in value of properties | 514 | -297 | 585 | -1,212 |
| Change in value of derivatives | 125 | -506 | -136 | -559 |
| Pre-tax result | 1,091 | -437 | 2,230 | -24 |
| Current tax | -17 | -12 | -50 | -32 |
| Deferred tax | -214 | 99 | -474 | 29 |
| Result for the period¹ | 860 | -350 | 1,706 | -27 |
| OTHER TOTAL PROFIT LOSS²⁾ | | | | |
| <i>Items that will be reclassified to profit or loss for the year:</i> | | | | |
| Translation differences on recalculation of foreign operations | 84 | -178 | 174 | -33 |
| Hedging of currency risk in foreign operations | -83 | 175 | -173 | 29 |
| Tax attributable to items that will be reclassified to profit or loss for the year | 13 | -27 | 26 | -5 |
| Other comprehensive income for the period/year | 14 | -30 | 27 | -9 |
| Total comprehensive income for the year¹ | 874 | -380 | 1,733 | -36 |
| Earnings per share ² | 2,80 | -1,14 | 5,55 | -0,09 |
| No. of shares at end of the period, thousands | 307,427 | 307,427 | 307,427 | 307,427 |
| Average no. of shares, thousands | 307,427 | 307,427 | 307,427 | 307,427 |

1) The entire profit/comprehensive income is attributable to the parent company's shareholders.

2) Key ratios per share have been calculated based on a weighted average number of shares during the period. There are no outstanding subscription options, convertibles or other potential ordinary shares and accordingly, no dilution effects to take into consideration.

CONSOLIDATED BALANCE SHEET summary

| SEK m | 2024-12-31 | 2023-12-31 |
|---------------------------------------|---------------|---------------|
| ASSETS | | |
| Investment properties | 59,168 | 55,872 |
| Right-of-use assets | 137 | 136 |
| Other fixed assets | 469 | 438 |
| Derivatives | 252 | 369 |
| Current receivables | 313 | 211 |
| Liquid assets | 412 | 346 |
| Total assets | 60,751 | 57,372 |
| EQUITY AND LIABILITIES | | |
| Equity | 23,156 | 22,391 |
| Deferred tax liability | 5,637 | 5,171 |
| Borrowings | 30,091 | 27,949 |
| Lease liability | 137 | 135 |
| Derivatives | 228 | 221 |
| Other long-term liabilities | 65 | 54 |
| Current liabilities | 1,437 | 1,451 |
| Total equity & liabilities | 60,751 | 57,372 |

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| SEK m | Jan-Dec 2024 | Jan-Dec 2023 |
|--|---------------|---------------|
| Total equity at beginning of period | 22,391 | 23,380 |
| Equity attributable to parent company's shareholders | | |
| Opening amount | 22,391 | 23,380 |
| Dividend paid* | -968 | -953 |
| Profit for the period | 1,706 | -27 |
| Other comprehensive income | 27 | -9 |
| Total equity at end of period | 23,156 | 22,391 |

*Samtliga aktier är stamaktier

CONSOLIDATED CASH FLOW STATEMENT summary

| SEK m | Oct-Dec 2024 | Oct-Dec 2023 | Jan-Dec 2024 | Jan-Dec 2023 |
|---|--------------|--------------|---------------|---------------|
| Operating activities | | | | |
| Operating surplus | 752 | 659 | 2,996 | 2,763 |
| Central administration | -26 | -25 | -94 | -92 |
| Non-cash items | -2 | 8 | 5 | 15 |
| Interest received | 12 | 7 | 28 | 19 |
| Interest paid | -323 | -231 | -1,220 | -905 |
| Income tax paid | 8 | -10 | -37 | -40 |
| Change in operating receivables | -72 | -4 | -87 | 27 |
| Change in operating liabilities | 107 | 303 | 26 | 143 |
| Cash flow from operating activities | 456 | 707 | 1,617 | 1,930 |
| Investment activities | | | | |
| Acquisitions of properties | 0 | 0 | -201 | -134 |
| Investments in existing properties | -666 | -564 | -2,204 | -1,862 |
| Sales of properties | 112 | 0 | 113 | 18 |
| Change in other non-current assets | -15 | -1 | -28 | -18 |
| Cash flow from investment activities | -569 | -565 | -2,320 | -1,996 |
| Financing activities | | | | |
| Dividends paid | 0 | 0 | -968 | -953 |
| Change in borrowing | 2,393 | 1,223 | 14,293 | 5,207 |
| Loan repayments | -2,134 | -1,193 | -12,558 | -4,010 |
| Change in other long-term liabilities | -1 | 12 | -1 | 9 |
| Cash flow from financing activities | 258 | 42 | 766 | 253 |
| Cash flow for the period | 145 | 184 | 63 | 187 |
| Opening cash flow | 266 | 162 | 346 | 159 |
| Currency effect liquid assets | 1 | 0 | 3 | 0 |
| Closing cash flow | 412 | 346 | 412 | 346 |

HISTORICAL SUMMARY OF THE LAST EIGHT QUARTERS

| SEK m | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 | Q4 2023 | Q3 2023 | Q2 2023 | Q1 2023 |
|--|--------------|--------------|--------------|--------------|------------|------------|------------|------------|
| Rental income | 1,059 | 1,043 | 1,032 | 1,040 | 969 | 977 | 964 | 971 |
| Operating costs | -156 | -136 | -125 | -179 | -161 | -126 | -111 | -174 |
| Repairs and maintenance | -35 | -37 | -31 | -34 | -41 | -33 | -30 | -30 |
| Property tax | -70 | -70 | -68 | -68 | -62 | -63 | -61 | -61 |
| Property administration | -46 | -38 | -44 | -41 | -46 | -40 | -40 | -39 |
| Operating surplus | 752 | 762 | 764 | 718 | 659 | 715 | 722 | 667 |
| Income from property management | 452 | 445 | 460 | 424 | 366 | 433 | 491 | 457 |
| Profit for the period | 860 | 148 | 350 | 348 | -350 | -302 | 370 | 255 |
| Surplus ratio, % | 71.0 | 73.1 | 74.0 | 69.0 | 68.0 | 73.2 | 74.9 | 68.7 |
| Investment yield, % | 5.2 | 5.3 | 5.4 | 5.1 | 4.7 | 5.2 | 5.2 | 4.8 |
| Equity/assets ratio, % | 38.1 | 37.6 | 37.6 | 38.8 | 39.0 | 39.4 | 39.6 | 41.1 |
| Return on equity, % | 15.1 | 2.7 | 6.3 | 6.2 | -6.1 | -5.3 | 6.4 | 4.4 |
| Earnings per share, SEK | 2.80 | 0.48 | 1.14 | 1.13 | -1.14 | -0.98 | 1.20 | 0.83 |
| Income property management per share, SEK | 1.47 | 1.45 | 1.50 | 1.38 | 1.19 | 1.41 | 1.60 | 1.49 |
| Cash flow fr operating activities per share, SEK | 1.48 | 1.57 | 1.07 | 1.14 | 2.30 | 1.38 | 1.31 | 1.29 |
| EPRA NRV per share, SEK | 93.58 | 90.47 | 88.74 | 90.39 | 89.17 | 89.07 | 90.41 | 92.08 |
| Share price as % of EPRA NRV | 112.0 | 129.5 | 110.3 | 109.7 | 105.7 | 85.8 | 86.3 | 86.2 |
| Carrying amount of properties | 59,168 | 57,898 | 57,159 | 56,750 | 55,872 | 56,036 | 56,629 | 55,701 |
| Equity | 23,156 | 22,282 | 22,128 | 22,770 | 22,391 | 22,771 | 23,086 | 23,642 |
| Total assets | 60,751 | 59,240 | 58,824 | 58,631 | 57,372 | 57,738 | 58,351 | 57,474 |

Definitions of key ratios are available on page 26.

PARENT COMPANY'S INCOME STATEMENT summary

| SEK m | Jan-Dec 2024 | Jan-Dec 2023 |
|------------------------------|--------------|--------------|
| Income | 241 | 233 |
| Expenses | -232 | -228 |
| Operating profits | 9 | 5 |
| Financial income | 1,559 | 1,105 |
| Financial expenses | -1,272 | -1,305 |
| Pre-tax profit | 296 | -195 |
| Appropriations | 154 | -30 |
| Tax | 38 | 124 |
| Profit for the period | 488 | -101 |

PARENT COMPANY'S BALANCE SHEET summary

| SEK m | 2024-12-31 | 2023-12-31 |
|-------------------------------------|---------------|---------------|
| Participations in Group companies | 10,700 | 10,652 |
| Receivables fr Group companies | 19,816 | 18,141 |
| Derivatives | 252 | 369 |
| Other assets | 325 | 300 |
| Cash and bank balances | 332 | 168 |
| Total assets | 31,425 | 29,630 |
| Equity | 6,236 | 6,717 |
| Liabilities to credit institutions | 22,937 | 20,816 |
| Derivatives | 228 | 221 |
| Liabilities to Group companies | 1,917 | 1,689 |
| Other liabilities | 107 | 187 |
| Total equity and liabilities | 31,425 | 29,630 |

Consolidated segment reporting January-December

| Property management | Malmö | | Helsingborg | | Lund | | Copenhagen | | Total | |
|---|---------------|---------------|---------------|---------------|--------------|--------------|---------------|---------------|---------------|---------------|
| SEK m | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 |
| Rental income, excl. additional charges | 1,352 | 1,257 | 901 | 834 | 610 | 558 | 879 | 801 | 3,743 | 3,449 |
| Service income | 126 | 123 | 79 | 74 | 84 | 81 | 142 | 154 | 431 | 432 |
| Rental income | 1,478 | 1,380 | 980 | 908 | 695 | 638 | 1,022 | 955 | 4,174 | 3,881 |
| Property costs | -355 | -335 | -255 | -241 | -202 | -192 | -366 | -350 | -1,178 | -1,118 |
| Operating surplus | 1,123 | 1,045 | 725 | 667 | 493 | 446 | 655 | 605 | 2,996 | 2,763 |
| Leashold rent | 0 | 0 | -4 | -5 | 0 | 0 | 0 | 0 | -4 | -5 |
| Changes in values of properties | 254 | -480 | -93 | -496 | 305 | -71 | 120 | -164 | 585 | -1,212 |
| Total | 1,377 | 565 | 628 | 165 | 797 | 375 | 775 | 441 | 3,577 | 1,546 |
| <i>Items not classified by segment</i> | | | | | | | | | | |
| Central administration | - | - | - | - | - | - | - | - | -94 | -92 |
| Net interest, excl. leasehold rent | - | - | - | - | - | - | - | - | -1,129 | -958 |
| Results of Joint Ventures | - | - | - | - | - | - | - | - | 12 | 39 |
| Change in value derivatives | - | - | - | - | - | - | - | - | -136 | -559 |
| Pre-tax result | | | | | | | | | 2,230 | -24 |
| Market value properties | 23,468 | 22,146 | 12,945 | 12,490 | 9,715 | 9,154 | 13,040 | 12,082 | 59,168 | 55,872 |

In the group's internal reporting, operations are divided into the market areas of Malmö, Helsingborg, Lund and Copenhagen. Each market area corresponds to an operating segment whose revenues and costs are followed up regularly by reporting to the CEO, who is the group's top executive decision maker. Group management follows up the operating profit and value changes in properties, other profit items are not distributed by market area. On the asset side, the real value of the properties is monitored. For a more detailed description of the segments, see the annual report for 2023 pages 45-67. Rental income includes customary charges for rent including indexation, extra charges for investments and property taxes. Service income includes all other supplementary charges like for example electricity, heating, water and other services to tenants.

KEY FIGURES FOR THE GROUP

| SEK m | Jan-Dec 2024 | Jan-Dec 2023 |
|---|--------------|--------------|
| Financial | | |
| Return on equity, % | 7.5 | -0.1 |
| Return on total capital, % | 6.8 | 3.0 |
| Equity/assets ratio, % | 38.1 | 39.0 |
| Interest coverage ratio, multiple | 2.5 | 2.8 |
| Leverage properties, % | 50.9 | 50.0 |
| Debt/equity ratio, multiple | 1.3 | 1.3 |
| Share-related | | |
| Earnings per share, SEK | 5.55 | -0.09 |
| Earnings per share before tax, SEK | 7.25 | -0.08 |
| Cash flow from operations per share, SEK | 5.26 | 6.28 |
| Market value per share, SEK | 104.80 | 94.25 |
| Proposed dividend per share, SEK | 3.20 | 3.15 |
| Dividend yield, % | 3.1 | 3.3 |
| Total return from share, % | 14.5 | 24.0 |
| P/E-ratio I, multiple | 18.9 | neg. |
| P/E-ratio II, multiple | 19.6 | 17.8 |
| EPRA EPS, SEK | 5.34 | 5.30 |
| EPRA NDV (net disposal value) per share, SEK | 75.32 | 72.83 |
| EPRA NRV (net reinstatement value) per share, SEK | 93.58 | 89.17 |
| EPRA LTV, % | 52.2 | 51.9 |
| Number of shares at the end of period, thousands | 307,427 | 307,427 |
| Average number of shares, thousands | 307,427 | 307,427 |
| Property-related | | |
| Number of properties | 307 | 305 |
| Carrying amount of properties, SEK m | 59,168 | 55,872 |
| Estimated investment yield, % – all properties | 5.0 | 5.2 |
| Estimated direct return, % – excl project properties | 5.3 | 5.5 |
| Lettable area, m ² | 2,325,309 | 2,279,114 |
| Rental income, SEK per m ² | 1,998 | 1,934 |
| Operating surplus, SEK per m ² | 1,283 | 1,281 |
| Financial occupancy rate, % – all properties | 89 | 92 |
| Financial occupancy rate, % – excl project properties | 91 | 93 |
| Estimated surplus ratio, % | 72 | 72 |
| Employees | | |
| Number of FTEs at period end | 228 | 218 |

1) Calculated for calendar years only.



The keys to Bilrutan 5 in eastern Landskrona were recently handed over to the logistics company Dachser, ten months after the first earth was turned. The facility consists of a cross-dock terminal, a logistics warehouse and offices, and will be certified in accordance with SGBC Gold.

Key figures

Basis for key ratios

Below is a derivation of the financial key figures that Wihlborgs presents on page 23.

The following financial targets have been established by the Board:

- A return on equity that exceeds the risk-free interest rate* by not less than six percentage points, which for the beginning of 2024 corresponds to 8.00 percent.
- An equity/assets ratio of no less than 30 percent
- An interest coverage ratio of no less than 2.0
- The loan-to-value ratio is not to exceed 60 percent

*) Risk-free interest rate is defined as the rate on a 5-year Swedish government bond

| Unless otherwise stated, amounts are in SEK million | 2024-12-31 | 2023-12-31 |
|--|------------|-------------|
| Return on equity | | |
| Profit for the period | 1 706 | -27 |
| Equity, opening balance | 22,391 | 23,380 |
| Equity, closing balance | 23,156 | 22,391 |
| Average equity | 22,774 | 22,886 |
| Return on equity, % | 7.5 | -0.1 |
| Return on capital employed | | |
| Profit before tax | 2,230 | -24 |
| Interest expense (incl value changes interest derivatives) | 1,294 | 1,536 |
| Total | 3,524 | 1,512 |
| Total assets, opening balance | 57,372 | 56,809 |
| Total assets, closing balance | 60,751 | 57,372 |
| Non-interest bearing debt, opening balance | -6,676 | -6,465 |
| Non-interest bearing debt, closing balance | -7,139 | -6,676 |
| Average capital employed | 52,154 | 50,520 |
| Return on capital employed, % | 6.8 | 3.0 |

| | 2024-12-31 | 2023-12-31 |
|---|-------------|--------------|
| Equity/assets ratio | | |
| Equity | 23,156 | 22,391 |
| Total assets | 60,751 | 57,372 |
| Equity/assets ratio, % | 38.1 | 39.0 |
| Interest coverage ratio | | |
| Income from property management | 1,781 | 1,747 |
| Interest expense | 1,162 | 982 |
| Total | 2,943 | 2,729 |
| Interest expense | 1,162 | 982 |
| Interest coverage ratio, multiple | 2.5 | 2.8 |
| Leverage properties | | |
| Borrowings | 30,091 | 27,949 |
| Net value investment properties | 59,168 | 55,872 |
| Leverage properties, % | 50.9 | 50.0 |
| Debt/equity ratio | | |
| Interest-bearing liabilities | 30,228 | 28,084 |
| Equity | 23,156 | 22,391 |
| Debt/equity ratio, multiple | 1.3 | 1.3 |
| Earnings per share | | |
| Profit for the period | 1,706 | -27 |
| Average number of shares, thousands | 307,427 | 307,427 |
| Earnings per share, SEK | 5.55 | -0.09 |
| Earnings per share before tax | | |
| Profit before tax | 2,230 | -24 |
| Average number of shares, thousands | 307,427 | 307,427 |
| Earnings per share before tax, SEK | 7.25 | -0.08 |
| Dividend yield per share | | |
| Proposed dividend, SEK | 3.20 | 3.15 |
| Market price per share at year end, SEK | 104.80 | 94.25 |
| Dividend yield per share, % | 3.1 | 3.3 |

| | 2024-12-31 | 2023-12-31 |
|--|--------------|--------------|
| Total yield per share | | |
| Market price per share at year start, SEK | 94.25 | 78.50 |
| Market price per share at year end, SEK | 104.80 | 94.25 |
| Change in market price during the year, SEK | 10.55 | 15.75 |
| Dividend paid during the year, SEK | 3.15 | 3.10 |
| Total return per share, % | 14.5 | 24.0 |
| P/E ratio I | | |
| Market price per share, SEK | 104.80 | 94.25 |
| Earnings per share, SEK | 5.55 | -0.09 |
| P/E ratio I, multiple | 18.9 | neg |
| P/E ratio II | | |
| Market price per share, SEK | 104.80 | 94.25 |
| EPRA EPS, SEK | 5.34 | 5.30 |
| P/E ratio II, multiple | 19.6 | 17.8 |
| Operating cash flow per share | | |
| Operating cash flow | 1,617 | 1,930 |
| Average number of shares, thousands | 307,427 | 307,427 |
| Operating cash flow per share, SEK | 5.26 | 6.28 |
| EPRA EPS | | |
| Income from property management | 1,781 | 1,747 |
| Tax depreciation, direct tax deductions etc | -1,115 | -1,186 |
| Taxable income from property management | 666 | 561 |
| Current tax on the above | -140 | -118 |
| Income from property management after deduction of current tax | 1,641 | 1,629 |
| Average number of shares, thousands | 307,427 | 307,427 |
| EPRA EPS, SEK | 5.34 | 5.30 |
| EPRA NDV per share | | |
| Equity | 23,156 | 22,391 |
| Number of shares at year end, thousands | 307,427 | 307,427 |
| EPRA NDV per share, SEK | 75.32 | 72.83 |

| | 2024-12-31 | 2023-12-31 |
|--|---------------|---------------|
| EPRA NRV per share | | |
| Equity | 23,156 | 22,391 |
| Deferred tax liability | 5,637 | 5,171 |
| Derivatives | -24 | -148 |
| Total | 28,769 | 27,414 |
| Average number of shares, thousands | 307,427 | 307,427 |
| EPRA NRV per share, SEK | 93.58 | 89.17 |
| EPRA LTV | | |
| Borrowings*, group | 30,139 | 28,056 |
| Borrowings*, share of joint ventures | 1,057 | 1,109 |
| Net payables, group | 1,032 | 1,090 |
| Net receivables, share of joint ventures | -193 | -178 |
| Total | 32,035 | 30,077 |
| <i>Exclude:</i> | | |
| Liquid assets, group | -412 | -346 |
| Liquid assets, share of joint ventures | -66 | -59 |
| Net Debt | 31,557 | 29,672 |
| Investments properties, group | 59,168 | 55,872 |
| Investment properties, share of joint ventures | 1,298 | 1,334 |
| Total investment properties | 60,466 | 57,206 |
| EPRA LTV, % | 52.2 | 51.9 |

* including accrued interest

Definitions

Some of the financial metrics that Wihlborgs presents in the interim report are not defined in accordance with IFRS. Wihlborgs is of the opinion that these metrics provide valuable complementary information to investors and the company's management, since they enable evaluation of the company's performance.

As all companies do not apply the same approach to calculating these financial metrics, they are not always comparable to metrics used by other companies. Accordingly, these metrics should not be viewed as replacements for metrics defined under IFRS. On this page, definitions of metrics are presented that, with a few exceptions, are not defined in accordance with IFRS.

Key financial ratios

The key ratios are based on the statements of income, financial position, changes in equity and cash flow. Some of the historic data is compiled from the historical summary on page 21 in Wihlborgs' Interim Report.

Return on equity

Profit for the period as a percentage of average equity, excluding non-controlling interests. Average equity refers to the average of the opening and closing values for the respective period. In interim reports, the return is converted to its annualised value without taking account of seasonal variations. The ratio comprises a measure of the profitability in relation to shareholders' equity.

Return on capital employed (ROCE)

Earnings before interest expense, derivatives and taxes (EBIT) as a percentage of average capital employed. Capital employed is defined as total assets less non-interest-bearing liabilities and provisions. Average capital employed refers to the average of the opening and closing balances for each period. In interim reports, the return is converted to its annualised value without taking account of seasonal variations. The metric shows the return on the capital provided by shareholders and lenders without regard to interest.

Equity/assets ratio

Equity as a percentage of total assets at the end of the period. The ratio provides a measure of the financial strength of the company.

Interest coverage ratio

Income from property management, plus interest expense, divided by interest expense. The ratio measures the degree to which earnings can decline without jeopardising interest payments or, alternatively, how much interest expense can increase before income from property management becomes negative.

Loan-to-value ratio, properties

Borrowings as a percentage of the properties' carrying amounts. The ratio shows the degree of borrowing on the property portfolio.

Surplus ratio

The operating surplus, shown as a percentage of rental income. The ratio illustrates the proportion of rental income that remains after deducting property management costs.

Debt/equity ratio

Interest-bearing liabilities relative to equity. Interest-bearing liabilities include borrowings, lease liabilities and any other interest-bearing liabilities. The ratio illustrates the relationship between borrowings and equity and, thereby, the gearing and financial strength.

Investment yield

The operating surplus shown as a percentage of the properties' average carrying amount. The average carrying amount refers to the average of the opening and closing values for the respective period. In interim reports, the yield is converted to its annualised value without taking account of seasonal variations. The ratio illustrates the yield on the property portfolio without taking account of its financing costs.

Net Debt / EBITDA

Borrowings minus liquid assets in the financial statements, measured at five measurement occasions (quarterly) in the last twelve months, divided by operating surplus minus central administration, rolling twelve months. The key figure shows the company's earning capacity relative to borrowings, net.

Exchange rate changes on rental income

When calculating the period's revenue increase, comparable currencies are used. As each period is converted to current exchange rates, exchange rate differences arise on rental income in comparison between two periods.

Share-related key ratios

Earnings per share for the period

Earnings for the period divided by the average number of shares outstanding. Earnings per share are the same before and after dilution. Definition according to IFRS.

Earnings per share before tax

Earnings per share before tax divided by the average number of shares outstanding.

EPRA EPS

Income from property management less the estimated tax payable on taxable income from property management divided by the average number of shares outstanding. Taxable income from property management is defined as income from property management less fiscal depreciation/amortisation, direct deductions and none deductible interest rates. The effect of loss carry-forwards is not taken into consideration.

Cash flows from operating activities per share

Cash flows from operating activities divided by the average number of shares outstanding.

EPRA NDV - Net disposal value, per share

The closing balances for equity divided by the number of shares at the end of the period.

EPRA NRV - Net reinstatement value, per share

The closing balances for equity following the reversal of interest-rate derivatives and deferred tax according to the balance sheet, divided by the number of shares at the end of the period.

EPR LTV

The group's long- and short-term interest-bearing liabilities plus net working capital (if negative) minus cash and cash equivalents, in relation to the properties' reported value plus net working capital (if positive). With the addition of the group's share of corresponding items in associated companies.

Dividend yield per share

Proposed dividend as a percentage of the year-end share price.

Total yield per share

Share price performance plus actual dividend relative to the share price at the start of the year.

P/E ratio I, multiple

Market price per share divided by earnings per share. In interim reports, the ratio is converted to its annualised value without taking account of seasonal variations.

P/E ratio II, multiple

Market price per share divided by EPRA RPS per share. In interim reports, the ratio is converted to its annualised value without taking account of seasonal variations.

Average fixed interest period

Time remaining until the interest on all interest bearing debts in average has been adjusted.

Average loan maturity

Time remaining until an average of all interest bearing debts has been refinanced.

Property-related key figures*

These key figures are based on the property table on page 9. The table shows the estimated rental value, rental income and property expenses on an annualised basis with an unchanged property portfolio, based on the contract stock on the first day after the end of the period.

Rental value

Rental income plus estimated market-level rents for unlet space.

Estimated investment yield

Operating surplus as a percentage of the carrying amount for the properties at the end of the period.

Rental income per m²

Rental income on an annualised basis divided by lettable area.

Operating surplus per m²

Operating surplus divided by lettable area.

Economic occupancy rate

Rental income as a percentage of rental value.

Estimated surplus ratio

Operating surplus as a percentage of rental income.

Net Lettings

New lettings during the period less terminations to vacate.

Like-for-like

Excludes properties that both current and comparative period are classified as projects/land, acquired or sold.

Four reasons to invest in Wihlborgs

1 Operating in an attractive region

Our home region of Öresund has strong population growth, a young and well-educated demographic, world-class technological development, good commuting possibilities and shrinking distances to the continent through, for example, the coming Fehmarn Belt connection. At the same time Copenhagen Airport strengthens its position. These are the factors that make businesses grow and attract global corporations to locate their regional headquarters here.

2 Building value-generating clusters

Wihlborgs' properties are located in selected sub-markets that provide growth and development potential. We create dense clusters of properties, industries and networks that enable tenants to relocate, grow and develop within our portfolio. We know the market and the region well and can quickly identify new needs and trends. Wihlborgs is the leading property company in Malmö, Lund and Helsingborg.

3 Long-term and responsible owner

Wihlborgs is a long-term owner that develops and manages properties under its own auspices with a high level of service and local suppliers. We invest in flexible premises that can be adapted according to tenants' changing needs, with stringent requirements for quality and sustainability, while also ensuring low operating costs. We take the economy, people and the environment into account in all our decisions, and have recognised low ESG risk. Our goal is to halve scopes 1, 2 and 3 emissions by 2030, and to have net zero CO2 emissions by 2045.

4 Stable growth and financing

Wihlborgs has grown robustly for many years and raised the dividend for 18 consecutive years. This was made possible by our focus on continuously improving cash flow. Our strong operating profit relative to our borrowing creates good financial stability, which allows us to maintain an attractive portfolio of ongoing and planned projects, and to capture new business opportunities as they arise.

Calendar

| | |
|----------------------------------|-----------------|
| Interim report Jan-Mar 2025..... | 28 April 2025 |
| Annual General Meeting..... | 29 April 2025 |
| Interim report Jan-Jun..... | 7 July 2025 |
| Interim report Jul-Sep..... | 23 October 2025 |

Wihlborgs' interim reports and the Annual Report are distributed electronically at www.wihlborgs.se. The Annual Report is printed in Swedish and sent to any shareholders notifying the Company that they wish to receive it in printed form.

Press releases Q4 2024

| | |
|---|------------------|
| Winning architect named for Malmö University's new building | 19 November 2024 |
| Interim report Jan-Sep 2024: Growth in core operations..... | 24 October 2024 |
| Wihlborgs sells housing development rights outside Copenhagen | 23 October 2024 |
| Thule Group moves to Wihlborgs in Dockan in Malmö..... | 22 October 2024 |
| Wihlborgs' interim report for Jan-Sep 2024 will be presented on 24 October..... | 15 October 2024 |
| Nomination Committee before Wihlborg's AGM 2025 is appointed..... | 11 October 2024 |
| Wihlborgs retains first place in global sustainability rankings..... | 11 October 2024 |
| Wihlborgs signs agreement with the Swedish Prosecution Authority in central Lund..... | 8 October 2024 |

This interim report is information of such a kind that Wihlborgs Fastigheter AB (publ) is legally required to disclose pursuant to the EU's Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication through the agency of the contact people on the next page on 11 February 2025 kl. 07.30 CET.

Welcome to us.

Being able to adapt to developments in society to remain relevant has always been our strength. Wihlborgs is growing and developing every day, especially during these challenging times. This is all so we can be the customer-centric, long-term and region-building company that we are.

Contact

Ulrika Hallengren, CEO

+46 (0)40-690 57 95, ulrika.hallengren@wihlborgs.se

Arvid Liepe, CFO

+46 (0)40-690 57 31, arvid.liepe@wihlborgs.se



Malmö – Headquarters

Wihlborgs Fastigheter AB
Box 97, 201 20 Malmö
Visits: Dockplatsen 16
Phone: +46 40 690 57 00

Helsingborg

Wihlborgs Fastigheter AB
Terminalgatan 1
252 78 Helsingborg
Phone: +46 42 490 46 00

Lund

Wihlborgs Fastigheter AB
Ideon Science Park
Scheelevägen 17
223 70 Lund
Phone: +46 46 590 62 00

Copenhagen

Wihlborgs A/S
Mileparken 22A
DK-2740 Skovlunde, Danmark
Phone: +45 396 161 57