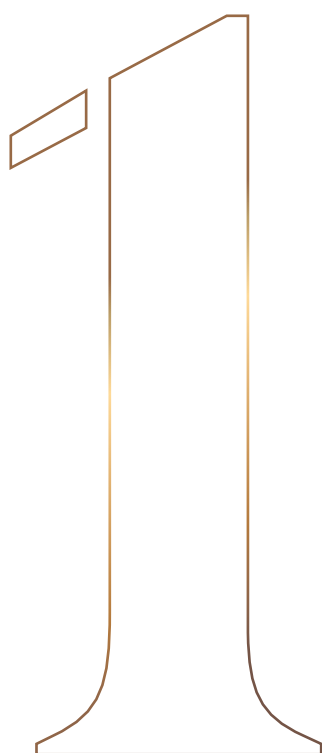


G E N O V A



Interim report January–March / **2023**



# The period in summary

## January–March 2023 period

- Rental income amounted to SEK 128.9m (93.6), an increase of 38%.
- Net operating income amounted to SEK 90.9m (63.5), an increase of 43%.
- Income from property management decreased 64% to SEK 11.3m (30.9), of which income from property management attributable to shareholders was SEK -7.4m (19.2), corresponding to SEK -0.16 (0.46) per share. The decline was due mainly to negative changes in the values of properties in joint ventures of approximately SEK 19m and higher interest expense.
- Net income after tax amounted to SEK -40.2m (167.0), corresponding to SEK -1.85 (3.19) per share.
- Long-term net asset value attributable to shareholders increased 7% to SEK 3,685.1m (3,439.5), corresponding to SEK 80.79 (81.94) per share.

**SEK 10,221 m<sup>1</sup>**

Property value

**9,230**

Residential building rights

**58.1%**

Loan-to-value ratio

**SEK 80.79**

Long-term net asset value attributable to shareholders per share

1) Of which ongoing construction and planned projects of SEK 2,141m.

	Jan-Mar 2023	Jan-Mar 2022	Apr 2022 -Mar 2023	Jan-Dec 2022
Rental income, SEKm	128.9	93.6	430.0	394.7
Net operating income, SEKm	90.9	63.5	305.2	277.8
Income from property management, SEKm	11.3	30.9	101.2	120.8
Income from property management attributable to shareholders per share, SEK	-0.16	0.46	0.88	1.53
Residential units under construction, no. <sup>1</sup>	914	863	914	1,006
Residential units completed, no.	92	-	271	179
Net investment, SEKm	11.4	258.9	471.6	719.2
Loan-to-value ratio, %	58.1	61.1	58.1	59.1
Equity/assets ratio, %	39.5	39.1	39.5	38.4
Interest-coverage ratio, times <sup>2</sup>	1.8	2.0	1.9	2.0
Long-term net asset value, SEKm	5,259.4	4,263.3	5,259.4	5,134.0
Long-term net asset value attributable to shareholders, SEKm	3,685.1	3,439.5	3,685.1	3,584.1
Total no. of shares outstanding, 000s	45,613	41,977	45,613	41,977
Long-term net asset value attributable to shareholders per share, SEK	80.79	81.94	80.79	85.38

1) Including 40 hotel rooms.

2) Excluding non-recurring costs.

## Significant events during and after the end of the period

### First quarter

- In January, Genova completed a directed issue of approximately 3.6 million new ordinary shares at a subscription price of SEK 55 per ordinary share, and raised proceeds of approximately SEK 200m before deductions for share issue costs.
- In January, one of Järngrinden's rental unit projects outside Borås was exited. The exit had a positive impact on Genova's financial key metrics and an earnings effect of approximately SEK 30m.

- In January, Genova entered into a five-year interest-rate swap totalling SEK 800m.
- At the beginning of the period, Genova initiated a process for a possible divestment of the company's assets in Palma in Spain.
- On 21 February 2023, the Board decided to update the company's operational targets for ongoing construction, and the percentage of rental income from residential and community service properties.

### Events after the end of the period

- After the end of the period, 66 residential units in the Tryckeriet project in Norrtälje were completed for a rental value of approximately SEK 6.0m.



Segerdal project, Knivsta

# CEO's statement

Continuing uncertainty in the world is impacting the property market, presenting challenges in the form of high inflation and rising interest rates. During the first quarter of the year, Genova had a clear focus on liquidity and financing so as to reduce indebtedness. Property management operations performed stably and our ongoing projects are progressing well with occupancies scheduled for later this year. We are confident about our business model and, as always, we remain proactive in addressing and managing changes in the market.



**“As always, we are following a long-term approach.”**

Genova continued to grow in the first quarter of the year, reporting a 38% increase in rental income, part of which derives from the subsidiary Järngrinden that was incorporated in the Genova Group in December 2022. Net operating income rose 43%. Income from property management was impacted by rising interest expense, and above all negative changes in value of approximately SEK 19m in associated companies, falling to SEK 11.3m compared with SEK 30.9m in the same period in 2022. Long-term net asset value per share also declined. Looking back at our performance since 2019, both income from property management per share and net asset value per share have increased an average of 38% per year.

Most of our rental agreements are adjusted for inflation according to the consumer price index, which means that annual rental income increases by about SEK 35m from January 2023. Our tenants generally handled rent increases well in the first quarter. We believe that the relatively low average rent in our investment property portfolio, approximately SEK 1,500 per sqm, is an important reason for this. We also have a mix of tenants that favourably diversifies risk. Community service properties, residential units and supermarkets account for about 60% of our rental income. It is more important than ever before that Genova works very closely with its tenants in its property management.

## Ongoing projects

Genova will continue to grow organically in 2023 by completing a number of projects. The ongoing projects in Norrtälje, Enköpings, Upplands-Bro and Knivsta, totalling about 1,000 residential units in various stages of completion, are proceeding as planned. The Segerdal project in central Knivsta will be gradu-

ally completed in 2023 with occupancy scheduled from April, and occupancy of an additional 66 residential units in Norrtälje will take place in the first half of the year. We can see indications of a more cautious rental market, especially in the commercial sector, but we are continuing to note healthy demand for our new rental apartments.

## Financing

The balance sheet and financing situation are crucial in the current market climate. A clear focal point for Genova is to ensure a high level of liquidity and we are working actively to reduce indebtedness in 2023. During the quarter, we carried out a directed issue to a number of reputable investors who believe in, and want to invest long-term, in Genova, and we thereby strengthened our financial position.

Another measure we are taking is to repay our outstanding bond loan of SEK 525m that falls due in September 2023 using existing liquidity, and we made repurchases for about SEK 30m under the bond that matures in 2024. We will continue to work proactively by repurchasing bonds if possible in order to reduce our indebtedness. The process of evaluating a sale of our assets in Palma in Spain, in order to free up significant liquidity, is proceeding.

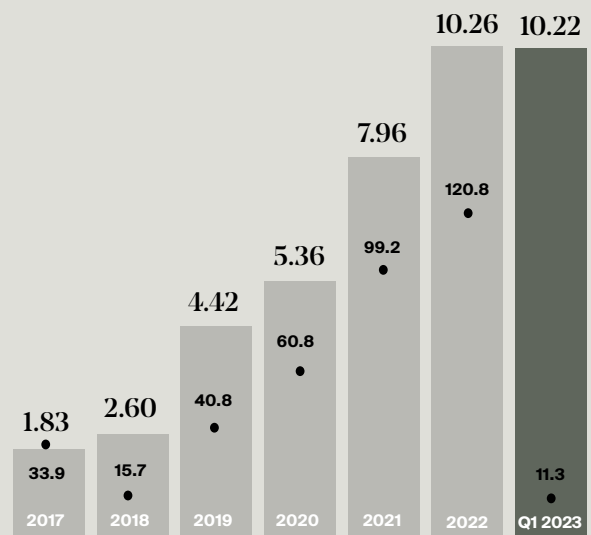
Despite an uncertain market with difficult conditions for the property sector, I can conclude that Genova's operations are essentially continuing to perform well in both property management and project development. As always, we are following a long-term approach and are continuing to act to ensure the stability of Genova, regardless of the market conditions.

Michael Moschewitz, CEO

# Genova – the personal property company

Genova's mission is to combine stable cash flows from the investment property portfolio with cost-efficient project development of mainly rental apartments and community service properties for our own long-term management.

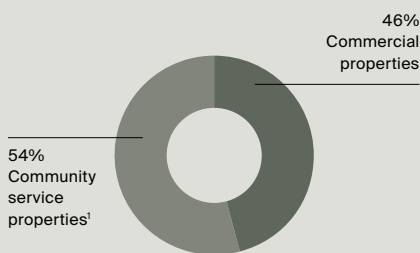
Genova is a personal property company that owns, manages and develops properties with a long-term, sustainable and highly committed approach. The large portfolio of own residential building rights ensures the Group's long-term growth and continued stable growth of the investment property portfolio. Genova's core markets – Greater Stockholm and the Uppsala Region – are characterised by strong growth, high disposable income, high level of education and low unemployment. The company also owns properties in other growth areas, such as Lund, and operates in western Sweden through the subsidiary Järngrinden.



## ■ Property value, SEK billion

## ● Income from property management, SEKm

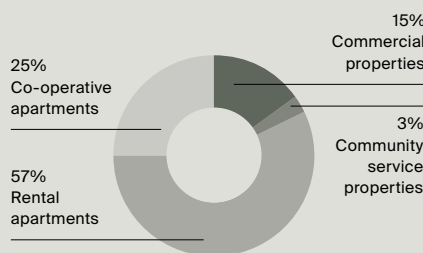
### Investment properties



**Property value**  
Total SEK 8,079m

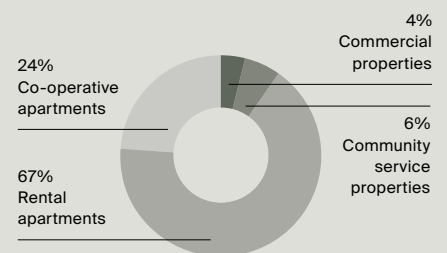
1) Of which 176 residential units

### Ongoing projects and development properties



**Property value**  
Total SEK 2,141m

### Building rights portfolio



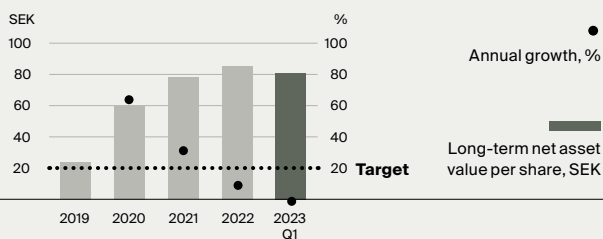
**Lettable area**  
Total 598 ksqm

# Financial targets

## Long-term net asset value

Achieve an average annual growth of at least 20% in long-term net asset value per share (including any value distributions to shareholders) over a business cycle.

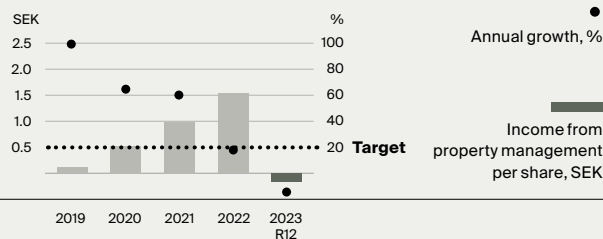
**-1.4%**  
31 Mar 2023



## Income from property management

Achieve an average annual growth of at least 20% in income from property management per share (before dividends) over a business cycle.

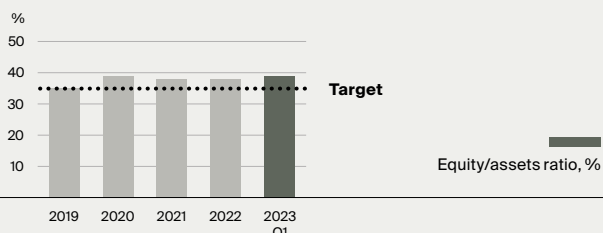
**-16%**  
31 Mar 2023



## Equity/assets ratio

Over time, the equity/assets ratio shall be at least 35%.

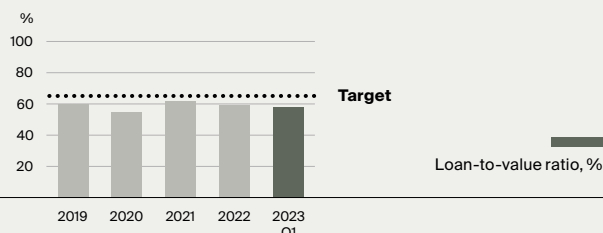
**39%**  
31 Mar 2023



## Loan-to-value ratio

Over time, the loan-to-value ratio shall not exceed 65%.

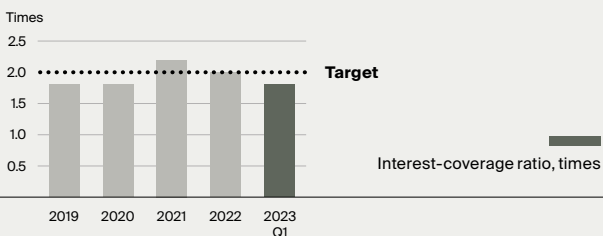
**58%**  
31 Mar 2023



## Interest-coverage ratio

Over time, the interest-coverage ratio shall be higher than 2.0.

**1.8 times**  
31 Mar 2023



## Dividend policy

Genova's overall objective is to create value for the company's shareholders. In the coming years, this is deemed best achieved by reinvesting cash flows in operations to create further growth through investments in new construction, existing properties and property acquisitions, which could lead to either small or no dividends at all on shares. In the long-term, the dividend on shares shall be at least 50% of income from property management attributable to shares.



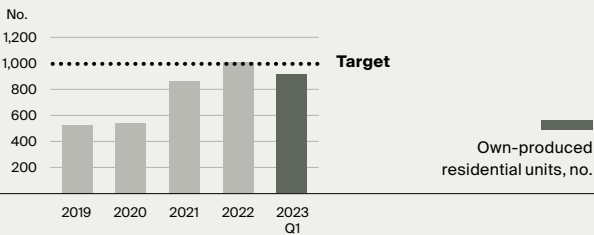
# Operational targets

## Ongoing construction

Ongoing construction of own-produced residential units shall amount to at least 1,000 residential units per year by the end of 2024.

914

31 Mar 2023

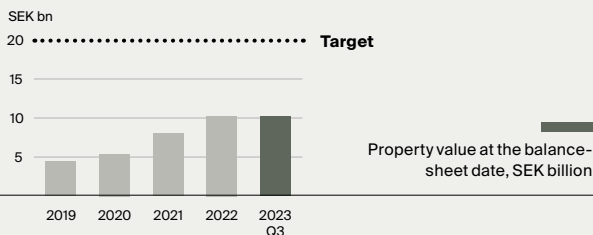


## Property value

The value of the investment property portfolio is to be SEK 20 billion by the end of 2025.

SEK 10.2 bn

31 Mar 2023

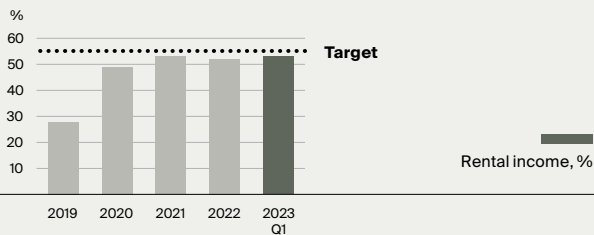


## Rental income

Rental income from residential and community service properties shall account for at least 55% of Genova's total rental income by the end of 2023.

53%

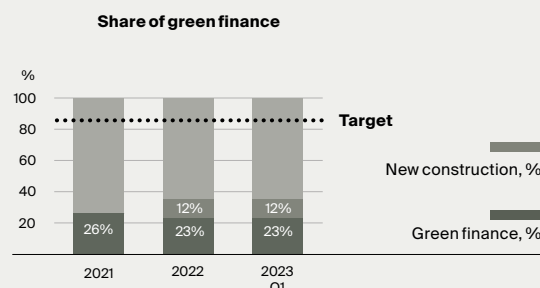
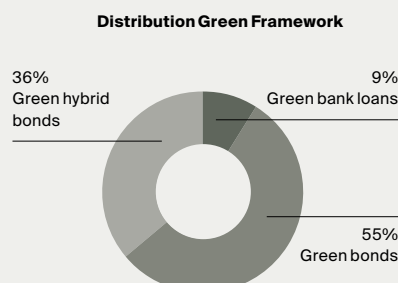
31 Mar 2023



# Sustainability targets

## Green finance

The share of green finance for new construction and investment properties is to be 85% by the end of 2023.



The company has elected to highlight the ongoing new constructions that will be classified as green upon completion and final placement.

## Environmental certification

All new construction is to have environmental certification. In addition, all investment properties that are owned and managed on a long-term basis (excluding Järngrinden's properties) are to have environmental certification by the end of 2023.

Certification	Investment properties				Construction	
	Certified	Ongoing	Continuing/ Planned	Ongoing planning	Total	Ongoing
Nordic Swan	2				2	3
Green Building	1	1			2	
Miljöbyggnad iDrift						
Silver	2	15	14		31	
Bronze	1				1	
Not certified				27	27	
<b>Total</b>	<b>6</b>	<b>16</b>	<b>14</b>	<b>27</b>	<b>63</b>	<b>3</b>

An evaluation on environmental certification of Järngrinden's 21 investment properties will begin in 2023.

## Energy consumption

Genova is aiming to join the Science Based Targets initiative and thereby undertake to set ambitious and scientific climate targets in order to reach the Paris Agreement's goal of reducing emissions and limiting global warming to no more than 1.5°C.

# Sustainability work

## Sustainability strategy

The sustainability strategy is divided into three main areas: building and managing for tomorrow's environment and climate, long-term urban development, and pursuing sustainable business activities. These three areas have, in turn, objectives that are continuously reviewed and adopted by the Board at least once annually. In 2022, Genova developed specific targets for the reduction of its emissions, increased the share of properties with environmental certification, and increased the share of green finance.

## Green Finance Framework

In December 2020, Genova established a Green Finance Framework aligned with the Green Bond Principles issued by the International Capital Market Association (ICMA). This document governs the conditions for using the proceeds from green bonds, green loans and other types of debt instruments. Genova's Green Finance Framework and related information are available on the company's website ([genova.se](https://www.genova.se)).

## Environmental certification

Genova's long-term goal is that all newly developed properties and properties

under long-term management in our portfolio will be environmentally certified in order to meet customer and investor requirements, reduce our negative impact, increase our positive impact, increase the value of the property, and enable better terms for loans.

## Events during the period

Sustainability activities during the quarter focused on completing the Sustainability Report and ensuring a high level of quality and reliability of the sustainability data collected. Discussions were also held with the Science Based Target initiative to set our science-based targets so that they can be validated.





# Investment property portfolio

## Investment properties

Genova's investment property portfolio comprises community service properties and residential units, as well as commercial properties for retail, offices and warehousing. The development of future rental apartments combined with community service properties are being planned for most of Genova's existing investment properties, often in new districts. The investment properties are mainly located in Greater Stockholm, the Uppsala Region and in western Sweden.

Genova works continuously to identify properties that will contribute to achieving the financial and operational targets. Potential acquisition candidates include cash flow-generating properties, fully or partly let, and vacant buildings with development and letting potential. Genova's aim is that the acquired prop-

erties will eventually provide opportunities to create building rights for new construction projects in the future.

At the end of the period, Genova's wholly owned investment property portfolio comprised a total of 84 investment properties with a market value of approximately SEK 8.1 billion, allocated over approximately 369 ksqm. The total property value, including accessed properties, properties under construction and joint ventures, was approximately SEK 11.3 billion.

### Rental agreements

At the end of the period, Genova had approximately 460 rental agreements with an average remaining rental duration of 5.3 years, and 176 agreements for rental apartments.

Of total contracted rental income, the proportion derived from residential units and publicly funded tenants was approximately 53%. If supermarkets are also included, the proportion of contracted rental income was approximately 62%.

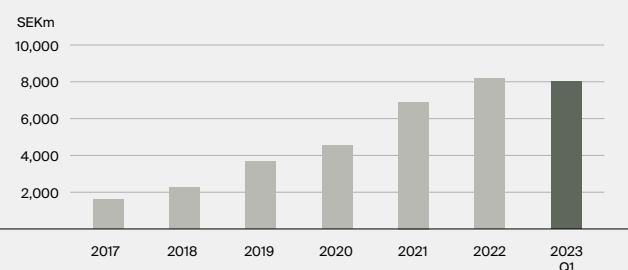
During the period, one five-year rental agreement with an annual rental value of approximately SEK 4.4m was signed with an existing tenant in Hunnerup in Lund, starting from August 2023.

During the next quarter, an additional 66 residential units in the Tryckeriet project in Norrtälje will be completed for a rental value of approximately SEK 6.0m.

Leases terminated with tenants vacating the properties in the second quarter totalled a rental value of SEK 4.8m. Estimated net leasing is in total a positive increase with an annual rental value of SEK 1.2m.

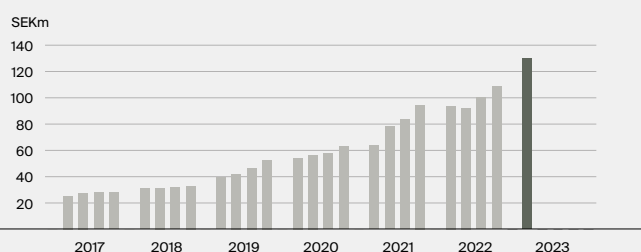
### Performance of value of investment properties

31 March 2023



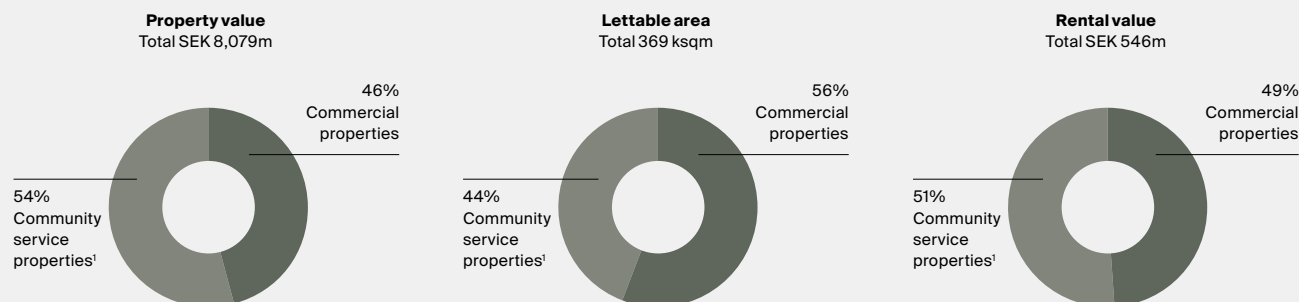
### Rental income per quarter

31 March 2023



## Investment properties per property category

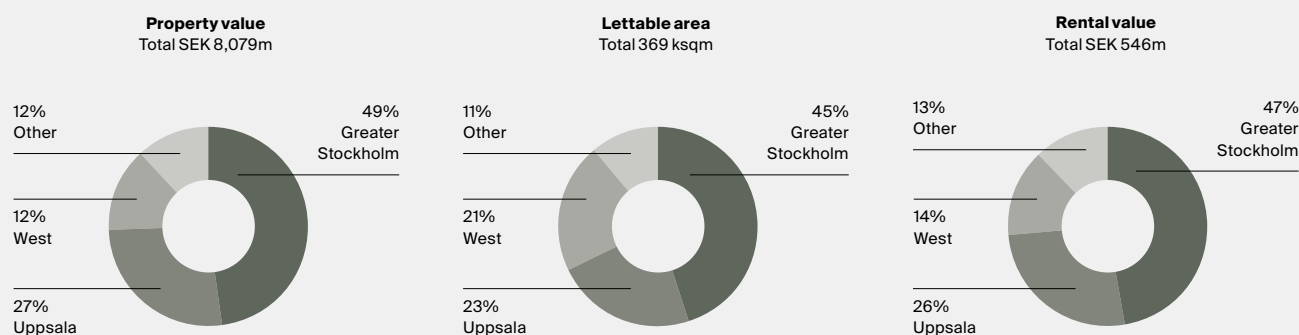
31 March 2023



<sup>1</sup>) Existing rental apartments are included in the Community service properties category.

## Investment properties per geography

31 March 2023



## Allocation of rental income

31 March 2023

Rental agreements	Contracted annual rent, SEKm	Percentage, %
Community service	252	49
Residential units <sup>1</sup>	19	4
Supermarkets	44	9
Other commercial	196	38
<b>Total rental income</b>	<b>511</b>	<b>100</b>
Average weighted remaining term, years (10 largest)		
		6.8 years
Average weighted remaining term, years (total portfolio)		
		5.3 years

<sup>1</sup>) Of which approximately SEK 2.5m pertains to student accommodation let through a rental contract.

## Structure of rental agreements

31 March 2023

	No. of rental agreements	Area Ksqm	Contracted rent, SEKm	Percentage, %
Term				
2023	123	22	37	7
2024	134	61	71	14
2025	77	59	94	18
2026	68	57	82	16
2027	11	16	28	5
>2027	49	101	182	36
<b>Total</b>	<b>462</b>	<b>317</b>	<b>494</b>	<b>97</b>
Rental apartments	176	10	17	3
<b>Total</b>	<b>638</b>	<b>327</b>	<b>511</b>	<b>100</b>
Vacant		42	35	
<b>Total</b>		<b>369</b>	<b>546</b>	

## Investment property portfolio

31 March 2023

	No. of proper- ties	Lettable area, sqm	Property value		Rental value		Occu- pancy rate, %	Contracted annual rent <sup>2</sup> , SEKm	Property costs		Net operating income	
			SEKm	SEK/ sqm	SEKm	SEK/ sqm			SEKm	SEK/ sqm	SEKm	SEK/ sqm
<b>Per property category<sup>1</sup></b>												
Commercial properties	54	207,605	3,701	17,825	269	1,296	91.1	245	-69	-330	177	851
Community service prop- erties <sup>3</sup>	30	161,136	4,378	27,171	277	1,721	95.9	266	-60	-371	206	1,279
<b>Total per property category</b>	<b>84</b>	<b>368,742</b>	<b>8,079</b>	<b>21,909</b>	<b>546</b>	<b>1,482</b>	<b>93.5</b>	<b>511</b>	<b>-128</b>	<b>-348</b>	<b>383</b>	<b>1,038</b>
<b>Per geography</b>												
Greater Stockholm	34	165,151	3,968	24,028	259	1,570	95.2	247	-59	-359	187	1,135
Uppsala	19	85,737	2,221	25,901	141	1,645	94.6	133	-36	-416	98	1,140
West	23	78,908	960	12,166	79	1,003	90.1	71	-18	-230	53	674
Other	8	38,946	930	23,879	67	1,720	88.9	60	-15	-390	44	1,139
<b>Total per geography</b>	<b>84</b>	<b>368,742</b>	<b>8,079</b>	<b>21,909</b>	<b>546</b>	<b>1,482</b>	<b>93.5</b>	<b>511</b>	<b>-128</b>	<b>-348</b>	<b>383</b>	<b>1,038</b>
<i>Of which Järngrinden</i>	<i>21</i>	<i>63,302</i>	<i>710</i>	<i>11,221</i>	<i>61</i>	<i>963</i>	<i>87.1</i>	<i>53</i>	<i>-13</i>	<i>-199</i>	<i>40</i>	<i>639</i>
Ongoing construction			1,036									
Planned projects			1,106									
<b>Total as per the balance sheet</b>			<b>10,221</b>									
Near-term completed con- structions <sup>4</sup>	3	10,869	165		28	2,573	100	28	-3	-271	25	2,302
<b>Total</b>	<b>87</b>	<b>379,611</b>	<b>10,386</b>		<b>574</b>	<b>1,513</b>	<b>93.8</b>	<b>539</b>	<b>-131</b>	<b>-346</b>	<b>408</b>	<b>1,074</b>
In addition:												
Properties owned through joint ventures			878									

1) Based on the primary use of the property.

2) Not including rental discounts of SEK 17m.

3) Of which 176 rental apartments are allocated between eight properties.

4) Refers to stages of the Handelsmannen project, the Can Oliver Hotel and part of the Korsängen project, which will be completed within 12 months. The property value when completed will amount to SEK 623m but as of 31 March was SEK 458m recognised in the balance sheet under properties under construction.

The above summary pertains to the properties owned by Genova at the end of the period, with the addition of acquired but not accessed properties and near-term completed constructions. The table reflects income from, and costs of, the properties as if they had been owned throughout the entire period.

## Current earnings capacity

The table below was prepared to provide an indication of Genova's estimated earnings capacity for management activities. The earnings capacity is based on the company's investment objects and earnings capacity from ongoing development projects where construction has started following completion and occupancy. It is important to note that the current earnings capacity is not a forecast for the next 12 months. The earnings capacity does not include, for

example, an assessment of occupancy, vacancy or interest-rate changes.

The rental value for each investment object and ongoing development projects included in current earnings is presented in the sections "Investment properties" and "Project development" in the interim report. Rental income is based on annual rental value less vacant premises. Property costs are an estimate of normalised costs for a full year. Administrative expenses pertain to costs

attributable to property management, and are based on estimated costs for the next 12-month period, excluding any non-recurring costs.

Net financial items have been calculated on the basis of current interest-bearing net debt. No interest is received on cash and cash equivalents, and interest on the interest-bearing debt has been calculated using the average interest rate at year-end.

### Estimated earnings capacity of investment properties

SEKm	Investment properties Genova	Investment properties Järngrinden	Total Investment properties	Ongoing construction	Total
Rental value	486	61	546	99	646
Vacancy rate	-27	-8	-35	0	-36
<b>Rental income</b>	<b>458</b>	<b>53</b>	<b>511</b>	<b>99</b>	<b>610</b>
Property costs	-116	-13	-128	-13	-142
<b>Net operating income</b>	<b>342</b>	<b>40</b>	<b>383</b>	<b>86</b>	<b>468</b>
Central administration, property management	-21	-8	-29	0	-29
Genova's share of income from property management through joint ventures	9	4	13	4	17
Net financial items	-209	-11	-220	-50	-270
<b>Income from property management</b>	<b>121</b>	<b>25</b>	<b>147</b>	<b>40</b>	<b>186</b>



Hunnerup 1, Lund



## Project development

Genova's organic growth is generated from project development for rental apartments, community service properties and commercial premises where the project portfolio is mainly focused on the creation of building rights from the company's own investment properties using existing cash flow. Thus, Genova is active across the entire chain of property investments – from acquisitions to property management, project development and construction, where the projects often include contributing to the development of new districts.

### Ongoing construction

Genova's ongoing projects comprise the rental units in Norrtälje, Knivsta, Enköping and Upplands-Bro as well as construction of a hotel in Palma, Majorca. Järngrinden's ongoing projects are the co-operative apartments in Borås and Mark. Completed projects in our core markets will be owned and managed by Genova.

The first block in Norrtälje was completed and occupied. The second block, which is under construction, contains 240 rental apartments.

The Segerdal project is located in central Knivsta, directly adjacent to the train station. The project is being carried out in a joint venture with Redito and the first occupancies started in the second quarter of 2023.

The Korsängen project in central Enköping is located directly adjacent to Genova's Kryddgården 6:3 and Kryddgården 6:5 investment properties. Genova is constructing 160 rental apartments that are scheduled for completion next year.

In Palma, Majorca, a 40-room hotel is being completed with occupancy scheduled for the third quarter of 2023. The project is centrally located in Palma and let to Nobis, which also rents the hotel that was completed in 2021 in the same area.

Construction on Genova's urban development project Viby in central Brunna in Upplands-Bro started in the fourth quarter of 2022. The first stage comprises 131 residential units, a grocery store and a school. Genova has signed letters of intent with Axfood and the Raoul Wallenberg School to operate on the premises. The Viby project will encompass a total of 850 residential units and service. The project is jointly owned with property company K2A (30%).

During the quarter, Järngrinden exited a rental unit project containing 92 rental apartments in Borås. Järngrinden's ongoing projects in Borås and Mark include 36 co-operative apartments and the projects will be completed and exited in 2023. In addition, Järngrinden has ongoing projects in Borås through joint ventures.

### Building rights portfolio

Genova uses an estimated excess value to indicate the value of the company's building rights portfolio. The excess value is based on an externally estimated market value of the unused building rights in planned projects. This could be relevant in the event that Genova does not follow its business plan to develop the building rights, but instead divests them. As of 31 March, CBRE's market valuation of the future building rights amounted to approximately SEK 3.8

billion. The existing buildings on these properties, which in some cases will need to be demolished in connection with development, and accumulated investments for planned projects had a book value of approximately SEK 2.2 billion as of 31 March. This means that the excess value in the Group's building rights portfolio was estimated to be approximately SEK 1.6 billion. This excess value is not reflected on Genova's balance sheet.

Järngrinden's building rights have not been externally appraised and are excluded from the excess value that Genova deems to exist in addition to the balance sheet. The aim moving forward is that Järngrinden's building rights will be externally appraised to also illustrate Järngrinden's excess value, which will become part of the Genova Group.

9,230

No. of residential building rights

SEK 1.6 bn

Excess value in building rights portfolio

SEK 991m

Estimated rental value

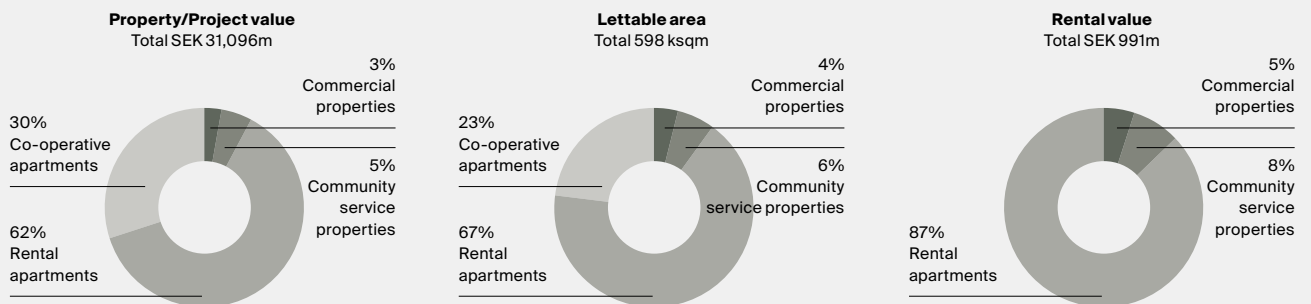




Korsängen project, Enköping

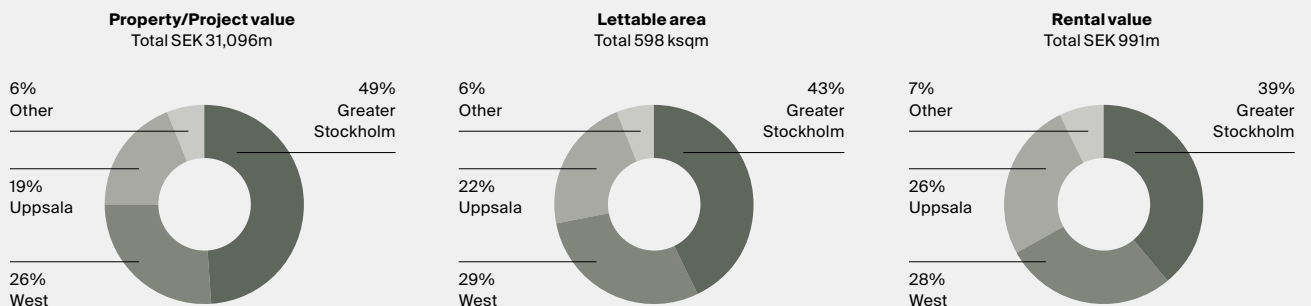
## Project development per property category

31 March 2023



## Project development per geography

31 March 2023





Segerdal project, Knivsta

## Ongoing construction

31 March 2023

Project	Municipality	Category	Construction start	Planned completion	No. of residential units	Lettable area, sqm		Property value <sup>1</sup>		Rental value		Investment, SEKm		Book value <sup>3</sup> , SEKm
					Residential units	Premises		SEKm	SEK/sqm	SEKm	SEK/sqm	Esti-mated	Accumulated <sup>2</sup>	
Handelsmannen 1	Norrköping	Rental apartments	Q4 2019	Q2 2023/ Q2 2024	309	16,238	-	759	46,742	31	1,906	633	360	431
Segerdal <sup>4</sup>	Knivsta	Rental apartments	Q4 2020	Q2 2023/ Q1 2025	142	8,616	368	449	49,978	20	2,271	411	161	-
Korsängen	Enköping	Rental apartments	Q1 2021	Q1/Q3 2024	160	8,031	244	389	47,009	19	2,283	378	161	165
Can Oliver Hotel	Palma	Commercial properties	Q2 2021	Q3 2023	40	3,300	-	282	85,424	13	3,800	250	201	223
Viby, Stage 1 <sup>5</sup>	Upplands-Bro	Rental apartments	Q4 2022	Q2 2026	131	8,728	1,693	492	47,213	22	2,132	429	86	86
Viby, Stage 1 <sup>5</sup>	Upplands-Bro	Community service properties	Q4 2022	Q2 2026	-	-	5,670	306	54,000	15	2,600	244	41	41
Järngrinden <sup>6</sup>	Borås	Own management			72	4,048	-	150	36,993	6	1,600	140	-	-
Järngrinden <sup>6</sup>	Borås	Co-operative housing associations			60	2,486	-	148	59,359	-	-	123	90	90
<b>Total ongoing construction</b>					<b>914</b>	<b>51,447</b>	<b>7,975</b>	<b>2,974</b>	<b>50,055</b>	<b>126</b>	<b>2,217</b>	<b>2,609</b>	<b>1,100</b>	<b>1,036</b>

1) Refers to fair value of the investment upon completion.

2) Refers to only wholly owned projects.

3) Refers to only wholly owned projects. Book value attributable to jointly owned projects is presented under shares in joint ventures and associated companies on the balance sheet.

4) The Segerdal project is 50/50 owned by Genova and Redito. On 31 March, Genova's share of costs incurred amounted to about SEK 161m, corresponding to about 40% of the total investment.

5) The Viby project is 70/30 owned by Genova and K2A.

6) Järngrinden is a subsidiary, in which Genova has a 51% stake. Järngrinden's wholly owned, and stake in jointly owned, projects under construction are presented in the table.

The table only shows the number of residential units, area, property and rental value, and investment amounts that correspond to Genova's financial stake in jointly owned properties. Properties in which Genova owns more than 50% are recognised as wholly owned. Projects in Genova's Järngrinden subsidiary are recognised using the same principle.

Information about ongoing construction and planned projects in the interim report is based on assessments of size, focus and scope, and when projects are scheduled for start-up and completion. The information is also based on assessments of future project costs and rental value. These assessments and assumptions should not be considered a forecast. Assessments and assumptions entail uncertainties in regard to the implementation, design, size, timetables, project costs

and future rental value of projects. The information about ongoing construction and planned projects is regularly reviewed and assessments and assumptions are adjusted as ongoing construction is completed or added, and circumstances change. For projects not yet started, financing has not been arranged, which means that financing for planned projects represents an uncertainty.

## Planned projects

31 March 2023

Project	No. of residential units	Lettable area, sqm		Property value <sup>1</sup>		Rental value		Investment, SEKm		Book value <sup>2</sup> , SEKm
		Residen- tial units	Premises	SEKm	SEK/ sqm	SEKm	SEK/ sqm	Esti- mated	Accum- ulated	
Per category										
Rental apartments	6,124	354,672	-	17,090	48,186	771	2,173	14,611	507	560
Community service properties	185	14,415	15,751	1,356	44,942	64	2,125	1,130	33	33
Commercial properties	-	-	15,334	536	34,947	30	1,961	528	73	75
Co-operative apartments	2,007	138,549	-	9,140	65,971	-	-	7,314	410	437
Total per category	8,316	507,635	31,085	28,122	52,201	865	2,161	23,583	1,023	1,106
Per geography – Own management										
Greater Stockholm	2,028	115,964	17,292	7,162	53,744	315	2,365	6,061	269	309
Uppsala	1,635	88,745	11,825	4,548	45,224	218	2,171	3,883	82	92
West	2,121	137,043	1,968	6,074	43,694	276	1,984	5,268	185	185
Other	525	27,335	-	1,198	43,831	55	2,028	1,057	78	83
Total per geography	6,309	369,087	31,085	18,982	47,435	865	2,161	16,269	614	669
Per geography – Co-operative apartments										
Greater Stockholm	1,346	92,073	-	6,593	71,608	-	-	5,191	244	271
Uppsala	219	11,030	-	591	53,584	-	-	495	10	10
West	402	30,696	-	1,728	56,292	-	-	1,419	155	155
Other	40	4,750	-	228	48,000	-	-	209	2	2
Total per geography	2,007	138,549	-	9,140	65,971	-	-	7,314	410	437
Per geography – Own management and co-operative apartments										
Greater Stockholm	3,374	208,037	17,292	13,755	61,044	315	2,365	11,252	513	580
Uppsala	1,854	99,775	11,825	5,139	46,050	218	2,171	4,378	91	101
West	2,523	167,739	1,968	7,802	45,973	276	1,984	6,686	339	339
Other	565	32,085	-	1,426	44,448	55	2,028	1,266	80	85
Total own management and co-operative apartments per geography	8,316	507,635	31,085	28,122	52,201	865	2,161	23,583	1,023	1,106
Of which Järngrinden	2,050	128,569	1,038	6,143	47,396	197	1,995	5,173	339	339

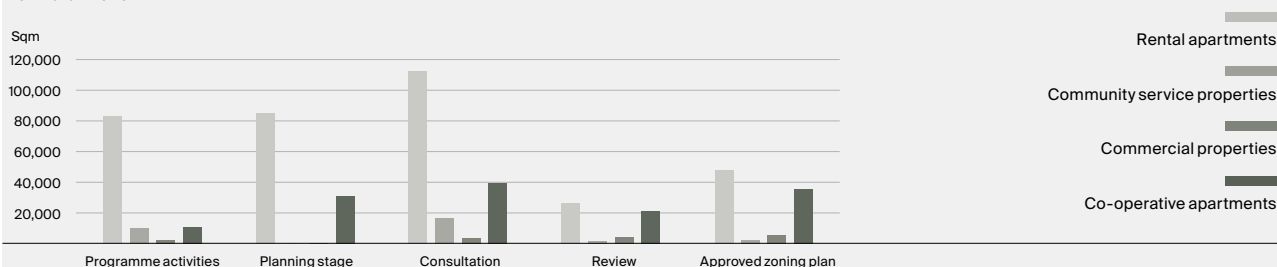
1) Refers to fair value of the investment upon completion.

2) Book value in wholly owned projects. Book value attributable to jointly owned projects is presented under shares in joint ventures and associated companies on the balance sheet.

The table only shows the number of residential units, area, property and rental value, and investment amounts that correspond to Genova's financial stake in jointly owned properties. Properties in which Genova owns more than 50% are recognised as wholly owned. Planned projects in Genova's Järngrinden subsidiary are recognised using the same principle.

## Planned projects and planning stage, lettable area

31 March 2023





## Joint ventures and associated companies

Part of Genova's operations includes investments in joint ventures to gain access to additional attractive cash flow-generating investment properties with the option of project development for rental apartments, community service properties and commercial premises.

As of 31 March 2023, Genova owned 50% of the shares in five different joint

ventures, and indirectly owned 49% of a number of associated companies through ownership of Järngrinden. These joint ventures hold a total of 18 cash flow-generating properties with a combined property value of approximately SEK 1,756m, of which Genova's share amounts to approximately SEK 878m. Genova's share of the number of

residential building rights is about 1,600, allocated over approximately 106 ksqm.

The property value was impacted by negatives changes in value of approximately SEK 19m, which resulted in a lower share of profit from joint ventures.

### Genova's share in joint ventures and associated companies

31 March 2023

Name	Percentage, %	Book value, SEKm	Geography	Property management		Project development	
				No. of properties	Share of property value	No. of residential units	Lettable area, sqm
Share of Järngrinden's associated companies	49	261	Western Sweden	5	256	398	24,386
SBBGenova Gåshaga	50	113	Stockholm	1	200	385	23,000
SBBGenova Nackahusen	50	84	Stockholm	4	221	192	11,970
GenovaFastator	50	9	Stockholm	1	90	175	9,625
GenovaRedito	50	72	Knivsta	2	14	142	8,984
Greenova	50	9	Stockholm	5	97	285	24,150
		<b>548</b>		<b>18</b>	<b>878</b>	<b>1,577</b>	<b>102,115</b>



# Consolidated statement of comprehensive income

SEKm	Jan-Mar 2023	Jan-Mar 2022	Apr 2022 -Mar 2023	Jan-Dec 2022
Rental income	128.9	93.6	430.0	394.7
Operating costs	-30.4	-23.3	-91.2	-84.1
Maintenance costs	-4.9	-4.8	-23.7	-23.7
Property tax	-2.8	-2.0	-9.8	-9.1
<b>Total property costs</b>	<b>-38.0</b>	<b>-30.1</b>	<b>-124.8</b>	<b>-116.9</b>
<b>Net operating income</b>	<b>90.9</b>	<b>63.5</b>	<b>305.2</b>	<b>277.8</b>
Central administration, property management	-6.6	-5.6	-24.1	-23.2
Central administration, project development	-10.7	-6.8	-32.2	-28.3
Share of profit from joint ventures and associated companies	-10.3	13.0	16.0	39.3
Net financial items	-52.0	-33.2	-163.7	-144.9
<b>Income from property management</b>	<b>11.3</b>	<b>30.9</b>	<b>101.2</b>	<b>120.8</b>
Income from new residential construction	32.6	-	32.6	0.0
Other income	-	0.4	2.2	2.6
Other costs	-0.7	-	-0.7	-
Value changes, properties	-97.3	170.2	-68.7	198.7
Value changes, derivatives	0.3	-	0.3	-
Currency effects, properties	4.0	3.0	3.2	2.2
<b>Income/loss before tax</b>	<b>-49.7</b>	<b>204.5</b>	<b>70.0</b>	<b>324.2</b>
Income tax	9.5	-37.5	-21.3	-68.3
<b>Net income/loss for the period</b>	<b>-40.2</b>	<b>167.0</b>	<b>48.7</b>	<b>255.9</b>
<b>Other comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>	<b>-40.2</b>	<b>167.0</b>	<b>48.7</b>	<b>255.9</b>
<b>Net income for the period attributable to:</b>				
Parent Company shareholders	-64.7	145.8	12.9	223.5
Non-controlling interests	24.5	21.2	35.8	32.5
<b>Total comprehensive income attributable to:</b>				
Parent Company shareholders	-64.7	145.8	12.9	223.5
Non-controlling interests	24.5	21.2	35.8	32.5
Income/loss per share before and after dilution, SEK <sup>1</sup>	-1.85	3.19	-1.06	3.98
No. of shares at the end of the period, 000s	45,613	41,977	45,613	41,977
Average no. of shares, 000s	45,169	41,977	42,764	41,977

<sup>1)</sup> Earnings in relation to average number of ordinary shares after payment for hybrid bonds.

# Performance analysis

## Rental income

During the period, the Group's rental income amounted to SEK 128.9m (93.6). The increase corresponds to rental income growth of 38%. Growth in rental income was mainly attributable to an expanding investment property portfolio from acquisitions and completed projects.

Income from the comparable portfolio was SEK 9m higher year-on-year, corresponding to the inflation adjustment for 2023.

At the end of the period, the economic occupancy rate was 94% (94).

Income development			
SEKm	Jan-Mar 2023	Jan-Mar 2022	Change, %
Comparable portfolio	100.5	91.5	10
Properties acquired	28.4	0.5	n/a
Properties sold	0.0	1.6	n/a
<b>Rental income</b>	<b>128.9</b>	<b>93.6</b>	<b>38</b>
Commercial properties	62.3	40.8	53
Community service properties	66.6	52.8	26
<b>Rental income</b>	<b>128.9</b>	<b>93.6</b>	<b>38</b>

## Property costs

During the period, property costs in the form of operating and maintenance costs and property tax increased to SEK -38.0m (-30.1), up approximately 26%. The increase in property costs was largely due to the fact that Genova is managing a larger investment property portfolio compared with the preceding year and higher energy costs.

Property costs development			
SEKm	Jan-Mar 2023	Jan-Mar 2022	Change, %
Comparable portfolio	-30.6	-30.0	2
Properties acquired	-7.4	0.0	n/a
Properties sold	0.0	-0.1	n/a
<b>Property costs</b>	<b>-38.0</b>	<b>-30.1</b>	<b>27</b>
Commercial properties	-18.4	-15.0	23
Community service properties	-19.6	-15.0	30
<b>Property costs</b>	<b>-38.0</b>	<b>-30.1</b>	<b>27</b>

## Annual property costs per sqm

SEK/sqm	Commercial properties	Community service properties	Total
Operation	-250	-325	-283
Maintenance	-34	-38	-36
Property tax	-46	-7	-29
<b>Total</b>	<b>-330</b>	<b>-370</b>	<b>-348</b>

## Net operating income

During the period, net operating income increased to SEK 90.9m (63.5), up 43%. The NOI margin for the period was 70.5%, which is higher than 67.8% for the first quarter of 2022. The higher NOI margin is an effect of inflation adjustments to rental income, occupancy of completed projects and acquisitions.

## Central administration

Central administrative expenses are allocated between property management and project development. During the year, central administrative expenses totalled SEK -17.3m (-12.4), up 40%. The increase is mainly a result of the expanding operations.

Central administration		
SEKm	Jan-Mar 2023	Jan-Mar 2022
<b>Property management</b>		
Other external costs	-1.6	-2.5
Personnel costs	-4.3	-2.3
Depreciation/amortisation and leases	-0.7	-0.8
<b>Central administration, property management</b>	<b>-6.6</b>	<b>-5.6</b>
<b>Project development</b>		
Other external costs	-2.6	-3.0
Personnel costs	-6.9	-2.8
Depreciation/amortisation and leases	-1.2	-1.0
<b>Central administration, project development</b>	<b>-10.7</b>	<b>-6.8</b>

## Share of profit from joint ventures and associated companies

The earnings effect of Genova's properties owned through joint ventures is reported in this item. During the year, share of profit from joint ventures amounted to SEK -10.3m (13.0) and pertained to income from operating activities and value changes. Of the decrease compared with 2022, approximately SEK -19m was attributable to changes in value of properties in GenovaFastator and Greenova.



## Net financial items

Net financing cost amounted to SEK -52.0m (-33.2) in the growing property management and project activities, which are financed by bank loans and bond loans. Project activities include properties under construction, future projects and investments in joint ventures. The interest expense attributable to property management is a running cost that is charged to net financial items. The financing of project activities, however, is part of the acquisition cost and is capitalised for each project and not charged to profit or loss.

In the first quarter of 2023, SEK 23m attributable to project activities was capitalised. The current assessment is that annual capitalisation attributable to project activities will amount to approximately 25-30% of the Group's total interest expense.

As of the balance-sheet date, the average interest rate was 5.1% (5.8% including bond loans and construction credit). Financial expenses during the period included SEK -4.6m (-3.6) pertaining to bond financing costs, which are allocated over the terms of the bonds. The interest-coverage ratio for the period was 1.8 times (2.0). The interest-coverage ratio excludes non-recurring costs.

Net financial items		
SEKm	Jan-Mar 2023	Jan-Mar 2022
Interest income	5.9	0.6
Interest expense, loans	-52.9	-29.8
Interest expense leases	-0.4	-0.4
Other financial expenses	-4.6	-3.6
<b>Net financial items</b>	<b>-52.0</b>	<b>-33.2</b>

## Income from property management

During the period, income from property management amounted to SEK 11.3m (30.9), down 64%. The decline was due to negative changes in the values of properties in joint ventures of about SEK 19m and higher interest expense, but was offset by higher net operating income.

## Income from new residential construction

In January, one of Järngrinden's rental unit projects outside Borås was exited, with an earnings effect of SEK 32.6m. The project comprised 92 newly developed rental units.

## Value changes

Higher yield requirements of an average of about 10 points had a negative impact on values, but the effects were partly offset by index-linked rental income.

Value changes, properties		
SEKm	Jan-Mar 2023	Jan-Mar 2022
Change in net operating income	-10.6	-
Ongoing construction	-	62.2
Land and unused building rights	-47.5	108.5
Change in yield requirement	-39.2	-0.5
<b>Value changes, properties</b>	<b>-97.3</b>	<b>170.2</b>

## Income tax

Recognised tax amounted to SEK 9.5m (-37.5) and was mainly attributable to deferred tax on value changes. Both current and deferred tax was calculated using a nominal tax rate of 20.6%. Remaining tax loss carryforwards are an estimated SEK 390m (401), with untaxed reserves of approximately SEK 84m (71). Deferred tax liabilities are calculated using the nominal tax rate of 20.6% of the difference between the book value and tax base, less the tax attributable to asset acquisitions.

Tax calculation		
SEKm	Jan-Mar 2023	Jan-Mar 2022
Income before tax	-49.7	204.5
Tax rate, %	20.6	20.6
Income tax at the current tax rate	10.2	-42.1
Non-taxable income	10.6	4.4
Non-deductible expenses	-1.9	-2.1
Non-deductible net interest income	-8.0	-4.0
Deductible costs not included in profit or loss	0.9	4.0
Taxable income not included in profit or loss	-0.1	-
Property transaction reversals	-	2.4
Adjustment of deferred tax for prior periods	-2.3	-
Other	-	-0.1
<b>Tax for the period as per the income statement</b>	<b>9.5</b>	<b>-37.5</b>

Deferred tax liabilities, net		
SEKm	Jan-Mar 2023	Jan-Mar 2022
Temporary differences, properties	-590.3	-338.1
Untaxed reserves	-17.2	-13.9
<b>Total deferred tax liabilities</b>	<b>-607.5</b>	<b>-352.0</b>
Tax loss carryforwards	82.0	92.3
<b>Total deferred tax assets</b>	<b>82.0</b>	<b>92.3</b>
<b>Deferred tax liabilities, net</b>	<b>-525.5</b>	<b>-259.7</b>

## Net income for the period

Net income/loss for the period amounted to SEK -40.2m (167.0). Compared with 2022, net operating income increased and income from property management decreased during the first quarter of 2023. The value changes, including provision for deferred tax, decreased, which means that Genova's net income after tax for the period was lower than the year-earlier period.

# Consolidated balance sheet

SEKm	31 Mar 2023	31 Mar 2022	31 Dec 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Goodwill	202.9	-	202.9
Investment properties	8,079.1	6,902.9	8,183.2
Properties under construction	945.6	1,139.3	860.5
Development properties	1,105.8	122.4	1,023.2
Other tangible assets	18.6	-	18.9
Right-of-use assets	31.7	30.5	32.6
Equipment	4.7	3.5	4.7
Deferred tax assets	82.0	82.7	81.1
Shares in joint ventures and associated companies	548.2	840.1	556.1
Other non-current receivables	298.5	279.8	301.1
<b>Total non-current assets</b>	<b>11,317.1</b>	<b>9,401.2</b>	<b>11,264.2</b>
<b>Current assets</b>			
Ongoing residential projects	90.0	-	197.0
Rent receivable and accounts receivable	31.5	9.0	33.3
Other receivables	164.0	155.1	186.5
Prepaid expenses and accrued income	66.6	30.8	38.4
Cash and cash equivalents	318.7	185.6	257.7
<b>Total current assets</b>	<b>670.7</b>	<b>380.5</b>	<b>712.9</b>
<b>TOTAL ASSETS</b>	<b>11,987.8</b>	<b>9,781.7</b>	<b>11,977.1</b>
<b>EQUITY</b>			
<b>Total comprehensive income for the period</b>			
Share capital	54.7	50.4	50.4
Other capital contributions	1,652.6	1,459.5	1,459.5
Retained earnings, including net income for the period	1,452.2	1,486.9	1,535.7
Hybrid bond	800.0	700.0	800.0
<b>Non-controlling interests</b>	<b>774.3</b>	<b>123.8</b>	<b>749.8</b>
<b>Total equity</b>	<b>4,733.8</b>	<b>3,820.6</b>	<b>4,595.5</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Loans from credit institutions	4,377.4	2,801.1	4,151.1
Bond loans	720.6	1,260.1	742.0
Lease liabilities	29.8	25.3	29.5
Other non-current liabilities	63.0	3.1	63.0
Deferred tax liabilities	607.5	525.4	619.5
<b>Total non-current liabilities</b>	<b>5,798.4</b>	<b>4,615.0</b>	<b>5,605.2</b>
<b>Current liabilities</b>			
Loans from credit institutions	602.7	1,108.5	901.2
Bond loans	530.5	5.5	533.2
Bank overdraft	23.6	0.0	0.0
Accounts payable	55.2	56.2	93.9
Lease liabilities	3.5	5.3	4.8
Current tax liabilities	9.0	3.2	11.2
Other liabilities	115.7	72.1	130.7
Accrued expenses and deferred income	115.3	95.3	101.4
<b>Total current liabilities</b>	<b>1,455.6</b>	<b>1,346.1</b>	<b>1,776.4</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>11,987.8</b>	<b>9,781.7</b>	<b>11,977.1</b>

# Consolidated statement of changes in equity

SEKm	Attributable to Parent Company shareholders				Hybrid bond	Non-controlling interests	Total equity
	No. of shares outstanding, 000s	Share capital	Other capital contributions	Retained earnings incl. net income for the period			
<b>Opening balance, 1 January 2022</b>	<b>41,977</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,353.4</b>	<b>700.0</b>	<b>102.6</b>	<b>3,665.9</b>
<b>Comprehensive income</b>							
Net income for the year				223.5		32.5	255.9
Other comprehensive income							
<b>Total comprehensive income</b>				<b>223.5</b>		<b>32.5</b>	<b>255.9</b>
<b>Transactions with owners</b>							
Transactions with non-controlling interests				19.4		614.7	634.1
Issue of hybrid bond					100.0		100.0
Issue costs, hybrid bond				-1.5			-1.5
Dividends, hybrid bond				-57.7			-57.7
Currency effects				-1.3			-1.3
<b>Closing balance, 31 December 2022</b>	<b>41,977</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,535.8</b>	<b>800.0</b>	<b>749.8</b>	<b>4,595.5</b>
<b>Opening balance, 1 January 2023</b>	<b>41,977</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,535.8</b>	<b>800.0</b>	<b>749.8</b>	<b>4,595.5</b>
<b>Comprehensive income</b>							
Net income for the period				-64.7		24.5	-40.2
Other comprehensive income							
<b>Total comprehensive income</b>				<b>-64.7</b>		<b>24.5</b>	<b>-40.2</b>
<b>Transactions with owners</b>							
Dividends, hybrid bond				-18.9			-18.9
New issue of ordinary shares	3,636	4.4	193.1				197.4
<b>Closing balance, 31 March 2023</b>	<b>45,613</b>	<b>54.7</b>	<b>1,652.6</b>	<b>1,452.2</b>	<b>800.0</b>	<b>774.3</b>	<b>4,733.8</b>

# Comments on the balance sheet

## Goodwill

The Group's goodwill is entirely attributable to the acquisition of Järngrinden at 31 December 2022.

## Investment property portfolio and property value

### Investment properties

The Group's investment properties comprise a total of 84 wholly owned properties. The fair value of investment properties is mainly estimated using a Discounted Cash Flow Model, where the value has been calculated as the present value of expected future cash flows and the residual value during a calculation period, where discounting has taken place using an estimated cost of capital. The average yield requirement for the property portfolio was an estimated 5.4% as of the balance-sheet date. The investment property portfolio was unchanged during the period.

### Properties under construction

Properties under construction comprise projects in Norrtälje, Enköping, Upplands-Bro and a hotel in Palma (Majorca).

### Development properties

Development properties refers to accrued and capitalised costs for construction projects that have not yet commenced and in some cases measured at fair value using the same method as for investment properties. When construction commences, the actual amounts are reclassified as properties under construction.

### Ongoing residential projects

Ongoing residential projects refer to Järngrinden's ongoing co-operative apartment project, and an ongoing rental apartment property that was completed and divested in early 2023. The projects are recognised as Ongoing residential projects under current assets.

### Property value

The investment property portfolio excluding Järngrinden's portfolio is externally appraised every quarter. The external appraisals as of 31 March were carried out by CBRE, Newsec and Forum. In the fair value hierarchy, investment properties are considered Level 3 assets, which means that the fair value of the asset is based on unobservable inputs.

## Change in investment property portfolio

SEKm	31 Mar 2023	31 Mar 2022	31 Dec 2022
Opening value, investment properties	8,183.2	6,902.6	6,902.6
+ Acquisitions	-	104.0	1,055.3
+ Building improvements and renovations	6.5	15.3	56.8
- Divestments	-	-228.5	-228.5
+/- Reclassifications	-	-	341.4
+/- Unrealised value changes	-110.6	109.5	55.7
<b>Closing value, investment properties</b>	<b>8,079.1</b>	<b>6,902.9</b>	<b>8,183.2</b>
Opening value, properties under construction	860.5	945.8	945.8
+ Acquisitions	-	-	0.0
+ New construction	101.5	131.3	622.6
- Divestments	-	-	0.0
+/- Reclassifications	-16.4	-	-864.4
+/- Unrealised value changes	-	62.2	156.7
<b>Closing value, properties under construction</b>	<b>945.6</b>	<b>1,139.3</b>	<b>860.5</b>
Opening value, development properties	1,023.2	114.1	114.1
+ Acquisitions	-	-	336.1
+/- Reclassifications	16.4	-	523.0
+/- Unrealised value changes	30.0	-	-10.9
+ Capitalisation	36.2	8.3	60.9
<b>Closing value, development properties</b>	<b>1,105.8</b>	<b>122.4</b>	<b>1,023.2</b>
Opening value, ongoing residential projects	197.0	-	-
+ Acquisitions	-	-	197.0
+ New construction	3.0	-	-
- Divestments	-110.0	-	-
<b>Closing value, ongoing residential projects</b>	<b>90.0</b>	<b>0.0</b>	<b>197.0</b>
<b>Closing value, investment property portfolio</b>	<b>10,220.5</b>	<b>8,164.6</b>	<b>10,264.0</b>
Investment properties	8,079.1	6,902.9	8,183.2
Ongoing construction	945.6	1,139.3	860.5
Planned projects	1,105.8	122.4	1,023.2
Ongoing residential projects	90.0	0.0	197.0
<b>Closing value, investment property portfolio</b>	<b>10,220.5</b>	<b>8,164.6</b>	<b>10,264.0</b>

### Yield requirement per category

%	31 Mar 2023	31 Mar 2022
Commercial properties <sup>1</sup>	6.0	5.6
Community service properties	4.9	4.5
<b>Total</b>	<b>5.4</b>	<b>4.9</b>

1) Refers to average yield requirement for the residual value for Genova's wholly owned and consolidated investment properties. Based on external valuations for investment properties and excluding Hotel Concepcio in Palma, which is valued internally.

### Key metrics investment properties

	31 Mar 2023	31 Mar 2022
Rental value, SEK/sqm	1,482	1,481
Economic occupancy rate, %	94	94
Property costs, SEK/sqm <sup>1</sup>	-348	-351
Net operating income, SEK/sqm <sup>1</sup>	1,038	1,046
NOI margin, % <sup>1</sup>	75	75
Investment property value, SEK/sqm	21,909	25,881
Lettable area, ksqm	368.7	266.7
No. of properties	84	59

1) Calculated based on estimated annual value.

## Equity and net asset value

As of 31 March, consolidated equity amounted to SEK 4,733.8m (4,595.5) and the equity/assets ratio was 39.5% (38.4).

Long-term net asset value amounted to SEK 5,259.4m (5,134.0), up 2%. Long-term net asset value attributable to

shareholders was SEK 3,685.1m (5,384.1), down 32%. Long-term net asset value attributable to shareholders per share was SEK 80.79 per share (85.38).

### Net asset value

	31 Mar 2023		31 Mar 2022		31 Dec 2022	
	SEKm	SEK/share	SEKm	SEK/share	SEKm	SEK/share
Equity as per the balance sheet	4,733.7	103.78	3,820.6	91.02	4,595.5	109.48
Reversal:						
Deferred tax liabilities as per the balance sheet	607.5	13.32	525.4	12.52	619.5	14.76
Less:						
Deferred tax assets as per the balance sheet	-82.0	-1.80	-82.7	-1.97	-81.1	-1.93
Hybrid bond	-800.0	-17.54	-700.0	-16.68	-800.0	-19.06
Non-controlling interests	-774.3	-16.98	-123.8	-2.95	-749.8	-17.86
<b>Long-term net asset value attributable to shareholders</b>	<b>3,684.9</b>	<b>80.79</b>	<b>3,439.50</b>	<b>81.94</b>	<b>3,584.1</b>	<b>85.38</b>

## Interest-bearing liabilities

As of 31 March 2023, the Group's interest-bearing liabilities attributable to investment properties and project properties were SEK 6,231m (5,175), representing a loan-to-value ratio of 58.1% (61.8) adjusted for cash and cash equivalents. As of 31 March 2023, the average interest rate was approximately 5.1% (5.8% including construction credit and bond loans) and the equity/assets ratio was 39.5% (37.9).

Interest-bearing liabilities were attributable to loans raised in connection with acquisitions, refinancing of the existing

property portfolio, project financing and investments in joint ventures. The Group's credit facilities contain customary loan guarantees and covenants, including the requirement that Genova and its property owning subsidiary meet certain financial key metrics, such as the loan-to-value ratio and interest-coverage ratio.

As of 31 March 2023, the average maturity was 2.4 years (2.1). The credit term structure at the same date is shown in the table on page 27.

## Long-term financing

Last year, Genova entered into a new financing agreement with Swedbank and SBAB for a total amount of SEK 3,600m, including a revolving credit facility of SEK 350m. The new financing agreements are based on Genova's Green Finance Framework and can be converted into green finance when the investment properties become environmentally certified, as aligned with Genova's sustainability targets. At the end of the year, Genova strengthened its financial stability with another revolving credit facility of SEK 300m. The facility is secured and intended to be used for general business purposes, and enable the redemption of existing uncovered bonds. In 2023, Genova has maturities of SEK 1 billion in the credit term structure shown below. Of this amount, SEK 525m pertains to existing bond loans that the company will redeem using existing liquidity and thus reduce its indebtedness. Approximately SEK 500m pertains to financing in the bank market, where Genova and the now consolidated company Järngrinden will refinance the liabilities associated with their existing investment properties.

## Liquidity and undrawn facilities

Total available liquidity, including construction credit, amounted to SEK 1,728m. The amount includes bank balances of SEK 318m, undrawn revolving credit facilities and a bank overdraft totalling SEK 788m, and SEK 622m of granted construction credit that has not yet been drawn.

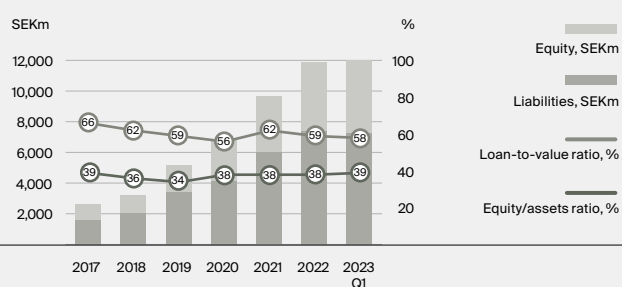
## Fixed-rate period

Genova works with short-term fixed rates because the company believes this is most cost-efficient in the long term. If, on the other hand, favourable opportunities arise to extend the fixed-rate period via derivatives, this could be a possible strategy for Genova.

There were two interest-rate cap agreements and one interest-rate swap agreement as per 31 March. The interest-rate cap agreements limit interest rates to 2.0% for SEK 300m, and 5% for SEK 230m, and these agreements expire in May 2023 and July 2025, respectively. During the first quarter, Genova entered into an interest-rate swap totalling SEK 800m with an underlying STIBOR of 2.35% that expires in January 2028. These derivatives are included in the table on the credit portfolio presented below.

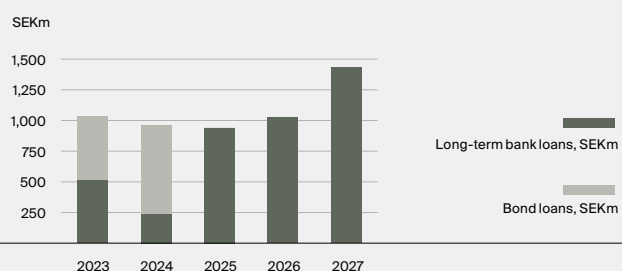
### Capital structure

31 March 2023



### Credit term structure

31 March 2023



### Credit portfolio

31 March 2023

	Credit agreement	Drawn, SEKm	Undrawn, SEKm	Average rate, %
Term				
2023 <sup>1</sup>	1,137	1,037	100	6.96
2024 <sup>2</sup>	1,112	962	150	7.14
2025	1,239	939	300	5.06
2026	1,026	1,026	0	5.24
2027	1,599	1,428	171	4.88
<b>Total</b>	<b>6,113</b>	<b>5,392</b>	<b>721</b>	<b>5.78</b>
Construction credit	1,462	839	622	5.66
<b>Total</b>	<b>7,575</b>	<b>6,231</b>	<b>1,343</b>	<b>5.77</b>
<b>Loans, excluding bonds and construction credit</b>	<b>4,868</b>	<b>4,147</b>	<b>721</b>	<b>5.08</b>

1) SEK 525m pertains to a bond interest rate of 5.25%.

2) SEK 725m pertains to a bond interest rate of 4.50%.



# Consolidated cash flow statement

Mkr	31 Mar 2023	31 Mar 2022	31 Dec 2022
<b>Cash flow from operating activities</b>			
Income from property management	11.3	30.9	120.8
Adjustment for non-cash items*	11.5	-8.6	-41.0
Other income	-	0.4	2.6
Other costs	-0.7	-	-
Income tax paid	-1.4	-2.6	2.5
<b>Cash flow from operating activities before changes in working capital</b>	<b>20.7</b>	<b>20.1</b>	<b>84.9</b>
<b>Changes in working capital</b>			
Change in accounts receivable	-2.4	6.9	-9.9
Change in other operating receivables	-8.6	-17.3	-58.1
Change in accounts payable	-46.3	0.3	25.2
Change in other operating liabilities	-6.0	-2.2	37.1
<b>Cash flow from operating activities</b>	<b>-42.6</b>	<b>7.8</b>	<b>79.2</b>
<b>Cash flow from investing activities</b>			
Investments in properties and projects	-165.7	-258.9	-1,095.7
Investments in equipment	0.0	-0.3	0.6
Divestments of investment properties	154.4	228.5	228.5
Investments in subsidiaries <sup>1</sup>	-	-	149.5
Change in other financial assets	0.4	-32.4	-48.3
<b>Cash flow from investing activities</b>	<b>-10.9</b>	<b>-63.1</b>	<b>-765.5</b>
<b>Cash flow from financing activities</b>			
New issue of ordinary shares	197.9	-	-
Issue of hybrid bond	-	-	98.5
Loans raised	50.0	80.8	922.0
Repayment of loans	-122.5	-144.3	-336.0
Dividends paid	-18.9	-11.7	-56.5
<b>Cash flow from financing activities</b>	<b>114.5</b>	<b>-75.2</b>	<b>628.0</b>
<b>Cash flow for the period</b>	<b>61.0</b>	<b>-130.5</b>	<b>-58.3</b>
Opening cash and cash equivalents	257.7	316.1	316.0
<b>Closing cash and cash equivalents</b>	<b>318.6</b>	<b>185.6</b>	<b>257.7</b>
<i>*) Other non-cash items</i>			
Reversal of depreciation and amortisation	1.6	1.7	5.5
Share of profit/loss from joint ventures	10.3	-13.0	-39.3
Accrued interest	-0.4	2.7	-7.2
	<b>11.5</b>	<b>-8.6</b>	<b>-41.0</b>
Interest received	5.9	0.6	8
Interest paid	-57.0	-30.3	-155

1) The amount 2022 includes acquired cash and cash equivalents of SEK 162.5m.

# Segment reporting

SEKm	Jan-Mar 2023				Jan-Mar 2022			
	Property management	Other	Not allocated	Total	Property management	Other	Not allocated	Total
Rental income	128.9			128.9	93.6			93.6
<b>Total income</b>	<b>128.9</b>			<b>128.9</b>	<b>93.6</b>			<b>93.6</b>
Property costs	-38.0			-38.0	-30.1			-30.1
<b>Total property costs</b>	<b>-38.0</b>			<b>-38.0</b>	<b>-30.1</b>			<b>-30.1</b>
<b>Net operating income/Income from new construction</b>	<b>90.9</b>			<b>90.9</b>	<b>63.5</b>			<b>63.5</b>
Central administration	-6.6		-10.7	-17.3	-7.1		-22.5	-29.6
Share of profit/loss from joint ventures	-10.3			-10.3	13.0			13.0
Net financial items	-52.0			-52.0	-33.2			-33.2
Income from new residential construction			32.6	32.6				0.0
Other income				0.0			0.4	0.4
Other costs			-0.7	-0.7				0.0
Value changes, properties	-97.3			-97.3	170.2			170.2
Value changes, derivatives	0.3			0.3				0.0
Currency effects, properties	4.0			4.0	3.0			3.0
<b>Income/loss before tax</b>	<b>-70.9</b>		<b>21.2</b>	<b>-49.7</b>	<b>209.4</b>		<b>-22.1</b>	<b>187.3</b>
<b>Segment-specific assets</b>								
Investment properties	8,079.1				6,902.9			
Properties under construction	945.6				1,139.3			
Development properties	1,105.8				122.4			
Shares in joint ventures	548.2				840.1			
<b>Segment-specific investments</b>								
Acquisitions and investments in properties	111.0				258.9			

## Segment reporting

Management has identified operating segments on the basis of internal management reports to the company's chief operating decision-maker, which the Group has identified as the CEO. Based on the internal management reports, the operations are organised, managed and reported as two operating segments: Property management and Other. The Investment properties operating segment has been consolidated according to the same policies as for the Group as a whole. The income and expenses reported for each operating segment

are actual costs. The same applies to the assets and liabilities reported per segment and that are shown in the Consolidated statement of financial position. Management regularly reviews how internal reporting could be developed. As the number of managed rental apartments grows, recognition and segment reporting will also increase. At present, a volume of 1,000 rental apartments is deemed reasonable to make a new segment.

# Key metrics

	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
<b>Key metrics, properties</b>			
Ongoing construction, no.	914	863	1,006
Residential units completed, no.	92	-	179
Total no. of building rights	9,230	6,895	9,322
Lettable area, commercial properties, ksqm	207.6	137.9	207.6
Lettable area, community service properties, ksqm	161.1	128.8	160.4
Total lettable area, ksqm	368.7	266.7	368.0
Economic occupancy rate, %	93.5	94.3	94.0
NOI margin, %	70.5	67.8	70.4
Net investments, SEKm	11.4	258.9	717.2
<b>Financial key metrics</b>			
Return on equity, %	-3.4	17.8	6.2
Equity/assets ratio, %	39.5	39.1	38.4
Loan-to-value ratio, %	58.1	61.1	59.1
Average interest rate, %	5.1	2.1	4.5
Average interest rate including bond loans, %	5.8	2.7	5.1
Interest-coverage ratio, times	1.8	2.0	2.0
Maturity, no. of years	2.4	1.9	2.6
<b>Key metrics, shares</b>			
Total no. of shares outstanding, 000s	45,613	41,977	41,977
Average no. of shares outstanding, 000s	45,169	41,977	41,977
Income from property management per share, SEK	-0.16	0.46	1.53
Growth income from property management LTM, per share before dividend, %	-16.0	75.4	16.5
Income/loss per share, SEK	-1.85	3.19	3.98
Equity, SEKm	4,733.8	3,820.6	4,595.5
Equity attributable to shareholders, SEKm	3,159.5	2,996.8	3,045.7
Equity per share, SEK	69.27	71.39	72.56
Long-term net asset value, SEKm	5,259.4	4,263.3	5,134.0
Long-term net asset value attributable to shareholders, SEKm	3,685.1	3,439.5	3,584.1
Long-term net asset value per share, SEK	80.79	81.94	85.38

# Parent Company income statement

SEKm	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Net sales	0.0	0.0	7.0
<b>Total operating income</b>	<b>0.0</b>	<b>0.0</b>	<b>7.0</b>
Other external costs	-1.4	-1.3	-5.6
Personnel costs	-2.4	-2.6	-11.5
<b>Total operating expenses</b>	<b>-3.7</b>	<b>-3.9</b>	<b>-17.1</b>
<b>Operating loss</b>	<b>-3.7</b>	<b>-3.9</b>	<b>-10.1</b>
Impairment of participations in Group companies	-	-	-83.4
Interest income and similar profit items	18.1	-	136.9
Interest expense and similar loss items	-26.7	-18.4	-87.0
<b>Loss from financial items</b>	<b>-8.6</b>	<b>-18.4</b>	<b>-33.5</b>
<b>Appropriations</b>			
Group contributions received	0.0	0.0	10.7
<b>Loss before tax</b>	<b>-12.3</b>	<b>-22.3</b>	<b>-32.9</b>
Tax on net income for the year	0.0	0.0	-0.1
<b>Net loss for the year</b>	<b>-12.3</b>	<b>-22.3</b>	<b>-33.0</b>
<b>Other comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>	<b>-12.3</b>	<b>-22.3</b>	<b>-33.0</b>

# Parent Company balance sheet

SEKm	31 Mar 2023	31 Mar 2022	31 Dec 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Financial assets</b>			
Participations in Group companies	818.2	221.8	818.2
Participations in associated companies	–	563.4	–
Deferred tax assets	22.4	22.5	22.4
Receivables from Group companies	1,957.3	1,701.8	1,886.3
<b>Total financial assets</b>	<b>2,797.9</b>	<b>2,509.5</b>	<b>2,726.9</b>
<b>Current receivables</b>			
Other receivables	3.0	5.3	5.2
Prepaid expenses and accrued income	0.4	2.9	1.3
	<b>3.5</b>	<b>8.2</b>	<b>6.6</b>
<b>Cash and cash equivalents</b>	<b>92.3</b>	<b>90.6</b>	<b>65.1</b>
<b>Total current assets</b>	<b>95.7</b>	<b>98.8</b>	<b>71.7</b>
<b>TOTAL ASSETS</b>	<b>2,893.6</b>	<b>2,608.3</b>	<b>2,798.5</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Total comprehensive income for the period</b>			
<b>Restricted equity</b>			
Share capital	54.7	50.4	50.4
<b>Total restricted equity</b>	<b>54.7</b>	<b>50.4</b>	<b>50.4</b>
<b>Unrestricted equity</b>			
Share premium reserve	1,004.8	–	811.7
Retained earnings	-536.9	374.1	-485.1
Net loss for the period/year	-12.3	-22.3	-33.0
<b>Total unrestricted equity</b>	<b>455.5</b>	<b>351.8</b>	<b>293.6</b>
Hybrid bond	800.0	700.0	800.0
<b>Total equity</b>	<b>1,310.3</b>	<b>1,102.2</b>	<b>1,144.0</b>
<b>Non-current liabilities</b>			
Bond loans	720.6	1,260.1	742.0
<b>Total non-current liabilities</b>	<b>720.6</b>	<b>1,260.1</b>	<b>742.0</b>
<b>Current liabilities</b>			
Bond loans	522.3	5.5	533.2
Accounts payable	0.3	0.1	0.1
Liabilities to Group companies	318.5	198.1	355.9
Current tax liabilities	0.2	–	0.2
Other liabilities	20.5	40.9	22.4
Accrued expenses and deferred income	1.0	1.4	0.6
<b>Total current liabilities</b>	<b>862.7</b>	<b>246.0</b>	<b>912.5</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>2,893.6</b>	<b>2,608.3</b>	<b>2,798.5</b>

# Parent Company statement of changes in equity

SEKm	Share capital	Share premi- um reserve	Retained earnings	Net income for the year	Hybrid bond	Total equity
<b>Opening balance, 1 January 2022</b>	<b>50.4</b>	<b>811.7</b>	<b>-383.2</b>	<b>-42.8</b>	<b>700.0</b>	<b>1,136.2</b>
Carried forward			-42.8	42.8		0.0
<b>Comprehensive income</b>						<b>0.0</b>
Net income for the year				-33.0		-33.0
Other comprehensive income						-
<b>Total comprehensive income</b>				<b>-33.0</b>		<b>-33.0</b>
<b>Transactions with owners</b>						
Dividend (SEK 5.95 per preference share)						
Issue of hybrid bond					100.0	100.0
Issue costs, hybrid bond			-1.5			-1.5
Dividends, hybrid bond			-57.7			-57.7
Redemption of preference shares						0.0
New issue of ordinary shares						0.0
Issue costs of ordinary shares						0.0
Warrants issued						0.0
<b>Closing balance, 31 December 2022</b>	<b>50.4</b>	<b>811.7</b>	<b>-485.1</b>	<b>-33.0</b>	<b>800.0</b>	<b>1,144.1</b>
<b>Opening balance, 1 January 2023</b>	<b>50.4</b>	<b>811.7</b>	<b>-485.1</b>	<b>-33.0</b>	<b>800.0</b>	<b>1,144.1</b>
Carried forward			-33.0	33.0		
<b>Comprehensive income</b>						
Net income for the year				-12.3		-12.3
Other comprehensive income						
<b>Total comprehensive income</b>				<b>-12.3</b>		<b>-12.3</b>
Dividend (SEK 5.95 per preference share)						0.0
<b>Transactions with owners</b>						
Issue of hybrid bond						0.0
Issue costs, hybrid bond						0.0
Dividends, hybrid bond			-18.9			-18.9
Redemption of preference shares						0.0
New issue of ordinary shares	4.4	193.1				197.4
Issue costs of ordinary shares						0.0
Currency effects						0.0
<b>Closing balance, 31 March 2023</b>	<b>54.7</b>	<b>1,004.8</b>	<b>-536.9</b>	<b>-12.3</b>	<b>800.0</b>	<b>1,310.3</b>



# Opportunities and risks for the Group and the Parent Company

Through its operations, Genova is exposed to various risks that could have a material effect on the company's future performance, earnings and financial position.

In Genova's business process, all major transaction and project decisions are analysed to identify risks and risk management, as well as opportunities. Risk management is an integral part of Genova's decision-making. For more information about Genova's risks, refer to the 2022 Annual Report on pages 70–75.

The risk that Genova believes will be most material for operations going forward is inflation, which is gaining an increasingly large foothold and will have some impact on costs in both routine property management and construction projects, while borrowing costs also rise. Genova is continuously analysing development in the macro environment and carefully considering decisions based on the risks and opportunities that arise due to the constantly changing market conditions. Genova has a diversified tenant mix and rental income that is inflation-linked. Combined with healthy liquidity, this provides security in uncertain times.

## Opportunities and risks in cash flow

Genova aims to achieve secure, cost-efficient and well-functioning property management. This requires a high level of service and close relationships with tenants. Genova applies an eternal perspective to property management, with the aim of continuing to grow the existing property portfolio through acquisitions and project development. Cash flows from the property portfolio are used to finance project development of residential units, primarily rental apartments, and community service properties such as schools, preschools, retirement homes and residential care facilities, while building on land that we have developed for own long-term management.

Since existing and future investment property portfolios are located in markets with population growth and expected long-term needs for rental apartments, schools, preschools, retirement homes and residential care facilities, demand is expected to remain high. For new construction, the company is focused on cost efficiency, high profitability, short construction times and long-term quality assurance, while architecture and design are important elements.

The assessment is that Genova has good opportunities for maintaining a high level of customer service and therefore offer products with attractive rent levels, low costs and low vacancy rates.

Most of Genova's rental agreements for premises are index-linked to protect against inflation, which balances the effects of rising interest rates.

### Sensitivity analysis, cash flow<sup>1</sup>

	Change	Effect on cash flow
Contracted annual rent	+/- 5%	+/- SEK 26m
Occupancy rate	+/- 2 percentage points	+/- SEK 11m
Property costs	+/- 10%	+/- SEK 13m
Interest expense	+/- 1 percentage point	+/- SEK 63m

1) The cash flow pertains to current earnings capacity. Occupancy rate is based on the rental value.

## Property value opportunities and risks

Genova's investment properties are appraised every quarter by independent appraisal organisations. Changes in the value of properties are included in profit or loss.

The appraisal method used to assess the value of properties is mainly based on the present value of future cash flows and determined by four input parameters – rents, maintenance costs, vacancy rates and yield requirements. The rent concept includes the actual rent level and any future rental assumptions. The yield requirements is a sum of the risk-free interest rate and the risk premium that investors can expect to realise from a given investment.

The value of the properties is driven by supply and demand, where investors analyse the estimated net operating income of the properties and, in combination with the willingness to accept a given level of risk, determine the required rate of return. Increased demand/willingness to accept risk lowers yield requirements and therefore raises the value, while declining demand/willingness to accept risk has the opposite effect.

By continuing to develop and build attractive properties for own management in growth areas, Genova believes that the company can maintain favourable rent levels, low vacancy rates and low costs.

### Sensitivity analysis, value changes<sup>1</sup>

Value change	+/- 5%	+/- 10%
Effect on property value	+/- SEK 511m	+/- SEK 1,022m
Adjusted property value	SEK 10,732m/ SEK 9,709m	SEK 11,243m/ SEK 9,198m
Effect on loan-to-value ratio	-2.8/3.1%	-5.3/6.5%
Adjusted loan-to-value ratio	55/61%	53/65%
Effect on equity/assets ratio	1.6/-1.8%	3.1/-3.7%
Adjusted equity/assets ratio	41/38%	43/36%

1) The value change is based on fair value as of the balance-sheet date.

## Funding and liquidity risk

Funding and liquidity risk refers to the risk of having insufficient liquidity, that financing cannot be obtained, or only obtained at unfavourable terms for the company. Genova's operations, especially property acquisitions, are largely

financed by loans from external creditors, and interest expense is the company's largest cost item. Some of Genova's operations comprise property development projects, which may be delayed or impacted by unforeseen or additional costs.

# Shares and ownership structure

Genova has one class of shares – ordinary shares – which were listed on Nasdaq Stockholm in June 2020. At the end of the period, Genova had 2,029 shareholders. As of 31 March 2023, the closing price for the share was SEK 59.60. As of 31 March 2023, the total number of ordinary shares in Genova was 45,613,329.

In October 2021, Genova entered into an agreement with ABG Sundal Collier whereby ABG Sundal Collier would act as liquidity provider for Genova's share. The purpose is to continually provide liquidity for the share and the undertaking is subject to Nasdaq Stockholm's rules for liquidity provision. This means that the liquidity provider quotes both buy and sell volumes corresponding to at least SEK 30,000 with a maximum bid-ask spread of 4%.

## Directed issue

In January, Genova completed a directed issue of approximately 3.6 million new ordinary shares at a subscription

price of SEK 55 per share. The directed issue raised proceeds of approximately SEK 200m for Genova before share issue costs. Investors in the new share issue included institutional investors, such as Lancelot Asset Management (on behalf of customers), Swedbank Robur, Länsförsäkringar Fondförvaltning and Enter Fonder.

The subscription price per new ordinary share issued was set at SEK 55 through an accelerated bookbuild, which was supported by the approval of shareholders at the Annual General Meeting on 4 May 2022. The subscription price corresponds to a premium of 3.1% in relation to the volume-weighted average price of the share for the ten most recent consecutive trading days.

The new share issue strengthened Genova's financial position and the capacity to act on value-creating opportunities that are expected to arise due to the ongoing changes in the property market.

## Shareholders

31 March 2023

Name	No. of shares	Holding (%)	Votes (%)
Micael Bile (via company)	17,814,999	39.06	39.06
Andreas Eneskjöld (via company)	7,500,000	16.44	16.44
Länsförsäkringar Fondförvaltning AB	3,569,607	7.83	7.83
Lancelot Asset Management	3,197,000	7.01	7.01
Swedbank Robur Fonder	2,702,929	5.93	5.93
Skandia	2,239,731	4.91	4.91
Michael Moschewitz (via company)	2,155,538	4.73	4.73
Capital Research and Management	2,126,731	4.66	4.66
Enter Fonder	1,148,410	2.52	2.52
BNP Paribas	419,030	0.92	0.92
Cancerfonden	300,000	0.66	0.66
Handelsbanken Fonder	250,000	0.55	0.55
Roosgruppen	230,000	0.50	0.50
Avanza Pension	215,285	0.47	0.47
SEB Investment Management	199,006	0.44	0.44
Futur Pension	193,195	0.42	0.42
Total other shareholders	1,351,868	2.96	2.96
<b>Total</b>	<b>45,613,329</b>	<b>100.00</b>	<b>100.00</b>

# Other information

## Organisation

During the period, the average number of employees in the organisation was 36 (34), of whom 20 (19) were women. The employees have relevant and broad experience in property management, project management, construction, finance, law, marketing and sales.

## Related-party transactions

Related-party transactions are presented in Note 39 of Genova's 2022 Annual Report. The year-on-year volume and nature of the transactions remained essentially unchanged during the period. Customary remuneration has been paid to the Board of Directors and senior executives.

## Annual General Meeting

The Annual General Meeting of Genova Property Group AB (publ) will be held in Stockholm on 3 May 2023.

## Proposed appropriation of profits

Genova's overall objective is to create value for the company's shareholders. In the coming years, this is deemed best achieved by reinvesting cash flows in operations to create further growth through investments in new construction, existing properties and property acquisitions, which could lead to either small or no dividends at all on ordinary shares. In the long-term, dividend payments on ordinary shares shall amount to at least 50% of income from property management.

The Board proposes that no dividend be paid for the 2022 financial year.

## Accounting policies

Genova applies International Financial Reporting Standards (IFRS) as adopted by the EU. This interim report was prepared in accordance with IAS 34 Interim Financial Reporting. The information required by IAS 34.16A is also disclosed, except in the financial statements and their related notes, in other sections of the interim report. The Parent Company's accounts are prepared in accordance with RFR 2, Accounting for Legal Entities and the Swedish Annual Accounts Act. The same principles of accounting and measurement are applied as in

the most recent Annual Report, refer to Note 2 in Genova's 2022 Annual Report.

## Revenue

Revenue from contracts with customers refers to income from the sale of goods and services from Genova's ordinary operations. Revenue is recognised when the customer obtains control over the goods or services that the company deems to be distinct in a contract and reflects the amount of consideration to which the company expects to be entitled in exchange for transferring the promised goods or services to the customer. The Group's revenue is derived from lease income and recognised in accordance with IFRS 16 Leases. These principles are described in Note 2 of the 2022 Annual Report.

## Auditors' review

This interim report has not been audited.

## Assurance of the Board of Directors and Chief Executive Officer

The Board of Directors and Chief Executive Officer hereby certify that this interim report provides a true and fair view of the Parent Company and the Group's operations, financial position and earnings and describes significant risks and uncertainties faced by the Parent Company and those companies included in the Group.

Stockholm, 3 May 2023

Mikael Borg, Chairman of the Board

Anette Asklin, Board member

Micael Bile, Board member

Andreas Eneskjöld, Board member

Erika Olsén, Board member

Maria Rankka, Board member

Michael Moschewitz, CEO

## Financial calendar

Annual General Meeting 2023	<b>3 May 2023</b>
Interim report, January-June 2023	<b>16 August 2023</b>
Interim report, January-September 2023	<b>27 October 2023</b>

## For further information, please contact:

Michael Moschewitz, CEO  
e-mail: michael.moschewitz@genova.se  
mobile: +46 (0)707 13 69 39

Henrik Zetterström, CFO  
e-mail: henrik.zetterstrom@genova.se  
mobile: +46 (0)707 870 04 96

This information is inside information that Genova Property Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, on 3 May 2023 at 8:30 a.m. (CEST).

# Definitions

## **Genova or the company**

Genova Property Group AB (publ).

## **Return on equity**

Net income after tax, based on a rolling 12-month period, in relation to average equity. Return on equity is used to assess Genova's ability to generate profits from its shareholders' investments in the company.

## **Loan-to-value ratio, %**

Interest-bearing liabilities less cash and cash equivalents in relation to the market value of investment properties, properties under construction and development properties at the end of the reporting period. The loan-to-value ratio is used to assess Genova's financial risk.

## **Net operating income**

Rental income less property costs. This key metric is used to measure the profitability of property management before central administrative expenses, net financing costs and unrealised value changes.

## **Equity attributable to shareholders**

Equity less the value of issued hybrid bonds and non-controlling interests, in relation to the number of shares outstanding as of the balance-sheet date. Equity attributable to shareholders is used to measure the shareholders' proportion of the company's equity per share.

## **Economic occupancy rate**

Contract value in relation to rental value. This key metric is expressed as a percentage and used to measure vacancies, where a high percentage of occupancy equates to a low economic vacancy rate.

## **Investment properties**

Refers to properties with existing cash flows and includes commercial premises, residential units and community service properties.

## **Income from property management**

Income before value changes, currency effects and tax. Income from property management is used to measure the profitability of property management after financial income and expenses, but not unrealised value changes.

## **Income from property management attributable to shareholders per share**

Income from property management less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Income from property management per share is used to measure the shareholders' proportion of income from property management per share.

## **Rental value**

Contract value plus estimated market rent for unlet spaces. Rental value is used to measure the Group's potential net income.

## **Adjusted income per share**

Net income attributable to Parent Company shareholders less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Adjusted net income after tax per share is used to measure Parent Company shareholders' proportion of the company's net income after tax per share.

## **Long-term net asset value**

Recognised equity with reversal of deferred tax. Long-term net asset value is used to provide stakeholders with information about Genova's long-term net asset value estimated in a standard manner for listed property companies.

## **Long-term net asset value attributable to shareholders**

Long-term net asset value less the value of all issued hybrid bonds and non-controlling interests. Long-term net asset value attributable to shareholders is used to clarify the proportion of long-term net asset value considered attributable to shareholders after the proportion attributable to hybrid bond holders and non-controlling interests has been eliminated.

## **Long-term net asset value per share**

Long-term net asset value attributable to shareholders divided by the number of shares outstanding as of the balance-sheet date. Long-term net asset value per share is used to measure the shareholders' proportion of the company's long-term net asset value attributable to shareholders per share.

tion of the company's long-term net asset value attributable to shareholders per share.

## **Development properties**

Refers to properties for further development.

## **Income per share**

Net income for the year/period less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Net income after tax per share is used to measure the shareholders' proportion of the company's net income after tax per share.

## **Interest-coverage ratio**

Net operating income less costs for central administrative expenses attributable to property management in relation to net interest income. Non-recurring financial items are not included in the calculation. The interest-coverage ratio is used to measure the sensitivity of the company's income to interest-rate fluctuations.

## **Equity/assets ratio**

Equity at the end of the period in relation to total assets at the end of the period. The equity/assets ratio is used to measure Genova's financial stability.

## **Lettable area**

Total area in sqm that is available for letting.

## **NOI margin**

Net operating income in relation to rental income. The net operating income (NOI) margin is used to measure the profitability of property management before financial income and expenses, and unrealised value changes.

# Contact

## Street addresses

Head office  
Smålandsgatan 12,  
SE-111 46 Stockholm, Sweden

Genova Gallery  
Sysslomansgatan 9,  
SE-753 11 Uppsala, Sweden

**genova.se**

G E N O V A