

GENOVA



Year-end Report January–December / **2023**



The period in summary

Full-year January–December 2023

- Rental income amounted to SEK 503.0m (394.7), an increase of 27%.
- Net operating income amounted to SEK 367.6m (277.8), an increase of 32%.
- Income from property management decreased 50% to SEK 60.6m (120.8), of which income from property management attributable to shareholders was SEK -22.3m (64.3), corresponding to SEK -0.49 (1.53) per share. Excluding value changes in joint ventures and associated companies, income from property management amounted to SEK 88m (97).
- Net income for the year amounted to SEK -416.0m (255.9), corresponding to SEK -11.73 (3.98) per share. The decline was mainly due to negative changes in the values of properties of SEK -530.3m and higher interest expense.
- Long-term net asset value attributable to shareholders decreased 10% to SEK 3,219.8m (3,584.1), corresponding to SEK 70.59 (85.38) per share.
- The Board proposes a resolution to the AGM that no dividend be paid for the 2023 financial year.

October–December 2023 quarter

- Rental income amounted to SEK 125.9m (108.7), an increase of 16%.
- Net operating income amounted to SEK 86.9m (71.7), an increase of 21%.
- Income from property management decreased 28% to SEK 18.1m (25.2), of which income from property management attributable to shareholders was SEK -3.9m (9.2), corresponding to SEK -0.08 (0.22) per share. Excluding value changes in joint ventures and associated companies, income from property management amounted to SEK 23m (26).
- Net income for the quarter amounted to SEK -214.8m (-159.8), corresponding to SEK -5.31 (-4.03) per share.

SEK 9,899m¹

Property value

8,756

Residential building rights

51.8%

Loan-to-value ratio

SEK 70.59

Long-term net asset value attributable to shareholders per share

1) Of which ongoing construction and planned projects of SEK 2,219m.

	Jan-Dec 2023	Jan-Dec 2022	Oct-Dec 2023	Oct-Dec 2022
Rental income, SEKm	503.0	394.7	125.9	108.7
Net operating income, SEKm	367.6	277.8	86.9	71.7
Income from property management, SEKm	60.6	120.8	18.1	25.2
Income from property management attributable to shareholders per share, SEK	-0.49	1.53	-0.08	0.22
Residential units under construction, no.	625	1,006	625	1,006
Residential units completed, no.	289	179	146	113
Net investment, SEKm	118.3	717.2	-275.7	63.4
Loan-to-value ratio, %	51.8	50.7	51.8	50.7
Loan-to-value ratio, properties, %	60.5	59.1	60.5	59.1
Equity/assets ratio, %	37.2	38.4	37.2	38.4
Interest-coverage ratio, times ¹	1.6	2.0	1.7	1.9
Long-term net asset value, SEKm	4,812.3	5,134.0	4,812.3	5,134.0
Long-term net asset value attributable to shareholders, SEKm	3,219.8	3,584.1	3,219.8	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	70.59	85.38	70.59	85.38

1) Excluding non-recurring costs.

Significant events during and after the end of the quarter

Fourth quarter

- In October, one property in Uppsala was divested at an underlying property value of SEK 50m, which is in line with book value.
- In October, the divestment of two fully let hotel properties in Palma was completed. The properties were divested for approximately EUR 35m, corresponding to approximately SEK 400m. The divestment provided Genova with considerable liquidity and strengthened the balance sheet.
- In October, the company's outstanding bond loan 2019/2023 with a final maturity date of 30 September 2023 was fully redeemed.
- In November, senior unsecured green bonds of SEK 500m were issued. The bonds carry a floating interest rate of 3m Stibor + 595 basis points and mature in November 2026.
- In November, the company's outstanding bonds 2020/2024 were redeemed before their maturity date. The total bond debt decreased from approximately SEK 1,300m to SEK 500m, with a positive impact on net financial items and earnings.
- In the fourth quarter, bank loans of approximately SEK 450m were refinanced with an average fixed-rate period of 1.8 years.
- Interest-rate swaps of SEK 850m with an average fixed rate of approximately 2.50% and a term of 3.6 years were entered into during the quarter.

Events after the end of the quarter

- After the end of the period, Genova entered into an additional interest-rate swap of SEK 500m with a fixed rate of 2.58% that expires in January 2030.



CEO's statement

2023 was a challenging year that Genova managed in a good way with strong operational efforts in both our property management and project development. During the year, we maintained a clear focus on ensuring healthy liquidity, managing bond maturities and reducing our financial expenses. There is reason to feel cautiously optimistic about the outlook for 2024. In the coming year, Genova will complete about 400 environmentally certified rental apartments for own management with annual rent of approximately SEK 46m, while both the policy rate and inflation have probably peaked.



For the full-year, rental income increased 27% and net operating income 32%, mainly due to a larger investment property portfolio and completed projects. Income from property management decreased to SEK 61m, burdened by negative value changes in associated companies and higher interest expense. Excluding value changes in joint ventures and associated companies, income from property management amounted to SEK 88 million compared to SEK 97 million the previous year. We recognised negative value changes of SEK -530m from the investment properties, primarily attributable to increased yield requirements. Net asset value per share decreased 10% to SEK 70.59 per share.

Financing

In 2023, we completed several measures to reduce indebtedness, lower our borrowing costs and strengthen liquidity. During the year, we raised new equity of approximately SEK 200m and completed property sales for approximately SEK 550m, which freed up about SEK 450m in liquidity. After the redemption of bonds during the year, the next bond maturity dates are not until November 2026. The total bond debt decreased from approx-

imately SEK 1,300m to SEK 500m, with a positive impact on net financial items and the loan-to-value ratio is 52%.

In the past, Genova has focused on short-term fixed rates. During the year, we worked actively to create more predictable cash flows by hedging interest rate risk with derivatives, which will have a positive impact in the prevailing interest rate environment. In 2023, we hedged nearly SEK 2,150m at an average interest of approximately 2.5% with a remaining term of about four years.

Management

The investment property portfolio performed well during the year with a number of favourable new lettings and a continued high occupancy rate. The indexation of rents from January 2024 will strengthen our earnings by nearly SEK 30m. In the coming year, it will be important to monitor the portfolio and tenants in view of the challenging economic conditions. Genova has a stable property portfolio with a focus on Greater Stockholm and the Uppsala Region, where more than 60% of our income comes from community service properties, residential units and supermarkets, with average rent of about SEK 1,500 per sqm.

Investments

During the year, we continued to invest in sustainable new construction to drive profitable future growth. In 2024, we will complete nearly 400 rental apartments for own long-term management with annual rent of approximately SEK 46m, all with planned Nordic Swan Ecolabel environmental certification. In Viby in Upplands-Bro, we will be pursuing a large urban development project in 2024 and onwards. After the end of the year,

the zoning plan for nearly 90 apartments in the Ekeby project in Uppsala came into force. We will continue to prioritise work on zoning plans in our building rights portfolio, which will create considerable value for Genova, and that we intend to realise through either our own project development or by divesting building rights.

Our Järngrinden subsidiary performed well during the year, which made a positive contribution to Genova's earnings. A number of residential projects were completed and exited while the construction of Apotea's new central warehouse in Varberg commenced, a building that will be equipped with a solar PV system and hold SGB, Silver environmental certification.

Looking forward

We are continuing to operate in an uncertain macro-environment, but an expected reduction of the policy rate in the coming year will create conditions for an upturn in Genova's income from property management. We will continue to invest in profitable project development based on our building rights with low intrinsic value, and in locations with strong demand. When the interest in residential construction picks up again, we also see opportunities to divest building rights in order to strengthen liquidity. Overall, Genova's position is stable as we enter 2024, with the ability to act on value-creating opportunities that arise.

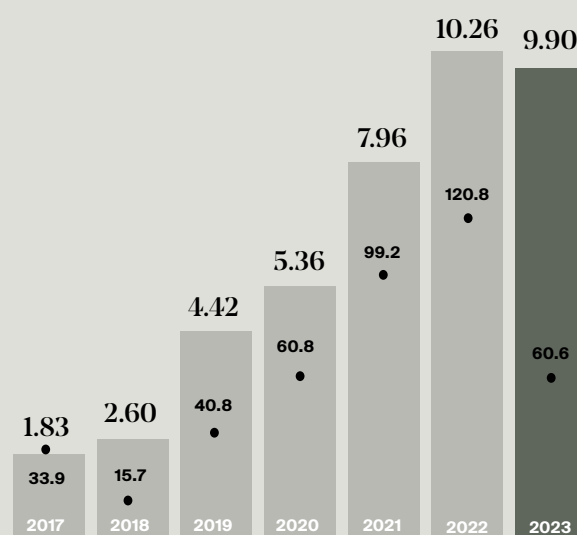
Finally, I would like to thank all of our employees for their great commitment and dedication during the year, as well as our shareholders who believe in, and are enabling, Genova's continued development.

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.

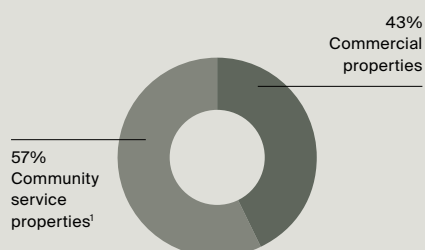
Genova is a personal property company that owns, manages and develops properties with a long-term, sustainable and highly committed approach. The large portfolio of own residential building rights ensures the Group's long-term growth and continued stable growth of the investment property portfolio. Genova's core markets are the growth regions of Greater Stockholm and the Uppsala Region. The company also owns properties in other growth areas, and via our Järngrinden subsidiary, we are also active in western Sweden.



■ Property value, SEK billion

● Income from property management, SEKm

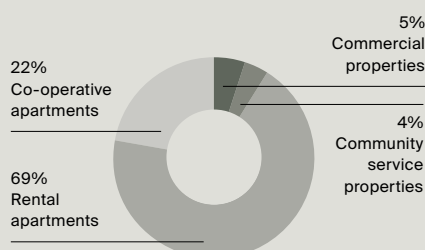
Investment properties



Property value
Total SEK 7,680m

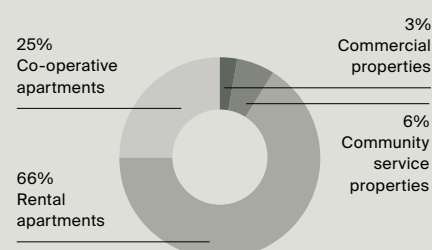
1) Of which 240 rental apartments

Ongoing projects and development properties



Property value
Total SEK 2,219m

Building rights portfolio



Lettable area
Total 566 ksqm

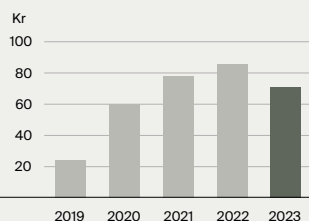
Financial targets

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.

44%

Average annual growth
2019-2023



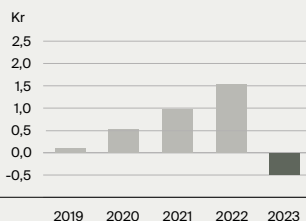
Long-term net asset
value per share, SEK

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.

98%

Average annual growth
2019-2023



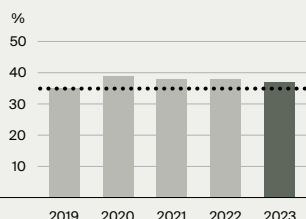
Income from property
management per share, SEK

Equity/assets ratio

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

37.2%

31 Dec 2023



Target

Equity/assets ratio, %

Loan-to-value ratio, properties

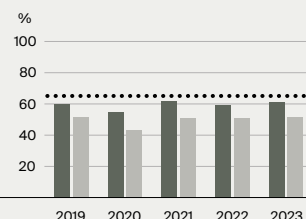
Over time, the loan-to-value ratio of properties shall not exceed 65%.

60.5%

31 Dec 2023

51.8%

31 Dec 2023



Loan-to-value ratio,
properties

Limitation

Loan-to-value ratio
properties, %

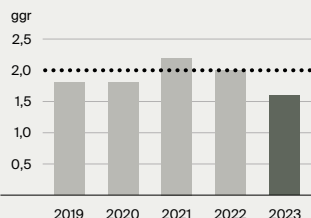
Loan-to-value ratio, %

Interest-coverage ratio

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

1.6 times

Jan-Dec 2023



Target

Interest-coverage ratio, times

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.

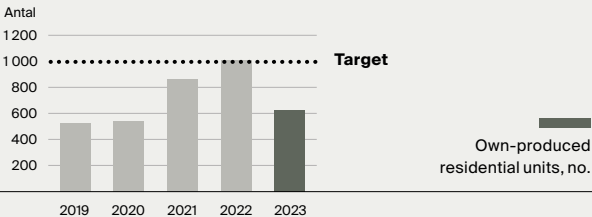
Operational targets

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.

625

31 Dec 2023

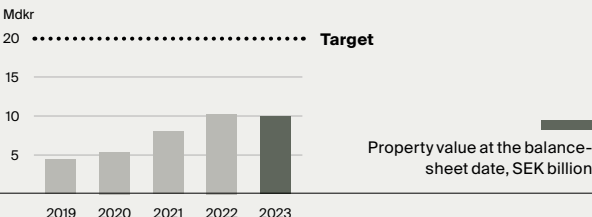


Property value

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

SEK 9.9 bn

31 Dec 2023

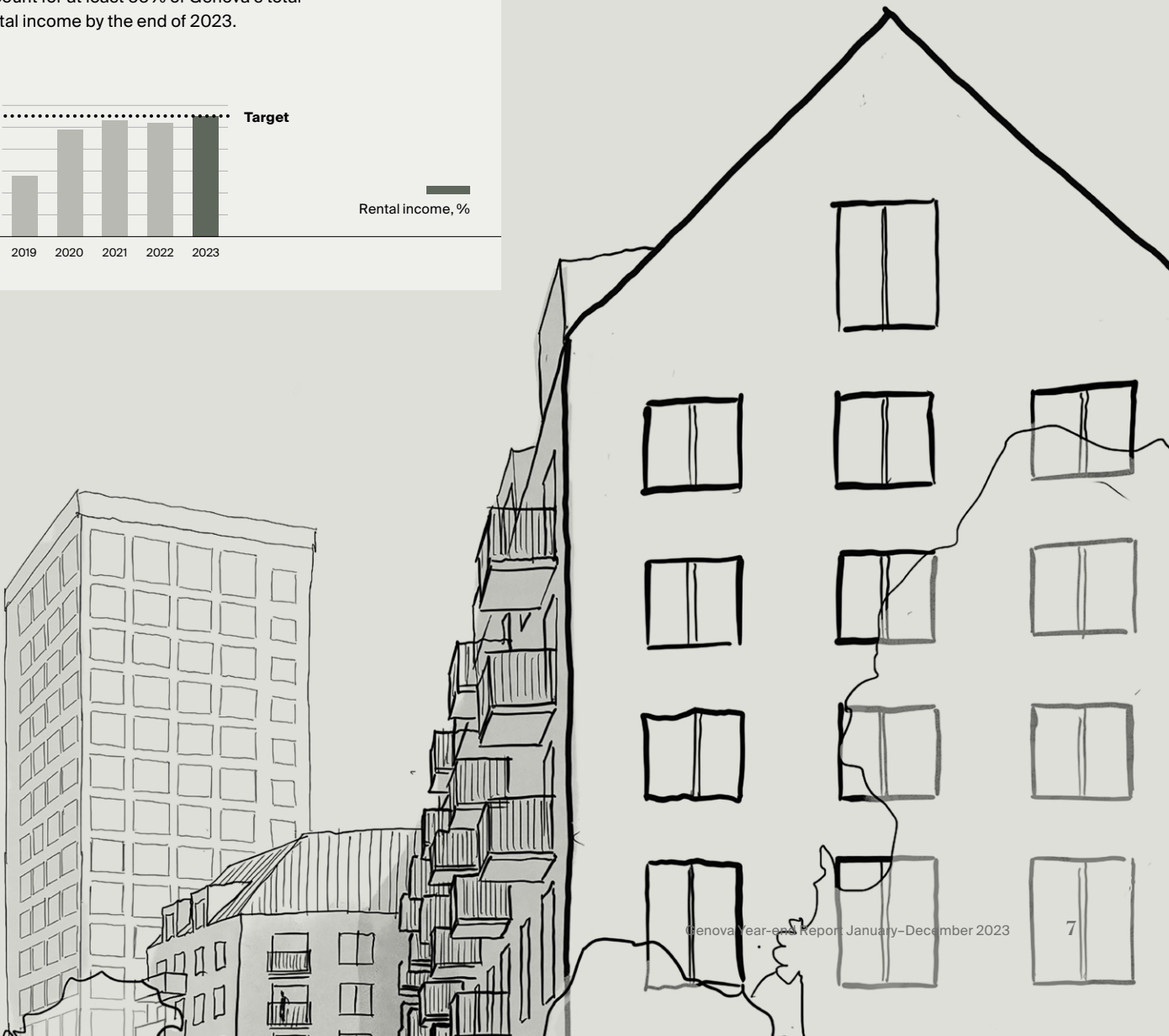
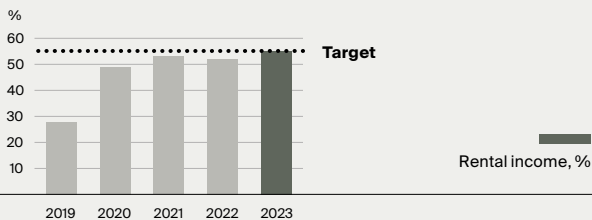


Rental income

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.

55%

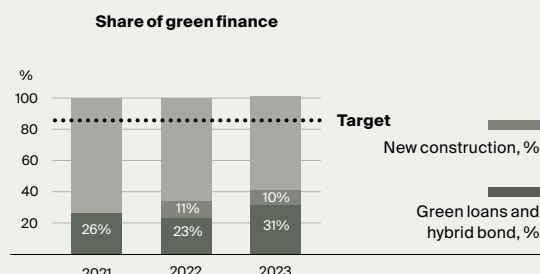
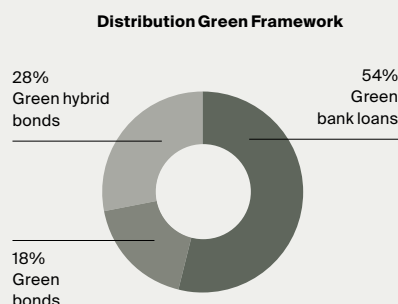
31 Dec 2023



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	3				3	3
Green Building	2				2	
Miljöbyggnad iDrift						
Silver	16	11			27	
Bronze	1				1	
Not certified				27	27	
Total	22	11	0	27	60	3

An evaluation of environmental certification of Järngrinden's 21 investment properties commenced in 2023.

Climate targets

GHG emissions are to decrease by 42% by 2030 compared with levels in 2021 in Scope 1 and Scope 2. Scope 3 emissions are to be measured and reduced. The targets have been validated and published by the Science Based Target initiative. The targets will be followed up annually, starting with the Sustainability Report for 2023.

Sustainability work

Sustainability strategy

Genova's sustainability strategy and overall vision is to create and manage attractive and sustainable environments over the long-term. 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. In 2022, Genova developed targets for the reduction of its emissions, increasing the share of properties with environmental certification, and increasing 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).

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 year

Genova set climate targets that were validated and published by the Science Based Targets initiative during the year. The targets are to reduce the company's GHG emissions by 42% by 2030 compared with levels in 2021 in Scope 1 and Scope 2, and to measure and reduce emissions in Scope 3.

To reduce Genova's carbon footprint, a re-use project commenced, whereby the possibility to convert offices into a school in an existing building through planning instead of demolishing and constructing a new building was evaluated. Other examples are that, due to the acquisition of Järngrinden, Genova owns a wind turbine outside Kalmar with enough capacity to supply all of

Järngrinden's operations with renewable electricity. Other general energy-efficiency measures included the installation of motion sensor lighting and rooftop solar power systems, and switching to green electricity, district heating and geothermal heating.

During the year, we continued to support the Maskrosbarn organisation, and we partner with Stiftelsen Låxhjälp. Järngrinden also supports a range of initiatives such as sports clubs' social engagement, Destination Gymnasiet, Biofamiljen and art museums. The aim of all these initiatives is to contribute to social sustainability.

In the fourth quarter, Genova's work with environmental certifications continued and ten investment proper-

ties were certified in accordance with Miljöbyggnad iDrift, level Silver. A total of 16 properties were certified during the year. Genova has been working hard and focused on certification processes since 2022 but due to longer adaptation and evaluation periods than estimated, Genova did not achieve the set target that all investment properties owned and managed on a long-term basis (except for Järngrinden's properties) would be environmentally certified by the end of 2023. As a result, nor was the target of 85% green financing for new construction and investment properties by 2023 achieved. Work with environmental certifications will continue in 2024.



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 properties will eventually provide opportunities to create building rights for new construction projects in the future. During the year, the investment property portfolio was expanded by the completion of rental apartments in Norrtälje.

At year-end, Genova's wholly owned investment property portfolio comprised 80 investment properties with a market value of approximately SEK 7.7 billion, allocated over approximately 361.4 ksqm. The total property value, including accessed properties, properties under construction and joint ventures, was approximately SEK 11 billion.

Portfolio changes

In the fourth quarter, two investment properties were exited – one hotel property in Palma, Spain and one light industry property in Uppsala. The properties had a total lettable area of approximately 5.6 ksqm with a rental value of approximately SEK 13m. On the exit date, both properties were fully let.

Rental agreements

At the end of the year, Genova had approximately 450 rental agreements with an average remaining rental duration of five years, and 240 agreements for rental apartments. In the fourth quarter, one rental

agreement in the Trädgårdsmästaren 14 property in Stockholm was renegotiated and extended by five years. The agreement has an annual rental value of SEK 10m.

Of total contracted rental income, the proportion derived from residential units and publicly funded tenants was approximately 55%. If supermarkets are also included, the proportion of contracted rental income was approximately 62%. A large proportion of Genova's rental agreements for premises are index-linked. The inflation-adjusted increase for rent levels in 2024 is included in the table for the investment property portfolio on page 12 and has increased the rental value by approximately SEK 27m. Rents were increased in the first quarter of 2024, and we engage in continuous dialogue with our tenants about rent levels. The average rent per sqm was approximately SEK 1,500 per sqm.

At year-end, the economic occupancy rate was 93% (94). The slightly lower occupancy rate is attributable to divestments of fully let properties.

Allocation of rental income

31 December 2023

Rental agreements	Contracted annual rent,	
	SEKm	Percentage, %
Community service	259	50
Residential units ¹	26	5
Supermarkets	37	7
Other commercial	196	38
Total rental income	518	100
Average weighted remaining term, years (10 largest)		
		6.4 years
Average weighted remaining term, years (total portfolio)		
		5.0 years

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

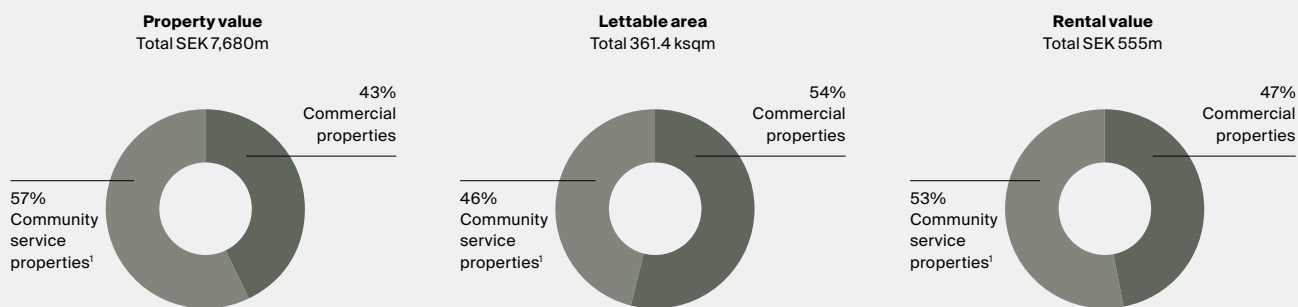
Structure of rental agreements

31 December 2023

	No. of rental agreements	Area ksqm	Contracted rent, SEKm	Percentage, %
Term				
2024	151	29	36	7
2025	114	69	108	21
2026	74	57	88	17
2027	50	30	48	9
2028	17	22	36	7
>2028	43	96	178	34
Total	449	303	494	95
Rental apartments	240	13	24	5
Total	689	316	518	100
Vacant		45	37	
Total		361	555	

Investment properties per property category

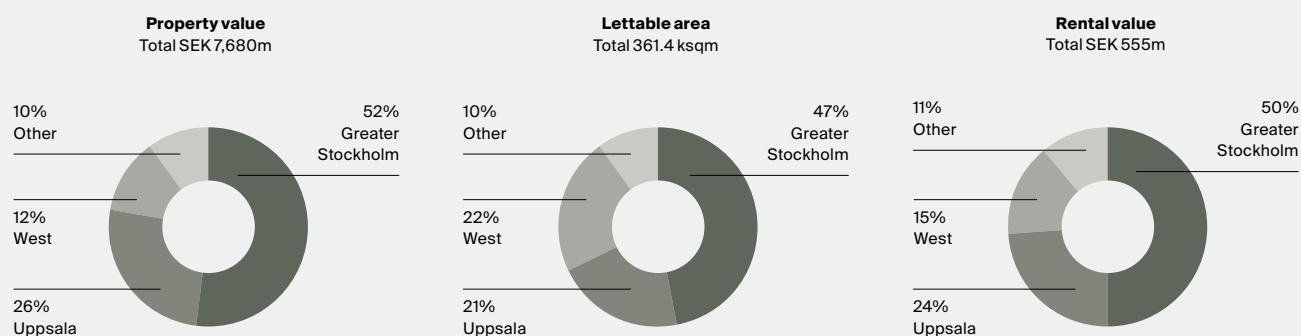
31 December 2023



1) Existing rental apartments are included in the Community service properties category.

Investment properties per geography

31 December 2023



Investment property portfolio

31 December 2023

	No. of proper- ties	Lettable area, ksqm	Property value		Rental value		Occu- pancy rate, %	Contracted annual rent ² , SEKm	Property costs		Net operating income	
			SEKm	SEK/ sqm	SEKm	SEK/ sqm			SEKm	SEK/ sqm	SEKm	SEK/ sqm
Per property category ¹												
Commercial properties	50	196.3	3,308	16,852	261	1,328	90.3	235	-64	-325	171	873
Community service prop- erties ³	30	165.1	4,372	26,477	295	1,785	96.1	283	-63	-382	220	1,333
Total per property cat- egory	80	361.4	7,680	21,249	555	1,537	93.4	518	-127	-351	392	1,083
Per geography												
Greater Stockholm	34	169.1	4,014	23,735	277	1,640	95.9	266	-61	-361	205	1,211
Uppsala	16	76.7	1,986	25,891	132	1,717	92.6	122	-33	-431	89	1,158
West	23	78.9	948	12,018	84	1,068	90.3	76	-18	-228	58	736
Other	7	36.7	731	19,937	62	1,693	88.0	55	-15	-407	40	1,083
Total per geography	80	361.4	7,680	21,249	555	1,537	93.4	518	-127	-351	392	1,083
Of which Järngrinden	21	63.3	704	11,126	65	1,028	87.4	57	-13	-202	44	696
Ongoing construction			921									
Planned projects			1,298									
Total as per the balance sheet			9,898									
Near-term completed constructions ⁴	2	21.0	257		46	2,190	100	46	-8	-375	38	1,815
Total	82	382.4	10,156		601	1,573	93.9	565	-135	-353	430	1,124
In addition:												
Properties owned through joint ventures			982									

1) Based on the primary use of the property.

2) Not including decreasing rental discounts with a current annual value of SEK 4m.

3) Including 240 rental apartments allocated between eight properties.

4) Refers to the Korsängen and Handelsmannen projects, which will be completed within 12 months. Property value upon completion amounted to SEK 1,000m, but as of 31 December an amount of SEK 743m was recognised on 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.

Estimated 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 status of the investment objects at the end of the period, 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, for example, include an assessment of occupancy, vacancy or interest-rate changes. Rental income is given in rent levels for 2024.

Rental income is based on annual rental value less vacant premises. Property costs are an estimate of normalised costs for a full year. 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 year-end report. Ongoing production also includes a rental agreement in Söderhällby with a rental value of SEK 9m and occupancy scheduled for 1 April 2024. In 2024, the Handelsmannen and Korsängen projects will also be gradually completed, which will further

strengthen earnings from investment properties by approximately SEK 46m.

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, 31 December 2023

SEKm	Investment properties Genova	Investment properties Järngrinden	Total Investment properties	Ongoing construction	Total
Rental value	490	65	555	96	651
Vacancy rate	-29	-8	-37	-	-37
Rental income	461	57	518	96	613
Property costs	-114	-13	-127	-12	-139
Net operating income	347	44	392	84	474
Central administration, property management	-17	-4	-21	-	-21
Genova's share of income from property management through joint ventures	12	4	16	4	20
Net financial items	-192	-22	-214	-49	-262
Income from property management	150	22	173	39	211



Söderhällby 1:9, Uppsala

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.

During the year, Genova continued to place a strong focus on the development of zoning plans in the existing investment property portfolio for the development of future rental apartments combined with community service properties. The combined lettable area of Genova’s planned projects, regardless of planning stage, was approximately 523 ksqm. Just over one-third of the planned projects are in the consultation phase and mainly located in Greater Stockholm. In 2024, Genova will focus on the continued process of creating building rights for future new construction projects.

Ongoing construction

Genova’s ongoing projects comprise rental units in Norrtälje, Knivsta, Enköping and Upplands-Bro.

Järngrinden’s ongoing projects are the co-operative apartments in Mark. Completed projects in the company’s core markets will be owned and managed by Genova.

The first block in Norrtälje was completed and occupied. The second block is under construction and contains 246 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 during the year, the first block was completed and tenants moved in. The second block is under construction and contains 151 rental apartments.

The Korsängen project in central Enköping is located directly adjacent to Genova’s Kryddgården 6:3 and Kryddgården 6:5 investment properties. Genova is building 160 rental apartments that are scheduled for completion in 2024.

The first stage of Viby, Genova’s urban development project located in central Brunnåsa in Upplands-Bro, comprises 131 residential units, a grocery store and an elementary 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 year, Järngrinden exited two rental unit projects containing 164 rental apartments, and completed three co-operative apartment project with 47 co-operative apartments, both located in Borås. Järngrinden’s ongoing project in Mark comprises 13 co-operative apartments and will be completed and exited in 2024.

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 December, CBRE’s market valuation of the future building rights amounted to approximately SEK 3.4

billion. The existing buildings on these properties which, in some cases, will need to be demolished in connection with development, and accrued investments for planned projects had a book value of approximately SEK 2.1 billion as of 31 December. This means that the excess value in the Group’s building rights portfolio was estimated to be approximately SEK 1.3 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.

8,756

No. of residential building rights

566 ksqm

Lettable area

SEK 1.3 bn

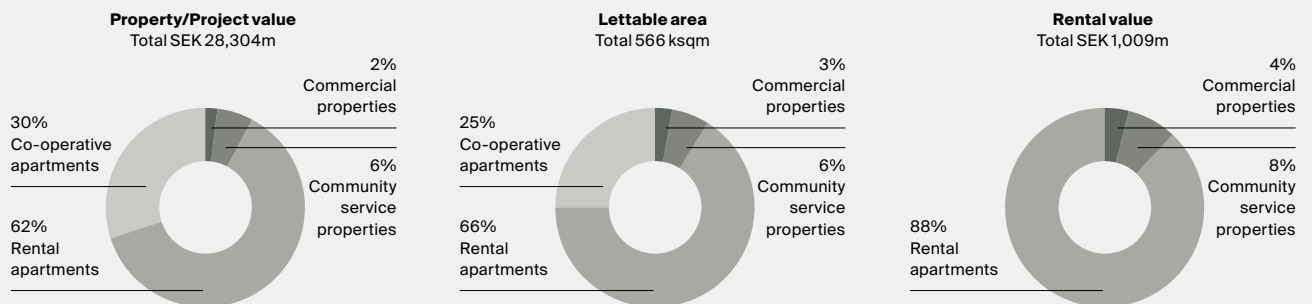
Excess value in building rights portfolio



Flogsta 47:1, Uppsala

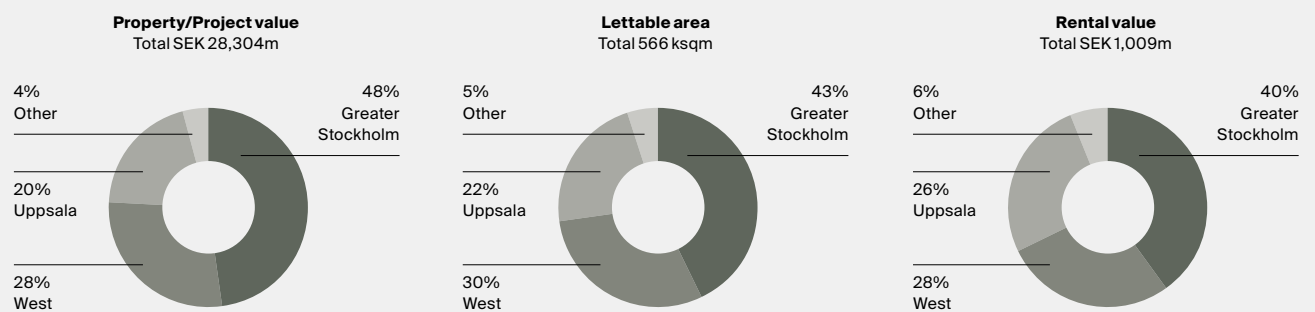
Project development per property category

31 December 2023



Project development per geography

31 December 2023





Handelsmannen 1, Norrtälje

Ongoing construction

31 December 2023

Project	Municipality	Category	Construc- tion start	Planned completion	No. of residen- tial units	Lettable area, sqm		Property value ¹		Rental value		Investment, SEKm		Book value ² , SEKm
						Residen- tial units	Premises	SEKm	SEK/ sqm	SEKm	SEK/ sqm	Esti- mated	Accumu- lated	
Handelsmannen 1	Norrtälje	Rental apartments	Q4 2019	Q2/Q4 2024	246	12,752	-	601	47,130	26	2,004	548	429	469
Segerdal ³	Knivsta	Rental apartments	Q4 2020	Q1 2025	75	4,743	224	234	47,111	12	2,505	225	90	-
Korsängen	Enköping	Rental apartments	Q1 2021	Q2/Q3 2024	160	8,031	244	399	48,218	21	2,495	396	272	274
Viby, Stage 1 ⁴	Upplands-Bro	Rental apartments	Q4 2022	Q2 2026	131	8,728	1,693	483	46,375	25	2,444	374	36	91
Viby, Stage 1 ⁴	Upplands-Bro	Community service properties	Q4 2022	Q2 2026	-	-	5,670	301	53,000	15	2,700	230	17	44
Järngrinden ⁵		Co-operative housing association ⁶			13	959	-	39	40,909	-	-	36	43	43
Total ongoing construction					625	35,213	7,831	2,057	47,789	99	2,363	1,809	886	921

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

2) 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.

3) The Segerdal project is 50/50 owned by Genova and Redito. The table only shows the information that corresponds to Genova's financial stake.

4) The Viby project is 70/30 owned by Genova and K2A. The entire project value is presented in the table, since the project has been consolidated in Genova's consolidated financial statements.

5) 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.

6) Refers to the Ejdern project, which is completed but not yet fully transferred to the co-operative housing association. The project is included under ongoing residential projects 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. Projects in Genova's Järngrinden subsidiary are recognised using the same principle.

Information about ongoing construction and planned projects in the year-end 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 December 2023

Project	No. of residen- tial units	Lettable area, sqm		Property value ¹		Rental value		Investment, SEKm		Book value ² , SEKm
		Residen- tial units	Premises	SEKm	SEK/ sqm	SEKm	SEK/ sqm	Esti- mated	Accum- ulated	
Per category										
Rental apartments	5,913	338,129	-	15,993	47,297	808	2,388	13,472	663	707
Community service properties	185	14,415	15,751	1,315	43,584	71	2,339	1,155	51	51
Commercial properties	-	-	15,574	528	33,879	31	2,002	500	94	96
Co-operative apartments	2,033	139,350	-	8,412	60,367	-	-	6,819	406	444
Total per category	8,131	491,894	31,325	26,247	50,164	909	2,369	21,945	1,214	1,298
Per geography – Own management										
Greater Stockholm	2,028	114,739	17,292	6,676	50,564	341	2,579	5,475	340	381
Uppsala	1,590	86,495	12,065	4,434	44,988	231	2,344	3,808	163	164
West	1,955	127,055	1,968	5,665	43,910	282	2,183	4,915	226	226
Other	525	24,255	-	1,060	43,683	56	2,316	929	78	83
Total per geography	6,098	352,544	31,325	17,835	46,461	909	2,369	15,126	808	854
Per geography – Co-operative apartments										
Greater Stockholm	1,171	82,873	-	5,395	65,097	-	-	4,342	234	272
Uppsala	219	11,030	-	591	53,584	-	-	477	19	19
West	603	41,647	-	2,238	53,742	-	-	1,838	149	149
Other	40	3,800	-	188	49,500	-	-	162	4	4
Total per geography	2,033	139,350	-	8,412	60,367	-	-	6,819	406	444
Per geography – Own management and co-operative apartments										
Greater Stockholm	3,199	197,612	17,292	12,071	56,168	341	2,579	9,817	574	653
Uppsala	1,809	97,525	12,065	5,025	45,854	231	2,344	4,285	183	183
West	2,558	168,702	1,968	7,904	46,309	282	2,183	6,752	375	375
Other	565	28,055	-	1,248	44,471	56	2,316	1,090	82	87
Total own management and co-operative apartments per geography	8,131	491,894	31,325	26,247	50,164	909	2,369	21,945	1,214	1,298
Of which Järngrinden	2,085	129,532	1,038	6,244	47,818	189	2,130	5,239	375	375

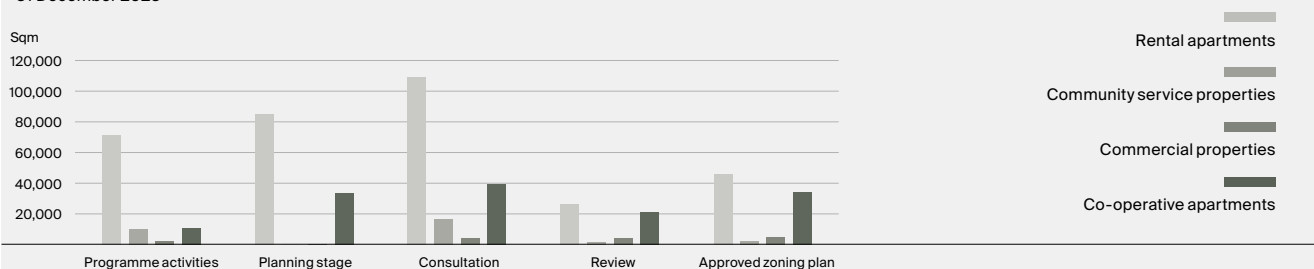
1) Refers to fair value of the investment upon completion.

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 December 2023



Joint ventures and associated companies

Genova's operations also include investments in joint ventures and associated companies in order to gain access to more attractive cash flow-generating investment properties with a possibility for project development of rental apartments, community service properties and commercial premises.

As of 31 December 2023, Genova owned participations in four joint ventures and indirectly owned participations in a number of associated companies through ownership of Järngrinden. The joint ventures hold a total of 18 cash flow-generating properties with a total property value of approximately SEK

2.0 billion, of which Genova's share amounts to approximately SEK 1.0 billion.

Genova's share of the number of residential building rights is about 1,400, allocated over approximately 120 ksqm.

Genova's share in joint ventures and associated companies

31 December 2023

Name	Percent- age, %	Book value, SEKm	Geography	Property management		Project development	
				No. of properties	Share of property value	No. of residential units	Lettable area, ksqm
Share of Järngrinden's associated companies	49	298	Western Sweden	5	258	463	52
SBBGenova Gäshaga	50	113	Stockholm	1	200	385	23
SBBGenova Nackahusen	50	94	Stockholm	4	231	192	12
GenovaRedito	50	59	Knivsta	3	201	76	5
Greenova	50	6	Stockholm	5	92	285	24
		570		18	982	1,401	116



Gredeby 21:1, Knivsta

Consolidated statement of comprehensive income

SEKm	Jan-Dec 2023	Jan-Dec 2022	Oct-Dec 2023	Oct-Dec 2022
Rental income	503.0	394.7	125.9	108.7
Operating costs	-98.0	-84.1	-26.7	-25.9
Maintenance costs	-26.7	-23.7	-9.5	-8.2
Property tax	-10.8	-9.1	-2.8	-2.9
Total Property costs	-135.4	-116.9	-39.0	-37.0
Net operating income	367.6	277.8	86.9	71.7
Central administration, property management	-21.8	-23.2	-4.3	-6.0
Central administration, project development	-35.5	-28.3	-7.0	-7.2
Share of profit/loss from joint ventures and associated companies	-16.4	39.3	-0.9	5.6
- of which value changes, properties	-27.3	23.5	-5.1	-0.8
Net financial items	-233.3	-144.9	-56.7	-39.0
Income from property management	60.6	120.8	18.1	25.2
Income from new residential construction	40.0	-	-3.0	-
Other income	-	2.6	-	1.5
Other costs	-11.2	-	-6.6	-
Value changes, properties	-530.3	198.7	-162.0	-224.7
Value changes, derivatives	-50.0	-	-85.2	-
Currency effects, properties	12.3	2.2	3.2	-4.5
Profit/loss before tax	-478.7	324.2	-235.5	-202.6
Income tax	62.7	-68.3	20.7	42.8
Net income for the period	-416.0	255.9	-214.8	-159.8
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	-416.0	255.9	-214.8	-159.8
Net income for the period attributable to:				
Parent Company shareholders	-450.8	223.5	-215.7	-153.2
Non-controlling interests	34.9	32.5	0.9	-6.5
Total comprehensive income attributable to:				
Parent Company shareholders	-450.8	223.5	-215.7	-153.2
Non-controlling interests	34.9	32.5	0.9	-6.5
Income per share before and after dilution, SEK ¹	-11.73	3.98	-5.31	-4.03
No. of shares at the end of the period, 000s	45,613	41,977	45,613	41,977
Average no. of shares, 000s	45,504	41,977	45,613	41,977

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

Performance analysis

Amounts in parentheses refer to the full-year January–December 2022.

Rental income

During the year, the Group's rental income amounted to SEK 503.0m (394.7). The increase corresponds to rental income growth of 27%. Rental income for the fourth quarter amounted to SEK 125.9m (108.7). Growth in rental income was mainly attributable to an expanding investment property portfolio.

Income from the comparable portfolio was SEK 23m higher year-on-year, mainly due to inflation adjustment for 2023.

Income development			
SEKm	Jan-Dec 2023	Jan-Dec 2022	Change, %
Comparable portfolio	376.7	353.9	6
Properties added	114.9	25.5	n/a
Properties sold	11.4	15.3	n/a
Rental income	503.0	394.7	27
Commercial properties	235.8	173.3	36
Community service properties	267.2	221.4	21
Rental income	503.0	394.7	27

Property costs

During the year, property costs in the form of operating and maintenance costs and property tax increased to SEK -135.4m (-116.9), up approximately 16%. Property costs for the quarter amounted to SEK -39.0m (-37.0). 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. In the comparable portfolio, electricity support received and lower electricity prices reduced costs year-on-year.

Property costs development			
SEKm	Jan-Dec 2023	Jan-Dec 2022	Change, %
Comparable portfolio	-101.6	-106.6	-5
Properties added	-28.1	-6.3	n/a
Properties sold	-5.7	-3.7	n/a
Property costs	-135.4	-116.6	16
Commercial properties	-69.9	-57.9	21
Community service properties	-65.5	-58.7	12
Property costs	-135.4	-116.6	16

Net operating income

During the year, net operating income increased to SEK 367.6m (277.8), up 21%. The NOI margin for the year was 73.1%, which is higher than 70.4% for the preceding year. The higher NOI margin was attributable to the indexation of rental income and lower electricity costs in the comparable portfolio, as well as growth in the investment property portfolio due to acquisitions and new construction.

Net operating income amounted to SEK 86.9m (71.7) for the quarter, with an NOI margin of 69.1% (66.0).

Central administration

Central administrative expenses are allocated between property management and project development. During the year, central administrative expenses totalled SEK 57.3m (-51.5), up 11%. The increase was mainly a result of the expanding operations, including the acquisition of Järngrinden.

Central administration		
SEKm	Jan-Dec 2023	Jan-Dec 2022
Property management		
Other external costs	-1.5	-8.8
Personnel costs	-17.5	-11.4
Depreciation/amortisation and leases	-2.7	-3.0
Central administration, property management	-21.8	-23.2
Project development		
Other external costs	-2.5	-10.8
Personnel costs	-28.6	-13.9
Depreciation/amortisation and leases	-4.4	-3.6
Central administration, project development	-35.5	-28.3

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/loss from joint ventures amounted to SEK -16.4m (39.3) and pertained to income from operating activities, value changes and the divestment of GenovaFastator. The negative change of approximately SEK 56m in earnings compared with 2022 is mainly attributable to negative changes in the value of properties due to the consolidation of Järngrinden as a subsidiary since 1 January 2023. Net income for the year from shares in joint ventures and associated companies was impacted by negative value changes of SEK -27.3m.

Net financial items

Net financing cost amounted to SEK -233.3m (-144.9). 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.

During the year, SEK 113m attributable to project activities was capitalised. The current assessment is that capitalisation attributable to project activities will also amount to approximately 30% of the Group's total interest expense moving forward.

As of the balance-sheet date, the average interest rate was 5.3% (4.5) (6.1% including bond loans and construction credit). Financial expenses during the year included SEK -2.8m (-14.6) pertaining to financing costs, which are allocated over the terms of the loans. The interest-coverage ratio for the year was 1.6 times (2.0). The interest-coverage ratio excludes non-recurring costs.

Net financial items		
SEKm	Jan-Dec 2023	Jan-Dec 2022
Interest income	42.2	3.2
Interest expense, loans	-250.9	-131.9
Interest expense leases	-1.7	-1.6
Other financial expenses	-22.9	-14.6
Net financial items	-233.3	-144.9

Income from property management

During the year, income from property management amounted to SEK 60.6m (120.8), down 50%. The decline was due to negative changes in the value of properties in joint ventures and associated companies of SEK -27.3m and higher interest expense, but was partially 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.

In June, Järngrinden's co-operative apartment project in Borås was completed and divested, with an earnings effect of SEK 7.4m. The project comprised 23 newly developed apartments.

Value changes, properties

The change in value of properties was SEK -530.3m (198.7). The negative value changes were mainly due to increased yield requirements. Genova's portfolio of commercial rental agreements has a high proportion of rental agreements with indexed rents, which reduced the effect of the increased yield requirements.

Value changes, properties		
SEKm	Jan-Dec 2023	Jan-Dec 2022
Change in net operating income	-33.8	25.7
Ongoing construction	-33.8	156.7
Land and unused building rights	-35.3	204.4
Change in yield requirement	-338.3	-217.3
Acquisitions	0.0	30.9
Divestments	-89.1	-1.7
Value changes, properties	-530.3	198.7

Value changes, derivatives

The item mainly comprises changes in the fair value of interest-rate swaps.

Income tax

Recognised tax amounted to SEK 62.7m (-68.3) 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 435m (390), with untaxed reserves of approximately SEK 100m (79). 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-Dec 2023	Jan-Dec 2022
Income before tax	-478.7	324.2
Tax rate, %	20.6	20.6
Income tax at the current tax rate	98.6	-66.8
Non-taxable income	32.1	23.7
Non-deductible expenses	-53.2	-14.8
Non-deductible net interest income	-67.7	-30.2
Deductible costs not included in profit or loss	60.1	28.6
Taxable income not included in profit or loss	-3.9	-3.0
Property transaction reversals	0.0	1.1
Adjustment of tax for prior years	-2.2	-3.1
Change in unused tax loss carryforward	1.8	-
Other	-3.0	-3.8
Tax for the period as per the income statement	62.7	-68.3

Deferred tax liabilities, net

SEKm	Jan-Dec 2023	Jan-Dec 2022
Temporary differences, properties	-534.1	-603.2
Untaxed reserves	-20.5	-16.3
Total deferred tax liabilities	-554.6	-619.5
Tax loss carryforwards	81.8	80.5
Other	7.9	0.6
Total deferred tax assets	89.7	81.1
Deferred tax liabilities, net	-464.9	-538.4

Net income for the year

Net income for the year amounted to SEK -416.0m (255.9). Compared with 2022, net operating income increased and income from property management decreased. The value changes of SEK -530.3m mean that Genova recognised net income after tax for the year that is lower than the year-earlier period.

Consolidated balance sheet

SEKm	31 Dec 2023	31 Dec 2022
ASSETS		
Non-current assets		
Goodwill	202.9	202.9
Investment properties	7,679.9	8,183.2
Properties under construction	878.0	860.5
Development properties	1,298.0	1,023.2
Other tangible assets	13.7	18.9
Right-of-use assets	14.3	32.6
Equipment	5.9	4.7
Deferred tax assets	89.7	81.1
Shares in joint ventures and associated companies	569.5	556.1
Other non-current receivables	298.1	301.1
Total non-current assets	11,050.0	11,264.2
Current assets		
Ongoing residential projects	42.6	197.0
Rent receivable and accounts receivable	18.2	33.3
Other receivables	103.5	186.5
Prepaid expenses and accrued income	74.2	38.4
Cash and cash equivalents	284.5	257.7
Total current assets	523.0	712.9
TOTAL ASSETS	11,573.0	11,977.1
EQUITY		
Total comprehensive income for the period		
Share capital	54.7	50.4
Other capital contributions	1,652.6	1,459.5
Retained earnings, including net income for the period	1,003.5	1,535.7
Hybrid bond	800.0	800.0
Non-controlling interests	792.4	749.8
Total equity	4,303.3	4,595.5
LIABILITIES		
Non-current liabilities		
Long-term interest-bearing liabilities	5,082.2	4,893.1
Derivatives	44.0	-
Lease liabilities	31.8	29.5
Other non-current liabilities	65.6	63.0
Deferred tax liabilities	554.6	619.5
Total non-current liabilities	5,778.2	5,605.2
Current liabilities		
Current interest-bearing liabilities	1,191.6	1,434.4
Accounts payable	84.9	93.9
Lease liabilities	9.5	4.8
Current tax liabilities	8.8	11.2
Other liabilities	69.1	130.7
Accrued expenses and deferred income	127.5	101.4
Total current liabilities	1,491.4	1,776.4
TOTAL LIABILITIES AND EQUITY	11,573.0	11,977.1

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			
Opening balance, 1 January 2022	41,977	50.4	1,459.5	1,353.4	700.0	102.6	3,665.9
Comprehensive income							
Net income for the year				223.5		32.5	255.9
Other comprehensive income				-		-	-
Total comprehensive income				223.5		32.5	255.9
Transactions with owners							
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
Closing balance, 31 December 2022	41,977	50.4	1,459.5	1,535.8	800.0	749.8	4,595.5
Opening balance, 1 January 2023	41,977	50.4	1,459.5	1,535.8	800.0	749.8	4,595.5
Comprehensive income							
Net income for the period				-450.8		34.9	-416.0
Other comprehensive income				-		-	-
Total comprehensive income				-450.8		34.9	-416.0
Transactions with owners							
Transactions with non-controlling interests						7.8	7.8
Dividends, hybrid bond				-82.8			-82.8
New issue of ordinary shares	3,636	4.4	193.1				197.4
Warrants issued				0.9			0.9
Currency effects				0.4			0.4
Closing balance, 31 December 2023	45,613	54.7	1,652.6	1,003.6	800.0	792.4	4,303.3

Comments on the balance sheet

Amounts in parentheses refer to 31 December 2022

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 80 properties in total. 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 5.6% as of the balance-sheet date. Residential projects that were completed during the year reduced the average yield requirement by approximately 0.2 percentage points. Excluding the completed project, the average yield requirement was 5.8%.

Properties under construction

Properties under construction comprise projects in Norrtälje, Enköping and Upplands-Bro.

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. As of 31 December, the entire investment property portfolio, including Järngrinden's portfolio, was externally appraised 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 Dec 2023	31 Dec 2022
Opening value, investment properties	8,183.2	6,902.6
+ Acquisitions	-	1,055.3
+ Building improvements and renovations	101.1	56.8
- Divestments	-284.2	-228.5
+/- Reclassifications	132.1	341.4
+/- Unrealised value changes	-452.3	55.7
Closing value, investment properties	7,679.9	8,183.2
Opening value, properties under construction	860.5	945.8
+ Acquisitions	-	0.0
+ New construction	463.7	622.6
- Divestments	-238.8	0.0
+/- Reclassifications	-158.3	-864.4
+/- Unrealised value changes	-49.1	156.7
Closing value, properties under construction	878.0	860.5
Opening value, development properties	1,023.2	114.1
+ Acquisitions	-	336.1
+/- Reclassifications	50.4	523.0
+/- Unrealised value changes	28.8	-10.9
+ Capitalisation	195.7	60.9
Closing value, development properties	1,298.0	1,023.2
Opening value, ongoing residential projects	197.0	-
+ Acquisitions	-	197.0
+ New construction	42.6	-
- Divestments	-197.0	-
Closing value, ongoing residential projects	42.6	197.0
Closing value, investment property portfolio	9,898.6	10,264.0
Investment properties	7,679.9	8,183.2
Ongoing construction	878.0	860.5
Planned projects	1,298.0	1,023.2
Ongoing residential projects	42.6	197.0
Closing value, investment property portfolio	9,898.6	10,264.0

Yield requirement per category

% ¹	31 Dec 2023	31 Dec 2022
Commercial properties	6.3	5.9
Community service properties ²	5.1	4.8
Total	5.6	5.3

1) Refers to average yield requirements for the residual value of Genova's wholly owned and consolidated investment properties at the valuation date. Based on external appraisals of investment properties.

2) Journalisten 1 was completed during the year, which reduced the average yield requirement for community service properties by 0.2 percentage points, and overall by 0.2 percentage points.

Key metrics investment properties

	31 Dec 2023	31 Dec 2022
Rental value, SEK/sqm	1,537	1,491
Economic occupancy rate, %	93	94
Property costs, SEK/sqm ¹	-351	-349
Net operating income, SEK/sqm ¹	1,083	1,054
NOI margin, % ¹	76	75
Investment property value, SEK/sqm	21,249	22,233
Lettable area, ksqm	361	368
No. of properties	80	84

1) Calculated based on estimated annual value.

Equity and net asset value

As of 31 December, consolidated equity amounted to SEK 4,303.3m (4,595.5) and the equity/assets ratio was 37.2% (38.4).

Long-term net asset value amounted to SEK 4,812.3m (5,134.0), down 6%. Long-term net asset value attributable to

shareholders was SEK 3,219.8m (3,584.1), down 10%. Long-term net asset value attributable to shareholders per share was SEK 70.59 (85.38).

Net asset value

	31 Dec 2023		31 Dec 2022	
	SEKm	SEK/share	SEKm	SEK/share
Equity as per the balance sheet	4,303.3	94.34	4,595.5	109.48
Reversal:				
Derivatives as per the balance sheet	44.0	0.96	-	-
Deferred tax liabilities as per the balance sheet	554.6	12.16	619.5	14.76
Less:				
Deferred tax assets as per the balance sheet	-89.7	-1.97	-81.1	-1.93
Hybrid bond	-800.0	-17.54	-800.0	-19.06
Non-controlling interests	-792.4	-17.37	-749.8	-17.86
Long-term net asset value attributable to shareholders	3,219.8	70.59	3,584.1	85.39

Interest-bearing liabilities

As of 31 December 2023, the Group had interest-bearing liabilities of SEK 6,274m (6,328), representing a loan-to-value ratio of 51.8% (50.7) less cash and cash equivalents of SEK 284.5m. 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 December 2023, the average interest rate was approximately 5.3% (4.5) (6.1% including construction credit and bond loans) and the equity/assets ratio was 37.2% (38.4). After the end of the period, Genova entered into a new interest-rate swap of SEK 500m with a fixed rate of 2.58%. If the new interest-rate swap was included, the average interest rate at the same date would have been approximately 5.1% (5.9% including construction credit and bond loans).

The average interest rate describes the Group's current interest rate in the credit portfolio on a daily basis as of 31 December and should not be viewed as the average interest rate for full-year 2023. Nor is the average interest rate a forecast for the next 12 months since maturity dates and changes in STIBOR have not been taken into account.

As of 31 December 2023, the average maturity was 2.4 years (2.6). The interest and credit term structure at the same date is shown in the table on page 27.

Long-term financing

During the year, Genova took several concrete measures to strengthen the balance sheet and reduce borrowing costs. In January, Genova completed a directed issue of ordinary shares, and raised capital of approximately SEK 200m. In addition, Genova redeemed bonds amounting to approximately SEK 1,300m in total, of which SEK 525m matures in

September 2023 and SEK 750m in September 2024. Genova therefore redeemed all current bond maturities in 2023, which means the next maturity date is not until November 2026.

During the year, Genova also divested properties at an underlying property value of approximately SEK 550m, which freed up liquidity of approximately SEK 450m.

In 2024, Genova has maturities of approximately SEK 400m in the credit term structure shown below. The entire amount pertains to financing in the bank market where Genova and the now consolidated company Järngrinden will refinance the liabilities linked to their existing investment properties.

Liquidity and undrawn facilities

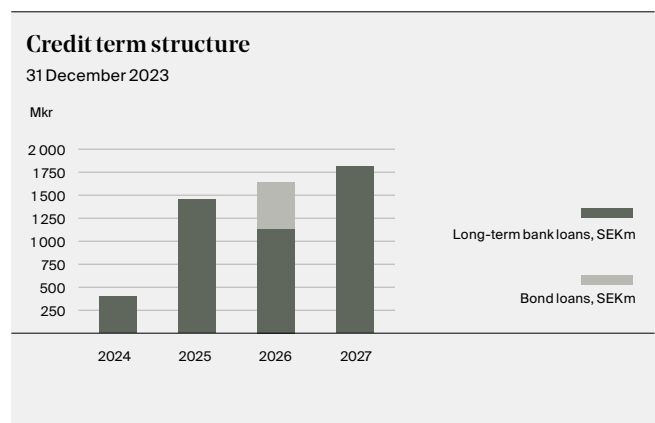
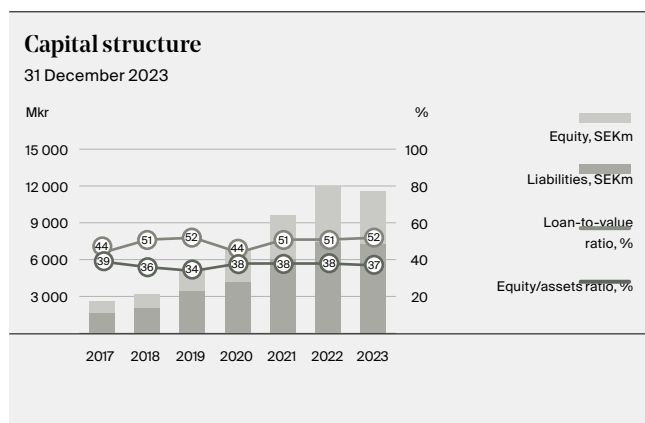
The Group's liquidity, including construction credit, amounted to SEK 877m. This amount includes bank balances of SEK 284m, undrawn revolving credit facilities and a bank overdraft totalling SEK 327m and granted construction credit of SEK 266m that has not yet been drawn.

Fixed-rate period

In the past, Genova has focused on short-term fixed rates. During the year, we worked actively to create more predictable cash flows by hedging interest rate risk with derivatives, which will have a positive impact in the prevailing interest rate environment.

As of 31 December 2023, Genova had five interest-rate swaps totalling SEK 2,150m with an average fixed rate of 2.45%. After the end of the period, Genova entered into an additional interest-rate swap of SEK 500m with a fixed rate of 2.58% that expires in January 2030. Including the interest-rate swap entered into after period-end, the total volume of interest-rate swaps was SEK 2,650m, with an average fixed rate of 2.47%.

In addition to this, Genova has a fixed-interest rate loan of SEK 532m, which means that approximately 60% of the credit portfolio (excluding construction credit) has been hedged, if the interest-rate swap entered into after the end of the period is included. In the table showing the interest and credit term structure, only the fixed-interest rate loan and interest-rate swaps entered into before period-end are included.



Interest and credit term structure							
31 December 2023							
Term	Interest-rate term ¹		Credit agree-ments, SEKm	Maturity		Term structure of derivatives	
	Amount, SEKm	Average rate, %		Drawn, SEKm	Undrawn, SEKm	Interest-rate derivative, SEKm	Fixed rate, %
Variable rate ²	2,614	7.14	-	-	-	-	-
2024	10	3.70	398	398	-	-	-
2025	500	4.41	1,451	1,451	-	500	2.50
2026	600	4.49	1,634	1,634	-	600	2.52
2027	522	4.50	2,064	1,813	251	-	-
2028	1,050	4.46	-	-	-	1,050	2.38
Total	5,296	5.78	5,547	5,296	251	2,150	2.45
Construction credit		7.90	1,244	978	266		
Total		6.11	6,791	6,274	517		
Loans, excluding bonds and construction credit							
		5.33	5,047	4,796	251		

¹ Average interest rates are calculated using daily interest rates as of 31 December and do not take an average for the entire period into account.

² SEK 500m pertains to a bond with a credit margin of 5.95%.

Consolidated cash flow statement

SEKm	31 Dec 2023	31 Dec 2022
Cash flow from operating activities		
Income from property management	60.6	120.8
Adjustment for non-cash items*	46.1	-39.0
Other income	-	2.6
Other costs	-11.2	-
Income tax paid	-6.5	2.5
Cash flow from operating activities before changes in working capital	88.9	86.9
Changes in working capital		
Change in accounts receivable	10.9	-9.9
Change in other operating receivables	53.8	-58.1
Change in accounts payable	-9.1	35.1
Change in other operating liabilities	-58.5	19.0
Cash flow from operating activities	86.0	73.0
Cash flow from investing activities		
Investments in properties and projects	-812.4	-1,095.7
Investments in equipment	-0.5	-1.4
Divestments of properties	705.9	228.5
Investments in subsidiaries ¹	-41.4	149.5
Dividend from associated companies	37.3	-
Change in other financial assets	-8.0	-48.3
Cash flow from investing activities	-119.2	-767.5
Cash flow from financing activities		
New issue of ordinary shares	198.9	-
Issue of hybrid bond	-	98.5
Loans raised	1,555.4	922.0
Repayment of loans	-1,609.2	-327.9
Dividends paid ²	-85.2	-56.5
Cash flow from financing activities	60.0	636.1
Cash flow for the period	26.8	-58.3
Opening cash and cash equivalents	257.7	316.0
Closing cash and cash equivalents	284.5	257.7
<i>*) Other non-cash items</i>		
Reversal of depreciation and amortisation	7.2	7.5
Share of profit/loss from joint ventures	16.4	-39.3
Accrued interest	22.5	-7.2
	46.1	-39.0
Interest received	6.4	8.4
Interest paid	-160.5	-155.3

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

2) Of which SEK -82.8m (-56.5) pertains to interest on hybrid bond.

Segment reporting

SEKm	Jan-Dec 2023				Jan-Dec 2022			
	Property management	Other	Not allocated	Total	Property management	Other	Not allocated	Total
Rental income	503.0			503.0	394.7			394.7
Total income	503.0			503.0	394.7			394.7
Property costs	-135.4			-135.4	-116.9			-116.9
Total property costs	-135.4			-135.4	-116.9			-116.9
Net operating income/Income from new construction	367.6			367.6	277.8			277.8
Central administration	-21.8		-35.5	-57.3	-23.2		-28.3	-51.5
Share of profit/loss from joint ventures	-16.4			-16.4	39.3			39.3
Net financial items	-233.3			-233.3	-144.9			-144.9
Income from new residential construction			40.0	40.0				-
Other income				-			2.6	2.6
Other costs			-11.2	-11.2				-
Value changes, properties	-530.3			-530.3	198.7			198.7
Value changes, derivatives	-50.0			-50.0				-
Currency effects, properties	12.3			12.3	2.2			2.2
Income before tax	-472.0		-6.7	-478.7	350.0		-25.7	324.2
Segment-specific assets								
Investment properties	7,679.9			7,679.9	8,183.2			8,183.2
Properties under construction	878.0			878.0	860.5			860.5
Development properties	1,298.0			1,298.0	1,023.2			1,023.2
Ongoing residential projects	42.6			42.6	-			-
Shares in joint ventures	569.5			569.5	556.1			556.1
Segment-specific investments								
Acquisitions and investments in properties	101.1			101.1	2,131.6			2,131.6

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-Dec 2023	Jan-Dec 2022	Oct-Dec 2023	Oct-Dec 2022
Key metrics, properties				
Ongoing construction, no.	625	1,006	625	1,006
Residential units completed, no.	289	179	146	113
Total no. of building rights	8,756	9,322	8,756	9,322
Lettable area, commercial properties, ksqm	196.3	207.6	196.3	207.6
Lettable area, community service properties, ksqm	165.1	160.4	165.1	160.4
Total lettable area, ksqm	361.4	368.0	361.4	368.0
Economic occupancy rate, %	93.4	94.0	93.4	94.0
NOI margin, %	73.1	70.4	69.1	66.0
Net investments, SEKm	118.3	717.2	-275.7	63.4
Financial key metrics				
Return on equity, %	-9.3	6.2	-19.3	-14.6
Equity/assets ratio, %	37.2	38.4	37.2	38.4
Loan-to-value ratio, %	51.8	50.7	51.8	50.7
Loan-to-value ratio, properties, %	60.5	59.1	60.5	59.1
Average interest rate, %	5.3	4.5	5.3	4.5
Average interest rate including bond loans, %	6.1	5.1	6.1	5.1
Interest-coverage ratio, times	1.6	2.0	1.7	1.9
Maturity, no. of years	2.4	2.6	2.4	2.6
Key metrics, shares				
Total no. of shares outstanding, 000s	45,613	41,977	45,613	41,977
Average no. of shares outstanding, 000s	45,504	41,977	45,504	41,977
Income from property management per share, SEK	-0.49	1.53	-0.08	0.22
Growth income from property management, per share before dividend, %	97.7	174.4	97.7	174.3
Income per share, SEK	-11.73	3.98	-5.31	-4.03
Equity, SEKm	4,303.3	4,595.5	4,303.3	4,595.5
Equity attributable to shareholders, SEKm	2,710.9	3,045.7	2,710.9	3,045.7
Equity per share, SEK	59.43	72.56	59.43	72.56
Long-term net asset value, SEKm	4,812.3	5,134.0	4,812.3	5,134.0
Long-term net asset value attributable to shareholders, SEKm	3,219.8	3,584.1	3,219.8	3,584.1
Long-term net asset value per share, SEK	70.59	85.38	70.59	85.38

Parent Company income statement

SEKm	Jan-Dec 2023	Jan-Dec 2022	Oct-Dec 2023	Oct-Dec 2022
Net sales	7.4	7.0	2.2	0.1
Total operating income	7.4	7.0	2.2	0.1
Other external costs	-37.0	-5.6	-31.8	-0.9
Personnel costs	-9.5	-11.5	-2.2	-3.2
Total operating expenses	-46.5	-17.1	-34.1	-4.1
Operating loss	-39.1	-10.1	-31.9	-4.0
Impairment of participations in Group companies	-256.4	-83.4	-256.4	-
Interest income and similar profit items	248.2	136.9	198.3	38.1
Interest expense and similar loss items	-155.5	-87.0	-70.7	-20.5
Profit/loss from financial items	-163.6	-33.5	-128.8	17.6
Appropriations				
Group contributions received	38.9	10.7	38.9	-
Income before tax	-163.9	-32.9	-121.8	13.6
Tax on net income for the year	-	-0.1	-	-
Net income for the year	-163.9	-33.0	-121.8	13.6
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-163.9	-33.0	-121.8	13.6

Parent Company balance sheet

SEKm	31 Dec 2023	31 Dec 2022
ASSETS		
Non-current assets		
Financial assets		
Participations in Group companies	818.2	818.2
Participations in associated companies	-	-
Deferred tax assets	22.4	22.4
Receivables from Group companies	1,795.7	1,886.3
Total financial assets	2,636.3	2,726.9
Current receivables		
Other receivables	4.5	5.2
Prepaid expenses and accrued income	1.2	1.3
	5.7	6.6
Cash and cash equivalents	11.3	65.1
Total current assets	17.0	71.7
TOTAL ASSETS	2,653.3	2,798.5
EQUITY AND LIABILITIES		
Total comprehensive income for the period		
Restricted equity		
Share capital	54.7	50.4
Total restricted equity	54.7	50.4
Unrestricted equity		
Share premium reserve	1,004.8	811.7
Retained earnings	-600.0	-485.1
Net loss for the period/year	-163.9	-33.0
Total unrestricted equity	240.9	293.6
Hybrid bond	800.0	800.0
Total equity	1,095.6	1,144.0
Non-current liabilities		
Liabilities to credit institutions	400.0	-
Bond loans	492.5	742.0
Liabilities to Group companies	629.7	355.9
Total non-current liabilities	1,522.1	1,097.9
Current liabilities		
Overdraft facility	14.0	-
Bond loans	-	533.2
Accounts payable	1.5	0.1
Current tax liabilities	0.0	0.2
Other liabilities	2.9	22.4
Accrued expenses and deferred income	17.1	0.6
Total current liabilities	35.5	556.6
TOTAL LIABILITIES AND EQUITY	2,653.3	2,798.5

Parent Company statement of changes in equity

SEKm	Share capital	Share premium reserve	Retained earnings	Net income for the year	Hybrid bond	Total equity
Opening balance, 1 January 2022	50.4	811.7	-383.2	-42.8	700.0	1,136.2
Carried forward			-42.8	42.8		-
Net income for the year				-33.0		-33.0
Total comprehensive income				-33.0		-33.0
Transactions with owners						
Issue of hybrid bond					100.0	100.0
Issue costs, hybrid bond			-1.5			-1.5
Dividends, hybrid bond			-57.7			-57.7
Closing balance, 31 December 2022	50.4	811.7	-485.1	-33.0	800.0	1,144.0
Opening balance, 1 January 2023	50.4	811.7	-485.1	-33.0	800.0	1,144.0
Carried forward			-33.0	33.0		-
Net income for the year				-163.9		-163.9
Total comprehensive income				-163.9		-163.9
Transactions with owners						
Dividends, hybrid bond			-82.8			-82.8
New issue of ordinary shares	4.4	193.1				197.4
Warrants issued			0.9			0.9
Closing balance, 31 December 2023	54.7	1,004.8	-600.0	-163.9	800.0	1,095.7

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, which balances the effects of rising interest rates.

Sensitivity analysis, cash flow¹

	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 requirement 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 yield requirement. 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's believes that the company can maintain favourable rent levels, low vacancy rates and low costs.

Sensitivity analysis, value changes¹

Value change	+/- 5%	+/- 10%
Effect on property value	+/- SEK 495m	+/- SEK 990m
Adjusted property value	10,394/SEK 9,404m	10,888/SEK 8,909m
Effect on loan-to-value ratio	-2.9/3.2%	-5.5/6.7%
Adjusted loan-to-value ratio	58/64 %	55/67 %
Effect on equity/assets ratio	1.7/-1.9%	3.3/-4.0%
Adjusted equity/assets ratio	39/35%	40/33%

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 year-end, Genova had 1,874 shareholders. As of 29 December 2023, the closing price for the share was SEK 38.50. As of 31 December 2023, the total number of 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 buy and sell volumes corresponding to at least SEK 75,000 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 capacity to act on value-creating opportunities.

Shareholders

31 December 2023

Name	No. of shares	Holding (%)	Votes (%)
Micael Bile (via company)	17,814,999	39.06	39.06
Andreas Eneskjöld (via company)	7,545,000	16.54	16.54
Länsförsäkringar Fondförvaltning AB	3,510,927	7.70	7.70
Swedbank Robur Fonder	3,000,000	6.58	6.58
Avanza Pension	2,983,931	6.54	6.54
Michael Moschewitz (via company)	2,160,000	4.74	4.74
Capital Research and Management	2,126,731	4.66	4.66
Skandia	1,925,440	4.22	4.22
Enter Fonder	1,100,778	2.41	2.41
BNP Paribas	344,266	0.75	0.75
Cancerfonden	327,020	0.72	0.72
Handelsbanken Fonder	262,180	0.57	0.57
Roosgruppen	230,000	0.50	0.50
Futur Pension	217,695	0.48	0.48
SEB Investment Management	199,006	0.44	0.44
Total other shareholders	1,865,356	4.09	4.09
Total	45,613,329	100.00	100.00

Other information

Organisation

During the year, the average number of employees in the organisation was 37 (35), of whom 21 (21) 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 nature of transactions and volume remained essentially unchanged during the year. 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 2 May 2024.

Incentive programme

The Annual General Meeting on 3 May 2023 resolved to issue a maximum of 400,000 warrants. Each warrant entitles the holder to subscribe for one new ordinary share in the company for SEK 85.90 per ordinary share during the period of 1 July 2026 until the date that falls 30 calendar days thereafter. The company's subsidiary, Genova Fastigheter AB, has subscribed for 400,000 warrants, and Genova Fastigheter AB has, in turn, transferred 396,000 of the warrants to employees and consultants of the company. The price (option premium) has been determined using the Black & Scholes valuation model, with the valuation being carried out by Svalner Skatt & Transaktion. If all 400,000 warrants are exercised for subscription of 400,000 new ordinary shares, the dilution effect will be approximately 1% (calculated on the basis of the number of ordinary shares on the date of the 2023 Annual General Meeting).

Genova has an additional incentive programme from 2021 under which each warrant entitles the holder to subscribe for one new ordinary share in the company for SEK 125.10 per ordinary share during the period as of 20 June 2024 until the date that falls 30 calendar days thereafter. If all 400,000 warrants are exercised for subscription of 400,000 new ordinary shares, the dilution effect will be approximately 1% (calculated on the basis of the number of ordinary shares on the date of the 2021 Annual General Meeting).

Accounting policies

Genova applies International Financial Reporting Standards (IFRS) as adopted by the EU. This year-end report was prepared in accordance with IAS 34 Interim Financial Reporting. In addition to the financial statements and their related notes, the information required by IAS 34.16A is also disclosed in other sections of the year-end 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 year-end 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 year-end 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, 21 February 2024

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

2023 Annual Report	27 March 2024
Interim report January-March 2024	2 May 2024
Annual General Meeting 2024	2 May 2024
Interim report January-June 2024	14 August 2024
Interim report January-September 2024	25 October 2024

For further information, please contact:

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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 21 February 2024 at 8:00 a.m. (CET).

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 total assets. The loan-to-value ratio is used to assess Genova's financial risk.

Loan-to-value ratio, properties, %

Interest-bearing liabilities less cash and cash equivalents in relation to the market value of investment properties, properties under construction, development properties and ongoing residential projects 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.

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

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