



WALLENSTAM

Press release

Gothenburg, September 30, 2021

Completed transactions, occupations and construction starts during the third quarter, 2021

During the quarter, Wallenstam has started the construction of 185 apartments, and completed 152 rental apartments for its own management operations. In addition, several property transactions were completed, among other things, two properties in Uppsala were vacated.

Construction started of the Kompositören project in Rosendal in Uppsala during the quarter, consisting of 185 rental apartment units, which are planned to be ready in 2023. All in all, Wallenstam has 2,219 apartments under construction, after 152 rental apartments were completed and occupied during the quarter in three different projects:

- 55 apartments in Söra Kvarter, Österåker. The project involving a total of 305 apartments is now fully completed.
- 20 apartments in Flanören, Rosendal in Uppsala. The project involves a total of 156 apartments.
- 77 apartments in Kallebäck's Terrasser Kv. 11, Gothenburg. The project involves a total of 270 apartments.

The 77 completed apartments in Kv. 11 in Kallebäck's Terrasser means that the first tenants have now moved into the urban development project where Wallenstam will build a total of approximately 1,800 apartments and premises for offices, a school, nursery school and services. At present, construction is in progress in the area of almost 1,100 apartments and an office property.

On July 1, Wallenstam acquired the site leasehold right pertaining to the property Göteborg Majorna 223:4, with the address Fiskhamnen 9 & 16, through a company transaction at an agreed property value of SEK 41 million.

The property Partille Manered 5:3 with the address Höghallsvägen 1A-1B, 3A-3-B, 5A-5B/Jonseredsvägen 4 has been sold through a company transaction for an agreed property value of SEK 30.5 million. The property consists of 24 apartments and just over 1,300 sq m of floor space in total, and it was vacated on July 1.

Part of the property Härryda Mölnlycke 1:168 has been sold to Härryda Municipality for SEK 65 million. The property consists of a gymnastics and trampoline hall that Wallenstam has built in the urban development project Mölnlycke Fabriker. Vacation of the property, which after division of the property unit is called Härryda Mölnlycke 1:170, occurred on July 1.

On September 1, two residential properties in Uppsala, Gränby 9:6 and Sala Backe 47:1, with a total of approximately 250 apartments, were vacated. The properties were sold through company transactions to Aberdeen Standard Investments Pan European Residential Property Fund ASPER, which was announced in a press release on July 12, 2021.

For further information, please contact:

Susann Linde, CFO and Head of Investor Relations Wallenstam AB, tel. +46 31 20 00 00 or +46 705 17 11 34
www.wallenstam.se

Wallenstam is a property company that manages, builds and develops properties for sustainable living and enterprise in Gothenburg, Stockholm and Uppsala. The property holdings are valued at around SEK 60 billion and the customer base consists of around 11,000 households and 1,000 enterprises. The total lettable area is around 1 million sq m. Wallenstam is self-sufficient in renewable energy through its own wind turbines in operation. The company's B shares have been listed on Nasdaq Stockholm since 1984.



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