

# *Fastighets AB Balder (publ)*

**Interim report January-June 2018**





# *Fastighets AB Balder Q2 2018*

**Profit from property  
management**

**4.46 SEK/share**

**+30 %**

**EPRA NAV**

**247 SEK/share**

**+14 %**

**Net debt to total assets**

**51,9 %**

**Like for like rental growth**

**2.5 %**



# Current earning capacity

SEKm	2018 30 June	2017 30 June	Deviation	2017 31 Dec
Rental income	6,665	5,860	805	6,240
Property costs	-1,815	-1,690	- 125	-1,720
<b>Net operating income</b>	<b>4,850</b>	<b>4,170</b>	<b>680</b>	<b>4,520</b>
Management and administrative costs	-590	-490	- 100	-550
Profit from property management from associated companies	650	530	120	640
<b>Operating profit</b>	<b>4,910</b>	<b>4,210</b>	<b>700</b>	<b>4,610</b>
Net financial items	-1,120	-950	- 170	-1,060
of which non-controlling interests	-555	-455	- 100	-525
<b>Profit from property management<sup>1)</sup></b>	<b>3,235</b>	<b>2,805</b>	<b>430</b>	<b>3,025</b>
Tax	-700	-605	- 95	-650
<b>Profit after tax</b>	<b>2,535</b>	<b>2,200</b>	<b>335</b>	<b>2,375</b>
<b>Profit from property management per share, SEK</b>	<b>17.97</b>	<b>14.47</b>	<b>3.50</b>	<b>16.81</b>

<sup>1)</sup> *Attributable to parent company shareholders*



# Consolidated statement of comprehensive income

SEKm	2018 Jan-June	2017 Jan-June	Deviation
Rental income	3,217	2,882	335
Property costs	-915	-906	-9
<b>Net operating income</b>	<b>2,302</b>	<b>1,977</b>	<b>325</b>
Management and administrative costs	-293	-268	-25
Participation in the profits of associated companies	406	561	155
Other income/costs	-4	2	-6
Net financial items	-554	-468	-86
<b>Profit including changes in value and tax in associated companies</b>	<b>1,857</b>	<b>1,805</b>	<b>52</b>
<b>of which Profit from property management</b>	<b>1,763</b>	<b>1,508</b>	<b>255</b>
<i>Changes in value</i>			
Changes in value properties, realised	35	137	-102
Changes in value properties, unrealised	2,967	2,572	395
Changes in value derivatives	-57	132	- 189
<b>Changes in value total</b>	<b>2,946</b>	<b>2,842</b>	<b>104</b>
<b>Profit before tax</b>	<b>4,803</b>	<b>4,647</b>	<b>156</b>
Income tax	-448	-681	233
<b>Net profit for the period</b>	<b>4,355</b>	<b>3,966</b>	<b>389</b>
Profit from property management per share, SEK	8.25	6.65	1.6
Profit after tax per share, SEK	21.49	20.00	1.49



# Consolidated statement of financial position

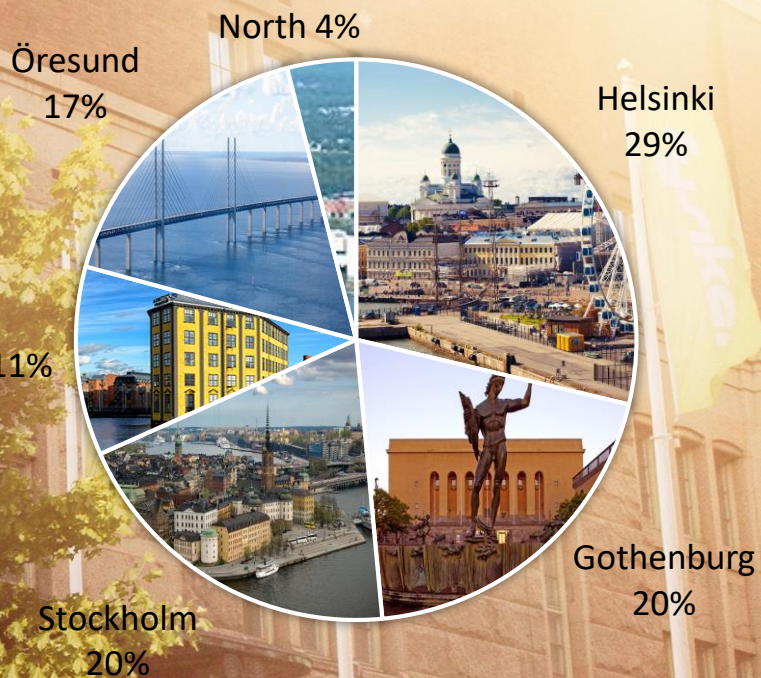
*Including listed associated companies at market value*

SEKm	2018 30 June	2017 30 June
<b>Assets</b>		
Investment properties	109,740	89,047
Other fixed assets	113	137
Participations in associated companies	6,350	6,861
Other receivables	1,643	1,465
Cash and cash equivalents and financial investments	1,133	3,228
<b>Total assets</b>	<b>118,978</b>	<b>100,738</b>
<b>Shareholders' equity and liabilities</b>		
Shareholders' equity	43,015	40,146
Deferred tax liability	7,474	6,341
Interest-bearing liabilities	64,717	50,904
<i>of which Hybrid capital</i>	3,647	-
Derivatives	1,052	1,106
Other liabilities	2,721	2,242
<b>Total equity and liabilities</b>	<b>118,978</b>	<b>100,738</b>



# Property portfolio

*over 80 % of the property portfolio located in capitals and larger cities*





# *Investments/ Acquisitions*

## ➤ **Sweden**

- Development project in the municipality of Sundbyberg
- Murmästaren 9, office and residential property, central Stockholm

## ➤ **Denmark**

- 180 apartments completed during the quarter in Copenhagen

## ➤ **Finland**

- 215 apartments completed during the quarter

## ➤ **Germany**

- A hotel portfolio of 7 assets, 20 year lease agreements

## ➤ **Norway**

- Centrally located in Oslo, long stay property, 10 year lease



# *Residential development*

## ➤ **Working on zoning plan**

- Exploit our land bank by building residential properties on existing ground
- Stockholm and Gothenburg, a total of 10,000 apartments

## ➤ **Under construction**

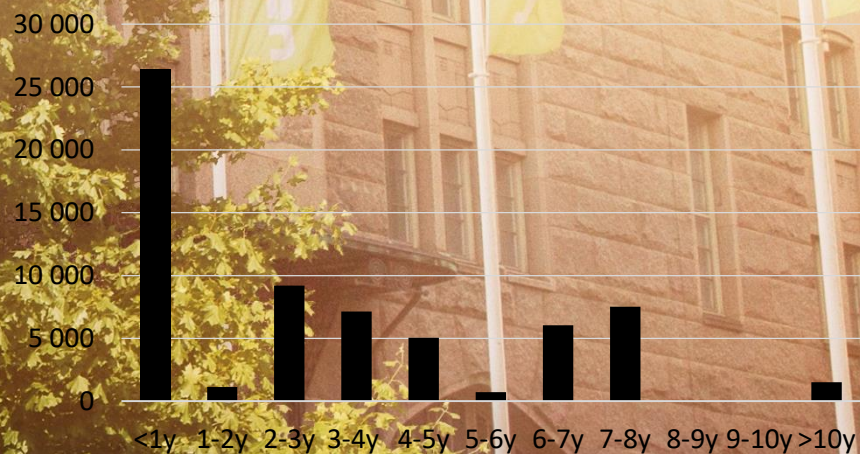
- Total investment approximately SEK 11 billion, whereof SEK 5.8 billion is already invested.
- Copenhagen
- Helsinki
- Sweden



# Financing

- Equity/assets ratio 36.2 % (Target 35%)
- Net debt to total assets 51.9 % (Target 50%)
- ICR 4.2 (Target 2.0)
- The fixed credit term 5.0 years
- Average fixed-rate period 3.5 years

*Interest maturity structure, MSEK*

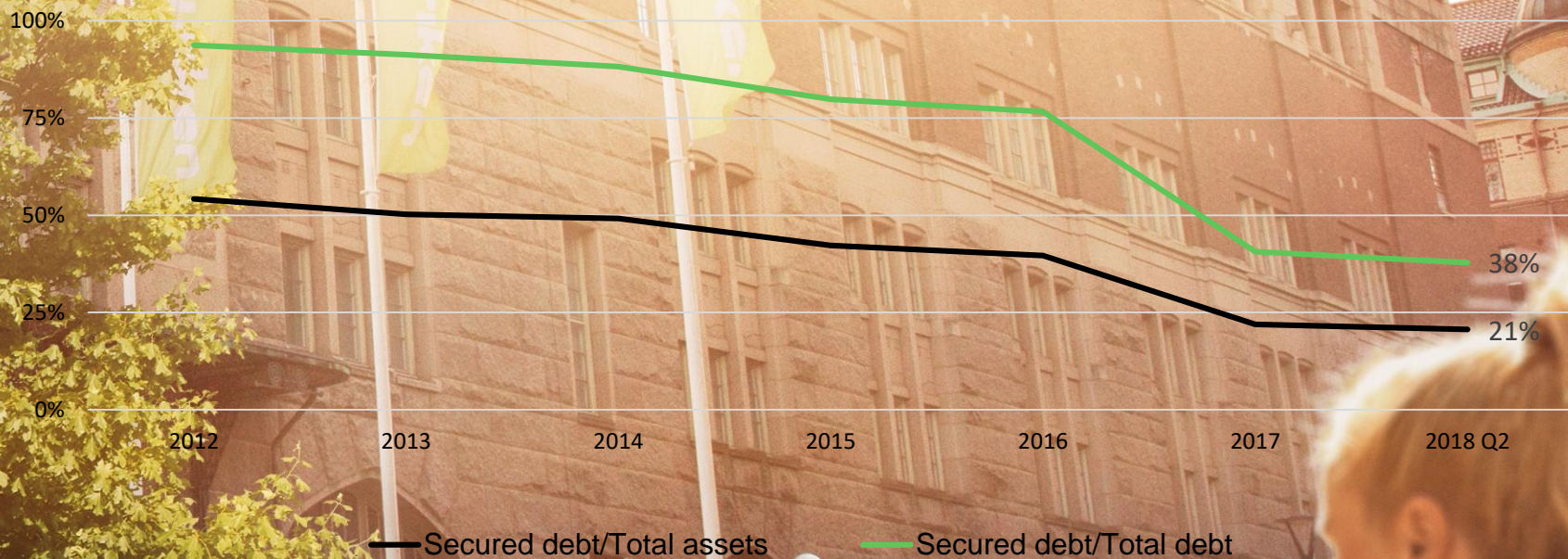
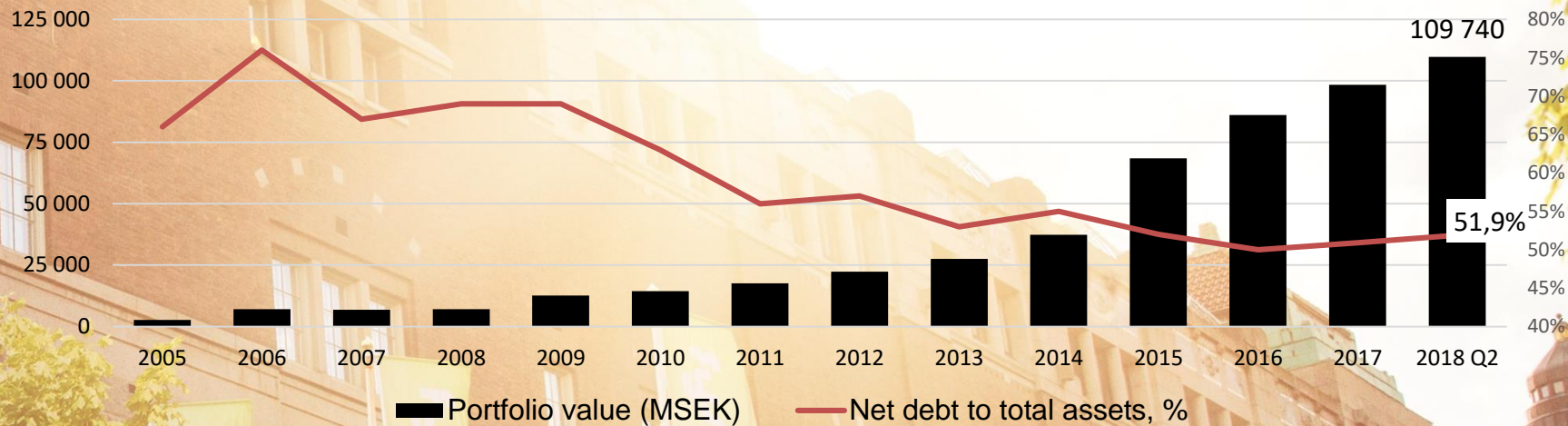


*Debt maturities, MSEK*





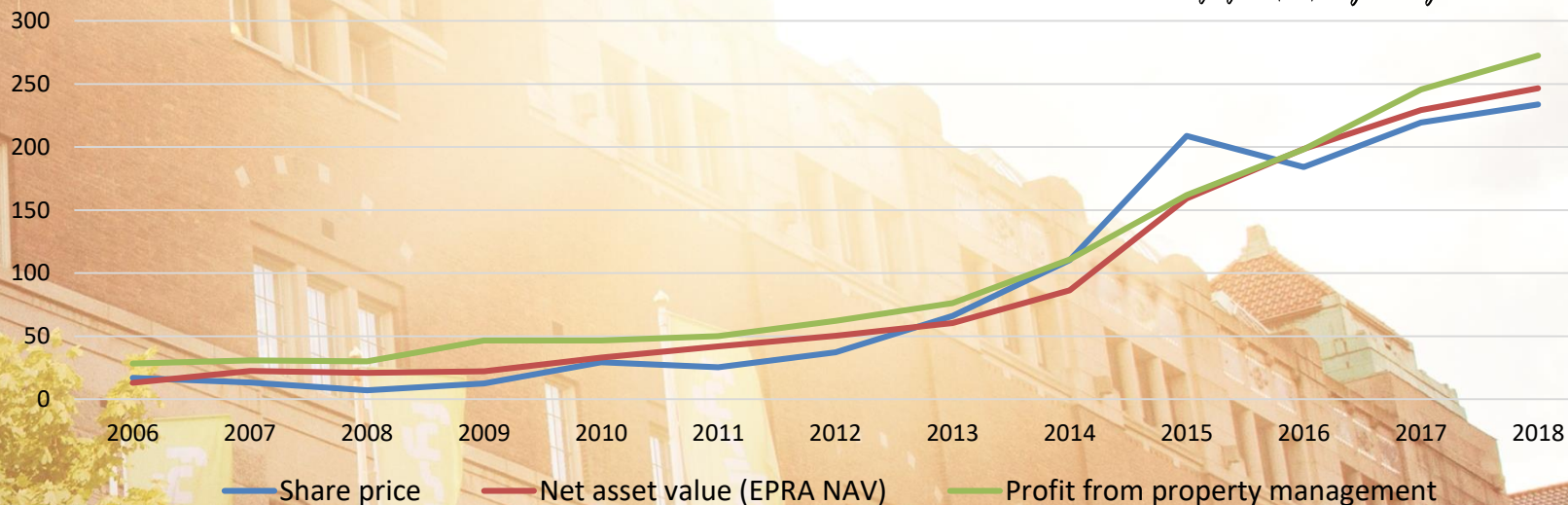
# Financing





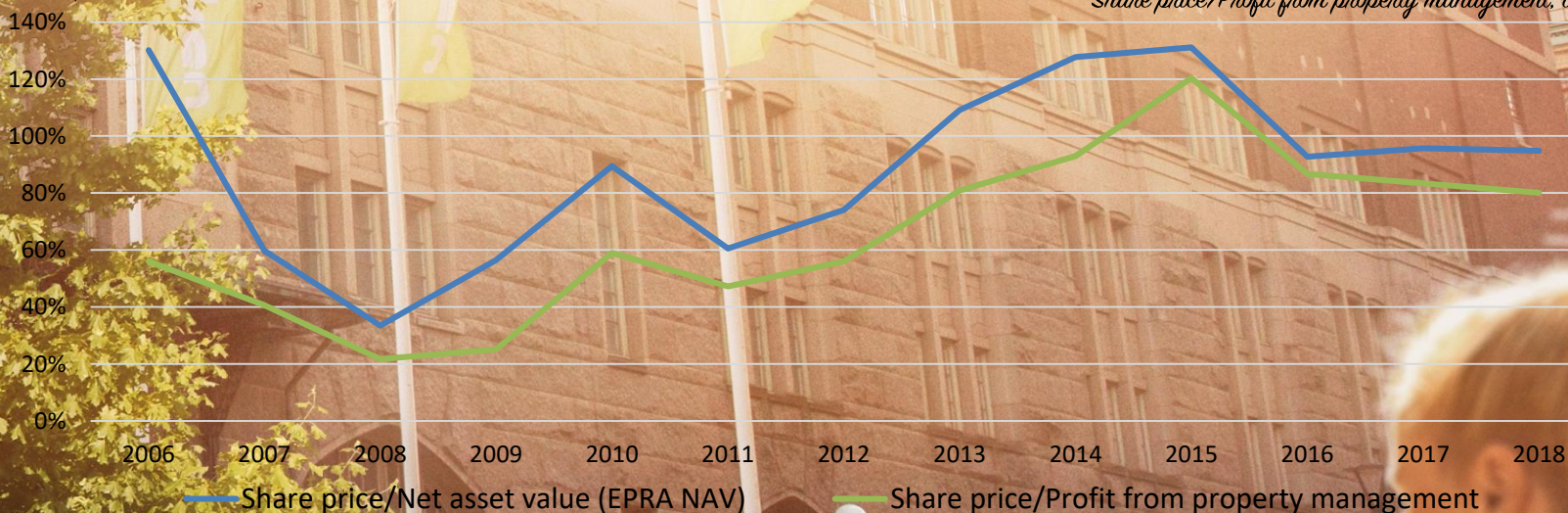
# The share

Share price, net asset value (EPRA NAV), SEK/share



Profit from property management, SEK/share

Share price/net asset value (EPRA NAV), %



Share price/Profit from property management, times