

Fastighets AB Balder (publ)

Interim report January-September 2018



Fastighets AB Balder Q3 2018

**Profit from property
management**

5.24 SEK/share

+33 %

EPRA NAV

270 SEK/share

+23 %

Net debt to total assets

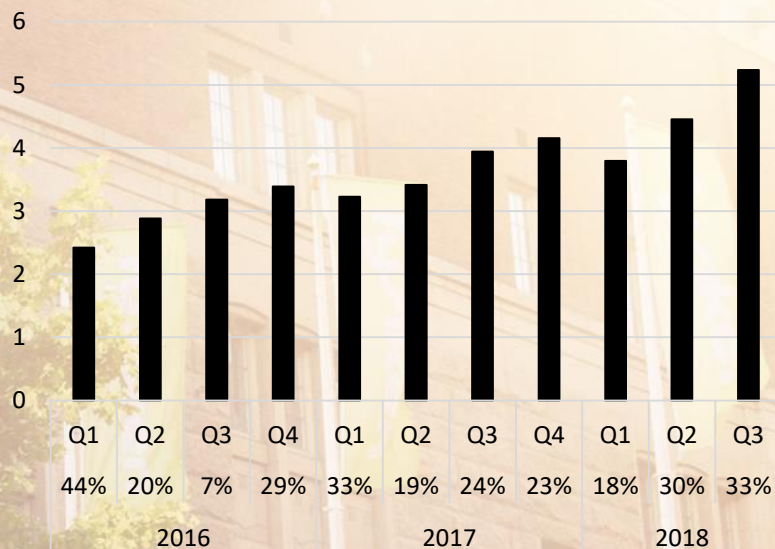
50.4 %

Like for like rental growth

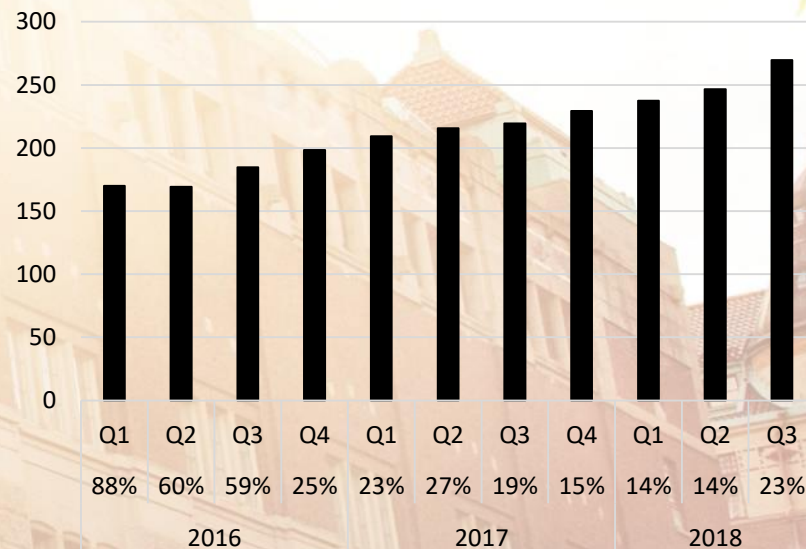
2.5 %

Fastighets AB Balder Q3 2018

Profit from property management, SEK/share



Long-term net asset value (EPRA NAV), SEK/share



Current earning capacity

SEKm	2018 30 Sep	2017 30 Sep	Deviation	2017 31 Dec
Rental income	6,800	5,920	880	6,240
Property costs	-1,845	-1,655	-190	-1,720
Net operating income	4,955	4,265	690	4,520
Management and administrative costs	-590	-510	-80	-550
Profit from property management from associated companies	660	600	60	640
Operating profit	5,025	4,355	670	4,610
Net financial items	-1,100	-1,050	-50	-1,060
of which non-controlling interests	-555	-475	-80	-525
Profit from property management¹⁾	3,370	2,830	540	3,025
Tax	-730	-610	-120	-650
Profit after tax	2,640	2,220	420	2,375
Profit from property management per share, SEK	18.72	15.72	3.00	16.81

¹⁾ *Attributable to parent company shareholders*

Consolidated statement of comprehensive income

SEKm	2018 Jan-Sep	2017 Jan-Sep	Deviation
Rental income	4,926	4,357	569
Property costs	-1,338	-1,271	-67
Net operating income	3,588	3,086	502
Management and administrative costs	-436	-405	-31
Participation in the profits of associated companies	590	741	-151
Other income/costs	-2	6	-8
Net financial items	-774	-711	-63
Profit including changes in value and tax in associated companies	2,967	2,717	250
of which Profit from property management	2,862	2,401	461
<i>Changes in value</i>			
Changes in value properties, realised	50	138	-88
Changes in value properties, unrealised	6,301	3,444	2,857
Changes in value derivatives	24	160	-136
Changes in value total	6,374	3,742	2,632
Profit before tax	9,341	6,459	2,882
Income tax	-1,385	-1,029	-356
Net profit for the period	7,955	5,430	2,525
Profit from property management per share, SEK	13.49	10.59	2.9
Profit after tax per share, SEK	40.38	26.78	13.60

Consolidated statement of financial position

Including listed associated companies at market value

SEKm	2018 30 Sep	2017 30 Sep
Assets		
Investment properties	114,548	92,883
Other fixed assets	114	134
Participations in associated companies	6,556	7,017
Other receivables	1,660	1,587
Cash and cash equivalents and financial investments	1,177	5,328
Total assets	124,055	106,949
Shareholders' equity and liabilities		
Shareholders' equity	46,553	38,003
Deferred tax liability	8,322	6,678
Interest-bearing liabilities	65,462	55,826
<i>of which Hybrid capital</i>	3,603	3,348
Derivatives	865	872
Other liabilities	2,853	5,570
Total equity and liabilities	124,055	106,949

Property portfolio

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



Investments/Acquisitions

➤ **Acquisitions**

- Ritmallen 2, business apartments in Stockholm
- Grytan 4 and 9, school properties in Malmö
- Backa 171:4, office property in Gothenburg

➤ **Completed projects**

▪ **Sweden**

- Murmästaren 3, school property in Stockholm
- Stopet 1, 134 apartments outside Gothenburg

▪ **Denmark**

- Öresund Park, 100 apartments in Copenhagen

▪ **Finland**

- 188 apartments completed during the quarter

➤ **Under construction**

- Total investment approximately SEK 9.3 billion, whereof SEK 4.8 billion is already invested.

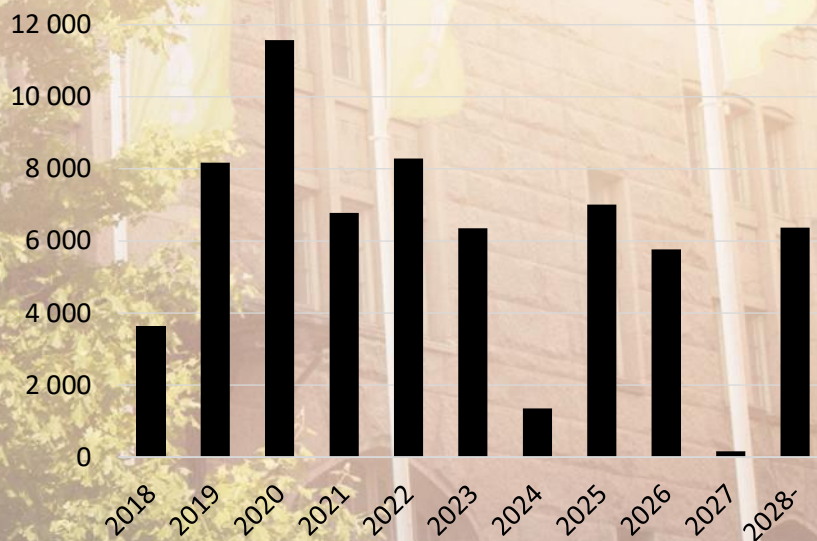
Financing

- Equity/assets ratio 37.5 % (Target 35 %)
- Net debt to total assets 50.4 % (Target 50 %)
- ICR 4.7 (Target 2.0)
- The fixed credit term 5.0 years
- Average fixed-rate period 3.3 years

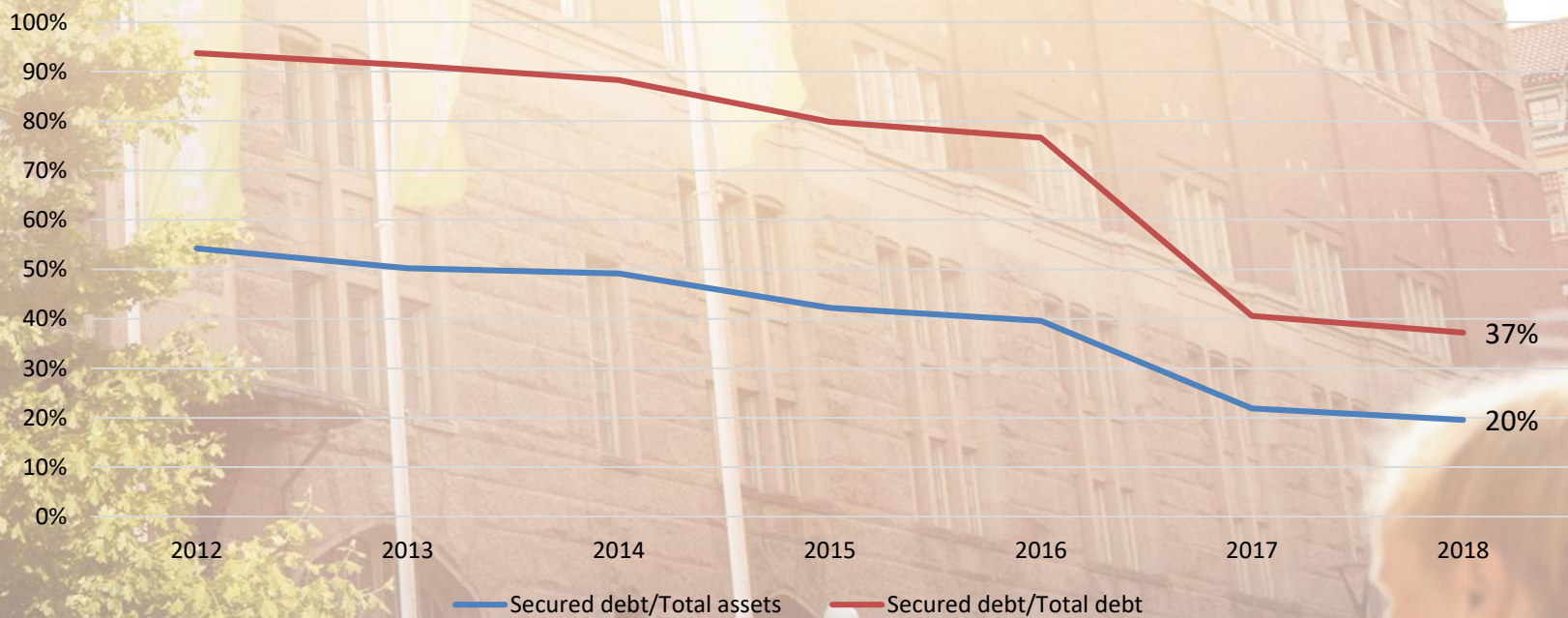
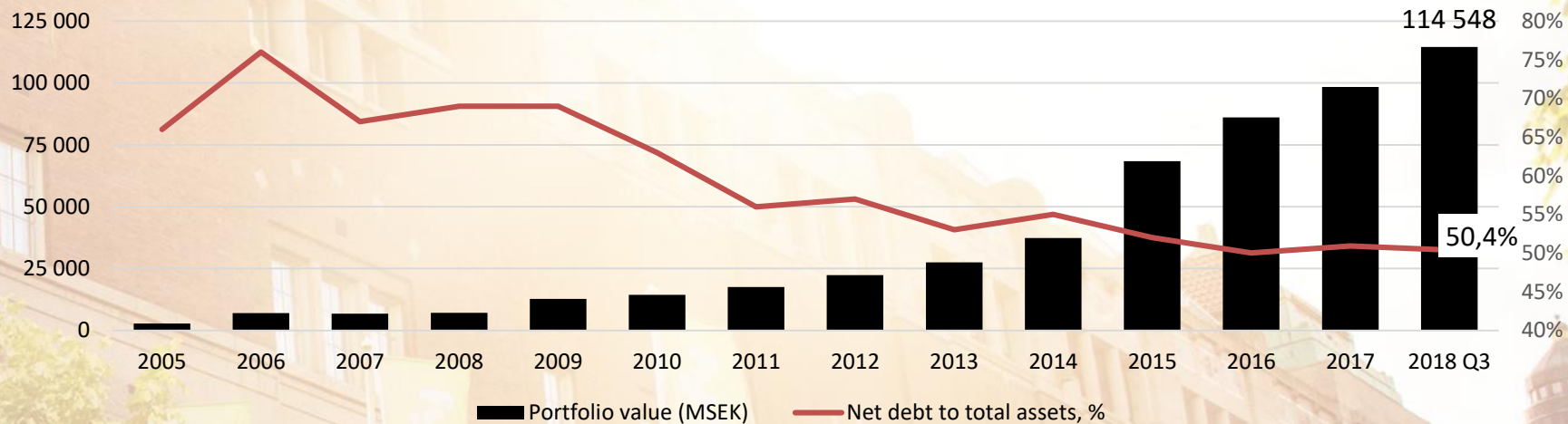
Interest maturity structure

Year	MSEK	Interest %	Proportion %
Within one year	27,761	0.8	42
1-2 years	4,348	2.1	7
2-3 years	5,731	2.4	9
3-4 years	7,155	1.8	11
4-5 years	4,650	3.0	7
5-6 years	853	2.8	1
6-7 years	6,998	2.1	11
7-8 years	6,457	2.3	10
8-9 years	-	-	-
9-10 years	-	-	-
> 10 years	1,508	3.2	2
Total	65,462	1.7	100

Debt maturities, MSEK

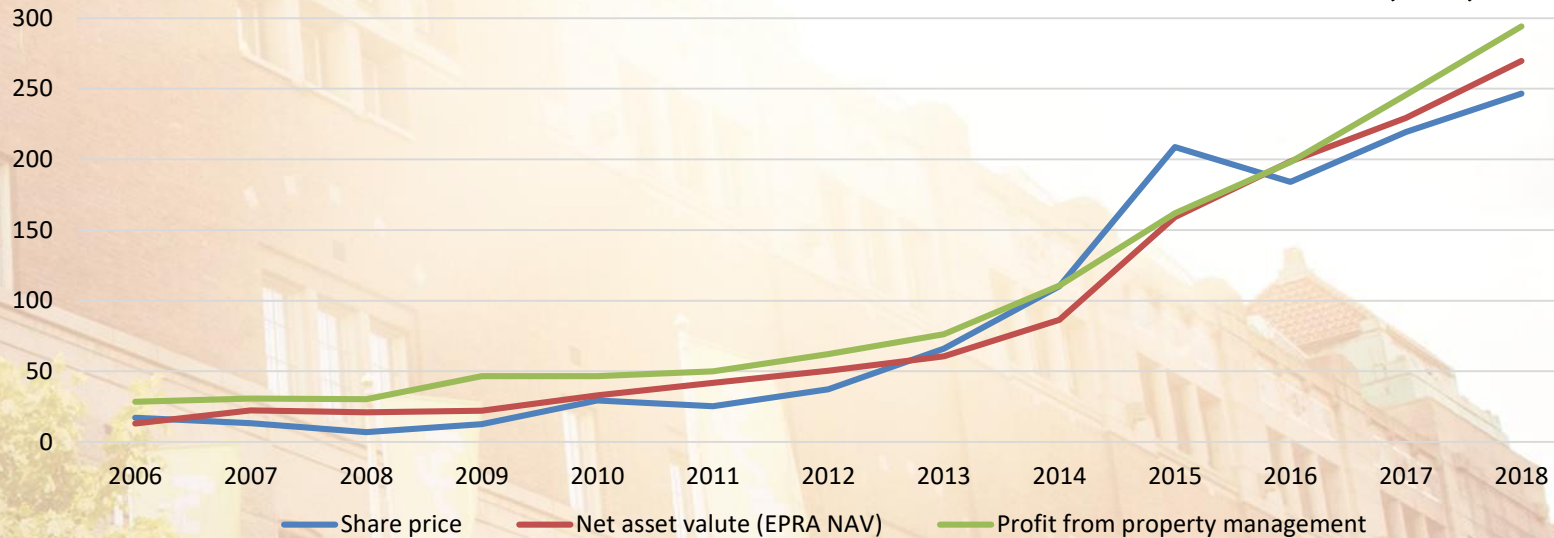


Financing

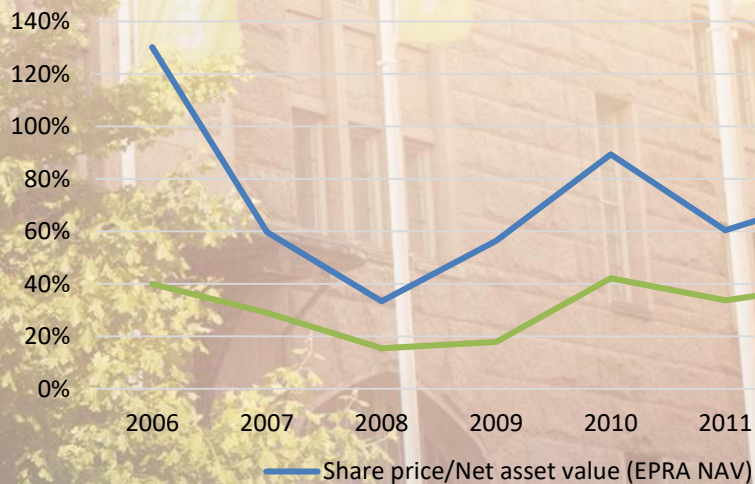


The share

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



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



Share price/Profit from property management, times

