

Wallenstam's interim report Jan–Jun 2025

Hans Wallenstam, CEO, and Susann Linde, CFO and Head of Investor Relations, comment on the report at www.wallenstam.se/filmsandpresentations. The film will be released by 12.30 (CEST) at the latest. An audiocast in English with Susann Linde will take place at 13.00 (CEST) at www.finwire.tv. The presentation is available at www.wallenstam.se/filmsandpresentations before 13.00 (CEST).

January 1–June 30, 2025

- The equity/assets ratio amounted to 43 percent (45) and the loan-to-value ratio was 48 percent (46).
- Investment in new construction and reconstruction of properties amounted to SEK 1,052 million compared to SEK 1,139 million in the corresponding period last year.
- On closing day, 1,038 apartments were under construction.
- Rental income amounted to SEK 1,561 million (1,457).
- Income from property management amounted to SEK 658 million (563).
- Changes in value of investment properties amounted to SEK 337 million (-21).
- Changes in value of financial instruments amounted to SEK -435 million (92).
- Profit before tax amounted to SEK 532 million (570) and profit after tax amounted to SEK 557 million (408), equivalent to SEK 0.9 per share (0.6).
- Net asset value per share amounted to SEK 58.30, compared to SEK 57.50 on December 31, 2024.

April 1–June 30, 2025

- Rental income amounted to SEK 790 million (737).
- Income from property management amounted to SEK 344 million (294).
- Changes in value of investment properties amounted to SEK 214 million (-6).
- Changes in value of financial instruments amounted to SEK -534 million (-146).
- Profit after tax amounted to SEK -16 million (74), equivalent to SEK -0.0 per share (0.1).

Comment from Hans Wallenstam, CEO:

"Wallenstam is very stable – even in a time characterized by uncertainty in the world around us. We are focusing on what we can influence, and what we can actually influence, we are doing it really well. Income from property management increased by 17 percent to SEK 658 million and net operating income increased by 7 percent to SEK 1,185 million compared to the same period last year – this shows that our business is functioning well. It is precisely at times like these that our long-term choices are really tested."

"Demand for our apartments is still strong – we have no vacancies at all. It is clear that our strategy of "location, location, location" is delivering results. Today, it is not just about which city you operate in, but also exactly where, at a micro level. This is something we have focused on for many years and we have adapted our holdings accordingly. Even on the commercial side, we see that our strategy is delivering results, demand is stable and our letting operations are working well."

For the complete report, please refer to the attached PDF.

For further information, please contact:

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This is information that Wallenstam is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out above, at 12:00 CEST on July 7, 2025.

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 69 billion and the customer base consists of around 12,500 households and 1,000 enterprises. The total lettable area is around 1.4 million sq m. Wallenstam is self-sufficient in renewable electrical energy through its own wind turbines in operation. The company's B shares have been listed on Nasdaq Stockholm since 1984.