WALLENSTAM

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Wallenstam’s interim report Jan–Sep 2025

Hans Wallenstam, CEO, and Susann Linde, vice CEO and CFO, comment on the report at www.wallenstam.se/filmsandpresentations. The film will be released by 08.30 (CEST) at the latest. An audiocast in English with Susann Linde will take place at 09.00 (CEST) at www.finwire.tv. The presentation is available at www.wallenstam.se/filmsandpresentations before 09.00 (CEST).

January 1–September 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 1,539 million compared to SEK 1,556 million in the corresponding period last year.
- On closing day, 1,077 apartments were under construction.
- Rental income amounted to SEK 2,321 million (2,187).
- Income from property management amounted to SEK 1,002 million (880).
- Changes in value of investment properties amounted to SEK 714 million (-44).
- Changes in value of financial instruments amounted to SEK -275 million (-341).
- Profit before tax amounted to SEK 1,397 million (278) and profit after tax amounted to SEK 1,240 million (139), equivalent to SEK 1.9 per share (0.2).
- Net asset value per share amounted to SEK 59.70, compared to SEK 57.50 on December 31, 2024.

July 1–September 30, 2025

- Rental income amounted to SEK 759 million (730).
- Income from property management amounted to SEK 344 million (316).
- Changes in value of investment properties amounted to SEK 377 million (-22).
- Changes in value of financial instruments amounted to SEK 159 million (-432).
- Profit after tax amounted to SEK 682 million (-269), equivalent to SEK 1.1 per share (-0.4).

Comment from Hans Wallenstam, CEO:
“The business is performing strongly and delivering – income from property management rose by almost 14 percent compared to the previous year and the net asset value increased by SEK 2.20 per share since year-end. The net asset value is now SEK 59.70 per share and we are working purposefully towards our goal of SEK 80 per share through 2030. The equity/assets ratio is 43 percent, which provides us with a stable foundation for continued development.”

“During the quarter, we started the construction of another residential project in Älta in Nacka, something I am very happy about. To be able to start new projects in the current market climate is not a given, but it is important – both for us and for society. Each construction start is a step towards more homes, and we have the financial muscle required to drive our new construction projects forward.”

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

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