

INTERIM REPORT

JANUARY - MARCH 2024

MAY 7, 2024



**WÄSTBYGG
GROUP**

TODAY'S PRESENTERS



JONAS JÖNEHALL

Chief Executive Officer



PETER BRYNG

Interim CFO

FIRST QUARTER 2024

IN BRIEF

- Positive trend regarding sale of own-developed condominiums.
- Gap quarter with postponed processing rate.
- Important steps taken within our larger logistics and industry projects.
- Continued strong order back-log.

BRF PRISMA, MÖLNDAL



FIRST QUARTER 2024

SIGNIFICANT EVENTS

- Amortization of another SEK 50 million on the green bond.
- Changes to the senior executive management of Wästbygg Group.



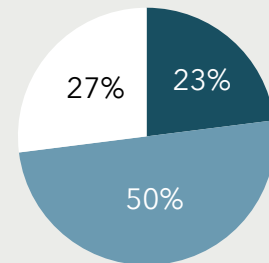
FIRST QUARTER 2024

KEY FIGURES

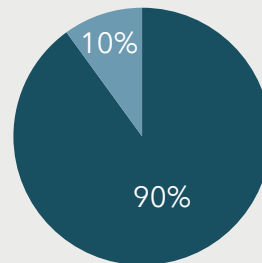
REVENUE
MSEK 942
(1.379)

EBIT MARGIN
-5.0%
(1.6)

DISTRIBUTION OF REVENUE - JAN-MAR 2024



- Residential
- Commercial
- Logistics & industry



- Construction
- Project Development

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.



RESIDENTIAL

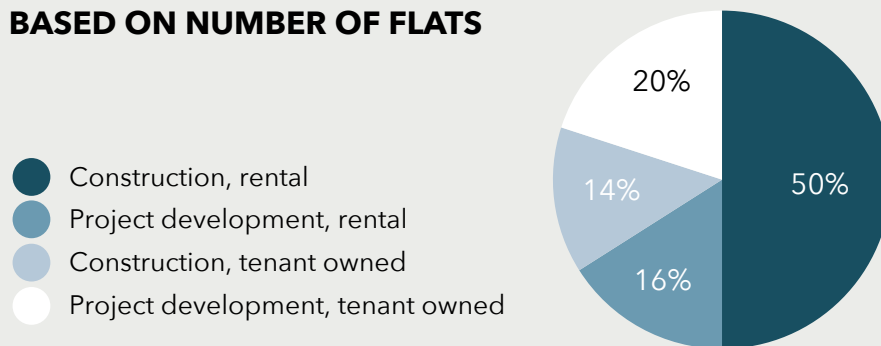
SEGMENT DEVELOPMENT

- Focus on multi dwelling buildings (condominiums and rental apartments) and student housing.
- Construction and project development.

PRODUCTION, NUMBER OF FLATS

Completed during the first quarter	177
Ongoing March 31	1,112
- of which construction	711
- of which project development	401

DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF FLATS

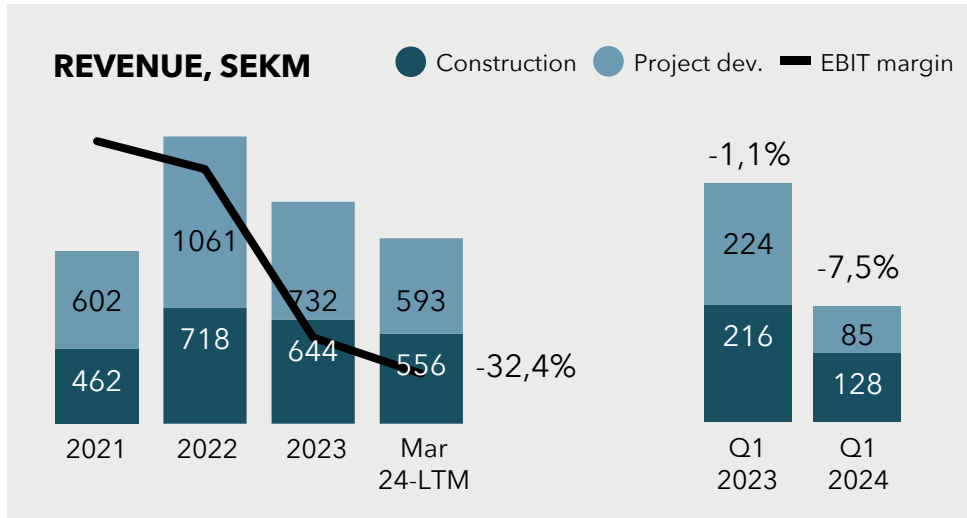


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RESIDENTIAL

SEGMENT DEVELOPMENT

- Focus on multi dwelling buildings (condominiums and rental apartments) and student housing.
- Construction and project development.



SIGNIFICANT EVENTS DURING THIS QUARTER

- A contract was signed with HSB for production of Brf Prisma in Mölndal, comprising 58 apartments. The order value is SEK 132 million.



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

COMMERCIAL

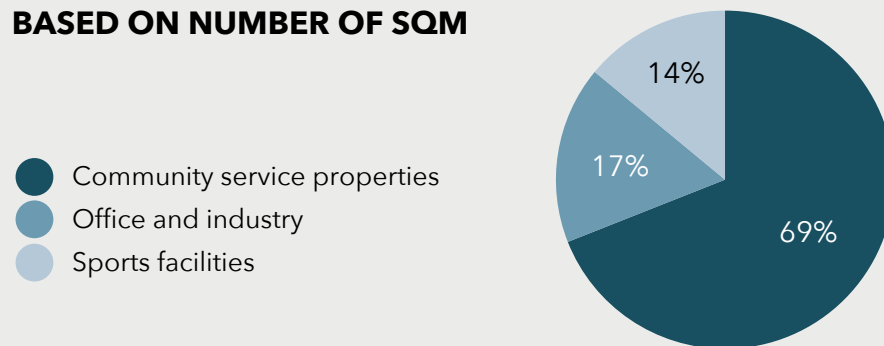
SEGMENT DEVELOPMENT

- Focus on commercial properties including retail, offices, community service properties and hotels.
- Construction and project development.

PRODUCTION, NUMBER OF SQM

Completed during the first quarter	4,900
Ongoing March 31	130,050
- of which construction	127,050
- of which project development	3,000

DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM

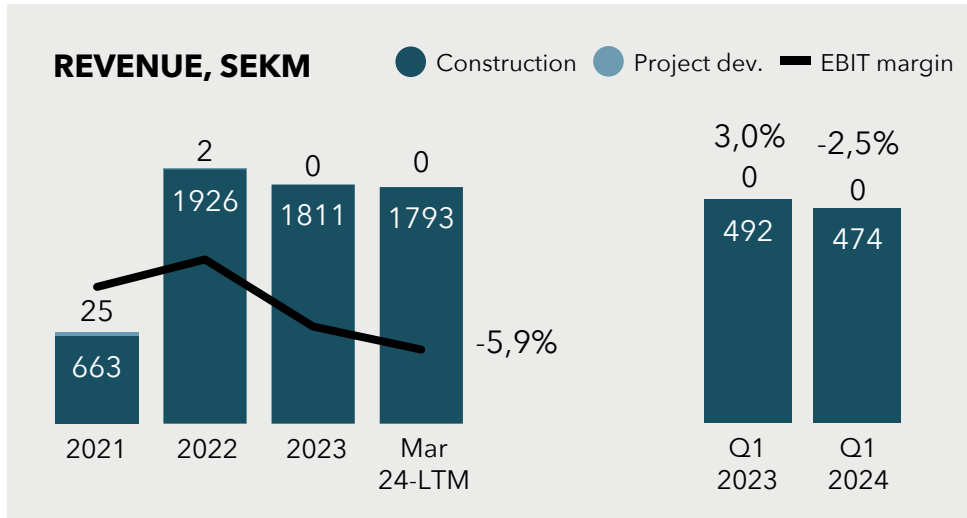


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COMMERCIAL

SEGMENT DEVELOPMENT

- Focus on commercial properties including retail, offices, community service properties and hotels.
- Construction and project development.



SIGNIFICANT EVENTS DURING THIS QUARTER

- A contract was signed with Skellefteå Municipality for construction of a new sports facility. The total area is 2,800 sqm. The order value is SEK 86 million.
- Two Phase 1 collaborative agreements was signed, one with Skellefteå Municipality for an extension of a school in Skelleftehamn, and one with Vännäs Fastigheter for a new preschool in Vännäs. The estimated order values are SEK 150 million and SEK 65 million.



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LOGISTICS AND INDUSTRY

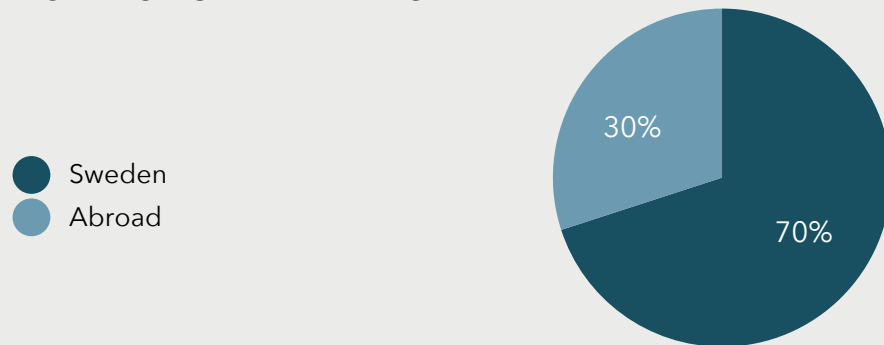
SEGMENT DEVELOPMENT

- Focus on larger logistics and industrial buildings under the brand of LC.
- Construction and project development.

PRODUCTION, NUMBER OF SQM

Completed during the first quarter	26,000
Ongoing March 31	405,600
- of which construction	321,000
- of which project development	84,600

DISTRIBUTION BY REVENUE

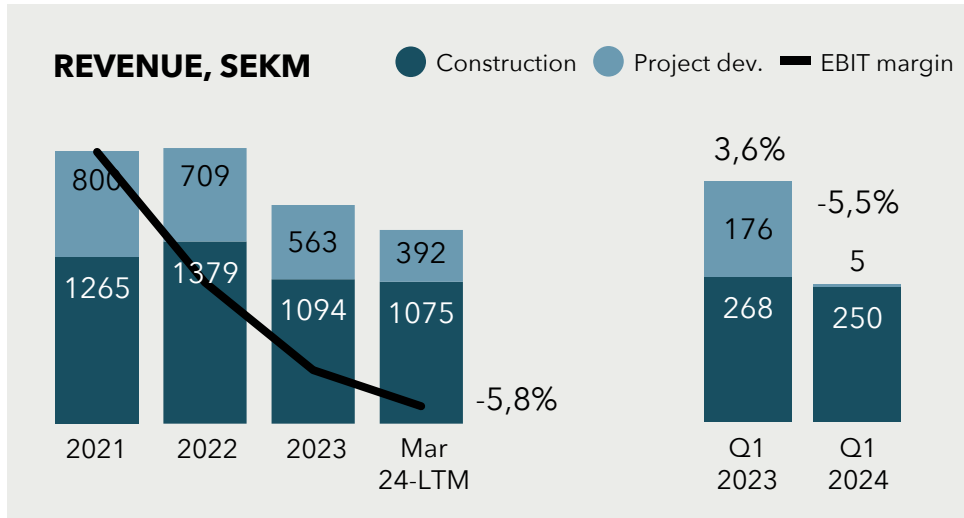


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LOGISTICS AND INDUSTRY

SEGMENT DEVELOPMENT

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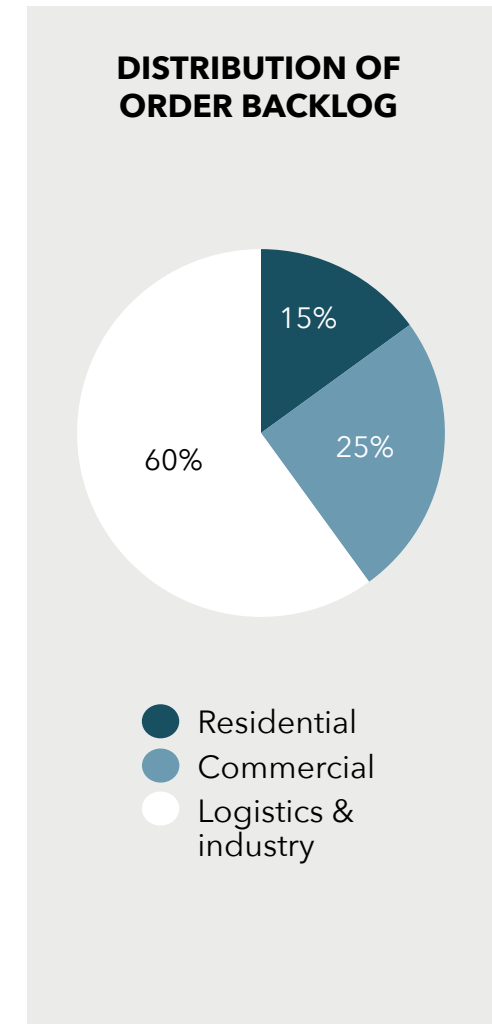
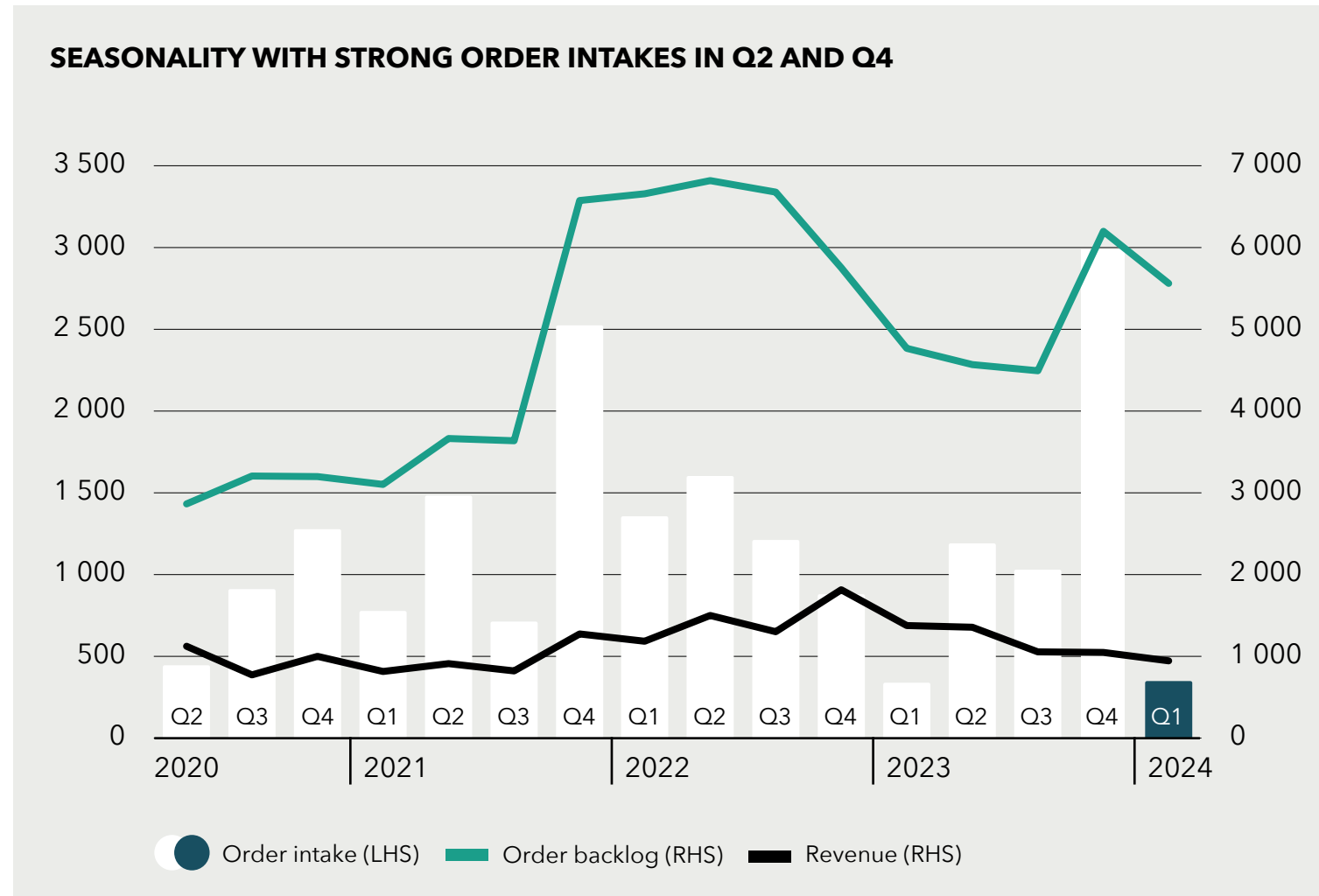
SIGNIFICANT EVENTS DURING THIS QUARTER

No new contracts were signed during the period.



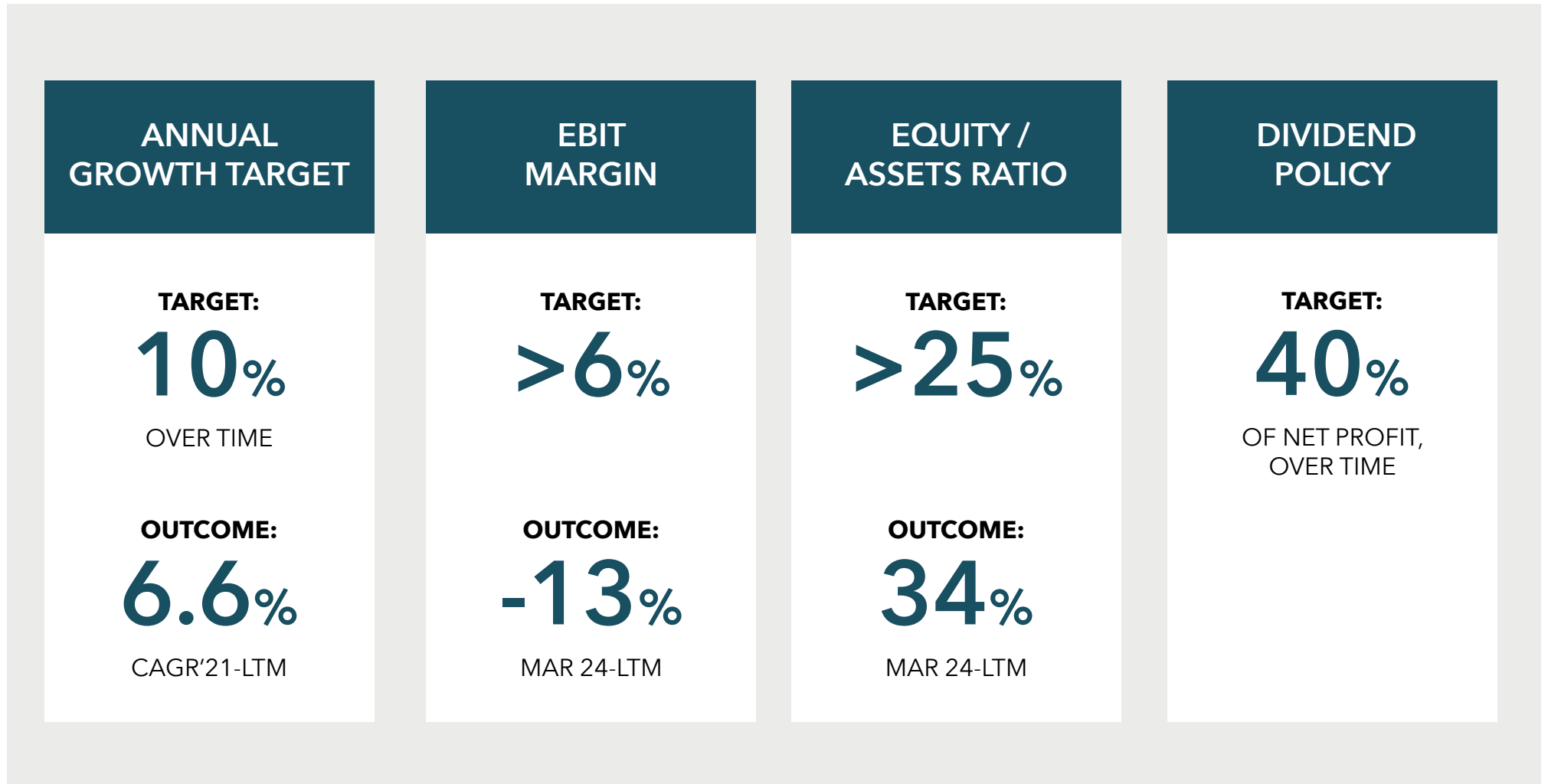
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ORDER INTAKE AND BACKLOG SINCE 2020



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

MEDIUM TERM FINANCIAL TARGETS



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

SUMMARY

- 2024 started off with a gap quarter.
- Continued strong equity ratio and sustained focus on lowered debt.
- Unpredictable market with positive indications.
- Focus on restoring strong profitability.



Q&A



JONAS JÖNEHALL

Chief Executive Officer



PETER BRYNG

Interim CFO

**NEXT INTERIM REPORT:
AUGUST 22, 2024**

THANK YOU!

**WÄSTBYGG
GROUP**