

# GENOVA



Interim report January–March / **2022**



# The period in summary

## January–March 2022 period

- Rental income amounted to SEK 93.6m (63.6), an increase of 47%.
- Net operating income amounted to SEK 63.5m (45.5), an increase of 40%.
- Income from property management increased 166% to SEK 30.9m (11.6), of which income from property management attributable to shareholders was SEK 19.2m (1.1), corresponding to SEK 0.46 (0.03) per share.
- Net income after tax amounted to SEK 167.0m (103.5), corresponding to SEK 3.19 (2.35) per share.
- Long-term net asset value attributable to shareholders increased 44% to SEK 3,439.5m (2,388.7), corresponding to SEK 81.94 (60.36) per share.

**SEK 8,165m**

Property value

**6,895**

Residential building rights

**61%**

Loan-to-value ratio

**SEK 81.94**

Long-term net asset value attributable to shareholders per share

	Jan–Mar 2022	Jan–Mar 2021	Apr 2021–Mar 2022	Jan–Dec 2021
Rental income, SEKm	93.6	63.6	349.9	319.9
Net operating income, SEKm	63.5	45.5	253.3	235.3
Income from property management, SEKm	30.9	11.6	118.5	99.2
Income/loss from property management attributable to shareholders per share, SEK	0.46	0.03	1.41	0.98
Residential units under construction, no. <sup>1</sup>	863	893	863	863
Residential units completed, no. <sup>2</sup>	–	–	–	35
Net investment, SEKm	258.9	1,116.1	1,024.4	1,881.6
Loan-to-value ratio, %	61.1	51.5	61.1	61.8
Equity/assets ratio, %	39.1	39.6	39.1	37.9
Interest-coverage ratio, times <sup>3</sup>	2.0	1.9	2.2	2.2
Long-term net asset value, SEKm	4,263.3	3,487.0	4,263.3	4,077.3
Long-term net asset value attributable to shareholders, SEKm	3,439.5	2,388.7	3,439.5	3,274.7
Total no. of shares outstanding, 000s	41,977	39,577	41,977	41,977
Long-term net asset value attributable to shareholders per share, SEK	81.94	60.36	81.94	78.01

1) Including 40 hotel rooms.

2) Completed residential units in 2021 pertains to hotel rooms.

3) Excluding non-recurring costs.

## Significant events during and after the end of the period

### First quarter

- In January, Genova let and extended rental agreements for 9,600 sqm with an average duration of more than seven years in Lund, Uppsala, Nacka and Gävle. The total rental value for the entire duration of all rental agreements was approximately SEK 110m, and Genova's investment commitment totalled approximately SEK 8.9m.
- In February, Genova completed a combined transaction with ADR Fastigheter where Genova divested the Veddesta 5:12 property in Järfälla containing a long stay hotel at an underlying property value of SEK 214.5m and acquired a portfolio of properties in Greater Stockholm, Nyköping and Hallstahammar at an underlying property value of SEK 104m. Closing took place on 18 February 2022.

- In February, the Board of Genova established a new growth target and sustainability targets for the business. The company's other operational targets, financial targets, risk limits and dividend policy are unchanged.

### Events after the end of the period

- In April, Genova and Green Group extended their collaboration with the acquisition of the Veddesta 1:20 and Veddesta 1:29 properties, which are directly adjacent to each other in the Södra Veddesta development area in Järfälla. The properties were acquired for an underlying property value of approximately SEK 115m. The lettable area is approximately 4,000 sqm with a lot size of about 13,000 sqm. The annual rental value is approximately SEK 8m.

- In April, Genova issued subsequent green hybrid bonds in the amount of SEK 100m under its green finance framework of SEK 1,250m. The green hybrid bonds carry a perpetual tenor and were issued at a price of 100.25% of nominal amount representing 3 months STIBOR plus 668 basis points.

- In April, Genova entered into new financing arrangements with Swedbank AB (publ) for a total amount of SEK 3,200m, including a revolving credit facility of SEK 350m. The new facilities will be used for Genova's existing investment property portfolio and comprise a total of 43 properties. The refinancing also strengthens Genova's liquidity by almost SEK 170m. The new financing agreements will mature in May 2027, with an average maturity of approximately four years.



Luthagen 13:2, Uppsala

# CEO's statement

Despite war in Ukraine and unstable macro environment factors, Genova started the year with a stable quarter. We reported a strong trend in rental income, income from property management and net asset value while we concurrently continued our organic growth, particularly from project development. After the end of the period, we conducted a successful refinancing linked to our green framework, of a significant share of the loan stock. Genova's positive position and stability is reflected in favorable terms and long loan maturities.

## New situation in our macro environment

During the quarter, we experienced a complete change in the macro environmental situation and new market conditions in areas that impact the property sector and Genova. Energy prices and costs for building materials are rising while problems in logistics flows can disrupt and delay new construction projects. There are, of course, challenges with

this development for us but we can also see that Genova's business model and operations are resilient and stable with a clear long-term approach and secure cash flows. We have noted a slight impact on costs from energy price rises though a large share of this will be charged to tenants under the contracts we have with them. In addition, 98% of our rental income is inflation-proofed through price escalation clauses. In our ongoing projects, we have continuing procurements with fixed prices that mean we are unaffected by cost increases in the short term.



**“With stable cash flows and healthy financing, Genova has a solid foundation for the future.”**

## Successful refinancing

During the winter, Genova worked actively to secure our financing and in April we signed new financing arrangements of approximately SEK 3.2 billion for 43 properties in our existing investment property portfolio, which also strengthened Genova's liquidity by almost SEK 170m. The financing agreements mean we have refinanced a substantial share of our lending volume, with long maturities and at favourable terms that reduce Genova's total borrowing costs. The fact that we can complete this successful refinancing in the current market situation is both gratifying and important for Genova's future development. Our business model with stable cash flows from our investment property portfolio provides us with a solid foundation for good financing terms.

Our intensified efforts to environmental certify the properties and projects that we are developing for our own long-term management, also play a central role in the refinancing. The new financing agreements are based on Genova's Green Finance Framework and can be

converted into green finance when the investment properties become environmentally certified, which is aligned with Genova's sustainability targets that were adopted during the quarter. We have decided that all new construction is to be environmentally certified and the target is that all investment properties that are owned and managed on a long-term basis are also to have environmental certification by the end of 2023. Our aim is additionally that 85% of Genova's financing for new construction and investment properties is to be green by the end of 2023.

## Long-term development based on market conditions

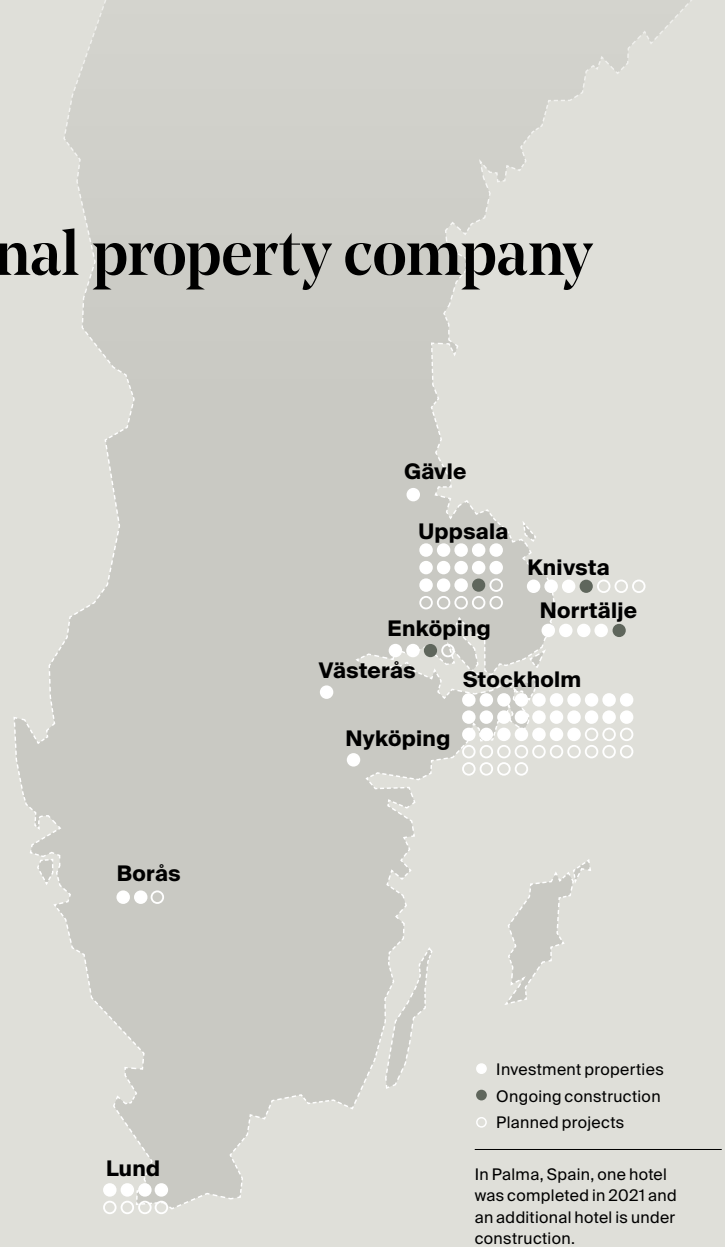
During 2022, Genova will carefully navigate in our new market situation, and continue to evaluate acquisition opportunities that we believe will strengthen Genova in the long-term. We will have a clear focus on developing Genova's building rights portfolio with low purchase costs, which will enable high profitability and strong growth in net asset value. Currently, we have five projects in ongoing production that are progressing as planned and properties in Uppsala and Norrtälje will be completed and ready for occupancy in 2022, which will contribute towards increased earnings. We believe market conditions remain favourable to develop residential units in Greater Stockholm, the Uppsala Region and other growth regions. We are planning to begin additional construction during the year. With stable cash flows and healthy financing, Genova has a solid foundation for the future.

Michael Moschewitz, VD

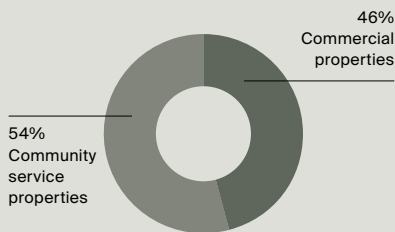
# Genova – the personal property company

Genova's mission is to combine stable cash flows from the investment property portfolio with cost-efficient project development of mainly rental apartments and community service properties for our own long-term management.

Genova is a personal property company that owns, manages and develops properties with a long-term, sustainable and highly committed approach. The large portfolio of own residential building rights ensures the Group's long-term growth and continued stable growth of the investment property portfolio. Genova's core markets – Greater Stockholm and the Uppsala Region – are characterised by strong growth, high disposable income, high level of education and low unemployment. In 2021, the position was also strengthened in Lund and in western Sweden through the acquisition of 50% of Järngrinden.

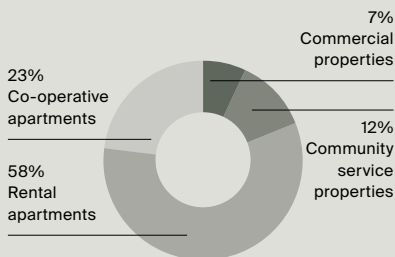


## Investment properties



**Property value**  
Total SEK 6,903m

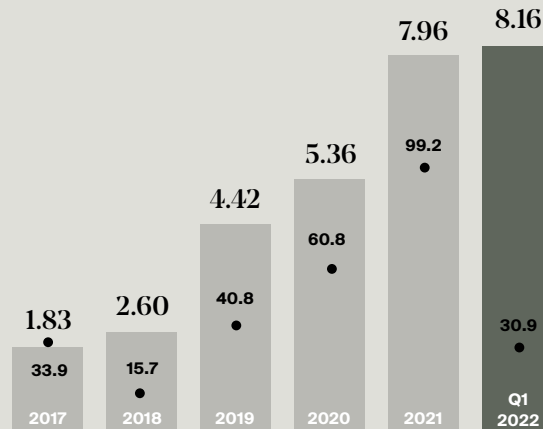
## Project development



**Lettable area**  
Total 459,000 sqm

## Property value, SEK billion

- Income from property management, SEKm



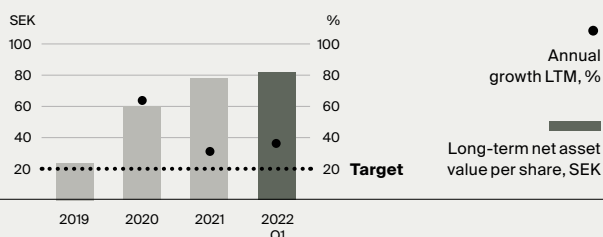
## Financial targets

### Long-term net asset value

Achieve an average annual growth of at least 20% in long-term net asset value per share (including any value distributions to shareholders) over a business cycle.

**36%**

31 Mar 2022

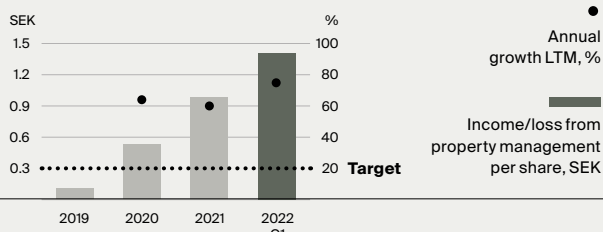


### Income from property management

Achieve an average annual growth of at least 20% in income from property management per share over a business cycle.

**75%**

Rolling 12-month period  
31 Mar 2022



### Equity/assets ratio

Over time, the equity/assets ratio shall be at least 35%.

**>35%**

Target

**39%**

31 Mar 2022

### Loan-to-value ratio

Over time, the loan-to-value ratio shall not exceed 65%.

**<65%**

Target

**61%**

31 Mar 2022

### Interest-coverage ratio

Over time, the interest-coverage ratio shall be higher than 2.0.

**>2.0 times**

Target

**2.0 times**

31 Mar 2022

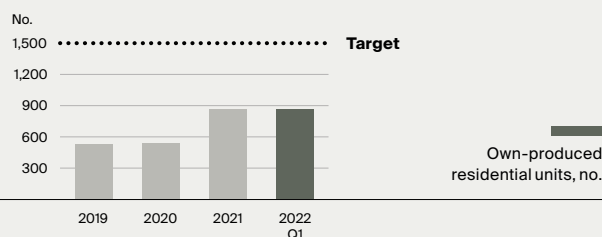
## Operational targets

### Ongoing construction

Ongoing construction of own-produced residential units shall amount to at least 1,500 residential units per year as of 2022.

**863**

31 Mar 2022

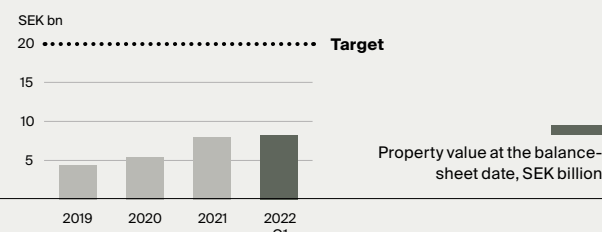


### Property value

The value of the investment property portfolio is to be SEK 20 billion by the end of 2025.

**SEK 8.2 billion**

31 Mar 2022



### Rental income

Rental income from residential and community service properties shall account for at least 70% of Genova's total rental income by the end of 2023.

**>70%**

Target

**55%**

31 Mar 2022

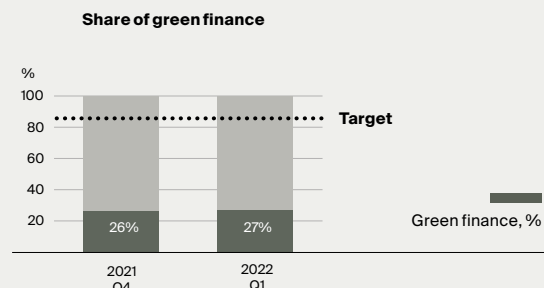
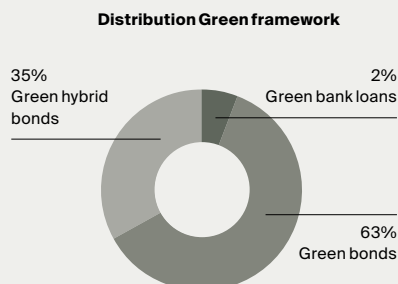
## Dividend policy

Genova's overall objective is to create value for the company's shareholders. In the coming years, this is deemed best achieved by reinvesting cash flows in operations to create further growth through investments in new construction, existing properties and property acquisitions, which could lead to either small or no dividends at all on shares. In the long-term, the dividend on shares shall be at least 50% of income from property management attributable to shares.

# Sustainability targets

## Green finance

The share of green finance for new construction and investment properties is to be 85% by the end of 2023.



## Environmental certification

All new construction is to have environmental certification. In addition, all investment properties that are owned and managed on a long-term basis are to have environmental certification by the end of 2023.

Certification	Investment properties			Construction		Total
	Certified	Ongoing	Planned	Ongoing		
Nordic Swan	1	-	-	3	4	
Miljöbyggnad iDrift						
Silver	-	7	17	-	24	
Bronze	1	-	-	-	1	
<b>Total</b>	<b>2</b>	<b>7</b>	<b>17</b>	<b>3</b>	<b>29</b>	

## Energy consumption

Genova is aiming to join the Science Based Targets initiative and thereby undertake to set ambitious and scientific climate targets in order to reach the Paris Agreement's goal of reducing emissions and limiting global warming to no more than 1.5 degrees Celsius.

# Sustainability work

## Sustainability strategy

The sustainability strategy is divided into three main areas: building and managing for tomorrow's environment and climate, long-term urban development, and pursuing sustainable business activities. These three areas have, in turn, objectives that are continuously reviewed and adopted by the Board at least once annually. In 2022, Genova will develop specific targets to reduce our emissions, increase our share of properties with environmental certification, and increase the share of green finance.

## Green Finance Framework

In December 2020, Genova established a green finance framework aligned with the Green Bond Principles issued by the ICMA (International Capital Market Association). This document governs the conditions for using the proceeds from green bonds, green loans and other types of debt instruments. Genova's Green Finance Framework and related information are available on the company's website [genova.se](http://genova.se).

## Events during the quarter

Genova's long-term goal is that all newly constructed properties and properties under long-term management in our portfolio will be environmentally certified in order to meet customer and investor requirements, reduce our negative impact, increase our positive impact, increase the value of the property, and facilitate more favourable loan terms. Environmental certification is conducted by external consultants and was intensified during the first quarter of 2022.

# Investment property portfolio

## Investment properties

Genova's investment property portfolio comprises community service properties, rental apartments and commercial properties for retail, offices and warehousing. The development of future rental apartments combined with community service properties are being planned for most of Genova's existing investment properties, often in new districts. The investment properties are mainly located in Greater Stockholm and the Uppsala Region.

Genova works continuously to identify properties that will contribute to achieving the financial and operational targets. Potential acquisition candidates include cash flow-generating properties, fully or partly let, and vacant buildings with development and letting potential. Genova's aim is that the acquired properties will eventually provide opportunities to create building rights for new construction projects in the future.

At the end of the period, Genova's wholly owned investment property portfolio comprised a total of 59 investment properties with a market value of approximately SEK 6.9 billion, allocated over approximately 267,000 sqm. The total property value, including accessed properties, properties under construction and joint ventures, was approximately SEK 9.3 billion.

### Development during and after the end of the quarter

#### Acquisitions and divestments

During the quarter, investment properties for SEK 104m were accessed and for SEK 228.5m were exited.

In February, Genova completed a combined transaction with ADR Fastigheter where Genova divested the Veddesta 5:12 property in Järfälla containing a long stay hotel at an underlying property value of SEK 214.5m and at the same time acquired a portfolio of properties in Greater Stockholm, Nyköping and Hallstahammar at an underlying property value of SEK 104m. The properties acquired by Genova have a total lettable area of 6,651 sqm with an annual rental value of approximately SEK 5.9m (SEK 880/sqm) where approximately 35% of rental income is from residential units and the remainder from commercial activities. Closing took place on 18 February 2022.

During the first quarter of 2022, Genova's Runö 7:146 property was exited and transferred to a newly formed joint venture owned together with Green Group. In total, the joint venture accessed three commercial properties in the entrance to Åkersberga Centrum. The properties comprise just over 14,000 sqm in a future conversion area as designated by the municipality.

#### Lettings

Genova has let and extended rental agreements for 9,600 sqm with an average duration of more than seven years in Lund, Uppsala, Nacka and Gävle. The total rental value for the entire duration of all rental agreements was approximately SEK 110m, and Genova's investment commitment totalled approximately SEK 8.9m.

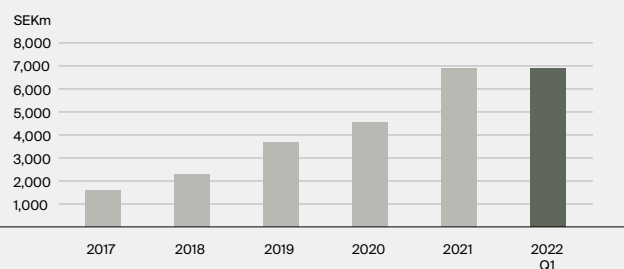
#### Tenants and rental agreement structure

At the end of the period, Genova had approximately 390 rental agreements with an average remaining rental duration of 5.9 years.

Of the total rental value, the proportion derived from residential units and publicly funded tenants was approximately 55%. If supermarkets are also included, the proportion of total rental value was approximately 64%.

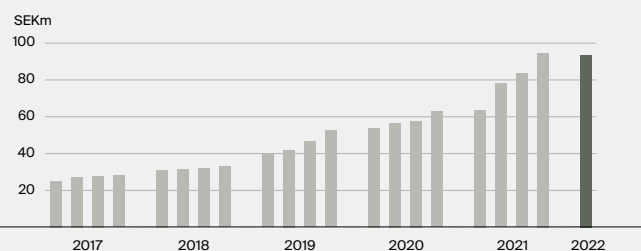
### Performance of investment properties

31 Mar 2022



### Rental income

31 Mar 2022

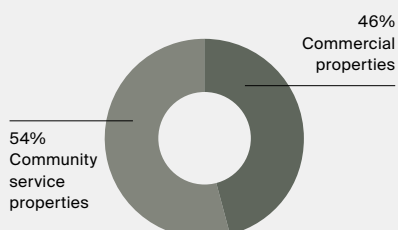




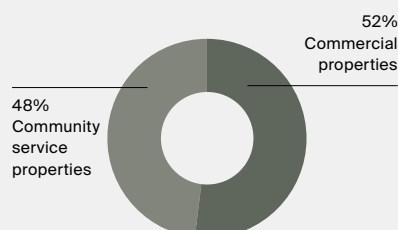
## Investment properties per property category

31 Mar 2022

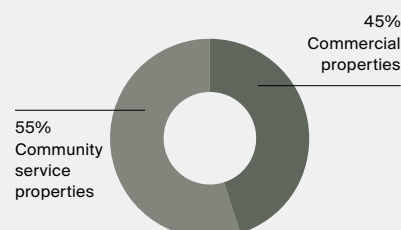
**Property value**  
Total SEK 6,903m



**Lettable area**  
Total 266,717 sqm



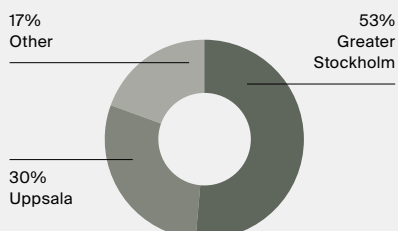
**Rental value**  
Total SEK 395m



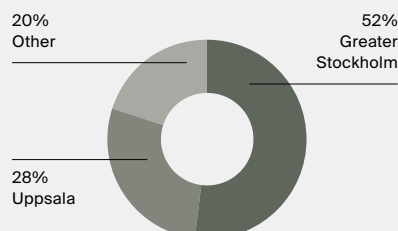
## Investment properties per geography

31 Mar 2022

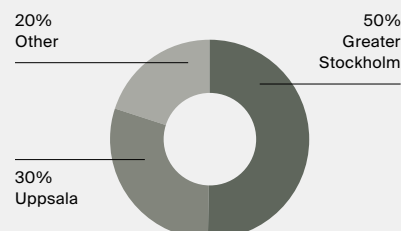
**Property value**  
Total SEK 6,903m



**Lettable area**  
Total 266,717 sqm



**Rental value**  
Total SEK 395m



## Allocation of rental income

31 Mar 2022

Rental agreements	Contracted annual	
	rent, SEKm	Participation, %
Community service properties	194	52
Residential units <sup>1</sup>	10	3
Supermarkets	35	9
Other commercial	134	36
<b>Total rental income</b>	<b>373</b>	<b>100</b>
Average weighted remaining term, years (10 largest)		6.6 years
Average weighted remaining term, years (total portfolio)		5.9 years

<sup>1</sup> Of which approximately SEK 2.5m pertains to student accommodation let through a rental contract.

## Structure of rental agreements

31 Mar 2022

	No. of rental agreements	Area Ksqm	Contracted rent, SEKm	Percentage, %
Term				
2022	77	10	15	4
2023	83	50	67	18
2024	53	33	40	11
2025	36	36	60	16
2026	19	30	40	11
>2026	45	82	144	39
<b>Total</b>	<b>313</b>	<b>240</b>	<b>365</b>	<b>98</b>
Rental apartments	77	4	7	2
<b>Total</b>	<b>390</b>	<b>244</b>	<b>373</b>	<b>100</b>
Vacant		23	22	
<b>Total</b>		<b>267</b>	<b>395</b>	



Gulmåran 7, Borås

## Investment property portfolio

31 Mar 2022

	No. of properties	Lettable area, sqm	Property value		Rental value		Occupancy rate, %	Contracted annual rent <sup>2</sup> , SEKm	Property costs		Net operating income	
			SEKm	SEK/sqm	SEKm	SEK/sqm			SEKm	SEK/sqm	SEKm	SEK/sqm
<b>Per property category<sup>1</sup></b>												
Commercial properties	34	137,884	3,141	22,780	178	1,292	90.2	161	-50	-363	111	803
Community service properties <sup>3</sup>	25	128,833	3,762	29,200	217	1,683	97.7	212	-44	-338	168	1,306
<b>Total per property category</b>	<b>59</b>	<b>266,717</b>	<b>6,903</b>	<b>25,881</b>	<b>395</b>	<b>1,481</b>	<b>94.3</b>	<b>373</b>	<b>-94</b>	<b>-351</b>	<b>279</b>	<b>1,046</b>
<b>Per geography</b>												
Greater Stockholm	31	138,038	3,630	26,297	200	1,448	95.4	191	-45	-325	146	1,055
Uppsala	18	74,180	2,072	27,936	118	1,589	95.2	112	-29	-385	84	1,127
Other	10	54,499	1,201	22,038	77	1,417	90.5	70	-20	-369	50	913
<b>Total per geography</b>	<b>59</b>	<b>266,717</b>	<b>6,903</b>	<b>25,881</b>	<b>395</b>	<b>1,481</b>	<b>94.3</b>	<b>373</b>	<b>-94</b>	<b>-351</b>	<b>279</b>	<b>1,046</b>
Ongoing construction			1,057									
Planned projects			205									
<b>Total as per the balance sheet</b>			<b>8,165</b>									
Near-term completed constructions <sup>4</sup>	2	30,115	351		48	1,608	96.4	47	-6	-204	41	1,346
<b>Total</b>	<b>61</b>	<b>296,832</b>	<b>8,516</b>		<b>443</b>	<b>1,494</b>	<b>94.6</b>	<b>419</b>	<b>-100</b>	<b>-336</b>	<b>320</b>	<b>1,076</b>
In addition:												
Properties owned through joint ventures			759									

1) Based on the primary use of the property.

2) Not including rental discounts of SEK 9m.

3) Of which 77 rental apartments are allocated between seven properties

4) Refers to the Söderhällby project and stages of the Handelsmännen project, which will be completed within 12 months. The property value when completed will amount to SEK 1,085m but as of 31 March was SEK 734m recognised in the balance sheet under properties under construction.

The above summary pertains to the properties owned by Genova at the end of the period, with the addition of acquired but not accessed properties and near-term completed constructions. The table reflects income from, and costs of, the properties as if they had been owned throughout the entire period.

## Current earnings capacity

The table below was prepared to provide an indication of Genova's expected earnings capacity at the level of income from property management for management activities. The earnings capacity is based on the company's investment objects and earnings capacity from ongoing development projects where construction has started following completion and occupancy. It is important to note that the current earnings capacity is not a forecast for the next 12 months. The earnings capacity does not include, for example, an assessment of occupancy, vacancy or interest-rate changes.

The rental value for each investment object and ongoing development projects included in current earnings is presented in the sections "Investment properties" and "Project development" in the interim report. Rental value is based on contracted income at the end of the period. Decreasing rental discounts of SEK 9m have not been deducted from the rental value. Vacancy rates for investment properties are based on current vacancies at the end of the period. For ongoing construction, this refers

to a decrease in the long-term vacancy rate. Property costs are an estimate of normalised costs for a full year. Administrative expenses pertain to costs attributable to property management, and are based on estimated costs for the next 12-month period, excluding any non-recurring costs.

Net financial items have been calculated on the basis of current interest-bearing net debt. No interest is received on cash and cash equivalents, and interest on the interest-bearing debt has been calculated using the average interest rate at the end of the period.

### Estimated earnings capacity of investment properties

SEKm	Investment properties	Ongoing construction	Total
Rental value	395	98	493
Vacancy rate	-22	-2	-24
<b>Rental income</b>	<b>373</b>	<b>96</b>	<b>469</b>
Property costs	-94	-14	-108
<b>Net operating income</b>	<b>279</b>	<b>82</b>	<b>361</b>
Central administration, property management	-23		-23
Genova's share of income from property management through joint ventures	35	10	45
Net financial items	-119	-25	-144
<b>Income from property management</b>	<b>172</b>	<b>67</b>	<b>239</b>



Nynäs 24, Stockholm

## Project development

Genova's organic growth is generated from project development for rental apartments, community service properties and commercial premises where the project portfolio is mainly focused on the creation of building rights from the company's own investment properties using existing cash flow. Up to and including 2028, Genova is planning to invest approximately SEK 12 billion in ongoing and planned production to complete investment properties for long-term ownership. Completed value is estimated to amount to approximately SEK 15 billion with an estimated rental value of approximately SEK 700m. Genova's project development also comprises the construction of future co-operative apartments with planned investments of about SEK 5 billion and a completed value of about SEK 7 billion. Thus, Genova is active across the entire chain of property investments – from acquisitions to property management, project development and construction, where the projects often include contributing to the development of new districts.

Taking into account time and planning risk, assumptions about the fair value of the projects upon completion are of a defensive nature. Nor has investment support been taken into account in the assumptions. In the table on page 14, completed values are estimated to amount to approximately SEK 45,000 per sqm for rental apartments and approximately SEK 67,000 per sqm for co-operative apartments, including association loans. These valuations are prudent based on current market values

for housing in combination with the fact that approximately 85% of the building rights are located in Greater Stockholm and the Uppsala Region.

As of 31 March 2022, Genova's project portfolio comprised approximately 460,000 sqm of lettable area allocated between 6,895 residential building rights, of which 78% consisted of rental apartments and community service properties that Genova intends to develop for own long-term management, and approximately 22% co-operative apartments and commercial properties.

### Building rights portfolio

Genova uses an estimated excess value to indicate the value of the company's building rights portfolio in Sweden. The excess value is based on an externally estimated market value of the unused building rights. This could be relevant if Genova did not follow its business plan to develop the building rights and instead chose to divest them. A review was performed on 31 March 2022 of the expected unused building rights in Sweden included in Planned projects, which was based on CBRE's market valuation as of 31 December 2021. Market value at the balance-sheet date was estimated at approximately SEK 4.0 billion. At 31 March 2022, the existing buildings on these properties, which in some cases will need to be demolished when using the planned unused building rights, and accumulated investments for planned projects had a book value of approximately SEK 2.4 billion. This means the excess value in the Group's

building rights portfolio remains at approximately SEK 1.6 billion at the end of the reporting period.

### Ongoing construction

As of 31 March 2022, Genova had ongoing construction with a book value of SEK 1,057m.

The units under construction are Handelsmannen 1 in Norrtälje (retirement home, preschool and rental apartments) Segerdal in Knivsta (rental apartments), Korsängen in Enköping (rental apartments), Can Oliver in Palma, Majorca, (hotel) and Söderhällby (warehouse/logistics). When these projects are completed, they will remain owned and managed by Genova.

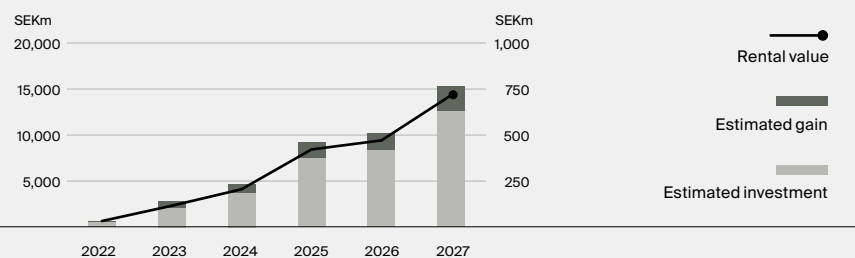
In Norrtälje, this includes the ongoing Handelsmannen 1 project comprising two blocks containing one retirement home with 80 residential units, one preschool and 408 rental apartments. The first occupancies are scheduled for the second half of 2022.

The Segerdal project is located in central Knivsta, next to the Town Hall and directly adjacent to the train station. The project is being carried out in a joint venture with Redito and comprises new construction of approximately 300 rental apartments with a lettable area of approximately 18,000 sqm, and the first occupancy is scheduled for the fourth quarter of 2023. 150 rental apartments with approximately 9,000 sqm are reported as ongoing projects, corresponding to Genova's stake.

The Korsängen project in Enköping comprises 185 rental apartments with

### Ongoing and planned rental apartments, expected value and rental growth

31 Mar 2022



# 6,895

No. of residential building rights

# SEK 1.6 billion

Excess value in building rights portfolio

# SEK 731m

Estimated rental value

a lettable area of just over 8,000 sqm. Korsängen is located directly adjacent to Genova's Kryddgården 6:3 and Kryddgården 6:5 investment properties, which means the completed project will increase the size of the managed portfolio in Enköping.

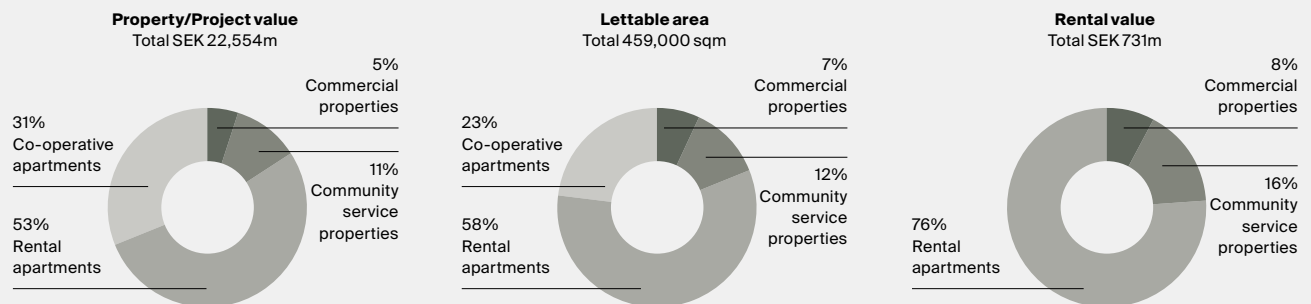
The Söderhällby 1:9 property is a green project property for warehouse and logistics in Uppsala and upon completion will contain approximately 14,000 sqm of lettable area for warehouse and logistics purposes. The total investment for Genova when completed will amount to SEK 218m. The building is expected to be completed in June 2022 with a property value of approximately SEK 300m, total annual rental value of approximately SEK 17m and an expected annual net operating income of approximately SEK 16m. Approximately 70% of the project was let as of May 2022.



Segerdal, Knivsta

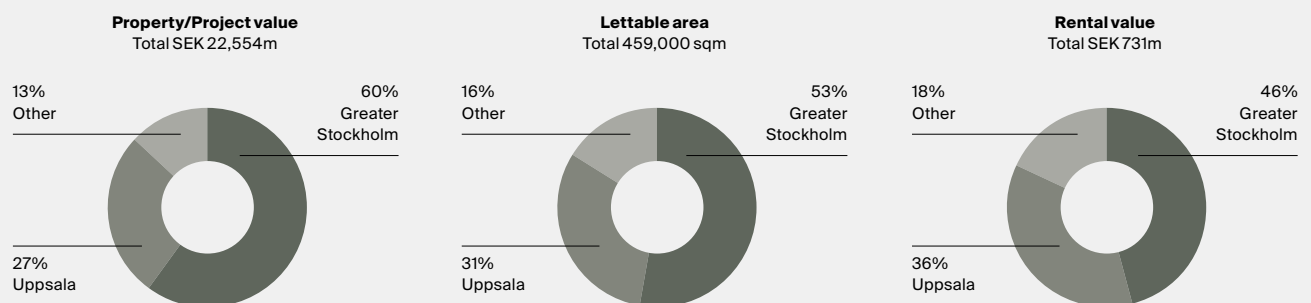
### Project development per property category

31 Mar 2022



### Project development per geography

31 Mar 2022



## Ongoing construction

31 Mar 2022

Project	Municipality	Category	Construction start	Planned completion	No. of residential units	Lettable area, sqm		Property value <sup>1</sup>		Rental value		Investment, SEKm		Book value, SEKm
						Residential units	Premises	SEKm	SEK/sqm	SEKm	SEK/sqm	Estimated	Accumulated	
Handelsmannen 1	Norrtälje	Community service properties	Q4 2019	Q3 2022	80	6,080	1,437	395	52,548	16	2,126	279	259	301
Handelsmannen 1	Norrtälje	Rental apartments	Q4 2019	Q4 2022/ Q4 2023 <sup>2</sup>	408	21,314	-	985	46,214	37	1,730	720	232	329
Segerdal <sup>3</sup>	Knivsta	Rental apartments	Q4 2020	Q4 2023 /Q4 2024 <sup>4</sup>	150	8,582	354	448	50,109	18	2,018	355	98	0
Korsängen	Enköping	Rental apartments	Q1 2021	Q4 2023	185	7,979	243	378	45,970	16	1,937	315	69	73
Hotell Can Oliver	Palma	Commercial properties	Q2 2021	Q2 2023	40	3,300	-	288	87,273	13	3,806	198	146	163
Söderhällby	Uppsala	Commercial properties	Q2 2021	Q2 2022	-	-	14,000	300	21,429	17	1,214	218	131	191
<b>Total ongoing construction</b>					<b>863</b>	<b>47,255</b>	<b>16,034</b>	<b>2,794</b>	<b>44,143</b>	<b>116</b>	<b>1,839</b>	<b>2,085</b>	<b>935</b>	<b>1,057</b>

1) Refers to fair value of the completed investment.

2) Approximately 35% of the rental units will be completed in Q4 2022 in a first stage.

3) The Segerdal project is 50/50 owned by Genova and Redito. The table only shows the information that corresponds to Genova's financial stake.

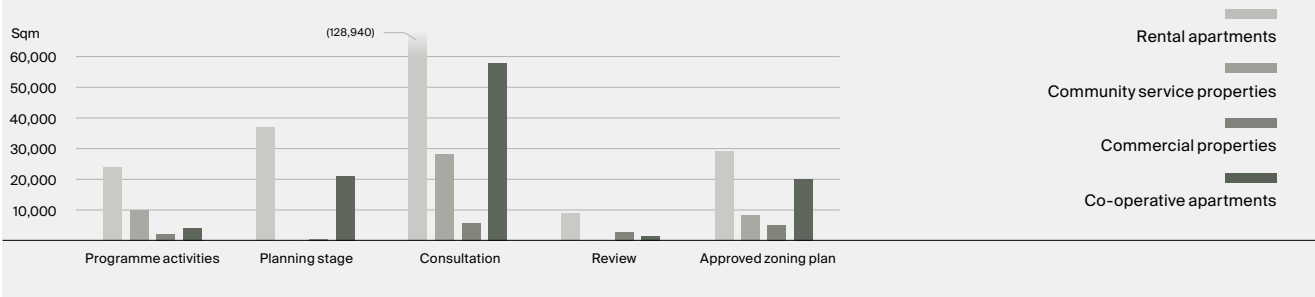
4) Approximately 50% of the rental units will be completed in Q4 2023 in a first stage.



Handelsmannen 1, Norrtälje

## Planned projects and planning stage

31 Mar 2022



## Planned projects

31 Mar 2022

Project	No. of residential units	Lettable area, sqm		Property value <sup>1</sup>		Rental value		Investment, SEKm		Book value, SEKm
		Residential units	Premises	SEKm	SEK/sqm	SEKm	SEK/sqm	Estimated	Accumulated	
<b>Per category</b>										
Rental apartments	4,167	228,395	-	10,307	45,126	485	2,125	8,600	55	108
Community service properties	355	27,568	19,169	2,023	43,277	100	2,131	1,647	8	8
Commercial properties	-	-	16,030	500	31,206	30	1,944	463	8	11
Co-operative apartments	1,510	104,550	-	6,930	66,288	-	-	5,131	51	78
<b>Total per category</b>	<b>6,032</b>	<b>360,513</b>	<b>35,199</b>	<b>19,760</b>	<b>49,935</b>	<b>615</b>	<b>2,110</b>	<b>15,841</b>	<b>122</b>	<b>205</b>
<b>Per geography – Own management</b>										
Greater Stockholm	1,819	104,460	22,676	6,006	47,240	283	2,222	5,118	29	70
Uppsala	1,635	88,745	11,825	4,285	42,603	209	2,074	3,545	30	40
Other	1,068	62,758	698	2,539	40,011	123	1,943	2,047	12	17
<b>Total per geography</b>	<b>4,522</b>	<b>255,963</b>	<b>35,199</b>	<b>12,830</b>	<b>44,065</b>	<b>615</b>	<b>2,110</b>	<b>10,710</b>	<b>71</b>	<b>127</b>
<b>Per geography – Co-operative apartments</b>										
Greater Stockholm	1,251	88,770	-	6,078	68,470	-	-	4,508	42	69
Uppsala	219	11,030	-	605	54,885	-	-	457	9	9
Other	40	4,750	-	247	52,000	-	-	166	-	-
<b>Total per geography</b>	<b>1,510</b>	<b>104,550</b>	<b>-</b>	<b>6,930</b>	<b>66,288</b>	<b>-</b>	<b>-</b>	<b>5,131</b>	<b>51</b>	<b>78</b>
<b>Per geography – Own management and co-operative apartments</b>										
Greater Stockholm	3,070	193,230	22,676	12,084	55,969	283	2,222	9,626	71	139
Uppsala	1,854	99,775	11,825	4,890	43,817	209	2,074	4,002	39	49
Other	1,108	67,508	698	2,786	40,847	123	1,943	2,213	12	17
<b>Total own management and co-operative apartments per geography</b>	<b>6,032</b>	<b>360,513</b>	<b>35,199</b>	<b>19,760</b>	<b>49,935</b>	<b>615</b>	<b>2,110</b>	<b>15,841</b>	<b>122</b>	<b>205</b>

1) Refers to fair value of the completed investment.

The table only shows the number of residential units, area, property and rental value, as well as investment amounts and book value corresponding to Genova's financial stake in jointly owned properties.

Information about ongoing construction and planned projects in the interim report is based on assessments of size, focus and scope, and when projects are scheduled for start-up and completion. The information is also based on assessments of future project costs and rental value. These assessments and assumptions should not be considered a forecast. Assessments and assumptions entail uncertainties in regard to the implementation, design, size, timetables, project costs

and future rental value of projects. The information about ongoing construction and planned projects is regularly reviewed and assessments and assumptions are adjusted as ongoing construction is completed or added, and circumstances change. For projects not yet started, financing has not been arranged, which means that financing for planned projects represents an uncertainty.

## Joint ventures

Part of Genova's operations includes investments in joint ventures to gain access to additional attractive cash flow-generating investment properties with the option of project development for rental apartments, community service properties and commercial premises.

As of 31 March 2022, Genova owned 50% of the shares in six joint ventures. These joint ventures own a total of 23 cash flow-generating properties with a combined property value of SEK 1,518m, of which Genova's share amounts to SEK 759m. Genova's share of the

residential building rights amounts to about 1,700, allocated over approximately 114,000 sqm.

During the first quarter of 2022, a joint venture was formed with Green Group, which accessed three commercial properties in the entrance to Åkersberga Centrum. The properties comprise just over 14,000 sqm in a future conversion area as designated by the municipality.

In April 2022, the collaboration with Green Group was extended through the joint acquisition of two project properties in the Södra Veddesta development

area in Järfälla. The acquired properties have a lettable area of approximately 4,000 sqm with a lot size of about 13,000 sqm. The annual rental value is approximately SEK 8m with a remaining term of seven years. A planning process will begin to develop primarily rental apartments with a potential volume of about 45,000 sqm of gross lighted floor area.

### Genova's share in joint ventures

31 Mar 2022

Name	Share, %	Book value, SEKm	Geography	Property management		Project development, share of:	
				No. of properties	Share of property value	No. of residential units	Lettable area, sqm
Järngrinden AB	50	549	Western Sweden	12	201	801	52,115
SBBGenova Gäshaga	50	113	Stockholm	1	200	385	23,000
SBBGenova Nackahusen	50	77	Stockholm	4	213	192	11,970
GenovaFastator	50	23	Stockholm	1	110	175	9,625
GenovaRedito	50	78	Knivsta	2	6	150	8,936
Greenova <sup>1</sup>	50	0	Stockholm	3	29	0	8,400
		<b>840</b>		<b>23</b>	<b>759</b>	<b>1,703</b>	<b>114,046</b>

1) Excluding acquired properties accessed after the end of the period.

### Järngrinden

Järngrinden owns and develops modern properties in attractive locations in western Sweden – mainly residential units but also customised total solutions for large-scale and modern industrial and logistics buildings. The investment in Järngrinden also

complements Genova's core markets and forms an excellent platform for growth in attractive locations such as Gothenburg, Borås, Kungsbacka, Varberg, Halmstad and Helsingborg.





# Consolidated statement of comprehensive income

SEKm	Jan-Mar 2022	Jan-Mar 2021	Apr 2021- Mar 2022	Jan-Dec 2021
Rental income	93.6	63.6	349.9	319.9
Operating costs	-23.3	-15.3	-69.6	-61.6
Maintenance costs	-4.8	-1.2	-19.6	-16.0
Property tax	-2.0	-1.6	-7.4	-7.0
<b>Total property costs</b>	<b>-30.1</b>	<b>-18.1</b>	<b>-96.6</b>	<b>-84.6</b>
<b>Net operating income</b>	<b>63.5</b>	<b>45.5</b>	<b>253.3</b>	<b>235.3</b>
Central administration, property management	-5.6	-4.8	-23.2	-20.9
Central administration, project development	-6.8	-5.2	-22.6	-22.5
Share of profit from joint ventures	13.0	1.3	34.2	22.5
Net financial items	-33.2	-25.2	-123.2	-115.2
<b>Income from property management</b>	<b>30.9</b>	<b>11.6</b>	<b>118.5</b>	<b>99.2</b>
Other operating income	0.4	0.1	14.8	14.5
Value changes, properties	170.2	120.3	731.8	681.9
Currency effects, properties	3.0	3.7	2.4	3.1
<b>Income before tax</b>	<b>204.5</b>	<b>135.7</b>	<b>867.5</b>	<b>798.7</b>
Income tax	-37.5	-32.2	-193.0	-187.7
<b>Net income for the period</b>	<b>167.0</b>	<b>103.5</b>	<b>674.5</b>	<b>611.0</b>
<b>Other comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>	<b>167.0</b>	<b>103.5</b>	<b>674.5</b>	<b>611.0</b>
<b>Net income for the period attributable to:</b>				
Parent Company shareholders	145.8	103.5	651.0	608.7
Non-controlling interests	21.2	-0.1	23.6	2.3
<b>Total comprehensive income attributable to:</b>				
Parent Company shareholders	145.8	103.5	651.0	608.7
Non-controlling interests	21.2	-0.1	23.6	2.3
Income per share before and after dilution, SEK <sup>1</sup>	3.19	2.35	14.50	13.66
No. of shares at the end of the period, 000s	41,977	39,577	41,977	41,977
Average no. of shares, 000s	41,977	39,577	41,977	40,177
No. of preference shares outstanding, 000s	-	4,000	-	-
Average no. of preference shares, 000s	-	4,000	-	1,744

<sup>1)</sup> Earnings in relation to average number of shares after payment for hybrid bonds and dividends to preference shareholders.

# Performance analysis

## Rental income

During the period, the Group's rental income amounted to SEK 93.6m (63.6). The increase corresponds to rental income growth of 47%. Growth in rental income was mainly attributable to an expanding investment property portfolio from acquisitions and completed projects. Over the past 12 months, the lettable area increased approximately 34,000 sqm to approximately 267,000 sqm, or 15%. At the end of the period, the rental value of the investment properties amounted to approximately SEK 395m, corresponding to growth of approximately 19%. At the end of the period, the economic occupancy rate was about 94% (98), which is a decline compared with the corresponding period of 2021 and pertains to the acquired properties during the period.

Income from the comparable portfolio is slightly higher year-on-year, which is a consequence of inflation adjustments and lower rental discounts.

Income development			
SEKm	Jan-Mar 2022	Jan-Mar 2021	Change, %
Comparable portfolio	56.7	53.4	6
Properties acquired	35.4	0.8	n/a
Properties sold	1.6	9.3	-83
<b>Rental income</b>	<b>93.6</b>	<b>63.6</b>	<b>47</b>
Commercial properties	41.1	32.7	25
Community service properties	52.6	30.8	71
<b>Rental income</b>	<b>93.6</b>	<b>63.6</b>	<b>47</b>

## Property costs

During the period, property costs in the form of operating and maintenance costs and property tax increased to SEK -30.1m (-18.1), up approximately 67%. The increase in property costs was largely due to the fact that Genova is managing a larger investment property portfolio compared with the preceding period. Several maintenance projects are scheduled to begin during the year in the growing long-term investment property portfolio. The projects are an important element in Genova's long-term strategy, where quality and sustainability are a fundamental part of operations.

Utility costs have risen in the comparable portfolio, which impacted the price trend in the electricity market. As part of the company's sustainability strategy and objective to certify investment properties, Genova's management is conducting energy and operation optimisation projects. Genova also aims to consume electricity generated by wind or hydropower, and electricity contracts are being converted for acquired properties.

## Property costs development

SEKm	Jan-Mar 2022	Jan-Mar 2021	Change, %
Comparable portfolio	-19.3	-16.0	20
Properties acquired	-10.8	0.0	n/a
Properties sold	-0.1	-2.1	-97
<b>Property costs</b>	<b>-30.1</b>	<b>-18.1</b>	<b>67</b>
Commercial properties	-15.2	-10.7	41
Community service properties	-14.9	-7.4	101
<b>Property costs</b>	<b>-30.1</b>	<b>-18.1</b>	<b>67</b>

## Annual property costs per sqm

SEK/sqm	Commercial properties	Community service properties	Total
Operation	-266	-278	-272
Maintenance	-40	-56	-48
Property tax	-57	-4	-31
<b>Total</b>	<b>-363</b>	<b>-338</b>	<b>-351</b>

## Net operating income

During the period, net operating income increased to SEK 63.5m (45.5), up 40%. The NOI margin for the period was 67.8%, which is lower than 71.6% for the corresponding period of 2021. The lower NOI margin was primarily due to the acquisition of properties with some vacancies that have future development potential, both in terms of occupancy rate and to conduct active planning, and also partly due to higher energy prices. Several maintenance projects are scheduled to begin during the year in the growing long-term investment property portfolio. The projects are an important element in Genova's long-term ownership strategy, where quality and sustainability are fundamental parts of the operations.

## Central administration

Central administrative expenses are allocated between property management and project development. During the period, central administrative expenses totalled SEK -12.4m (-10.0), corresponding to an increase of 24%. The increase is a result of the expanding operations compared with the year-earlier quarter.

Central administration		
SEKm	Jan-Mar 2022	Jan-Mar 2021
<b>Property management</b>		
Other external costs	-2.5	-2.4
Personnel costs	-2.3	-1.7
Depreciation/amortisation and leases	-0.8	-0.7
<b>Central administration, property management</b>	<b>-5.6</b>	<b>-4.8</b>
<b>Project development</b>		
Other external costs	-3.0	-2.6
Personnel costs	-2.8	-1.8
Depreciation/amortisation and leases	-1.0	-0.8
<b>Central administration, project development</b>	<b>-6.8</b>	<b>-5.2</b>

## Share of profit from joint ventures

The earnings effect of Genova's properties owned through joint ventures is reported in this item. During the period, share of profit from joint ventures amounted to SEK 13.0m (1.3) and pertained to income from operating activities and value changes. The share of profits included SEK 13.7m in value changes from the production of rental units in the ongoing Segerdal project, which is jointly owned with Redito.

## Net financial items

Net financial items amounted to SEK -33.2m (-25.2) during the period, where the slightly higher financial expense compared with the year-on-year period is attributable to increased borrowing in the growing operations.

Average interest as of the balance-sheet date amounted to 2.1% (2.7% including construction credit and bond loans). Financial expenses during the period include SEK -3.6m (-3.4) pertaining to bond financing costs, which are allocated over the terms of the loans. The interest-coverage ratio for the period was 2.0 times (1.9). The interest-coverage ratio does not include bond financing costs, since these are considered non-recurring costs.

## Net financial items

SEKm	Jan-Mar 2022	Jan-Mar 2021
Interest income	0.6	0.5
Interest expense, loans	-29.8	-21.8
Interest expense leases	-0.4	-0.5
Other financial expenses	-3.6	-3.4
<b>Net financial items</b>	<b>-33.2</b>	<b>-25.2</b>

## Income from property management

During the period, income from property management amounted to SEK 30.9m (11.6), up 166%. The increase was mainly due to higher net operating income and also a higher share of profits from joint ventures.

## Value changes

The value change for land and unused building rights pertains in full to our future project in Viby, where construction will start at the end of the year. Ongoing construction in Norrtälje, Enköping and Uppsala contributed SEK 62m in positive value changes in line with the construction progress. In the year-on-year period, the value change mainly comprised the sale of the Danmarks-Kumla 8:31 property in Uppsala.

## Value changes, properties

SEKm	Jan-Mar 2022	Jan-Mar 2021
Ongoing construction	62.2	20.4
Land and unused building rights	108.5	-
Change in yield requirement	-0.5	-
Acquisitions	-	28.9
Divestments	-	71.0
<b>Value changes, properties</b>	<b>170.2</b>	<b>120.3</b>

## Income tax

Recognised tax amounted to SEK -37.5m (-32.2). Both current and deferred tax was calculated using a nominal tax rate of 20.6%. Remaining tax loss carryforwards are an estimated SEK 401m (448), with untaxed reserves of approximately SEK 71m (67). Deferred tax liabilities are calculated using the nominal tax rate of 20.6% of the difference between the book value and tax base, less the tax attributable to asset acquisitions.

Tax calculation		
SEKm	Jan-Mar 2022	Jan-Mar 2021
Income before tax	204.5	135.7
<i>Tax rate, %</i>	20.6	20.6
Income tax at the current tax rate	-42.1	-29.0
Non-taxable income	4.4	0.3
Non-deductible expenses	-2.1	-1.1
Non-deductible net interest income	-4.0	-4.3
Deductible costs not included in profit or loss	4.0	0.2
Property transaction reversals	2.4	1.6
Other	-0.1	-
<b>Tax for the period as per the income statement</b>	<b>-37.5</b>	<b>-32.3</b>

## Deferred tax liabilities, net

SEKm	Jan-Mar 2022	Jan-Mar 2021
Temporary differences, properties	-510.7	-338.1
Untaxed reserves	-14.7	-13.9
<b>Total deferred tax liabilities</b>	<b>-525.4</b>	<b>-352.0</b>
Tax loss carryforwards	82.7	92.3
<b>Total deferred tax assets</b>	<b>82.7</b>	<b>92.3</b>
<b>Deferred tax liabilities, net</b>	<b>-442.7</b>	<b>-259.7</b>

## Net income for the period

Net income for the period amounted to SEK 167.0m (103.5). Compared with the year-on-year period, both net operating income and income from property management increased in 2022. Even the value changes, including the provision for deferred tax, increased, meaning that Genova's net income after tax for the period was higher than in the first quarter of 2021.

# Consolidated balance sheet

SEKm	31 Mar 2022	31 Mar 2021	31 Dec 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	6,902.9	5,554.6	6,902.6
Properties under construction	1,139.3	947.7	945.8
Development properties	122.4	103.1	114.1
Right-of-use assets	30.5	36.3	31.8
Equipment	3.5	2.4	5.0
Deferred tax assets	82.7	92.3	86.4
Shares in joint ventures	840.1	280.7	818.0
Other non-current receivables	279.8	257.3	256.5
<b>Total non-current assets</b>	<b>9,401.2</b>	<b>7,274.4</b>	<b>9,160.2</b>
<b>Current assets</b>			
Rent receivable and accounts receivable	9.0	6.3	15.9
Other receivables	155.1	110.4	143.2
Prepaid expenses and accrued income	30.8	26.6	25.7
Cash and cash equivalents	185.6	729.1	316.0
<b>Total current assets</b>	<b>380.5</b>	<b>872.4</b>	<b>500.8</b>
<b>TOTAL ASSETS</b>	<b>9,781.7</b>	<b>8,146.8</b>	<b>9,661.0</b>
<b>EQUITY</b>			
<b>Total comprehensive income for the period</b>			
Share capital	50.4	52.3	50.4
Other capital contributions	1,459.5	1,183.0	1,459.5
Retained earnings, including net income for the period	1,486.9	1,413.7	1,353.4
Hybrid bonds	700.0	500.0	700
<b>Non-controlling interests</b>	<b>123.8</b>	<b>78.3</b>	<b>102.6</b>
<b>Total equity</b>	<b>3,820.6</b>	<b>3,227.3</b>	<b>3,665.9</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Loans from credit institutions	2,801.1	2,457.5	2,934.8
Bond loans	1,260.1	903.3	1,257.7
Lease liabilities	25.3	31.3	26.7
Other non-current liabilities	3.1	43.1	3.1
Deferred tax liabilities	525.4	352.0	497.8
<b>Total non-current liabilities</b>	<b>4,615.0</b>	<b>3,787.2</b>	<b>4,720.1</b>
<b>Current liabilities</b>			
Loans from credit institutions	1,108.5	753.8	1,031.5
Bond loans	5.5	1.1	5.5
Accounts payable	56.2	58.2	55.9
Lease liabilities	5.3	5.3	5.3
Current tax liabilities	3.2	12.7	7.1
Other liabilities	72.1	193.9	86.7
Accrued expenses and deferred income	95.3	107.3	83.0
<b>Total current liabilities</b>	<b>1,346.1</b>	<b>1,132.3</b>	<b>1,275.0</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>9,781.7</b>	<b>8,146.8</b>	<b>9,661.0</b>

# Consolidated statement of changes in equity

SEKm	Attributable to Parent Company shareholders					Retained earnings incl. net income for the period	Hybrid bonds	Non-controlling interests	Total equity
	No. of shares outstanding, 000s		Share capital	Other capital contributions					
	Shares	Preference shares							
<b>Opening balance, 1 January 2021</b>	<b>39,577</b>	<b>4,000</b>	<b>52.3</b>	<b>1,183.0</b>	<b>1,334.1</b>	<b>-</b>	<b>78.4</b>	<b>2,647.8</b>	
<b>Comprehensive income</b>									
Net income for the year					608.7		2.3	611.0	
Other comprehensive income									
<b>Total comprehensive income</b>					<b>608.7</b>		<b>2.3</b>	<b>611.0</b>	
Transactions with non-controlling interests							21.9	21.9	
Dividend (SEK 5.95 per preference share)					-23.8			-23.8	
Issue of hybrid bonds						700.0		700.0	
Issue costs, hybrid bonds					-15.2			-15.2	
Dividends, hybrid bonds					-36.2			-36.2	
Redemption of preference shares		-4,000	-4.8		-515.2			-520.0	
New issue of shares	2,400		2.9	285.1				288.0	
Issue costs, shares				-8.6				-8.6	
Warrants issued					1.1			1.1	
Currency effects					-0.1			-0.1	
<b>Closing balance, 31 December 2021</b>	<b>41,977</b>	<b>0</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,353.4</b>	<b>700.0</b>	<b>102.6</b>	<b>3,665.9</b>	
<b>Opening balance, 1 January 2022</b>	<b>41,977</b>	<b>0</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,353.4</b>	<b>700.0</b>	<b>102.6</b>	<b>3,665.9</b>	
<b>Comprehensive income</b>									
Net income for the period					145.8		21.2	167.0	
Other comprehensive income									
<b>Total comprehensive income</b>					<b>145.8</b>		<b>21.2</b>	<b>167.0</b>	
Dividends, hybrid bonds					-11.7			-11.7	
Currency effects					-0.6			-0.6	
<b>Closing balance, 31 March 2022</b>	<b>41,977</b>	<b>0</b>	<b>50.4</b>	<b>1,459.5</b>	<b>1,486.9</b>	<b>700.0</b>	<b>123.8</b>	<b>3,820.6</b>	

# Comments on the balance sheet

## Investment property portfolio and property value

### Investment properties

The Group's investment properties comprise a total of 59 wholly owned properties. The fair value of investment properties is mainly estimated using a Discounted Cash Flow Model, where the value has been calculated as the present value of expected future cash flows and the residual value during a calculation period, where discounting has taken place using an estimated cost of capital. The average yield requirement for the property portfolio was an estimated 4.9% as of the balance-sheet date (adjusted for the Viby 19:3 property, which has been partially divested based on a valuation of building rights and Hotel Concepcio in Palma, Majorca which was valued internally). As of 31 March 2022, the book value of the Group's investment properties was SEK 6,903m, in line with the value on 31 December 2021. During the period, five properties totalling SEK 104m were acquired and two properties totalling SEK 228.5m were divested. The change in value of the remaining investment properties amounted to SEK 110m during the period.

### Properties under construction

Properties under construction comprise the Handelsmannen 1 project in Norrtälje, the Korsängen project in Enköping, the Söderhällby warehouse and logistics property in Uppsala and a planned hotel in Palma, Majorca. The balance-sheet item also includes value changes in building rights related to a number of upcoming projects. A total of SEK 131m was capitalised during the period.

### Development properties

Development properties refers to accrued and capitalised costs for construction projects not yet started. At construction starts, the amounts are reclassified as properties under construction.

### Property value

The entire investment property portfolio is externally appraised every quarter (as of the second quarter of 2022). As of 31 December 2021, the entire investment property portfolio had been externally appraised by CBRE, Newsec and Forum, based on the most recent external appraisal on 30 June 2021. In the fair value hierarchy, investment properties are considered Level 3 assets, which means that the fair value of the asset is based on unobservable inputs.

Change in investment property portfolio			
SEKm	31 Mar 2022	31 Mar 2021	31 Dec 2021
Opening value, investment properties	6,902.6	4,559.6	4,559.6
+ Acquisitions	104.0	1,071.1	1,934.3
+ Building improvements and renovations	15.3	6.0	42.6
- Divestments	-228.5	-111.0	-406.4
+/- Reclassifications	-	-	244.1
+/- Unrealised value changes	109.5	28.9	528.4
<b>Closing value, investment properties</b>	<b>6,902.9</b>	<b>5,554.6</b>	<b>6,902.6</b>
Opening value, properties under construction	945.8	704.1	704.1
+ Acquisitions	-	-	44.6
+ New construction	131.3	152.2	548.3
- Divestments	-	-	-304.5
+/- Reclassifications	-	-	-244.1
+/- Unrealised value changes	62.2	91.4	197.4
- of which ongoing construction	62.2	91.4	197.4
<b>Closing value, properties under construction</b>	<b>1,139.3</b>	<b>947.7</b>	<b>945.8</b>
Opening value, development properties	114.1	91.4	91.4
+ Capitalisation	8.3	11.7	22.7
<b>Closing value, development properties</b>	<b>122.4</b>	<b>103.1</b>	<b>114.1</b>
<b>Closing value, investment property portfolio</b>	<b>8,164.6</b>	<b>6,605.4</b>	<b>7,962.5</b>
Investment properties	6,902.9	5,554.6	6,902.6
Ongoing construction	1,056.7	724.4	863.9
Planned projects	205.0	326.8	196.0
<b>Closing value, investment property portfolio</b>	<b>8,164.6</b>	<b>6,605.4</b>	<b>7,962.5</b>

### Valuation yield per category

%	31 Mar 2022	31 Mar 2021
Commercial properties <sup>1</sup>	5.6	5.7
Community service properties	4.5	4.8
<b>Total</b>	<b>4.9</b>	<b>5.2</b>

<sup>1</sup>) Refers to average yield requirements for the residual value of Genova's investment properties. Based on external valuations and excluding the Viby 19:3 property that is valued as a building right and Hotel Concepció in Palma which is valued internally.

### Key metrics investment properties

	31 Mar 2022	31 Mar 2021
Rental value, SEK/sqm	1,481	1,426
Economic occupancy rate, %	94	98
Property costs, SEK/sqm <sup>1</sup>	351	332
Net operating income, SEK/sqm <sup>1</sup>	1,046	1,056
NOI margin, % <sup>1</sup>	75	76
Investment property value, SEK/sqm	25,881	23,857
Lettable area, ksqm	266,717	232,826
No. of properties	59	53

<sup>1</sup>) Calculated based on estimated annual value.

### Equity and net asset value

At 31 March 2022, consolidated equity amounted to SEK 3,820.6m (3,665.9) and the equity/assets ratio was 39.1% (37.9).

Long-term net asset value amounted to SEK 4,263.3m (4,077.3), up 5%. Long-term net asset value attributable to

shareholders amounted to SEK 3,439.5m (3,274.7), up 5%. Long-term net asset value attributable to shareholders per share amounted to SEK 81.94 per share (78.01).

### Net asset value

	31 Mar 2022		31 Mar 2021		31 Dec 2021	
	SEKm	SEK/share	SEKm	SEK/share	SEKm	SEK/share
Equity as per the balance sheet	3,820.6	91.02	3,227.3	81.54	3,665.9	87.33
Reversal:						
Deferred tax liabilities as per the balance sheet	525.4	12.52	352.0	8.89	497.8	11.86
Less:						
Deferred tax assets as per the balance sheet	-82.7	-1.97	-92.3	-2.33	-86.4	-2.06
Preference share capital	-	-	-520.0	-13.14	-	-
Hybrid bonds	-700.0	-16.68	-500.0	-12.63	-700.0	-16.68
Non-controlling interests	-123.8	-2.95	-78.3	-1.98	-102.6	-2.44
<b>Long-term net asset value attributable to shareholders</b>	<b>3,439.50</b>	<b>81.94</b>	<b>2,388.7</b>	<b>60.36</b>	<b>3,274.7</b>	<b>78.01</b>

### Interest-bearing liabilities

As of 31 March 2022, the Group's interest-bearing liabilities attributable to investment properties and project properties were approximately SEK 5,172m (5,233), representing a loan-to-value ratio of 61.1% (61.8) adjusted for cash and cash equivalents. As of 31 March 2022, the average interest rate was approximately 2.1% (2.7% including construction credit and bond loans) and the equity/assets ratio was 39.1% (37.9).

As of 31 March 2022, the Group's total interest-bearing liabilities of SEK 3,897m (3,958) to credit institutions were attributable to acquisition financing, refinancing of the Group's existing property portfolio and project financing. The

Group's credit facilities contain customary loan guarantees and covenants, including the requirement that Genova and its subsidiaries meet certain financial key metrics, such as the loan-to-value ratio and interest-coverage ratio.

As of 31 March 2022, the average maturity was 1.9 years (2.1). The credit term structure at the same date is shown in the table below.

Within 12 months of the reporting date, loans of SEK 845m will mature related to properties acquired in 2021. Long-term financing with the corresponding amount is already agreed. At the end of the period, undrawn facilities in the form of



revolving credit and a bank overdraft totalled SEK 335m. In addition to these facilities, granted construction credit of SEK 598m is still undrawn.

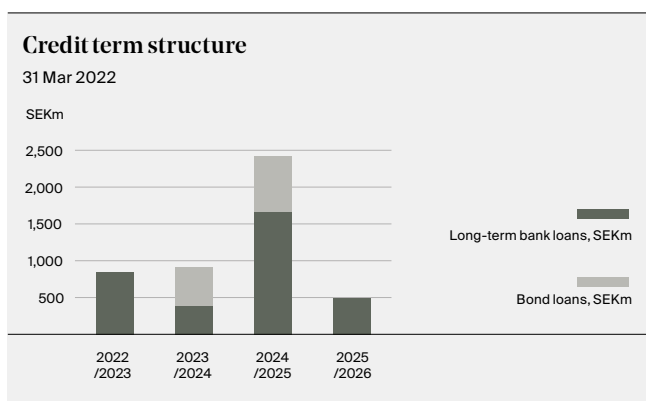
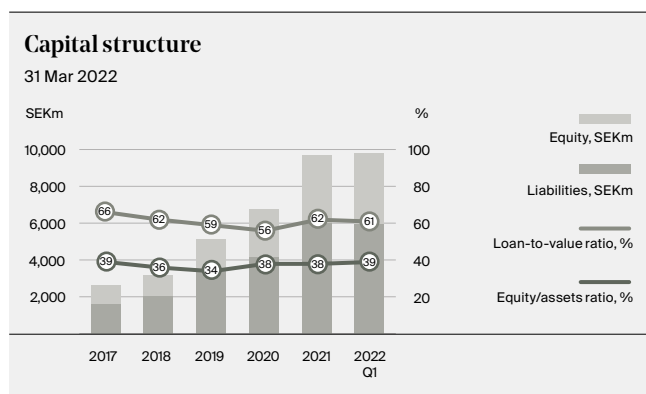
In April, Genova issued subsequent green hybrid bonds in the amount of SEK 100m under its outstanding green finance framework of SEK 1,250m. The green hybrid bonds carry a perpetual tenor and were issued at a price of 100.25% of nominal amount representing 3 months STIBOR plus 668 basis points. The proceeds are used in accordance with Genova's green finance framework and the green bonds are traded on the sustainable bond list of Nasdaq Stockholm.

### Interest-rate derivatives

Genova has purchased interest-rate caps for a total of SEK 300m in the loan portfolio, limiting interest rates to 2%. The caps apply until 2023. At the end of the period, the Group had no other outstanding derivatives or interest-rate swaps, and all loans carried variable interest rates with three-month STIBOR as the reference base.

### Refinancing

After the period, Genova entered into a new financing arrangement with Swedbank for a total amount of SEK 3,200m, including a revolving credit facility of SEK 350m. The new facilities will be used for Genova's existing investment property portfolio and comprise a total of 43 properties. The refinancing also strengthens Genova's liquidity by almost SEK 170m. The new financing agreements will mature in May 2027, with an average maturity of approximately four years. The new financing agreements are based on Genova's Green Finance Framework and can be converted into green finance when the investment properties become environmentally certified, which is aligned with Genova's sustainability targets.



#### Credit and interest rate term structure

31 Mar 2022

Term	Fixed-rate period		Maturity		
	Amount, SEKm	Average rate, %	Credit agreement, SEKm	Drawn, SEKm	Un-drawn, SEKm
0-1 year	845	2.11	845	845	0
1-2 years <sup>1</sup>	908	3.90	908	908	0
2-3 years <sup>2</sup>	2,416	2.52	2,416	2,416	0
3-4 years	490	2.21	750	490	260
<b>Total</b>	<b>4,659</b>	<b>2.68</b>	<b>4,919</b>	<b>4,659</b>	<b>260</b>
Construction credit	513	2.54	1,111	513	598
<b>Total</b>	<b>5,172</b>	<b>2.67</b>	<b>6,030</b>	<b>5,172</b>	<b>858</b>
<b>Loans, excluding bonds and construction credit</b>	<b>3,384</b>	<b>2.06</b>	<b>3,644</b>	<b>3,384</b>	<b>260</b>

1) SEK 525m pertains to a bond interest rate of 5.25%.  
2) SEK 750m pertains to a bond interest rate of 4.50%.

# Consolidated cash flow statement

SEKm	31 Mar 2022	31 Mar 2021	31 Dec 2021
<b>Cash flow from operating activities</b>			
Income from property management	30.9	11.6	99.2
Adjustment for non-cash items <sup>1)</sup>	-8.6	10.0	0.1
Other operating income	0.4	0.1	14.5
Income tax paid	-2.6	-3.9	-2.0
<b>Cash flow from operating activities before changes in working capital</b>	<b>20.1</b>	<b>17.8</b>	<b>111.8</b>
<b>Changes in working capital</b>			
Change in accounts receivable	6.9	4.3	-5.3
Change in other operating receivables	-17.0	28.4	-17.6
Change in accounts payable	0.3	17.4	15.1
Change in other operating liabilities	-2.2	131.8	-31.9
<b>Cash flow from operating activities</b>	<b>8.1</b>	<b>199.7</b>	<b>72.1</b>
<b>Cash flow from investing activities</b>			
Investments in properties and projects	-258.9	-1,227.1	-2,380.8
Investments in equipment	-0.3	-1.9	-2.1
Divestments of investment properties	228.5	111.0	710.9
Change in other financial assets	-32.4	-	-581.3
<b>Cash flow from investing activities</b>	<b>-63.1</b>	<b>-1,118.0</b>	<b>-2,253.3</b>
<b>Cash flow from financing activities</b>			
New issue of shares	-	-	276.5
Issue of hybrid bonds	-	489.2	685
Redemption of preference shares	-	-	-520.0
Loans raised	80.8	940.2	2,025.6
Repayment of loans	-144.3	-349.9	-488.0
Dividends paid, hybrid bonds	-11.7	-10.5	-60.0
<b>Cash flow from financing activities</b>	<b>-75.2</b>	<b>1,069.0</b>	<b>1,918.9</b>
<b>Cash flow for the period</b>	<b>-130.2</b>	<b>150.7</b>	<b>-262.3</b>
Opening cash and cash equivalents	316.1	578.4	578.4
<b>Closing cash and cash equivalents</b>	<b>185.6</b>	<b>729.1</b>	<b>316.1</b>
<i>1) Other non-cash items</i>			
Reversal of depreciation and amortisation	1.7	0.7	3.2
Share of profit from joint ventures	-13.0	-1.3	-22.5
Accrued interest	2.7	10.6	19.4
	<b>-8.6</b>	<b>10.0</b>	<b>0.1</b>
Interest received	0.6	0.5	2.5
Interest paid	-30.3	-21.8	-99.4

# Segment reporting

SEKm	Jan-Mar 2022				Jan-Mar 2021			
	Property management	Other	Not allocated	Total	Property management	Other	Not allocated	Total
Rental income	93.6			93.6	63.6			63.6
<b>Total income</b>	<b>93.6</b>			<b>93.6</b>	<b>63.6</b>			<b>63.6</b>
Property costs	-30.1			-30.1	-18.1			-18.1
<b>Total property costs</b>	<b>-30.1</b>			<b>-30.1</b>	<b>-18.1</b>			<b>-18.1</b>
<b>Net operating income/Income from new construction</b>	<b>63.5</b>			<b>63.5</b>	<b>45.5</b>			<b>45.5</b>
Central administration	-7.1		-22.5	-29.6	-4.8		-5.2	-10.0
Share of profit from joint ventures	13.0			13.0	1.3			1.3
Net financial items	-33.2			-33.2			-25.2	-25.2
Other operating income			0.4	0.4			0.1	0.1
Value changes, properties	170.2			170.2	120.3			120.3
Currency effects, properties	3.0			3.0	3.7			3.7
<b>Income before tax</b>	<b>209.4</b>		<b>-22.1</b>	<b>187.3</b>				<b>135.7</b>
<b>Segment-specific assets</b>								
Investment properties	6,902.9				5,554.6			
Properties under construction	1,139.3				947.7			
Development properties	122.4				103.1			
Shares in joint ventures	840.1				280.7			
<b>Segment-specific investments</b>								
Acquisitions and investments in properties	258.9				1,116.1			

## Segment reporting

Management has identified operating segments on the basis of internal management reports to the company's chief operating decision-maker, which the Group has identified as the CEO. Based on the internal management reports, the operations are organised, managed and reported as two operating segments: Property management and Other. The Investment properties operating segment has been consolidated according to the same policies as for the Group as a whole. The income and expenses reported for each operating segment are actual costs. The same applies to the assets and liabilities reported per segment and that are shown in the Consolidated statement of financial position.

In the segment reporting, ongoing residential projects are recognised under co-operative housing associations in the Other segment, in accordance with the previously applied revenue recognition policy described in the Group's 2021 Annual

Report. As a result, Genova considers the co-operative housing association an external counterparty and therefore recognises income from the sale of the property to the co-operative housing association at a point in time, and income from the project management as the work is completed over a period of time using the percentage of completion method. Income from transactions with co-operative housing associations is recognised in the 'Other' segment. These policies entail that Genova does not apply IFRS 10 Consolidated Financial Statements in its segment reporting, since the co-operative housing associations included in the consolidated financial statements are considered external parties in the segment reporting. Genova deems that this method of recognition best reflects Genova's residential transactions and the Board of Directors and management will continue to monitor the company's operations using this approach.



# Key metrics

	Jan-Mar 2022	Jan-Mar 2021	Jan-Dec 2021
<b>Key metrics, properties</b>			
Ongoing construction, no.	863	893	863
Residential units completed, no.	-	-	35
Total no. of building rights	6,895	6,319	6,895
Lettable area, commercial properties, ksqm	137.9	107.8	139.3
Lettable area, community service properties, ksqm	128.8	125.0	127.8
Total lettable area, ksqm	266.7	232.8	267.1
Economic occupancy rate, %	94.3	97.6	95.1
NOI margin, %	67.8	71.5	73.6
Net investments, SEKm	258.9	1,116.1	1,881.6
<b>Financial key metrics</b>			
Return on equity, %	17.8	14.1	19.4
Equity/assets ratio, %	39.1	39.6	37.9
Loan-to-value ratio, %	61.1	51.5	61.8
Average interest rate, %	2.1	2.0	2.0
Average interest rate including bond loans, %	2.7	3.0	2.7
Interest-coverage ratio, times	2.0	1.9	2.2
Maturity, no. of years	1.9	2.5	2.1
<b>Key metrics, shares</b>			
Total no. of preference shares outstanding, 000s	-	4,000	-
Average no. of preference shares outstanding, 000s	-	4,000	1,744
Total dividend on preference shares, SEKm	-	10.5	23.80
Dividend on preference share, SEK	-	2.62	5.95
Total no. of shares outstanding, 000s	41,977	39,577	41,977
Average no. of shares outstanding, 000s	41,977	39,577	40,177
Income/loss from property management per share, SEK	0.46	0.03	0.98
Income per share, SEK	3.19	2.35	13.66
Equity, SEKm	3,820.6	3,227.3	3,665.9
Equity attributable to shareholders, SEKm	2,996.8	2,129.0	2,863.3
Equity per share, SEK	71.39	53.79	68.21
Long-term net asset value, SEKm	4,263.3	3,487.0	4,077.3
Long-term net asset value attributable to shareholders, SEKm	3,439.5	2,388.7	3,274.7
Long-term net asset value per share, SEK	81.94	60.36	78.01

# Parent Company income statement

SEKm	Jan-Mar 2022	Jan-Mar 2021	Jan-Dec 2021
Net sales	-	-	5.8
<b>Total operating income</b>	<b>-</b>	<b>-</b>	<b>5.8</b>
Other external costs	-1.3	-1.5	-5.4
Personnel costs	-2.6	-1.9	-9.8
<b>Total operating expenses</b>	<b>-3.9</b>	<b>-3.4</b>	<b>-15.2</b>
<b>Operating loss</b>	<b>-3.9</b>	<b>-3.4</b>	<b>-9.4</b>
Impairment of participations in Group companies	-	-	-64.5
Interest income and similar profit items	-	-	87.3
Interest expense and similar loss items	-18.4	-14.5	-65.8
<b>Loss from financial items</b>	<b>-18.4</b>	<b>-14.5</b>	<b>-43.0</b>
<b>Appropriations</b>			
Group contributions received	-	-	8.7
Income before tax	-22.3	-17.9	-43.7
Tax on net income for the year	-	-	0.9
<b>Net loss for the year</b>	<b>-22.3</b>	<b>-17.9</b>	<b>-42.8</b>

# Parent Company balance sheet

SEKm	31 Mar 2022	31 Mar 2021	31 Dec 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Financial assets</b>			
Participations in Group companies	221.8	221.7	221.8
Participations in associated companies	563.4	-	563.4
Deferred tax assets	22.5	21.6	22.5
Receivables from Group companies	1,701.8	1,562.6	1,641.1
<b>Total financial assets</b>	<b>2,509.5</b>	<b>1,805.9</b>	<b>2,448.8</b>
<b>Current receivables</b>			
Other receivables	5.3	10.6	5.0
Prepaid expenses and accrued income	2.9	3.8	3.2
	<b>8.2</b>	<b>14.4</b>	<b>8.2</b>
<b>Cash and cash equivalents</b>	<b>90.6</b>	<b>464.5</b>	<b>244.1</b>
<b>Total current assets</b>	<b>98.8</b>	<b>478.9</b>	<b>252.3</b>
<b>TOTAL ASSETS</b>	<b>2,608.3</b>	<b>2,284.8</b>	<b>2,701.1</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Total comprehensive income for the period</b>			
<b>Restricted equity</b>			
Share capital	50.4	52.3	50.4
<b>Total restricted equity</b>	<b>50.4</b>	<b>52.3</b>	<b>50.4</b>
<b>Unrestricted equity</b>			
Retained earnings	374.1	717.7	428.6
Net loss for the period/year	-22.3	-17.9	-42.8
<b>Total unrestricted equity</b>	<b>351.8</b>	<b>699.8</b>	<b>385.8</b>
Hybrid bonds	700.0	500.0	700.0
<b>Total equity</b>	<b>1,102.2</b>	<b>1,252.1</b>	<b>1,136.2</b>
<b>Non-current liabilities</b>			
Bond loans	1,260.1	903.3	1,257.7
Other non-current liabilities	-	40.0	-
<b>Total non-current liabilities</b>	<b>1,260.1</b>	<b>943.3</b>	<b>1,257.7</b>
<b>Current liabilities</b>			
Bond loans	5.5	-	5.5
Accounts payable	0.1	-	1.3
Liabilities to Group companies	198.1	48.1	258.9
Other liabilities	40.9	36.1	40.8
Accrued expenses and deferred income	1.4	5.2	0.7
<b>Total current liabilities</b>	<b>246.0</b>	<b>89.4</b>	<b>307.2</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>2,608.3</b>	<b>2,284.8</b>	<b>2,701.1</b>

# Parent Company statement of changes in equity

SEKm	Share capital	Retained earnings	Net income for the year	Hybrid bonds	Total equity
<b>Opening balance, 1 January 2021</b>	<b>52.3</b>	<b>811.5</b>	<b>-70.0</b>		<b>793.8</b>
Carried forward		-70.0	70.0		
<b>Net loss for the year</b>			<b>-42.8</b>		<b>-42.8</b>
Dividend (SEK 5.95 per preference share)		-23.8			-23.8
Issue of hybrid bonds				700.0	700.0
Issue costs, hybrid bonds		-15.2			-15.2
Dividends, hybrid bonds		-36.2			-36.2
Redemption of preference shares	-4.8	-515.2			-520.0
New issue of shares	2.9	285.1			288.0
Issue costs, shares		-8.7			-8.7
Warrants issued		1.1			1.1
<b>Closing balance, 31 December 2021</b>	<b>50.4</b>	<b>428.6</b>	<b>-42.8</b>	<b>700.0</b>	<b>1,136.2</b>
<b>Opening balance, 1 January 2022</b>	<b>50.4</b>	<b>428.6</b>	<b>-42.8</b>	<b>700.0</b>	<b>1,136.2</b>
Carried forward		-42.8	42.8		
<b>Net loss for the year</b>			<b>-22.3</b>		<b>-22.3</b>
Dividends, hybrid bonds		-11.7			-11.7
<b>Closing balance, 31 March 2022</b>	<b>50.4</b>	<b>374.1</b>	<b>-22.3</b>	<b>700.0</b>	<b>1,102.2</b>



# Opportunities and risks for the Group and the Parent Company

Through its operations, Genova is exposed to various risks that could have a material effect on the company's future performance, earnings and financial position.

In Genova's business process, all major transaction and project decisions are analysed to identify risks and risk management, as well as opportunities. Risk management is an integral part of Genova's decision-making. For more information about Genova's risks, refer to the 2021 Annual Report on pages 71–75.

After two years that were largely marked by great uncertainty in the world due to the pandemic, Genova can note that it had a minimal impact on operations. The risk that Genova now believes will be most material for operations going forward is inflation, which is gaining an increasingly large foothold and will have some impact on costs in routine property management and construction projects, while financing costs rise. Genova is continuously analysing development in the macro environment and carefully considering decisions based on the risks and opportunities that arise due to the constantly changing market conditions. It is reassuring to know in these uncertain times that Genova has a diversified mix of tenants with secure finances, rental income that is almost fully indexed to inflation and healthy liquidity.

## Opportunities and risks in cash flow

Genova aims to achieve secure, cost-efficient and well-functioning property management. This requires a high level of service and close relationships with tenants. Genova applies an eternal perspective to property management, with the aim of continuing to grow the existing property portfolio through acquisitions and project development. Cash flows from the property portfolio provide a solid foundation for financing project development of residential units, primarily rental apartments, and community service properties such as schools, preschools, retirement homes and residential care facilities, while building on land that we have developed for own long-term management.

Since existing and future investment property portfolios are located in attractive growth markets with long-term favourable demand for rental apartments, schools, preschools, retirement homes and residential care facilities, demand is expected to remain high. For new construction, the company is focused on cost efficiency, high profitability, short construction times and long-term quality assurance, while architecture and design are important elements.

The assessment is that Genova has good opportunities for maintaining a high level of customer service and therefore offer products with attractive rent levels, low costs and low vacancy rates.

### Sensitivity analysis, cash flow<sup>1</sup>

	Change	Effect on cash flow
Rental value	+/-5%	+/- SEK 20m
Occupancy rate	+/-2 percentage points	+/- SEK 8m
Property costs	+/-10%	+/- SEK 9m
Interest expense	+/-1 percentage point	+/- SEK 40m

<sup>1</sup> The cash flow pertains to current earnings capacity. Occupancy rate is based on the rental value.

## Property value opportunities and risks

Genova's investment property portfolio, investment properties and properties under construction are internally or externally appraised every quarter. External appraisals are carried out by an independent appraisal organisation. Internal appraisals are based on information and market data from independent appraisal organisations or transactions carried out in the market. Changes in the value of properties are included in profit or loss.

The appraisal method used to assess the value of properties is mainly based on the present value of future cash flows and determined by four input parameters – rents, maintenance costs, vacancy rates and yield requirements. The rent concept includes the actual rent level and any future rental assumptions. The yield requirements is a sum of the risk-free interest rate and the risk premium that investors can expect to realise from a given investment.

The value of properties is driven by supply and demand, where investors analyse the expected net operating income and, in combination with the willingness to accept a given level of risk, assess the yield requirements. Increased demand/willingness to accept risk lowers yield requirements and therefore raises the value, while declining demand/willingness to accept risk has the opposite effect.

By continuing to develop and build attractive properties for own management in growth areas, Genova's believes that the company can maintain favourable rent levels, low vacancy rates and low costs.

### Sensitivity analysis, value changes<sup>1</sup>

Value change	+/-5%	+/-10%
Effect on property value	+/- SEK 408m	+/- SEK 816m
Adjusted property value	SEK 8,573m/7,756m	SEK 8,981m/7,348m
Effect on loan-to-value ratio	-2.9/3.2%	-5.6/6.8%
Adjusted loan-to-value ratio	58/64%	56/68%
Effect on equity/assets ratio	1.6/-1.8%	3.1/-3.7%
Adjusted equity/assets ratio	41/37%	42/35%

<sup>1</sup> The value change is based on fair value as of the balance-sheet date.

## Financial risk

In addition to equity, Genova's operations are largely financed by loans from credit institutions, whereby interest expense is one of the company's largest cost items. Genova's financial risk therefore includes interest-rate risk, funding risk and liquidity risk. The company is exposed to interest-rate risk, since changes in interest rates affect the company's interest expense.

Funding risk pertains to the risk of higher costs for raising new loans or financing and/or that the refinancing of overdue loans will be more difficult or only possible on unfavourable terms. Liquidity risk pertains to the risk that Genova is unable to pay anticipated and/or unforeseen expenses. Genova works actively to manage these risks by allocating capital to hedge interest-rate risk in the credit portfolio, maintaining a positive and proactive dialogue with the company's banks, and monitoring liquidity risk on a regular basis.

# Shares and ownership structure

Genova has one class of shares – ordinary shares – which were listed on Nasdaq Stockholm in June 2020. At the end of the period, Genova had 2,303 shareholders. As of 31 March 2022, the closing price for the share was SEK 117.00. As of 31 March 2022, the total number of ordinary shares in Genova was 41,976,966.

In October 2021, Genova entered into an agreement with ABG Sundal Collier whereby ABG Sundal Collier would act as

liquidity provider for Genova's share. The purpose is to continually provide liquidity for the share and the undertaking is subject to Nasdaq Stockholm's rules for liquidity provision. This means that the liquidity provider quotes both buy and sell volumes corresponding to at least SEK 30,000 with a maximum bid-ask spread of 4%.

## Shareholders

31 Mar 2022

Name	No. of shares	Holding (%)	Votes (%)
Micael Bile (via company)	17,814,999	42.44	42.44
Andreas Eneskjöld (via company)	8,111,429	19.32	19.32
Länsförsäkringar Fondförvaltning AB	3,531,134	8.41	8.41
Skandia Fonder	2,243,705	5.35	5.35
Michael Moschewitz (via company)	2,150,538	5.12	5.12
Capital Research and Management	2,126,731	5.07	5.07
Enter Fonder	1,302,995	3.10	3.10
Lancelot Asset Management	1,085,875	2.59	2.59
Avanza Pension	909,499	2.17	2.17
SEB Investment Management	543,251	1.29	1.29
BNP Paribas	521,965	1.24	1.24
Swedbank Robur	500,000	1.19	1.19
Handelsbanken Funds	187,702	0.45	0.45
Total other shareholders	947,143	2.26	2.26
<b>Total</b>	<b>41,976,966</b>	<b>100.00</b>	<b>100.00</b>

# Other information

## Organisation

During the period, the average number of employees in the organisation was 34 (26), of whom 19 (13) were women. The employees have relevant and broad experience in property management, project management, construction, finance, law, marketing and sales.

## Related-party transactions

Related-party transactions are presented in Note 36 of Genova's 2021 Annual Report. The year-on-year volume and nature of the transactions remained essentially unchanged during the period. Customary remuneration has been paid to the Board of Directors and senior executives.

## Annual General Meeting

The Annual General Meeting of Genova Property Group AB (publ) will be held on 4 May 2022 at 10.00 a.m. (CEST) at Gernandt & Danielsson Advokatbyrå, Hamngatan 2, Stockholm, Sweden.

## Accounting policies

Genova applies International Financial Reporting Standards (IFRS) as adopted by the EU. This interim report was prepared in accordance with IAS 34 Interim Financial Reporting. The information required by IAS 34.16A is also disclosed, except in the financial statements and their related notes, in other sections of the interim report. The Parent Company's accounts are prepared in accordance with RFR 2, Accounting for Legal Entities and the Swedish Annual Accounts Act. The same principles of accounting and measurement are applied as in the most recent Annual Report, refer to Note 2 in Genova's 2021 Annual Report.

## Revenue

Revenue from contracts with customers refers to income from the sale of goods and services from Genova's ordinary operations. Revenue is recognised when the customer obtains

control over the goods or services that the company deems to be distinct in a contract and reflects the amount of consideration to which the company expects to be entitled in exchange for transferring the promised goods or services to the customer. The Group's revenue is derived from lease income and recognised in accordance with IFRS 16 Leases. These principles are described in Note 2 of the 2021 Annual Report.

## Auditors' review

This interim report has not been audited.

## Assurance of the Board of Directors and Chief Executive Officer

The Board of Directors and Chief Executive Officer hereby certify that this interim report provides a true and fair view of the Parent Company and the Group's operations, financial position and earnings and describes significant risks and uncertainties faced by the Parent Company and those companies included in the Group.

Stockholm, 4 May 2022

Mikael Borg, Chairman of the Board

Anette Asklin, Board member

Micael Bile, Board member

Andreas Eneskjöld, Board member

Erika Olsén, Board member

Maria Rankka, Board member

Michael Moschewitz, CEO

## Financial calendar

Annual General Meeting	<b>4 May 2022</b>
Interim report, January–June 2022	<b>17 August 2022</b>
Interim report January–September 2022	<b>27 October 2022</b>

## For further information, please contact:

Michael Moschewitz, CEO  
e-mail: michael.moschewitz@genova.se  
mobile: +46 (0)707 13 69 39

Edvard Schéele, CFO  
e-mail: edvard.scheele@genova.se  
mobile: +46 (0)703 99 69 90

This information is inside information that Genova Property Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, on 4 May 2022 at 8:30 a.m. (CEST).

# Definitions

## **Genova or the company**

Genova Property Group AB (publ).

## **Return on equity**

Net income after tax, based on a rolling 12-month period, in relation to average equity. Return on equity is used to assess Genova's ability to generate profits from its shareholders' investments in the company.

## **Loan-to-value ratio, %**

Interest-bearing liabilities less cash and cash equivalents in relation to the market value of investment properties, properties under construction and development properties at the end of the reporting period. The loan-to-value ratio is used to assess Genova's financial risk.

## **Net operating income**

Rental income less property costs. This key metric is used to measure the profitability of property management before central administrative expenses, net financing costs and unrealised value changes.

## **Equity attributable to shareholders**

Equity less the value of issued hybrid bonds and non-controlling interests, in relation to the number of shares outstanding as of the balance-sheet date. Equity attributable to shareholders is used to measure the shareholders' proportion of the company's equity per share.

## **Economic occupancy rate**

Contract value in relation to rental value at the end of the period. This key metric is expressed as a percentage and used to measure vacancies, where a high percentage of occupancy equates to a low economic vacancy rate.

## **Investment properties**

Refers to properties with existing cash flows and includes commercial premises, residential units and community service properties.

## **Income from property management**

Income before value changes, currency effects and tax. Income from property management is used to measure the profitability of property management after financial income and expenses, but not unrealised value changes.

## **Income/loss from property management per share**

Income from property management less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Income from property management per share is used to measure the shareholders' proportion of income from property management per share.

## **Rental value**

Contract value plus estimated market rent for unlet spaces. Rental value is used to measure the Group's potential net income.

## **Adjusted income per share**

Net income attributable to Parent Company shareholders less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Adjusted net income after tax per share is used to measure Parent Company shareholders' proportion of the company's net income after tax per share.

## **Long-term net asset value**

Recognised equity with reversal of deferred tax. Long-term net asset value is used to provide stakeholders with information about Genova's long-term net asset value estimated in a standard manner for listed property companies.

## **Long-term net asset value attributable to shareholders**

Long-term net asset value less the value of all issued hybrid bonds and non-controlling interests. Long-term net asset value attributable to shareholders is used to clarify the proportion of long-term net asset value considered attributable to shareholders after the proportion attributable to hybrid bonds holders and non-controlling interests has been eliminated.

## **Long-term net asset value per share**

Long-term net asset value attributable to shareholders divided by the number of shares outstanding as of the balance-sheet date. Long-term net asset value per share is used to measure the shareholders' proportion of the company's long-term net asset value attributable to shareholders per share.

## **Development properties**

Refers to properties for further development.

## **Income per share**

Net income for the year/period less dividend payments on preference shares and payment for hybrid bonds during the period, in relation to the number of weighted average shares outstanding during the period. Net income after tax per share is used to measure the shareholders' proportion of the company's net income after tax per share.

## **Interest-coverage ratio**

Net operating income less costs for central administrative expenses attributable to property management in relation to net interest income. Non-recurring financial items are not included in the calculation. The interest-coverage ratio is used to measure the sensitivity of the company's income to interest-rate fluctuations.

## **Equity/assets ratio**

Equity at the end of the period in relation to total assets at the end of the period. The equity/assets ratio is used to measure Genova's financial stability.

## **Lettable area**

Total area in sqm that is available for letting.

## **NOI margin**

Net operating income in relation to rental income. The net operating income (NOI) margin is used to measure the profitability of property management before financial income and expenses, and unrealised value changes.

# Contact

## Street addresses

Head office  
Smålandsgatan 12,  
SE-111 46 Stockholm, Sweden

Genova Gallery  
Syslomansgatan 9,  
SE-753 11 Uppsala, Sweden

**genova.se**

G E N O V A