

GENOVA



Interim report January–March / **2024**



The period in summary

January–March 2024 period

- Rental income amounted to SEK 133.1m (128.9), an increase of 3%.
- Net operating income amounted to SEK 94.1m (90.9), an increase of 4%.
- Income from property management increased 140% to SEK 27.1m (11.3), of which income from property management attributable to shareholders was SEK 5.7m (-7.4), corresponding to SEK 0.12 (-0.16) per share. Excluding value changes in joint ventures and associated companies, income from property management amounted to SEK 28.4m (27.0).
- Net income for the period amounted to SEK 45.0m (-40.2), corresponding to SEK 0.29 (-1.85) per share. The increase was mainly due to lower negative changes in the value of properties.
- Long-term net asset value attributable to shareholders decreased 12% to SEK 3,257.7m (3,685.1), corresponding to SEK 71.42 (80.79) per share.

SEK 10,059 m¹

Property value

9,441

Residential building rights

52.7%

Loan-to-value ratio

SEK 71.42

Long-term net asset value attributable to shareholders per share

1) Of which ongoing construction and planned projects of SEK 2,355m.

	Jan-Mar 2024	Jan-Mar 2023	Apr 2023- Mar 2024	Jan-Dec 2023
Rental income, SEKm	133.1	128.9	507.2	503.0
Net operating income, SEKm	94.1	90.9	370.8	367.6
Income from property management, SEKm	27.1	11.3	76.4	60.6
Income from property management attributable to shareholders per share, SEK	0.12	-0.16	-0.61	-0.49
Residential units under construction, no.	612	914	612	625
Residential units completed, no.	13	92	210	289
Net investment, SEKm	167.7	11.4	274.6	118.3
Loan-to-value ratio, %	52.7	49.5	52.7	51.8
Loan-to-value ratio, properties, %	61.7	58.1	61.7	60.5
Equity/assets ratio, %	36.3	39.5	36.3	37.2
Interest-coverage ratio, times ¹	1.7	1.8	1.6	1.6
Long-term net asset value, SEKm	4,757.7	5,259.4	4,757.7	4,812.3
Long-term net asset value attributable to shareholders, SEKm	3,257.7	3,685.1	3,257.7	3,219.8
Total no. of shares outstanding, 000s	45,613	45,613	45,613	45,613
Long-term net asset value attributable to shareholders per share, SEK	71.42	80.79	71.42	70.59

1) Excluding non-recurring costs.

Significant events during and after the end of the period

First quarter

- In February, an interest-rate swap of SEK 500m was signed with a fixed rate of 2.58% that expires in January 2030.
- In March, an issue of convertible bonds was completed raising proceeds of approximately SEK 200m. The convertible bonds carry a fixed annual rate of 6.75% with quarterly payments and mature in March 2029.
- During the period, hybrid bonds were repurchased for an amount of SEK 101.3m.
- During the period, the Vindspelet 6 property in Borås was acquired, with an agreed property value of SEK 62.5m and annual rental value of approximately SEK 6m.

Events after the end of the quarter

- In April, additional green senior unsecured bonds of SEK 150m were issued under the outstanding green framework. The issue was initiated by institutional investors.
- After the end of the period, additional hybrid bonds were repurchased and on the publication date of this report, the value of outstanding hybrid bonds was approximately SEK 640m.



CEO's statement

Genova started the year with both higher rental income and increased net operating income year-on-year. Our projects are progressing according to plan and during the year, we will complete nearly 400 environmentally certified rental apartments. Property values have stabilised and the financial market has strengthened while activity has also increased in the transaction market, which could create business opportunities for Genova moving forward.



“We report higher income from property management and improved earnings capacity”

Rental income increased 3% and net operating income 4%. Income from property management rose 140% to SEK 27m, mainly due to lower negative changes in the value of properties in joint ventures and associated companies. Income from property management also increased 5% excluding these value changes. Value changes in the Group stabilised and we reported a limited negative value change of SEK –6.5m from investment properties, where indexation reduced the effect of higher yield requirements. Net asset value per share decreased 12% to SEK 71.42 per share year-on-year, but increased compared with the end of the preceding year.

Financing

We have noted that both banking and capital markets have improved in early 2024 and Genova's efforts to improve the capital structure, lower borrowing costs and strengthen liquidity continued. In March, we completed an issue of convertible bonds and raised proceeds of SEK 200m. The issue has diversified Genova's sources of finance, which is positive for both our shareholders and bondholders. After the end of the period, we completed another successful issue of green bonds. In connection with these issues, we repurchased hybrid bonds of approximately SEK 160m at a discounted price.

Management

Genova has a stable investment property portfolio with a good tenant mix. We have long-term rental agreements, with an average term of 5.1 years, and a continued high occupancy rate of 94%. This is particularly important in a weak economic environment, which we are now experiencing. Our focus on growth regions, and on Greater Stockholm and

Uppsala in particular, combined with a high proportion of income from community service properties, residential units and supermarkets, creates stability in a subdued market.

Investments

Genova's ongoing projects mainly comprise rental units in Norrtälje, Knivsta, Enköping and Upplands-Bro, but the construction of Apotea's new central warehouse in Varberg is also ongoing. Our ongoing residential projects will add nearly 400 rental apartments for own long-term management during the year – all environmentally certified under the Nordic Swan Ecolabel scheme. Annual rent for the rental apartments is approximately SEK 47m. We are continuing to prioritise work on zoning plans in our building rights portfolio, which will create considerable value for Genova, and that we intend to realise through either our own project development or by divesting building rights as we move forward.

Looking forward

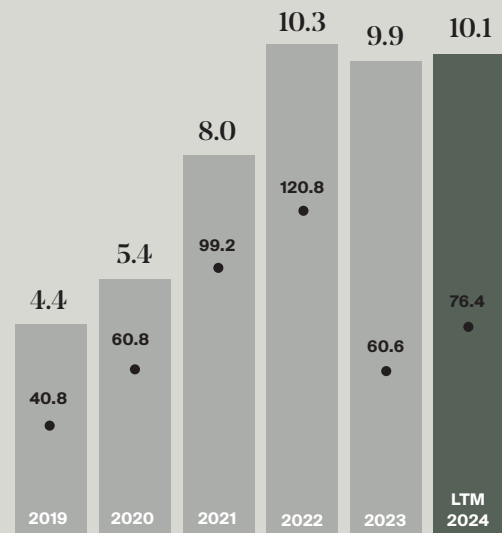
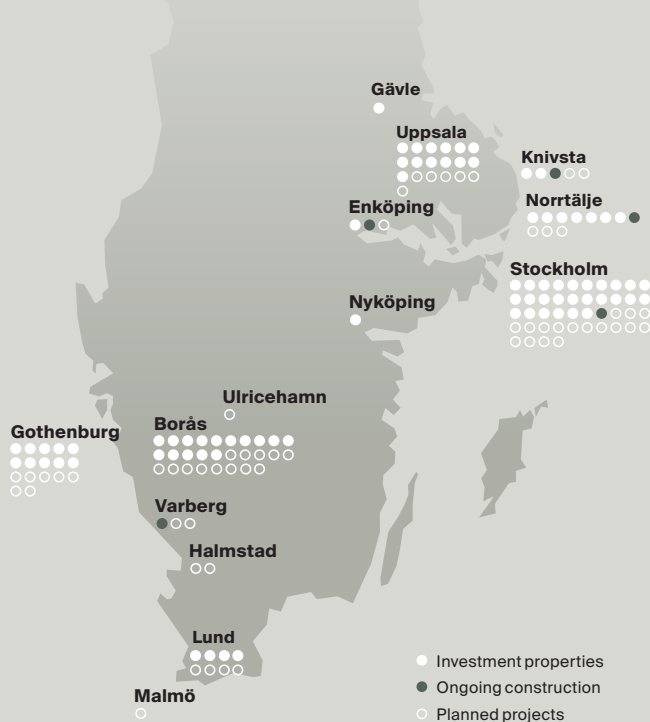
The property market remains characterised by challenges, especially high interest rates, but some optimism about a turnaround is clear. If expectations of a cut in the policy rate in 2024 are met, this could reduce pressure on property values and lower interest expense during the year. We will maintain our strong focus on Genova's capital structure and on safeguarding our liquidity. With signs of more open banking and capital markets and increased activity in the transaction market, we see conditions for value-creating business opportunities ahead.

Michael Moschewitz, CEO

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.

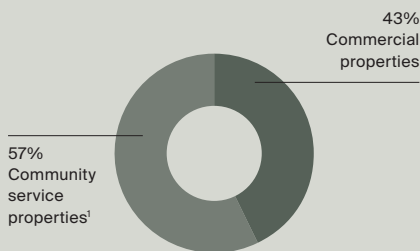
Genova is a personal property company that owns, manages and develops properties with a long-term, sustainable and highly committed approach. The large portfolio of own residential building rights ensures the Group's long-term growth and continued stable growth of the investment property portfolio. Genova's core markets are the growth regions of Greater Stockholm and the Uppsala Region. The company also owns properties in other growth areas, and via our Järngrinden subsidiary, we are also active in western Sweden.



■ Property value, SEK billion

● Income from property management, SEKm

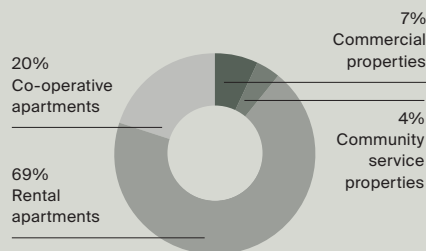
Investment properties



Property value
Total SEK 7,704m

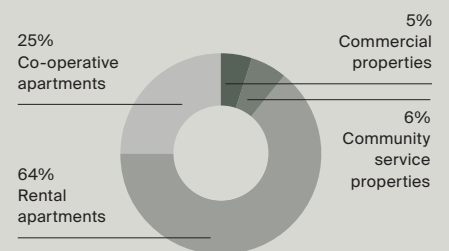
1) Of which 240 rental apartments

Ongoing projects and development properties



Property value
Total SEK 2,355m

Building rights portfolio



Lettable area
Total 598 ksqm

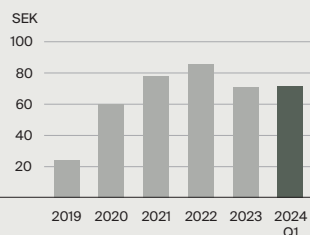
Financial targets

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.

32.6%

Average annual growth
2019-Q1 2024



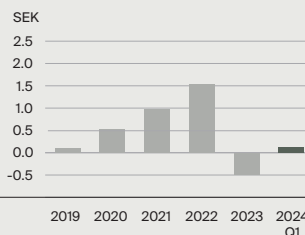
Long-term net asset
value per share, SEK

Income from property management

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

113.8%

Average annual growth
2019-Q1 2024



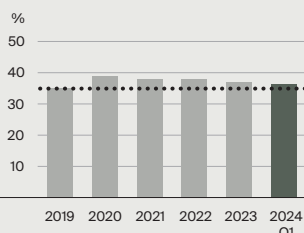
Income from property
management per share, SEK

Equity/assets ratio

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

36.3%

31 Mar 2024



Target

Equity/assets ratio, %

Loan-to-value ratio, properties

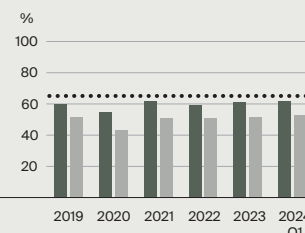
Over time, the loan-to-value ratio of properties shall not exceed 65%.

61.7%

31 Mar 2024
Loan-to-value ratio,
properties

52.7%

31 Mar 2024
Loan-to-value ratio



Limitation

Loan-to-value ratio
properties, %

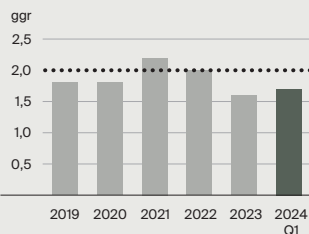
Loan-to-value ratio, %

Interest-coverage ratio

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

1.7 times

Jan-Mar2024



Target

Interest-coverage ratio, times

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.

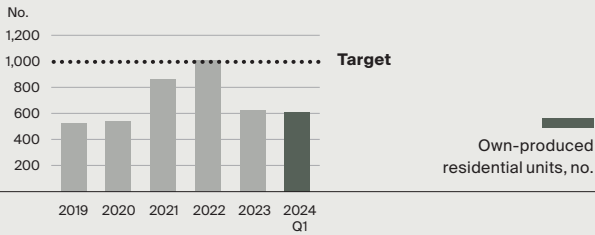
Operational targets

Ongoing construction

Ongoing construction of own-produced residential units shall amount to at least 1,000 residential units per year by the end of 2024.

612

31 Mar 2024

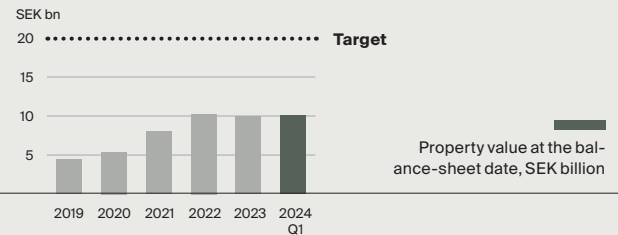


Property value

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

SEK 10.1 bn

31 Mar 2024

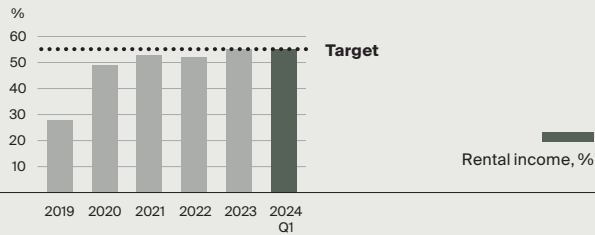


Rental income

Rental income from residential and community service properties shall account for at least 55% of Genova's total rental income by the end of 2023.¹

55%

31 Mar 2024

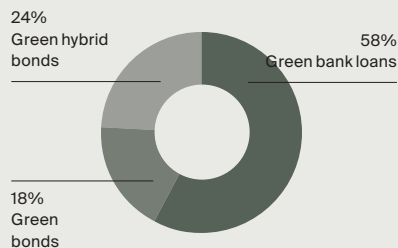


Sustainability targets

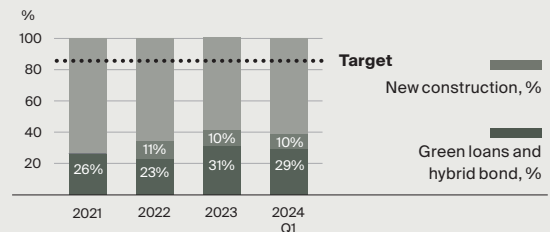
Green finance

The share of green finance for new construction and investment properties is to be 85% by the end of 2023.¹

Distribution Green Framework



Share of green finance



The company has elected to highlight the ongoing new constructions that will be classified as green upon completion and final placement.

1) In 2024, the Board will evaluate and make decisions about new targets.

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 (excluding Järngrinden's properties) are to have environmental certification by the end of 2023.¹

Certification	Investment properties				Construction	
	Certified	Ongoing	Continuing/ Planned	Ongoing planning	Total	Ongoing
Nordic Swan	3				3	3
Green Building	2				2	
Miljöbyggnad iDrift						
Silver	22	4			26	
Bronze	1				1	
Not certified				26	26	
Total	28	4	0	26	58	3

An evaluation of environmental certification of Järngrinden's investment properties commenced in 2023.

Climate targets

GHG emissions are to decrease by 42% by 2030 compared with levels in 2021 in Scope 1 and Scope 2. Scope 3 emissions are to be measured and reduced. Genova's climate targets are followed up annually.

GHG emissions (CO ₂ e)	2023	2022	2021
Scope 1	81.9	4.0	0.0
Scope 2 location-based	1,499.7	976.0	1,069.5
Scope 3	906.7	259.0	347.6
<i>of which purchased goods and services</i>	94.0	30.0	160.9
<i>of which energy-related emissions not included in Scope 1 or Scope 2</i>	197.9	118.0	-
<i>of which business travel</i>	67.5	30.0	46.2
<i>downstream leased assets</i>	547.3	81.0	140.6
Total	2,488.2	1,239.0	1,417.2
Biogenic CO ₂ emissions	39.8	0.3	9.0

1) In 2024, the Board will evaluate and make decisions about new targets.

Sustainability strategy

Genova's sustainability strategy and overall vision is to create and manage attractive and sustainable environments over the long-term. 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.

Genova's emissions reduction targets were validated by the Science Based Targets initiative in 2023.

Green Finance Framework

In December 2020, Genova established a Green Finance Framework aligned with the Green Bond Principles issued by the International Capital Market Association (ICMA). 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). Since the external verification of Genova's framework needs to be updated, Genova will update the framework and seek new external verification during the year.

Environmental certification

Genova's long-term goal is that all newly developed 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 enable better terms for loans.

Events during the period

The Sustainability Report was completed during the quarter, and we continued to focus on improving the quality and reliability of our sustainability data this year. Since we also collected sustainability data for Järngrinden during the year, we initiated a project during the first quarter to include Järngrinden in our targets. In the first quarter, we started working on a double materiality assessment in preparation for future reporting requirements. In 2024, Genova will perform a gap analysis to identify the need for targets and activities in order to achieve and possibly set new sustainability targets. As part of efforts to intensify our focus on sustainability, Genova has appointed the CFO and Head of Urban Development to coordinate and lead the process.

Investment property portfolio

Investment properties

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

Genova works continuously to identify potential acquisition targets that could help to achieve the company's operational and financial targets. Genova's aim is to acquire properties with development potential by either developing existing buildings or by, over time, creating building rights for new construction projects in the future.

At the end of the period, Genova's wholly owned investment property portfolio comprised 80 investment properties with a market value of approximately SEK 7.7 billion, allocated over approximately 350 ksqm. The total property value, including properties under construction, development properties and joint ventures, amounted to approximately SEK 11 billion.

Portfolio changes

During the quarter, one property was acquired and accessed in Borås. The property has a property value of SEK 62.5m, and the annual rental value is approximately SEK 6m.

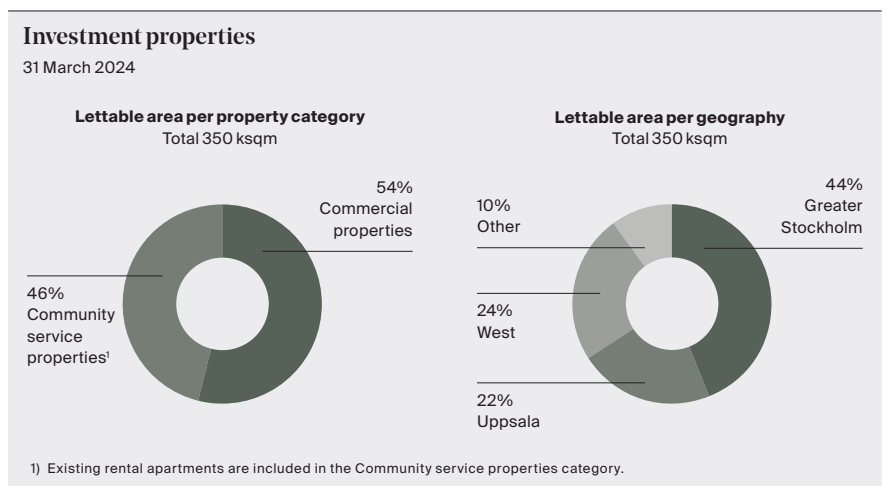
One property in Upplands-Bro, with a property value of SEK 43m, was reclassified to development properties.

Rental agreements

At the end of the period, Genova had approximately 450 rental agreements with an average remaining rental duration of 5.1 years, and 240 agreements for rental apartments.

Of total contracted rental income, the proportion derived from residential units and publicly funded tenants was approximately 55%. If supermarkets are also included, the proportion of contracted rental income was approximately 62%.

At the end of the period, the economic occupancy rate was 94% (94).



Hunnerup 1, Lund

Allocation of rental income

31 March 2024

Rental agreements	Contracted annual rent, SEKm	Percentage, %
Community service	260	50
Residential units ¹	27	5
Supermarkets	37	7
Other commercial	202	38
Total rental income	526	100
Average weighted remaining term, years (10 largest)		7.1 years
Average weighted remaining term, years (total portfolio)		5.1 years

1) Of which approximately SEK 2.5m pertains to student accommodation let through a rental contract.

Structure of rental agreements

31 March 2024

	No. of rental agreements	Area Ksqm	Contracted rent, SEKm	Percentage, %
Term				
2024	113	14	21	4
2025	123	68	109	21
2026	77	58	89	17
2027	73	36	57	11
2028	17	22	36	7
>2028	46	99	190	36
Total	449	297	502	95
Rental apartments	240	13	24	5
Total	689	310	526	100
Vacant		40	36	
Total		350	562	

Investment property portfolio

31 March 2024

	No. of properties	Lettable area, ksqm	Property value		Rental value		Occu-pancy rate, %	Contracted annual rent ² , SEKm	Property costs		Net operating income	
			SEKm	SEK /sqm	SEKm	SEK/ sqm			SEKm	SEK/ sqm	SEKm	SEK/ sqm
Per property category¹												
Commercial properties	49	181.2	3,305	18,248	263	1,453	91.7	241	-60	-333	181	999
Community service properties ³	31	169.1	4,399	26,007	299	1,767	95.4	285	-64	-377	221	1,308
Total per property category	80	350.3	7,704	21,994	562	1,604	93.7	526	-124	-354	402	1,148
Per geography												
Greater Stockholm	33	154.0	3,982	25,852	268	1,741	95.5	256	-57	-373	199	1,289
Uppsala	16	76.7	1,991	25,967	142	1,854	94.3	134	-33	-431	101	1,318
West	24	82.9	1,011	12,191	90	1,081	91.1	82	-19	-225	63	760
Other	7	36.7	721	19,651	62	1,693	88.0	55	-15	-407	40	1,083
Total per geography	80	350.3	7,704	21,994	562	1,604	93.7	526	-124	-354	402	1,148
Ongoing construction			977									
Planned projects			1,379									
Total as per the balance sheet			10,059									
Near-term completed constructions ⁴	2	21.0	204		46	2,195	100	46	-8	-375	38	1,820
Total	82	371.3	10,263		608	1,638	94.1	573	-132	-355	441	1,186
In addition:												
Properties owned through joint ventures			981									

1) Based on the primary use of the property.

2) Not including decreasing rental discounts with a current annual value of SEK 5m.

3) Of which 240 rental apartments are allocated between eight properties

4) Refers to the Korsängen and Handelsmannen projects, which will be completed within 12 months. The property value when completed will amount to SEK 1,000m but as of 31 March, an amount of SEK 796m was recognised on 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.

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.

As of the balance-sheet date, the combined lettable area of Genova's planned projects, regardless of planning stage, was approximately 544 ksqm. About one quarter of the planned projects are in consultation phase and mainly located in Greater Stockholm. In 2024, Genova will focus on the continued process of creating building rights for future new construction projects for rental apartments and community service properties.

Ongoing construction

Genova's ongoing projects comprise rental units in Norrtälje, Knivsta, Enköping and Upplands-Bro. Another ongoing project is the construction of Apotea's new central warehouse in Varberg.

The first block in Norrtälje is completed and occupied. The second block is under construction and contains 246 rental apartments. The block will be completed in 2024.

The Segerdal project is located in central Knivsta, directly adjacent to the train station. The project is being carried out in a joint venture with Redito and during the year, the first block was completed and tenants moved in. The second block is under construction and contains 151 rental apartments.

The Korsängen project in central Enköping is located directly adjacent to Genova's Kryddgården 6:3 and Kryddgården 6:5 investment properties. Genova is building 160 rental apartments that are scheduled for completion in 2024.

The first stage of Viby, Genova's urban development project in central Brunna in Upplands-Bro, comprises approximately 130 residential units, a grocery store and an elementary school. Genova has signed letters of intent with Axfood and the Raoul Wallenberg School to operate on the premises. The Viby project will encompass a total of 850 residential units and service. The project is jointly owned with property company K2A (30%).

9,441

No. of residential building rights

598 ksqm

Lettable area

SEK 1.3 bn

Excess value in building rights portfolio

Ongoing construction

31 March 2024

Project	Municipality	Category	Construction start	Planned completion	No. of residential units	Lettable area, sqm		Property value ¹		Rental value		Investment, SEKm		Book value ² , SEKm
						Residential units	Premises	SEKm	SEK/sqm	SEKm	SEK/sqm	Estimated	Accumulated	
Handelsmannen 1	Norrtälje	Rental apartments	Q4 2019	Q2/Q4 2024	246	12,771	-	601	47,060	26	2,001	549	466	505
Segerdal ³	Knivsta	Rental apartments	Q4 2020	Q1 2025/ Q4 2025	75	4,744	208	234	47,254	12	2,513	231	109	-
Korsängen	Enköping	Rental apartments	Q1 2021	Q3 2024	160	8,034	244	399	48,200	21	2,494	398	288	290
Viby, Stage 1 ⁴	Upplands-Bro	Rental apartments	Q4 2022	Q2 2026	131	8,728	1,693	483	46,375	25	2,444	374	42	99
Viby, Stage 1 ⁴	Upplands-Bro	Community service properties	Q4 2022	Q2 2026	-	-	5,670	301	53,000	15	2,700	230	20	47
Järngrinden ⁵	Varberg	Commercial ⁵	-	-	-	-	11,767	140	11,868	7	628	120	36	36
Total ongoing construction					612	34,277	19,582	2,157	40,057	107	1,983	1,903	962	977

1) Refers to fair value of the investment upon completion.

2) Refers to only wholly owned projects. Book value attributable to jointly owned projects is presented under shares in joint ventures and associated companies on the balance sheet.

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) The Viby project is 70/30 owned by Genova and K2A. The entire project value is presented in the table, since the project has been consolidated in Genova's consolidated financial statements.

5) Refers to construction of Apotea's new central warehouse in Varberg.

The table only shows the number of residential units, area, property and rental value, and investment amounts that correspond to Genova's financial stake in jointly owned properties. Properties in which Genova owns more than 50% are recognised as wholly owned. Projects in Genova's Järngrinden subsidiary are recognised using the same principle.

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.

Building rights portfolio

Genova uses an estimated excess value to indicate the value of the company's building rights portfolio. The excess value is based on an externally estimated market value of the unused building rights in planned projects. This could be relevant in the event that Genova does not follow its business plan to develop the building rights, but instead divests them. As of 31 March, CBRE's market

valuation of the future building rights amounted to approximately SEK 3.4 billion. As of 31 March, the existing buildings on these properties, which in some cases will need to be demolished in connection with development, and accrued investments for planned projects had a book value of approximately SEK 2.1 billion. This means that the excess value in the Group's building rights portfolio was estimated to be approximately SEK 1.3

billion. This excess value is not reflected on Genova's balance sheet.

Järngrinden's building rights have not been externally appraised and are excluded from the excess value that Genova deems to exist in addition to the balance sheet. The plan is that Järngrinden's building rights will also be externally appraised.

Planned projects

31 March 2024

Project	No. of residential units	Lettable area, sqm		Property value ¹		Rental value		Investment, SEKm		Book value ² , SEKm
		Residential units	Premises	SEKm	SEK/sqm	SEKm	SEK/sqm	Estimated	Accumulated	
Per category										
Rental apartments	6,403	350,004	-	16,599	47,424	826	2,360	14,116	710	755
Community service properties	185	14,415	15,751	1,318	43,704	71	2,345	1,155	54	54
Commercial properties	-	-	14,944	507	33,959	30	2,004	481	99	100
Co-operative apartments	2,241	148,900	-	8,913	59,860	-	-	7,268	432	470
Total per category	8,829	513,319	30,695	27,338	50,252	927	2,346	23,020	1,296	1,379
Per geography – Own management and co-operative apartments										
Greater Stockholm	3,899	231,852	17,292	13,743	55,159	397	2,549	11,391	634	712
Uppsala	1,809	87,200	11,435	4,560	46,233	207	2,357	3,885	194	194
West	2,556	168,702	1,968	7,904	46,309	271	2,097	6,752	382	382
Other	565	25,565	-	1,131	44,252	53	2,317	991	86	91
Total own management and co-operative apartments per geography	8,829	513,319	30,695	27,338	50,252	927	2,346	23,020	1,296	1,379

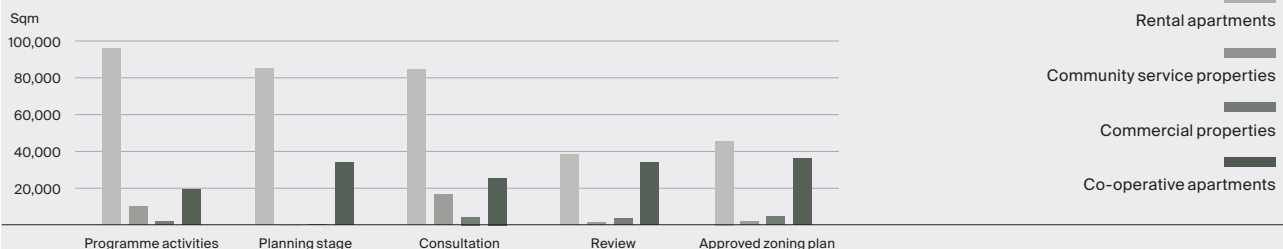
1) Refers to fair value of the investment upon completion.

2) Book value in wholly owned projects. Book value attributable to jointly owned projects is presented under shares in joint ventures and associated companies on the balance sheet.

The table only shows the number of residential units, area, property and rental value, and investment amounts that correspond to Genova's financial stake in jointly owned properties. Properties in which Genova owns more than 50% are recognised as wholly owned. Planned projects in Genova's Järngrinden subsidiary are recognised using the same principle.

Planned projects and planning stage, lettable area

31 March 2024



Estimated earnings capacity

The table below was prepared to provide an indication of Genova's estimated earnings capacity for management activities. The earnings capacity is based on the status of the investment objects at the end of the period, 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, for example, include an assessment of occupancy, vacancy or interest-rate changes.

Rental income is based on annual rental value less vacant premises. Property costs are an estimate of normalised costs for a full year. 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 this interim report. In 2024, the Handelsmannen and Korsängen projects will be gradually completed, which will further strengthen earnings from investment properties by approximately SEK 47m.

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 year-end.

Estimated earnings capacity, 31 March 2024

SEKm	Total investment properties	Ongoing construction	Total
Rental value	562	87	649
Vacancy rate	-36	0	-36
Rental income	526	87	613
Property costs	-124	-12	-136
Net operating income	402	75	477
Central administration, property management	-21	0	-21
Genova's share of income from property management through joint ventures	17	4	21
Net financial items	-217	-47	-264
Income from property management	181	32	213

Sensitivity analysis, cash flow¹

	Change	Effect on cash flow
Contracted annual rent	+/-5%	+/- SEK 26m
Occupancy rate	+/-2 percentage points	+/- SEK 11m
Property costs	+/-10%	+/- SEK 12m
Interest expense	+/-1 percentage point	+/- SEK 65m

1) The cash flow pertains to current earnings capacity. Occupancy rate is based on the rental value.



Korsängen, Enköping

Joint ventures and associated companies

Genova's operations also include investments in joint ventures and associated companies in order to gain access to more attractive investment properties with a possibility for project development of rental apartments, community service properties and commercial premises.

As of 31 March 2024, Genova owned shares in joint ventures and associated companies. The joint ventures held a total of 18 properties with a total property value of approximately SEK 2.0 billion, of which Genova's share amounted to approximately SEK 1.0 billion.

Genova's share of the number of residential building rights is about 1,250, allocated over approximately 110 ksqm.

Genova's share in joint ventures and associated companies

31 March 2024

Name	Percentage, %	Book value, SEKm	Geography	Property management		Project development	
				No. of properties	Share of property value	No. of residential units	Lettable area, ksqm
Share of Järngrinden's associated companies	49	278	Western Sweden	5	258	313	44
SBBGenova Gåshaga	50	112	Stockholm	1	200	385	23
SBBGenova Nackahusen	50	130	Stockholm	4	231	192	12
GenovaRedito	50	59	Knivsta	3	201	76	5
Greenova	50	6	Stockholm	5	91	285	24
		585		18	981	1,251	108



Gredelby 21:1, Knivsta

Key metrics

	Jan-Mar 2024	Jan-Mar 2023	Jan-Dec 2023
Key metrics, properties			
Residential units under construction, no.	612	914	625
Residential units completed, no.	13	92	289
Total no. of building rights	9441	9,230	8,756
Lettable area, commercial properties, ksqm	181.2	207.6	196.3
Lettable area, community service properties, ksqm	169.1	161.1	165.1
Total lettable area, ksqm	350.3	368.7	361.4
Economic occupancy rate, %	93.7	93.5	93.4
NOI margin, %	70.7	70.5	73.1
Net investments, SEKm	167.7	11.4	118.3
Financial key metrics			
Return on equity, %	4.2	-3.4	-9.3
Equity/assets ratio, %	36.3	39.5	37.2
Loan-to-value ratio, %	52.7	49.5	51.8
Loan-to-value ratio, properties, %	61.7	58.1	60.5
Average interest rate, %	5.6	5.8	5.8
Interest-coverage ratio, times	1.7	1.8	1.6
Maturity, no. of years	2.2	2.4	2.4
Key metrics, shares			
Total no. of shares outstanding, 000s	45,613	45,613	45,613
Average no. of shares outstanding, 000s	45,504	45,169	45,504
Income from property management per share, SEK	0.12	-0.16	-0.49
Growth income from property management LTM, per share before dividend, %	97.7	-16.0	97.7
Income per share, SEK	0.29	-1.85	-11.73
Equity, SEKm	4,270.0	4,733.8	4,303.3
Equity attributable to shareholders, SEKm	2,770.0	3,159.5	2,710.9
Equity per share, SEK	60.73	69.27	59.43
Long-term net asset value, SEKm	4,757.7	5,259.4	4,812.3
Long-term net asset value attributable to shareholders, SEKm	3,257.7	3,685.1	3,219.8
Long-term net asset value per share, SEK	71.42	80.79	70.59

Consolidated statement of comprehensive income

SEKm	Jan-Mar 2024	Jan-Mar 2023	Apr 2023- March 2024	Jan-Dec 2023
Rental income	133.1	128.9	507.2	503.0
Operating costs	-29.1	-30.4	-96.6	-98.0
Maintenance costs	-7.2	-4.9	-29.0	-26.7
Property tax	-2.8	-2.8	-10.9	-10.8
Total Property costs	-39.1	-38.0	-136.5	-135.4
Net operating income	94.1	90.9	370.8	367.6
Central administration, property management	-5.3	-6.6	-20.5	-21.8
Central administration, project development	-8.6	-10.7	-33.4	-35.5
Share of profit/loss from joint ventures and associated companies	1.9	-10.3	-4.2	-16.4
- of which value changes, properties	-1.3	-15.7	-12.9	-27.3
Net financial items	-55.0	-52.0	-236.3	-233.3
Income from property management	27.1	11.3	76.4	60.6
Income from new residential construction	-	32.6	7.4	40.0
Other costs	-2.8	-0.7	-13.4	-11.2
Value changes, properties	-6.5	-97.3	-439.5	-530.3
Value changes, derivatives	36.8	0.3	-13.6	-50.0
Currency effects, properties	3.2	4.0	11.5	12.3
Income/loss before tax	57.8	-49.7	-371.2	-478.7
Income tax	-12.9	9.5	40.4	62.7
Net income for the period	45.0	-40.2	-330.8	-416.0
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	45.0	-40.2	-330.8	-416.0
Net income for the period attributable to:				
Parent Company shareholders	35.2	-64.7	-350.9	-450.8
Non-controlling interests	9.7	24.5	20.1	34.9
Total comprehensive income attributable to:				
Parent Company shareholders	35.2	-64.7	-350.9	-450.8
Non-controlling interests	9.7	24.5	20.1	34.9
Income per ordinary share, SEK				
Income per share before and after dilution, SEK ¹	0.29	-1.85	-9.58	-11.73
No. of shares at the end of the period, 000s	45,613	45,613	45,613	45,613
Average no. of shares, 000s	45,504	45,169	45,613	45,504

1) Earnings in relation to average number of ordinary shares after payment for hybrid bonds.

Performance analysis

Amounts in parentheses refer to the January-March 2023 period.

Rental income

During the period, the Group's rental income amounted to SEK 133.1m (128.9), corresponding to growth of 3% in rental income. In the comparable portfolio, terminated rent guarantees from previous acquisitions and additional vacancies in development properties mitigated the effect of this year's rent indexation.

Allocation of rental income		
SEKm	Jan-Mar 2024	Jan-Mar 2023
Comparable portfolio	124.0	120.4
Properties added	9.1	4.8
Properties sold	0.0	3.7
Rental income	133.1	128.9
Commercial properties	60.0	62.3
Community service properties	73.1	66.6
Rental income	133.1	128.9

Property costs

During the period, property costs in the form of operating and maintenance costs and property tax increased to SEK 39m (38), up approximately 3%. The increase in property costs was mainly due to a higher pace of maintenance measures and a decrease in operating costs.

Allocation of property costs		
SEKm	Jan-Mar 2024	Jan-Mar 2023
Comparable portfolio	-37.5	-34.9
Properties added	-1.5	-2.0
Properties sold	0.0	-1.1
Property costs	-39.0	-38.0
Commercial properties	-18.2	-18.5
Community service properties	-20.8	-19.5
Property costs	-39.0	-38.0

Net operating income

During the period, net operating income increased to SEK 94.1m (90.9), up 4%. The NOI margin for the period was 70.7% (70.5). The higher NOI margin was due to the indexation of rental income, and growth in the investment property portfolio via new construction. The comparable portfolio includes development properties with a lower economic occupancy rate pending planned projects. Excluding the development properties, the NOI margin rose to 71.4% (70.8) for the period.

Central administration

Central administrative expenses are allocated between property management and project development. During the period, total central administrative expenses amounted to SEK 13.9m (17.3), corresponding to a decrease of 20%.

Central administration		
SEKm	Jan-Mar 2024	Jan-Mar 2023
Property management		
Other external costs	-0.2	-1.6
Personnel costs	-4.3	-4.3
Depreciation/amortisation and leases	-0.8	-0.7
Central administration, property management	-5.3	-6.6
Project development		
Other external costs	-0.4	-2.6
Personnel costs	-7.0	-6.9
Depreciation/amortisation and leases	-1.2	-1.2
Central administration, project development	-8.6	-10.7

Share of profit from joint ventures and associated companies

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 1.9m (-10.3) and pertained to income from operating activities and value changes.

The positive change of about SEK 12m in earnings compared with the corresponding period of 2023 was mainly attributable to lower negative changes in the value of properties.

Net financial items

Net financing cost amounted to SEK -55.0m (-52.0). The interest expense attributable to property management is a running cost that is charged to net financial items. The financing of project activities, however, is part of the acquisition cost and is capitalised for each project and not charged to profit or loss.

During the period, SEK 22m attributable to project activities was capitalised. The current assessment is that capitalisation attributable to project activities throughout all of 2024 will amount to approximately 30% of the Group's total interest expense moving forward.

As of the balance-sheet date, the average interest rate was 5.2% (5.1) (5.6% including bond loans and construction credit). Financial expenses during the period included SEK 3.7m (4.6) pertaining to financing costs, which are allocated over the terms of the loans. The interest-coverage ratio for the period was 1.7 times (1.8). The interest-coverage ratio excludes non-recurring costs.

Net financial items

SEKm	Jan-Mar 2024	Jan-Mar 2023
Interest income	4.4	5.9
Interest expense, loans	-60.4	-52.9
Interest expense, leases	-0.6	-0.4
Other financial income	5.2	-
Other financial expenses	-3.7	-4.6
Net financial items	-55.0	-52.0

Income from property management

During the period, income from property management amounted to SEK 27.1m (11.3), up 140%. The increase was mainly attributable to lower negative changes in the value of properties in joint ventures and associated companies of SEK 14.4m.

Value changes, properties

The change in value of properties was SEK -6.5m (-97.3). The negative value changes were mainly due to increased yield requirements. Genova's portfolio of commercial rental agreements has a high proportion of rental agreements with indexed rents, which reduced the effect of the increased yield requirements.

Value changes, properties

SEKm	Jan-Mar 2024	Jan-Mar 2023
Change in net operating income	2.9	-10.6
Ongoing construction	11.4	-
Land and unused building rights	17.1	-47.5
Change in yield requirement	-37.4	-39.2
Acquisitions	-	-
Divestments	-0.5	-
Value changes, properties	-6.5	-97.3

Value changes, derivatives

The item mainly comprises changes in the fair value of interest-rate swaps.

Income tax

Recognised tax amounted to SEK -12.9m (9.5) and was mainly attributable to deferred tax on changes in value of properties and derivatives. Both current and deferred tax was calculated using a nominal tax rate of 20.6%. Remaining tax loss carryforwards are an estimated SEK 387m (390), with untaxed reserves of approximately SEK 104m (84). 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 2024	Jan-Mar 2023
Income before tax	57.8	-49.7
Tax rate, %	20.6	20.6
Income tax at the current tax rate	-11.9	10.2
Non-taxable income	11.3	10.6
Non-deductible expenses	-1.0	-1.9
Non-deductible net interest income	-14.0	-8.0
Deductible costs not included in profit or loss	3.9	0.9
Taxable income not included in profit or loss	-0.7	-0.1
Adjustment of tax for prior years	-0.4	-2.3
Change in unused tax loss carryforward	-1.2	-
Other	1.1	-
Tax for the period as per the income statement	-12.9	9.5

Deferred tax liabilities, net

SEKm	Jan-Mar 2024	Jan-Mar 2023
Temporary differences, properties	-535.4	-590.3
Untaxed reserves	-21.5	-17.2
Total deferred tax liabilities	-556.8	-607.5
Tax loss carryforwards	79.8	80.3
Other	0.1	1.7
Total deferred tax assets	79.9	82.0
Deferred tax liabilities, net	-476.9	-525.5

Net income for the period

Net income for the period amounted to SEK 45.0m (-40.2). Compared with 2023, both net operating income and income from property management increased. During the period, negative value changes were also lower year-on-year, resulting in higher income.

Consolidated balance sheet

SEKm	31 Mar 2024	31 Mar 2023	31 Dec 2023
ASSETS			
Non-current assets			
Goodwill	202.9	202.9	202.9
Investment properties	7,704.0	8,079.1	7,679.9
Properties under construction	976.9	945.6	878.0
Development properties	1,378.6	1,105.8	1,298.0
Other tangible assets	24.5	23.3	19.6
Right-of-use assets	12.8	31.7	14.3
Deferred tax assets	79.9	82.0	79.4
Shares in joint ventures and associated companies	585.2	548.2	569.5
Derivatives	-	6.3	-
Other non-current receivables	256.8	292.2	298.1
Total non-current assets	11,221.5	11,317.1	11,039.7
Current assets			
Ongoing residential projects	36.1	90.0	42.6
Rent receivable and accounts receivable	13.4	31.5	18.2
Other receivables	108.6	164.0	103.5
Prepaid expenses and accrued income	96.8	66.6	74.2
Cash and cash equivalents	329.8	318.7	284.5
Total current assets	548.5	670.7	523.0
TOTAL ASSETS	11,770.0	11,987.8	11,562.7
EQUITY			
Total comprehensive income for the period			
Share capital	54.7	54.7	54.7
Other capital contributions	1,652.6	1,652.6	1,652.6
Retained earnings, including net income for the period	1,062.6	1,452.2	1,003.5
Hybrid bond	698.8	800.0	800.0
Non-controlling interests	801.2	774.3	792.4
Total equity	4,270.0	4,733.8	4,303.3
LIABILITIES			
Non-current liabilities			
Long-term interest-bearing liabilities	4,864.8	5,098.0	5,082.2
Derivatives	10.8	-	44.0
Lease liabilities	30.2	29.8	31.8
Other non-current liabilities	68.6	63.0	65.6
Deferred tax liabilities	556.8	607.5	544.4
Total non-current liabilities	5,531.1	5,798.4	5,768.0
Current liabilities			
Current interest-bearing liabilities	1,668.3	1,156.8	1,191.6
Accounts payable	82.4	55.2	84.9
Lease liabilities	9.5	3.5	9.5
Current tax liabilities	6.7	9.0	8.8
Other liabilities	48.1	115.7	69.1
Accrued expenses and deferred income	153.9	115.3	127.5
Total current liabilities	1,968.9	1,455.6	1,491.4
TOTAL LIABILITIES AND EQUITY	11,770.0	11,987.8	11,562.7

Consolidated statement of changes in equity

SEKm	Attributable to Parent Company shareholders						Total equity
	No. of shares outstanding, 000s	Share capital	Other capital contributions	Retained earnings incl. net income for the period	Hybrid bond	Non-controlling interests	
Opening balance, 1 January 2023	41,977	50.4	1,459.5	1,535.8	800.0	749.8	4,595.5
Comprehensive income							
Net income for the year				-450.8		34.9	-415.9
Other comprehensive income				-		-	-
Total comprehensive income				-450.8		34.9	-415.9
Transactions with owners							
Transactions with non-controlling interests						7.8	7.8
Dividends, hybrid bond				-82.8			-82.8
New issue of ordinary shares	3,636	4.4	195.6				200.0
Issue costs of ordinary shares			-2.6				-2.6
Warrants issued				0.9			0.9
Currency effects				0.4			0.4
Closing balance, 31 December 2023	45,613	54.7	1,652.6	1,003.5	800.0	792.5	4,303.3
Opening balance, 1 January 2024	45,613	54.7	1,652.6	1,003.5	800.0	792.5	4,303.3
Comprehensive income							
Net income for the period				35.2		9.7	45.0
Other comprehensive income				-		-	-
Total comprehensive income				35.2		9.7	45.0
Transactions with owners							
Transactions with non-controlling interests						-0.9	-0.9
Hybrid bonds repurchased					-101.3		-101.3
Warrant coverage of convertible loans				48.1			48.1
Dividends, hybrid bond				-22.0			-22.0
Currency effect				-2.3			-2.3
Closing balance, 31 March 2024	45,613	54.7	1,652.6	1,062.6	698.8	801.3	4,269.9

Comments on the balance sheet

Amounts in parentheses refers to 31 March 2023

Goodwill

The Group's goodwill is entirely attributable to the acquisition of Järngrinden at 31 December 2022.

Investment property portfolio and property value

Investment properties

The Group's investment properties comprise 80 properties in total. 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 5.7% as of the balance-sheet date.

Properties under construction

Properties under construction comprise projects in Norrtälje, Enköping, Upplands-Bro and Varberg.

Development properties

Development properties refers to accrued and capitalised costs for construction projects that have not yet commenced and in some cases measured at fair value using the same method as for investment properties. When construction commences, the actual amounts are reclassified as properties under construction.

Ongoing residential projects

Ongoing residential projects refer to Järngrinden's ongoing co-operative apartment projects. The projects are recognised as Ongoing residential projects under current assets.

Property value

The investment property portfolio excluding Järngrinden's portfolio is externally appraised every quarter by independent appraisal organisations. Changes in the value of properties are included in profit or loss. As of 31 March, the entire investment property portfolio had been externally appraised and the appraisals were carried out by CBRE, Newsec and Forum. 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.

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 requirement is a sum of the risk-free interest rate and the risk premium that investors can expect to realise from a given investment.

Change in investment property portfolio

SEKm	Jan-Mar 2024	Jan-Mar 2023	Jan-Dec 2023
Opening value, investment properties	7,679.9	8,183.2	8,183.2
+ Acquisitions	62.5	-	-
+ Building improvements and renovations	22.0	6.5	101.1
- Divestments	-	-	-284.2
+/- Reclassifications	-43.0	-	132.1
+/- Unrealised value changes	-17.4	-110.6	-452.3
Closing value, investment properties	7,704.0	8,079.1	7,679.9
Opening value, properties under construction	878.0	860.5	860.5
+ Acquisitions	-	-	-
+ New construction	77.7	101.5	463.7
- Divestments	-	-	-238.8
+/- Reclassifications	9.5	-16.4	-158.3
+/- Unrealised value changes	11.6	-	-49.1
Closing value, properties under construction	976.8	945.6	878.0
Opening value, development properties	1,298.0	1,023.2	1,023.2
+ Acquisitions	-	-	-
+/- Reclassifications	33.5	16.4	50.4
+/- Unrealised value changes	4.0	30.0	28.8
+ Capitalisation	43.1	36.2	195.7
Closing value, development properties	1,378.6	1,105.8	1,298.0
Opening value, ongoing residential projects	42.6	197.0	197.0
+ Acquisitions	-	-	-
+ New construction	24.6	3.0	42.6
- Divestments	-42.6	-110.0	-197.0
+/- Unrealised value changes	-	-	-
Closing value, ongoing residential projects	-	90.0	42.6
Closing value, investment property portfolio	10,059.4	10,220.5	9,898.6
Investment properties	7,704.0	8,079.1	7,679.9
Ongoing construction	976.8	945.6	878.0
Planned projects	1,378.6	1,105.8	1,298.0
Ongoing residential projects	-	90.0	42.6
Closing value, investment property portfolio	10,059.4	10,220.5	9,898.6

Sensitivity analysis, value changes¹

Value change	+/-5%	+/-10%
Effect on property value	+/- SEK 503m	+/- SEK 1,006m
Adjusted property value	SEK 10,562/ 9,556m	SEK 11,065/9,053m
Effect on loan-to-value ratio	-2.2/2.4%	-4.1/4.9%
Adjusted loan-to-value ratio	51/55%	49/58%
Effect on equity/assets ratio	1.8/-1.9%	3.4/-4.0%
Adjusted equity/assets ratio	38/34%	40/32%

1) The value change is based on fair value as of the balance-sheet date.

Yield requirement per category

% ¹	31 Mar 2024	31 Mar 2023
Commercial properties	6.3	6.0
Community service properties	5.3	4.9
Total	5.7	5.4

1) Refers to average yield requirements for the residual value of Genova's wholly owned and consolidated investment properties at the valuation date. Based on external appraisals of investment properties.

Key metrics investment properties

	31 Mar 2024	31 Mar 2023
Rental value, SEK/sqm	1,604	1,482
Economic occupancy rate, %	94	94
Property costs, SEK/sqm ¹	-354	-348
Net operating income, SEK/sqm ¹	1,148	1,038
NOI margin, % ¹	76	75
Investment property value, SEK/sqm	21,994	21,909
Lettable area, ksqm	350.3	368.7
No. of properties	80	84

1) Calculated based on estimated annual value.

Equity and net asset value

As of 31 March, consolidated equity amounted to SEK 4,270m (4,733.8) and the equity/assets ratio was 36.3% (39.5).

Long-term net asset value amounted to SEK 4,757.7m (5,259.4), down 10%. Long-term net asset value attributable to shareholders was SEK 3,257.7m (3,685.1), down 12%. Long-term net asset value attributable to shareholders per share was SEK 71.42 (80.79).

Net asset value

	31 Mar 2024		31 Mar 2023		31 Dec 2023	
	SEKm	SEK/share	SEKm	SEK/share	SEKm	SEK/share
Equity as per the balance sheet	4,270.0	93.61	4,733.7	103.78	4,303.3	94.34
Reversal:						
Derivatives as per the balance sheet	10.8	0.24	-	-	44.0	0.96
Deferred tax liabilities as per the balance sheet	556.8	12.21	607.5	13.32	554.6	12.16
Less:						
Deferred tax assets as per the balance sheet	-79.9	-1.75	-82.0	-1.80	-89.7	-1.97
Hybrid bond	-698.8	-15.32	-800.0	-17.54	-800.0	-17.54
Non-controlling interests	-801.2	-17.57	-774.3	-16.98	-792.4	-17.37
Long-term net asset value attributable to shareholders	3,257.7	71.42	3,684.9	80.79	3,219.8	70.59

Interest-bearing liabilities

As of 31 March 2024, the Group had interest-bearing liabilities of SEK 6,533m (6,231), with an average interest rate of approximately 5.6% (5.8) excluding construction credit. The average interest rate describes the Group's current interest rate in the credit portfolio on a daily basis as of 31 March and should be interpreted as the average interest rate for the January–March period. Nor is the average interest rate a forecast for the next 12 months since maturity dates and changes in STIBOR have not been taken into account.

As of 31 March 2024, the average maturity was 2.2 years (2.4). The interest and credit term structure at the same date is shown in the table below.

Long-term financing

In the first quarter, Genova issued senior unsecured convertible bonds amounting to SEK 200m, while at the same time repurchasing hybrid bonds valued at approximately SEK 100m. After the end of the quarter, Genova issued additional green senior unsecured bonds amounting to SEK 150m, while at the same time repurchasing additional hybrid bonds valued at approximately SEK 60m. All hybrid bonds were repurchased at a discounted price. Genova's strategy is to reduce outstanding hybrid bonds to an amount of approximately SEK 500m by the First Call Date in March 2026.

In 2024, Genova has maturities of approximately SEK 400m in the credit term structure shown below, where the full amount refers to financing in the bank market.

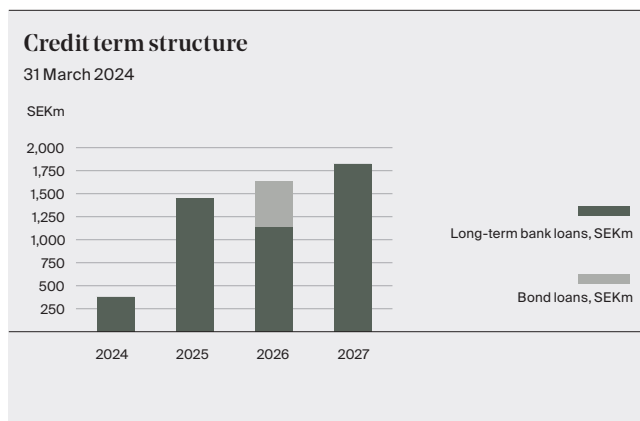
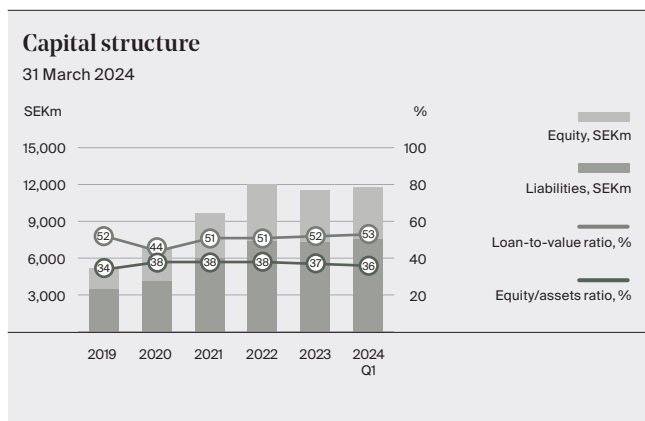
Liquidity and undrawn facilities

The Group's liquidity, including construction credit, amounted to SEK 809m. This amount includes bank balances of SEK 330m, undrawn revolving credit facilities and a bank overdraft totalling SEK 327m, as well as granted construction credit of SEK 151m that has not yet been drawn.

Fixed-rate period

During the period, Genova entered into a new interest-rate swap of SEK 500m with a fixed rate of 2.58%. As of 31 March 2024, Genova had six interest-rate swaps totalling SEK 2,650m, with an average fixed rate of 2.47%.

In addition to this, Genova has a fixed-interest rate loan of SEK 521m, which means that 60% of the credit portfolio (excluding construction credit) is hedged.



Interest and credit term structure

31 March 2024

Term	Interest-rate term ¹		Maturity			Term structure of derivatives	
	Amount, SEKm	Average rate, %	Credit agreements, SEKm	Drawn, SEKm	Undrawn, SEKm	Interest-rate derivative, SEKm	Fixed rate, %
Variable rate ²	2,117	7.34	-	-	-	-	-
2024	-	-	379	379	-	-	-
2025	500	4.36	1,451	1,451	-	500	2.50
2026	600	4.44	1,633	1,633	-	600	2.52
2027	521	4.50	2,076	1,825	251	-	-
2028	1,050	4.46	-	-	-	1,050	2.38
2029	-	-	-	-	-	-	-
2030	500	4.66	-	-	-	500	2.58
Total	5,288	5.62	5,539	5,288	251	2,650	2.47
Construction credit		7.96	1,244	1,093	151		
Total		6.02	6,783	6,381	402		
Loans, excluding bonds and construction credit		5.16	5,039	4,788	251		

1) Average interest rates are calculated using daily interest rates as of 31 March and do not take an average for the entire period into account.

2) SEK 500m pertains to a bond with a credit margin of 5.95%.

Other financial instruments

31 March 2024

	Issue date	Due date	Nominal value, SEKm	Reference rate	Interest margin, %	Current interest, %	Conversion rate, SEK/share
Hybrid bonds ²	5 Mar 2021	5 Mar 2026 ¹	698,750,000	STIBOR 3M	6.75	10.80	-
Convertibles	19 March 2024	19 March 2029	200,000,000	-	6.75	6.75	48.10

1) First Call Date. 2) After the end of the quarter, Genova repurchased additional hybrid bonds amounting to approximately SEK 60m. The outstanding nominal amount was thereafter SEK 640m.

Consolidated cash flow statement

SEKm	31 Mar 2024	31 Mar 2023	31 Dec 2022
Cash flow from operating activities			
Income from property management	27.1	11.3	60.6
Adjustment for non-cash items*	39.0	11.5	46.1
Other costs	-2.8	-0.7	-11.23
Income tax paid	-6.5	-1.4	-6.5
Cash flow from operating activities before changes in working capital	56.8	20.7	88.9
Changes in working capital			
Change in accounts receivable	4.8	-2.4	10.9
Change in other operating receivables	-28.2	-8.1	55.3
Change in accounts payable	-2.5	-46.3	-9.1
Change in other operating liabilities	5.3	-6.0	-70.7
Cash flow from operating activities	36.3	-42.1	75.3
Cash flow from investing activities			
Investments in properties and projects	-162.2	-165.7	-812.4
Investments in tangible assets	-5.4	-	-0.5
Divestments of properties	-	154.4	705.9
Investments in subsidiaries	-	-	-41.4
Dividend from associated companies	22.6	-	37.3
Change in other financial assets	12.3	0.4	-8.0
Cash flow from investing activities	-132.8	-10.9	-119.2
Cash flow from financing activities			
New issue of ordinary shares	-	200.0	200.0
Issue costs of ordinary shares	-	-2.6	-2.6
Hybrid bonds repurchased	-96.0	-	-
Loans raised	269.0	50.0	1,567.6
Repayment of loans	-9.7	-122.5	-1,609.2
Dividends paid ¹	-21.5	-18.9	-85.2
Changes in non-controlling interests	-	8.0	-
Cash flow from financing activities	141.8	114.0	70.7
Cash flow for the period	45.4	61.0	26.8
Opening cash and cash equivalents	284.5	257.7	257.7
Closing cash and cash equivalents	329.8	318.7	284.5
<i>* Other non-cash items</i>			
Reversal of depreciation and amortisation	2.0	1.6	7.2
Share of profit/loss from joint ventures	-1.9	10.3	16.4
Accrued interest	38.9	-0.4	22.5
	39.0	11.5	46.1
Interest received	1.8	5.9	6.4
Interest paid	-57.9	-57.0	-160.5

1) Of which SEK -21.5m (-18.9) pertains to interest on hybrid bonds.

Segment reporting

SEKm	Jan-Mar 2024				Jan-Mar 2023			
	Property management	Other	Not allocated	Total	Property management	Other	Not allocated	Total
Rental income	133.1			133.1	128.9			128.9
Total income	133.1			133.1	128.9			128.9
Property costs	-39.1			-39.1	-38.0			-38.0
Total property costs	-39.1			-39.1	-38.0			-38.0
Net operating income/Income from new construction	94.1			94.1	90.9			90.9
Central administration	-5.3		-8.6	-13.9	-6.6		-10.7	-17.3
Share of profit/loss from joint ventures	1.9			1.9	-10.3			-10.3
Net financial items	-55.0			-55.0	-52.0			-52.0
Income from new residential construction			-	-			32.6	32.6
Other costs	-1.0		-1.8	-2.8			-0.7	-0.7
Value changes, properties	-6.5			-6.5	-97.3			-97.3
Value changes, derivatives	36.8			36.8	0.3			0.3
Currency effects, properties	3.2			3.2	4.0			4.0
Income before tax	68.3		-10.4	57.9	-70.9		21.2	-49.7
Segment-specific assets								
Investment properties	7,704.0			7,704.0	8,079.1			8,079.1
Properties under construction	940.7			940.7	945.6			945.6
Development properties	1,378.6			1,378.6	1,105.8			1,105.8
Ongoing residential projects	36.1			36.1	-			-
Shares in joint ventures	569.5			569.5	548.2			548.2
Segment-specific investments								
Acquisitions and investments in properties	84.5			84.5	111.0			111.0

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. Management regularly reviews how internal reporting could be developed. As the number of managed rental apartments grows, recognition and segment reporting will also increase. At present, a volume of 1,000 rental apartments is deemed reasonable to make a new segment. As of 31 March 2024, the volume was 240 rental apartments.

Parent Company income statement

SEKm	Jan-Mar 2024	Jan-Mar 2023	Apr 2023- Mar 2024	Jan-Dec 2023
Net sales	2.1	0.0	9.5	7.4
Total operating income	2.1	0.0	9.5	7.4
Other external costs	-1.5	-1.4	-37.2	-37.0
Personnel costs	-2.4	-2.4	-9.6	-9.5
Total operating expenses	-3.9	-3.7	-46.7	-46.5
Operating loss	-1.8	-3.7	-37.2	-39.1
Impairment of participations in Group companies	-	-	-256.4	-256.4
Interest income and similar profit items	6.2	18.1	236.3	248.2
Interest expense and similar loss items	-25.9	-26.7	-154.6	-155.5
Loss from financial items	-19.7	-8.6	-174.7	-163.6
Appropriations				
Group contributions received	-	-	38.9	38.9
Loss before tax	-21.4	-12.3	-173.0	-163.9
Tax on income for the year	-	-	-	-
Net loss for the year	-21.4	-12.3	-173.0	-163.9
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-21.4	-12.3	-173.0	-163.9

Parent Company balance sheet

SEKm	31 Mar 2024	31 Mar 2023	31 Dec 2023
ASSETS			
Non-current assets			
Financial assets			
Participations in Group companies	818.2	818.2	818.2
Deferred tax assets	22.4	22.4	22.4
Receivables from Group companies	1,810.0	1,957.3	1,743.6
Total financial assets	2,650.6	2,797.9	2,584.2
Current receivables			
Receivables from Group companies	-	-	52.1
Other receivables	4.6	3.0	4.5
Prepaid expenses and accrued income	5.2	0.4	1.2
	9.8	3.4	57.8
Cash and cash equivalents	62.3	92.3	11.3
Total current assets	72.1	95.7	69.1
TOTAL ASSETS	2,722.7	2,893.6	2,653.3
EQUITY AND LIABILITIES			
Total comprehensive income for the period			
Restricted equity			
Share capital	54.7	54.7	54.7
Total restricted equity	54.7	54.7	54.7
Unrestricted equity			
Share premium reserve	1,004.8	1,004.8	1,004.8
Retained earnings	-785.8	-536.9	-733.2
Net loss for the period/year	-21.4	-12.3	-30.7
Total unrestricted equity	197.5	455.6	240.9
Hybrid bond	698.8	800.0	800.0
Total equity	951.0	1,310.3	1,095.6
Non-current liabilities			
Liabilities to credit institutions	400.0	-	400.0
Bond loans	493.1	720.6	492.5
Convertible debentures	200.0	-	-
Liabilities to Group companies	645.4	-	592.3
Total non-current liabilities	1,738.5	720.6	1,484.8
Current liabilities			
Overdraft facility	14.0	-	14.0
Bond loans	-	522.3	-
Liabilities to Group companies	0.6	318.5	37.4
Accounts payable	0.3	0.3	1.5
Current tax liabilities	-	0.2	0.0
Other liabilities	0.7	20.5	2.9
Accrued expenses and deferred income	17.6	1.0	17.1
Total current liabilities	33.2	862.7	72.9
TOTAL LIABILITIES AND EQUITY	2,722.7	2,893.6	2,653.3

Parent Company statement of changes in equity

SEKm	Share capital	Share premium reserve	Retained earnings	Net income for the year	Hybrid bond	Total equity
Opening balance, 1 January 2023	50.4	811.7	-485.1	-33.0	800.0	1,144.0
Carried forward			-33.0	33.0		-
Net loss for the year				-163.9		-163.9
Total comprehensive income				-163.9		-163.9
Transactions with owners						
Dividends, hybrid bond			-82.8			-82.8
New issue of ordinary shares	4.4	195.6				200.0
Issue costs of ordinary shares		-2.6				-2.6
Warrants issued			0.9			0.9
Closing balance, 31 December 2023	54.7	1,004.8	-600.0	-163.8	800.0	1,095.7
Opening balance, 1 January 2024	54.7	1,004.8	-600.0	-163.8	800.0	1,095.7
Carried forward			-163.8	163.8		-
Net loss for the year				-21.4		-21.4
Total comprehensive income				-21.4		-21.4
Transactions with owners						
Hybrid bonds repurchased					-101.3	-101.3
Dividends, hybrid bond			-22.0			-22.0
Closing balance, 31 March 2024	54.7	1,004.8	-785.8	-21.4	698.8	951.0

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 1,880 shareholders. As of 28 March 2023, the closing price for the share was SEK 38.50. As of 31 March 2024, the total number of shares in Genova was 45,613,329.

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 buy and sell volumes corresponding to at least SEK 75,000 with a maximum bid-ask spread of 4%.

Shareholders

31 March 2024

Name	No. of shares	Holding (%)	Votes (%)
Micael Bile (via company)	17,814,999	39.06	39.06
Andreas Eneskjöld (via company)	7,600,000	16.66	16.66
Länsförsäkringar Fondförvaltning AB	3,510,927	7.70	7.70
Swedbank Robur Fonder	3,400,000	7.45	7.45
Avanza Pension	3,041,894	6.67	6.67
Michael Moschewitz (via company)	2,160,000	4.74	4.74
Capital Research and Management	2,126,731	4.66	4.66
Skandia	1,504,663	3.30	3.30
Enter Fonder	970,929	2.13	2.13
BNP Paribas	342,146	0.75	0.75
Cancerfonden	327,020	0.72	0.72
Handelsbanken Fonder	268,640	0.59	0.59
Roosgruppen	230,000	0.50	0.50
Futur Pension	207,620	0.46	0.46
SEB Investment Management	199,006	0.44	0.44
Total other shareholders	1,908,754	4.18	4.18
Total	45,613,329	100.00	100.00

Other information

Organisation

During the period, the average number of employees in the organisation was 53 (50), of whom 26 (24) 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 39 of Genova's 2023 Annual Report. The year-on-year nature of transactions and volume remained essentially unchanged during the year. 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 in Stockholm on 2 May 2024.

Incentive programmes

Genova has two incentive programmes that run from 2021 to 2024 and 2023 to 2026, respectively. For more information about the terms of the programmes, refer to the 2023 Annual Report or the company's website (www.genova.se).

Risk and risk management

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. The risks that Genova considers most material can be divided into the categories of external, operational, financial risks and sustainability risks. For more information about Genova's risks, refer to the 2023 Annual Report on pages 43–47.

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. In addition to the financial statements and their related notes, the information required by IAS 34.16A is also disclosed 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 2023 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 2023 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, 2 May 2024

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 2024	2 May 2024
Interim report January-June 2024	14 August 2024
Interim report January-September 2024	25 October 2024
Year-end report, January-December 2024	19 February 2025

For further information, please contact:

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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 2 May 2024 at 9.00 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 total assets. The loan-to-value ratio is used to assess Genova's financial risk.

Loan-to-value ratio, properties, %

Interest-bearing liabilities less cash and cash equivalents in relation to the market value of investment properties, properties under construction, development properties and ongoing residential projects 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. 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 from property management attributable to shareholders 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 bond 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

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SE-753 11 Uppsala, Sweden

genova.se



G E N O V A