

Year-end report

*Slättö*  
**Value  
Add I**  
**Q4**

Jan-Dec  
**2023**

Org.number: 556994-4464

**SLÄTTÖ**



# The period in summary

## About Slättö Value Add I

Slättö Value Add I AB is a Swedish public limited liability company registered with the Swedish Financial Supervisory Authority as a Swedish Alternative Investment Fund. The fund is managed by Slättö Förvaltning AB.

The fund is focused on development of residential properties with a clear emphasis on rental apartments, with the addition of investments in cash flow generating industrial and logistics properties.

### Quarter October–December 2023

- Net profit for the quarter amounted to SEK 70.3 million (-51.5).
- Total assets amounted to SEK 3,406.5 million (3,315.8).
- Negotiated the rent with the tenants' association for one of the six properties sold to Barings in Bromsten, Spånga.
- Completion of the logistics projects in Enköping and Örebro that were divested in 2022.
- Completion of the second and third phase of the residential project in Norrtälje Hamn. Both phases are fully let.
- A dividend distribution of SEK 46.6 m was declared at an extraordinary general meeting in December.

### Events after the end of the period

No other significant events occurred after the end of the quarter.

### Notable risks and uncertainties

The group is exposed to different financial risks through its business. Financial risks are fluctuations in the group's profit and loss and cash flow that arise from changes in e.g. changes in the rate of interests. The group is mainly exposed to commercial risks, refinancing risks, project risks, interest rate risks and tax risks.

### Period January–December 2023

- Net profit for the period amounted to SEK -17.2 million (117.0).
- Completed and sold all units in the Luna 5 condominium project in Helsingborg.
- The SEK 400 million bond in Slättö Fastpartner Spånga was repaid in full at maturity.
- Acquired shares in Logistea AB (publ), a listed company that specializes in logistics properties.
- The logistics properties Stenvreten 6:17 in Enköping and Våghyveln 1 in Örebro, which were sold in a forward funding transaction to BlackRock Real Assets in 2022, were completed. The transactions were settled in January 2024. The anticipated completion of the final property, Botvidsgymnasiet 8 in Botkyrka, is expected in Q2 2024.
- The construction of two preschools in Halmstad and Sollentuna has been completed. The property in Halmstad has a 16-year lease with a rental value of SEK 2.7 million and the property in Sollentuna has a 20-year lease with a rental value of SEK 3.1 million.
- Dividend distributions of SEK 47.8 m was declared at the annual general meeting in May. An additional dividend distribution of SEK 46.6 m was declared at an extraordinary general meeting in December.

## Related party transactions

The group purchases management services from related parties. The transactions are carried out at an arm's length.

## Key data

TSEK	Oct–Dec 2023	Oct–Dec 2022	Jan–Dec 2023	Jan–Dec 2022
Result from property management, TSEK	-64,580	-44,138	-87,186	-36,866
Profit before tax, TSEK	84,939	-101,155	-5,877	104,209
Shareholders' equity, TSEK	2,049,229	2,020,387	2,049,229	2,020,387
Total assets, TSEK	3,406,534	3,315,768	3,406,534	3,315,768
Equity ratio, %	60.2%	60.9%	60.2%	60.9%

# Financial reports

## CONSOLIDATED INCOME STATEMENT

TSEK	Oct-Dec 2023	Oct-Dec 2022	Jan-Dec 2023	Jan-Dec 2022
Rental income	4,678	3,876	11,566	8,896
Other income	2,128	2,249	7,487	4,712
Operating costs	-2,463	-10,248	-11,300	-14,512
<b>Operating earnings</b>	<b>4,342</b>	<b>-4,123</b>	<b>7,753</b>	<b>-904</b>
Central administration	-9,023	-13,404	-63,387	-55,796
Results from associated companies/joint ventures	-38,205	-35,611	-47,829	46,878
Result from other financial items	-	35,784	-	-
Results from sale of properties	-17,030	-21,573	-4,484	-
Financial income	9,715	9,142	78,295	27,119
Financial expenses	-14,380	-14,353	-57,533	-54,162
<b>Result from property management</b>	<b>-64,580</b>	<b>-44,138</b>	<b>-87,186</b>	<b>-36,866</b>
Income, residential development	41,016	4,706	41,437	16,151
Costs, residential development	-40,993	-6,851	-55,260	-17,492
<b>Result before changes in value</b>	<b>-64,557</b>	<b>-46,283</b>	<b>-101,010</b>	<b>-38,207</b>
Changes in value, properties	-5,273	-41,825	30,475	155,970
Changes in value, financial instruments	154,769	-13,047	64,658	-13,554
<b>Profit before tax</b>	<b>84,939</b>	<b>-101,155</b>	<b>-5,877</b>	<b>104,209</b>
Current tax	-232	-518	-232	-518
Deferred tax	-14,395	50,125	-11,110	13,301
<b>Profit for the period</b>	<b>70,312</b>	<b>-51,548</b>	<b>-17,219</b>	<b>116,992</b>
<b>Consolidated report of comprehensive income</b>				
<b>Net comprehensive income for the year</b>	<b>70,312</b>	<b>-51,548</b>	<b>-17,219</b>	<b>116,992</b>
Attributable to:				
Parent Company shareholders	81,895	13,381	-122,263	133,643
Non-controlling interest	-11,584	-64,931	105,044	-16,651

## CONSOLIDATED BALANCE SHEET

TSEK	Dec 31, 2023	Dec 31, 2022
<b>Fixed assets</b>		
Investment properties	1,430,280	1,453,342
Participations in associated companies/joint ventures	271,470	367,538
Receivables from associated companies/joint ventures	86,361	-
Financial assets fair value	489,279	-
Other long-term receivables	958	959
<b>Total fixed assets</b>	<b>2,278,348</b>	<b>1,821,839</b>
<b>Current assets</b>		
Properties classified as current assets	158,081	79,994
Accounts receivable	53,554	17,505
Receivables from associated companies/joint ventures	252,106	336,664
Participations in tenant-owner associations	115	-
Financial assets at fair value	-	188,013
Other current receivables	499,220	447,409
Prepaid expenses and accrued income	33,330	23,885
Liquid funds	128,079	399,479
Tax receivable	3,701	980
<b>Total current asset</b>	<b>1,128,186</b>	<b>1,493,929</b>
<b>TOTAL ASSETS</b>	<b>3,406,534</b>	<b>3,315,768</b>

## CONSOLIDATED BALANCE SHEET

TSEK	Dec 31, 2023	Dec 31, 2022
<b>Equity</b>		
Share capital	556	556
Other capital contributed	1,049,177	1,049,177
Retained profits including net profit for the year	359,633	567,583
<b>Shareholders' equity attributable to the Parent Company's shareholders</b>	<b>1,409,366</b>	<b>1,617,315</b>
Non-controlling interest	639,863	403,071
<b>Total shareholders' equity</b>	<b>2,049,229</b>	<b>2,020,387</b>
<b>Long-term liabilities</b>		
Deferred tax liability	58,374	47,264
Long-term interest-bearing liabilities	542,560	508,773
Financial liability at fair value	23,704	-
<b>Total long-term liabilities</b>	<b>624,638</b>	<b>556,036</b>
<b>Current liabilities</b>		
Short-term interest-bearing liabilities	537,708	603,544
Accounts payable	4,137	7,345
Current liabilities to associated companies/joint ventures	8,853	59,755
Other current liabilities	120,631	22,920
Accrued expenses and prepaid income	61,338	45,781
<b>Total current liabilities</b>	<b>732,667</b>	<b>739,345</b>
<b>Total liabilities</b>	<b>1,357,305</b>	<b>1,295,381</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>3,406,534</b>	<b>3,315,768</b>

## CONSOLIDATED CASH FLOW STATEMENT

TSEK	Oct-Dec 2023	Oct-Dec 2022	Jan-Dec 2023	Jan-Dec 2022
<b>Current operations</b>				
Result before changes in value	-64,557	-46,283	-101,010	-38,206
Adjustment for items not included in the cash flow	64,919	38,193	33,885	32,797
Difference between paid interest and financial expenses	-17,548	8,345	-52,962	16,106
Difference between received interest and financial income	51,022	-26,871	63,243	-49,570
Income tax paid	323	8,416	-2,953	405
<b>Cash flow from current operations before changes in working capital</b>	<b>34,159</b>	<b>-18,200</b>	<b>-59,796</b>	<b>-38,468</b>
<b>Changes in working capital</b>				
Change in properties classified as current assets	-29,251	118,146	-99,680	-18,698
Change in operating receivables	132,554	81,676	299,989	299,285
Change in operating liabilities	-23,971	74,791	5,252	104,705
<b>Cash flow from current operations</b>	<b>113,490</b>	<b>256,413</b>	<b>145,766</b>	<b>346,824</b>
<b>Investment operations</b>				
Acquisition of properties	-157	-62,000	-50,157	-62,000
Investment in properties	-10,962	-196,860	-178,309	-444,612
Divestment of properties	-	250,483	154,704	452,054
Acquisition and divestment of associated companies/joint ventures	-	-200,799	-	-20,908
Loans to associated companies/joint ventures	-11,018	-	-11,018	-
Repayment of loans from associated companies/joint ventures	-194,942	-	-215,942	-110,148
Dividends from associated companies/joint ventures	-	-	-	53,482
Acquisition of financial assets	-	-	63,500	72,100
Divestment of financial assets	-	-	-290,631	-
Dividend on financial assets	11,489	152,547	42,078	152,547
Divestment of other shares	1,318	-	5,534	-
<b>Cash flow from investment operations</b>	<b>-204,273</b>	<b>-56,629</b>	<b>-480,241</b>	<b>92,515</b>
<b>Financing operations</b>				
Paid dividend	-	-89,178	-47,842	-449,632
Shareholder contribution from non-controlling interest	4,240	-	168,240	-
Paid dividend non-controlling interests	-8,400	-	-62,340	-
Realized derivative	-	-	-	466
Proceeds from borrowing	86,602	-123,442	502,969	-
Repayment of borrowing	-97,875	-14,523	-497,952	-114,523
<b>Cash flow from financing operations</b>	<b>-15,433</b>	<b>-227,143</b>	<b>63,075</b>	<b>-563,689</b>
Total cash flow	-106,215	-27,359	-271,400	-124,350
Liquid funds at the beginning of the period	234,294	427,378	399,479	523,829
<b>Liquid funds at the end of the period</b>	<b>128,079</b>	<b>399,479</b>	<b>128,079</b>	<b>399,479</b>

## CHANGE IN CONSOLIDATED SHAREHOLDERS' EQUITY

TSEK	Shareholders' equity attributable to the parent company's shareholders				Non-controlling interest	Total share-holders' equity
	Share capital	Other capital contributed	Retained profits including net profit for the year	Total		
<b>Total equity January 1, 2022</b>	<b>556</b>	<b>1,049,177</b>	<b>843,852</b>	<b>1,893,585</b>	<b>458,722</b>	<b>2,352,307</b>
<b>Net comprehensive income for the year</b>						
Profit for the period	-	-	133,643	133,643	-16,651	116,992
Other comprehensive income	-	-	-	-	-	-
<b>Total net comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>133,643</b>	<b>133,643</b>	<b>-16,651</b>	<b>116,992</b>
<b>Contributions from and transfers of value to the company's owners</b>						
Dividend	-	-	-409,913	-409,913	-39,000	-448,913
<b>Total contributions from and transfers of value to the company's owners</b>	<b>-</b>	<b>-</b>	<b>-409,913</b>	<b>-409,913</b>	<b>-39,000</b>	<b>-448,913</b>
<b>Transactions with non-controlling interests</b>						
Total transactions with non-controlling interests	-	-	-	-	-	-
<b>Shareholders' equity December 31, 2022</b>	<b>556</b>	<b>1,049,177</b>	<b>567,582</b>	<b>1,617,315</b>	<b>403,071</b>	<b>2,020,386</b>
<b>Total equity January 1, 2023</b>	<b>556</b>	<b>1,049,177</b>	<b>567,582</b>	<b>1,617,315</b>	<b>403,071</b>	<b>2,020,386</b>
<b>Net comprehensive income for the year</b>						
Profit for the period	-	-	-122,263	-122,263	105,044	-17,219
Other comprehensive income	-	-	-	-	-	-
<b>Total net comprehensive income or the year</b>	<b>-</b>	<b>-</b>	<b>-122,263</b>	<b>-122,263</b>	<b>105,044</b>	<b>-17,219</b>
<b>Contributions from and transfers of value to the company's owners</b>						
Shareholder contributions	-	-	-	-	202,800	202,800
Dividend	-	-	-94,399	-94,399	-62,340	-156,739
<b>Total contributions from and transfers of value to the company's owners</b>	<b>-</b>	<b>-</b>	<b>-94,399</b>	<b>-94,399</b>	<b>140,460</b>	<b>46,061</b>
Total transactions with non-controlling interests	-	-	8,712	8,712	-8,712	-
<b>Shareholders' equity December 31, 2023</b>	<b>556</b>	<b>1,049,177</b>	<b>359,632</b>	<b>1,409,365</b>	<b>639,862</b>	<b>2,049,228</b>

## PARENT COMPANY INCOME STATEMENT

TSEK	Oct-Dec 2023	Oct-Dec 2022	Jan-Dec 2023	Jan-Dec 2022
Other income	26	-6	26	59
<b>Sales</b>	<b>26</b>	<b>-6</b>	<b>26</b>	<b>59</b>
Central administration	2,352	-5,044	-40,142	-38,235
<b>Operating earnings</b>	<b>2,378</b>	<b>-5,050</b>	<b>-40,116</b>	<b>-38,176</b>
Profit/loss from participations in group companies	-136,198	-2,142	-134,206	19,431
Financial income	104,046	21,837	104,082	42,960
Financial expenses	-76,267	-21,740	-111,861	-63,454
<b>Income after financial items</b>	<b>-106,040</b>	<b>-7,095</b>	<b>-182,100</b>	<b>-39,239</b>
Appropriations	63,881	8,018	63,881	8,019
<b>Earnings before tax</b>	<b>-42,160</b>	<b>923</b>	<b>-118,220</b>	<b>-31,220</b>
Taxes	-	-9,529	-	-16,102
<b>Net profit/loss for the period</b>	<b>-42,160</b>	<b>-8,606</b>	<b>-118,220</b>	<b>-47,322</b>



## PARENT COMPANY BALANCE SHEET

TSEK	Dec 31, 2023	Dec 31, 2022
<b>Assets</b>		
<b>Fixed assets</b>		
<i>Financial fixed assets</i>		
Participation in group companies	120,836	115,144
Participation in associated companies	554	536
<b>Total financial fixed assets</b>	<b>121,389</b>	<b>115,680</b>
<b>Total fixed assets</b>	<b>121,389</b>	<b>115,680</b>
<b>Current receivables</b>		
Receivables from group companies	1,410,849	494,511
Receivables from associated companies	3,435	3,384
Tax receivable	43	43
Other current receivables	189	38,637
Prepaid expenses and accrued income	15,302	53
<b>Total current receivables</b>	<b>1,429,819</b>	<b>536,628</b>
Liquid funds	107,324	218,780
<b>Total current assets</b>	<b>1,537,142</b>	<b>755,408</b>
<b>TOTAL ASSETS</b>	<b>1,658,532</b>	<b>871,088</b>

## PARENT COMPANY BALANCE SHEET

TSEK	Dec 31, 2023	Dec 31, 2022
<b>Equity and liabilities</b>		
<b>Equity</b>		
<b>Restricted equity</b>		
Share capital	556	556
<b>Unrestricted equity</b>		
Share premium reserve	1,049,257	1,049,257
Profit brought forward	-684,146	-542,425
Profit for the period	-118,220	-47,322
<b>Total equity</b>	<b>247,447</b>	<b>460,066</b>
<b>Long-term liabilities</b>		
Long-term interest-bearing liabilities	396,313	393,035
<b>Total long-term liabilities</b>	<b>396,313</b>	<b>393,035</b>
<b>Current liabilities</b>		
Accounts payable	3	-
Current liabilities to associated companies/joint ventures	18	-
Current liabilities to group companies	960,911	11,972
Other current liabilities	46,616	62
Accrued expenses and prepaid income	7,224	5,952
<b>Total current liabilities</b>	<b>1,014,772</b>	<b>17,986</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,658,532</b>	<b>871,088</b>

# NOTES

## Note 1

### Accounting principles

The year-end report for the Group has been prepared in accordance with the Annual Accounts Act and IAS 34, Interim Financial Statements and, in the case of the Parent Company, in accordance with the Annual Accounts Act. Information according to IAS 34.16A is available not only in the financial reports and their notes but also in the rest of the year-end report.

## Note 2

### Significant estimates and assessments

Estimates and assessments are evaluated continuously and are based on experiences and other circumstances, including expectations on future events which are considered reasonable during current conditions.

The group makes assessments and assumptions about the future that affect the reported value of asset and liability and income and expense items. Actual outcomes can then differ from these assessments if other conditions arise. The estimates and assumptions that have a material impact on the reported values of assets and liabilities are described in note 2 in the annual report of the group.

## Note 3

### Financial assets and liabilities valued at fair value

For assets and liabilities measured at amortized cost, this is assumed to be a reasonable estimate of the fair value. For some of these items, however, there is a fair value that marginally differs from the carrying amount due to changes in interest rates. For other loans, fair value is deemed to agree with the carrying amount as the credit margins agreed are still market based.

## Note 4

### Operating segments

The Group's operations comprise one operating segment, that is to say, the Group's operations comprise a business that generates income and expenses and whose operating profit is regularly assessed by the company's chief operating decision maker as a basis for monitoring earnings and allocating resources.

This year-end report has not been subject to a review by the parent company's auditors.

Stockholm 21 February, 2024

Johan Karlsson  
Chairman

Erik Dansbo  
Board member

Jonas Andersson  
Board member

Christian Bratt  
CEO





SLÄTTÖ