



# QUARTIERS TIERS

P R O P E R T I E S

**INTERIM REPORT  
JANUARY THROUGH MARCH 2022**

## POSITIVE ADJUSTED EBITDA IN THE SEASONALLY WEAKEST QUARTER DEMONSTRATES THE STRENGTH OF QUARTIERS' BUSINESS MODEL

### SUMMARY OF THE PERIOD

- Net sales amounted to SEK 34,927 (10,614) thousand. The sharp increase compared with the first quarter of 2021 was partly due to the removal of most Covid-19 restrictions, which clearly led to increased travel. At Boho Club, despite the low season, this resulted in unusually high occupancy and good room rates. It also enabled more apartment sales. The sales figure was also positively impacted by improved operating efficiency and a consistent focus on customer satisfaction and sales.
- Operating income was SEK -9,198 (-8,539) thousand. EBITDA amounted to SEK -6,127 (-5,186) thousand. The properties divested during the period were previously reported at fair value with a total value adjustment of SEK 10,364 (2,912) thousand. As a result, adjusted EBITDA, i.e. EBITDA excluding previous revaluations, amounted to SEK 4,237 (-2,274) thousand.
- Net financial items were SEK -14,197 (-7,788) thousand. Net financial items include exchange losses on the company's interest-bearing liabilities totalling SEK -6,935 thousand. The significant difference between 2022 and 2021 is therefore due to unrealised foreign exchange losses.
- Cash flow from operational management and property sales amounted to SEK -13,942 (-1,535) thousand. Cash flow includes the final payment to the seller of Centro Forestal Sueco, which negatively affected cash flow by SEK 15,913 thousand. Excluding this non-recurring item, cash flow amounted to SEK 1,971 thousand.
- Income after tax was SEK -20,804 (-15,599) thousand.
- Earnings per share were SEK -0.39 (-0.30).
- Shareholders' equity at 31 March 2022 was SEK 240,698 (266,905) thousand.
- The company's net asset value at 31 March 2022 was SEK 294,918 (300,970) thousand, which equates to SEK 5.38 (5.88) per share.

### SIGNIFICANT EVENTS IN THE FIRST QUARTER OF THE YEAR

- On 31 March, a new share issue was completed through the exercising of outstanding series TO2020/2022 warrants. The take-up rate was 88 percent and the company received SEK 10.8 million. The company received the proceeds in April.
- In March, a change was made to the company's management team, with the creation of the new role of Head of Business Support. This role has been filled by Maria Cepero, the former CFO, while the new CFO is Carl-Fredrik Morander, who has supported the company's financial reporting since 2017.

### EVENTS AFTER THE END OF THE PERIOD

- Work on refinancing the company's loan from DeShaw/Alantra is ongoing and progress was made in the first quarter of 2022. The company continues to believe that refinancing will take place in the first half of 2022, with a significant reduction in the company's finance costs, while cash flow is expected to be freed up for project and business development.

# QUARTIERS IN BRIEF

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**Quartiers Properties is a Swedish-owned real estate development company listed on Nasdaq First North in Stockholm. The company's business is geographically focused on Spain. Quartiers mainly invests in properties aimed at an affluent international target group.**

Quartiers is the only publicly listed property company in Sweden whose entire business is geographically focused on Spain. The company is active in two main segments: property development and operator activities.

The company draws on its Nordic background, with expertise in design and customer service that generates value in its property portfolio. Its products are created with a focus on a discerning Scandinavian target group. This helps to ensure the high quality of the company's projects, as well as an attractiveness that also appeals to numerous nationalities, including the local Spanish population.

In property development, the company invests in property projects in the premium segment. The company aims to maintain a well-balanced project portfolio with a continual return and cash flows in the form of realised sales.

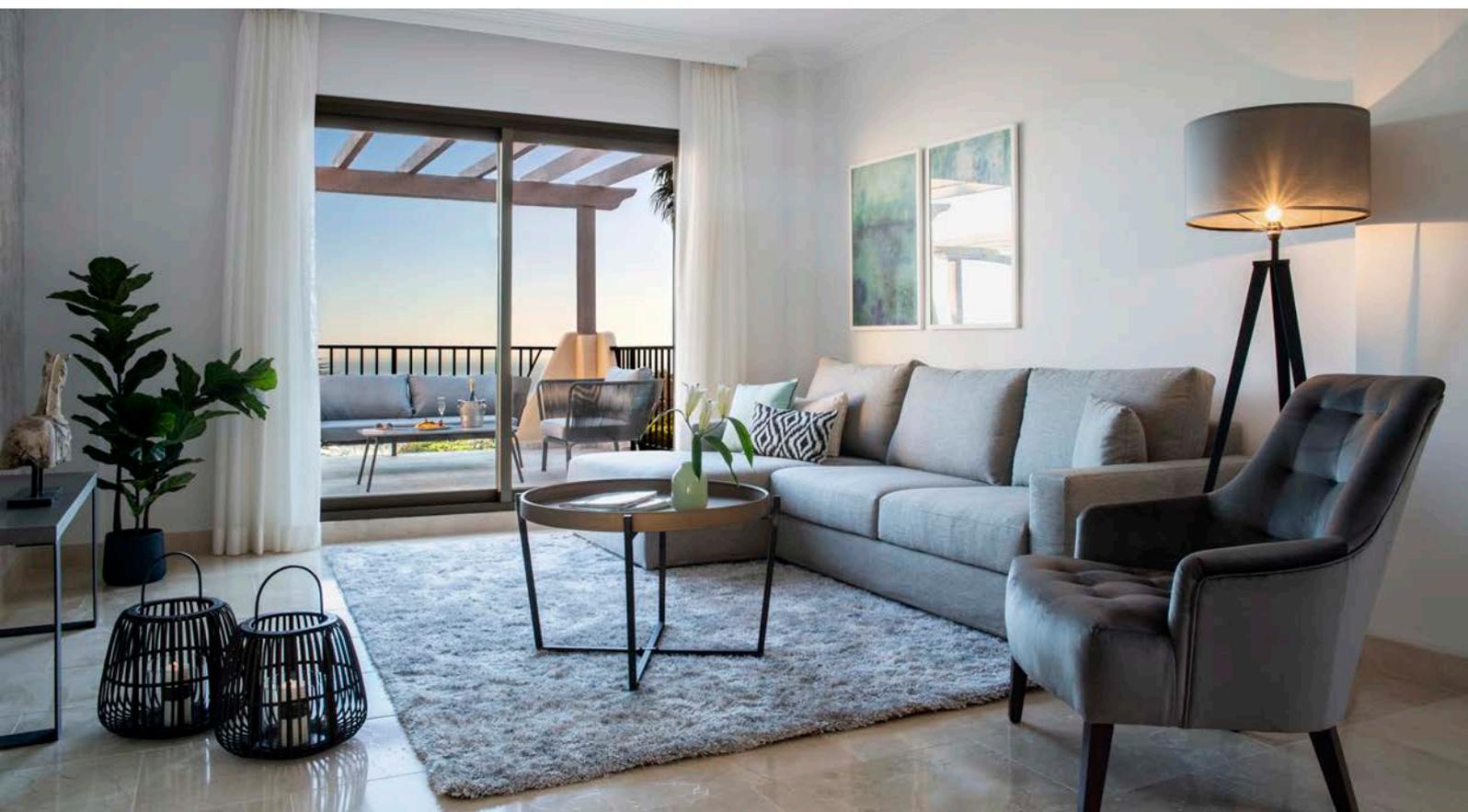
Operator activities, which consist of hotel and restaurant management, generate current revenue while contributing to the creation of value in those of the company's projects in which operational management is an important part of property development. For example, the Boho Club concept, which the company created, is

already in use at one of the company's properties and is contributing to improved net operating income, resulting in increases in value. The company intends to replicate this model at more properties. The seasonally weak first quarter of 2022 showed strong sales growth compared with both the first quarter of 2021 and the fourth quarter of 2021 in both segments.

During the first quarter, the refinancing of the loan taken out in 2020 in connection with the outbreak of Covid-19 went as the company planned. The previously announced objective of completing the refinancing, thereby reducing the company's financing costs, is still expected to take place in the first half of 2022.

It has now been five years since Quartiers Properties' ordinary shares were admitted to trading on Nasdaq First North. During this period, the company has evolved from a property management company into an operating and property development company. The operating business has, of course, been negatively impacted by the pandemic, but is now developing very positively, with a trebling of revenues in the first quarter of 2022 compared with the same period in 2021. At the same time, investments have been made in the Boho Club concept and brand, which the company can and intends to capitalise on by scaling up its activities and operating more hotel facilities.

Since the first project was launched (22byQuartiers 2018), the property development segment has so far generated realised revenues totalling SEK 247.3 million.



# SUMMARY OF GROUP KEY PERFORMANCE INDICATORS

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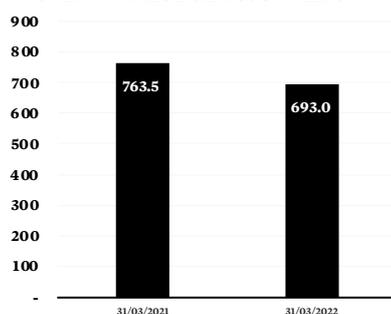
Sales revenue increased by 229% compared with the first quarter of 2021. The negative operating result is mainly related to the first quarter being the seasonally weakest quarter, as well as the impact of Covid, which affected travel and tourism at the beginning of the year.

The decrease in property values is entirely related to the sale of apartments. The value of Boho Club does not include any new building rights in a new local development plan or the value of the operations themselves. These values are therefore also not included in the company's net asset value per ordinary share.

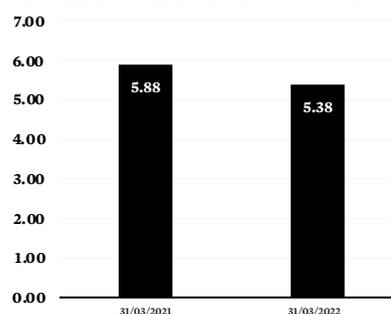


Boho Club has some of Spain's top bartenders and sommeliers.

### PROPERTY VALUE SEK 693 MILLION



### NET ASSET VALUE PER ORDINARY SHARE SEK 5.38



Key performance indicators (SEK thousand)	31/03/2022 (Q1 2022)	31/03/2021 (Q1 2021)	31/12/2021 (Full year)	31/12/2020 (Full year)
Sales revenue	34,927	10,614	156,476	55,800
Operating profit/loss, EBITDA	-6,127	-5,186	-8,686	-31,189
Cash flow from operating and property sales*	-13,942	-1,535	71,837	-41,053
Property values**	693,230	763,542	709,721	754,008
Interest-bearing liabilities	290,828	320,279	288,441	314,736
Loan-to-value (LTV)	38.34%	42.90%	33.77%	39.64%
Equity/assets ratio, carrying amount	42%	41%	41%	43%
Equity/assets ratio, property market value	76%	60%	74%	67%
Number of employees (Group)	80	66	75	68
Net asset value per ordinary share***	5.38	5.88	5.85	6.09
Equity per share	4.39	5.16	4.44	5.44
Share price per ordinary share	4.15	5.75	4.13	9.50
Market capitalisation, ordinary shares	227,357	297,588	226,261	491,668

\*Cash flow from operating activities plus cash flow from divestment of commercial properties.

\*\*According to the valuation conducted in January 2022 by Savills Aguirre Newman in accordance with RICS (Royal Institution of Chartered Surveyors).

\*\*\*Equity adjusted for market valuation of the property portfolio after tax, taking into account preference shareholders' share of equity and unpaid dividends, as well as default interest on unpaid dividends.

# MESSAGE FROM THE CEO

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*It has been an intensive and important quarter for us, with some fluctuations. The year began with the continued effects of Covid-19 and Omicron, in particular, which caused problems for many travellers. Things started looking up in February and, with good weather and increased travel, the business took important steps towards normalisation. It rained almost every day in March, which had a negative impact on sales. Overall, however, we are showing that we are moving in the right direction, delivering positive operating cash flow of SEK 2.0 million, adjusted for non-recurring items of SEK 15.9 million. Our EBITDA, adjusted for previous revaluations of apartments sold, amounts to SEK 4.2 million, which is an improvement of a full SEK 6.5 million compared with 2021.*

There was a high level of activity in the business in the first quarter, setting us up well for the spring and summer. We believe this season will be very favourable for us; we have already managed to maintain a high occupancy rate in the hotel business in the first quarter and to increase prices. Interest in our apartments in Benahavis remains strong and we have also been able to successfully raise prices in this area.

The fact that our business-critical key performance indicators are moving in the right direction makes us even more attractive to loan providers. The previous plan to refinance the company in the first half of 2022 remains in place and is considered realistic.

We have now also started to identify candidates for possible property acquisitions to purchase and apply our Boho Club concept, which we have invested in and developed over the past few years with the aim of scaling it up for more properties. Few property companies have the advantage that we have of being able to run and develop hotel and restaurant operations themselves, which for this type of property is what creates value in the property. The profit that other property companies share with operating companies can be retained by us, while risk is reduced because we have all the necessary operating expertise in-house and are not dependent on third parties. In addition to a determined focus on sales, a key factor for profitability at Group level will be to operate more sites.

We have also intensified efforts on the Ocean View project and are working towards a launch as soon as possible. We have been working on financing and ensured in the quarter that we have candidates that are interested in financing the construction of the project. The same applies to our remaining plot in Los Flamings, which we intend to develop and then sell, in view of the sharp rise in prices for completed villas in the area. I am confident that we will see strong performance this summer, and I hope to see you at one of our properties.

**Marcus Johansson Prakt**  
CEO, Quartiers Properties



# OPERATOR ACTIVITIES

Marbella as a destination continues to grow in popularity and was recently ranked as Europe's second best travel destination by the travel portal European Best Destinations, which puts together an annual list, in collaboration with the EU body Eden Network. This award, together with continued easing of Covid restrictions, is expected to benefit the company's projects in 2022 and beyond.

Quartier's operator activities, focused on the premium market, also create increases in value through improved returns on the properties that are acquired and developed.

The company currently has two operator businesses that are run independently of one another but with a number of functions shared between facilities to increase cost efficiency. These are Quartiers Marbella Apartment and Boho Club Marbella. The latter is the company's flagship and is a unique concept with strong profitability potential. Work is currently underway to identify new facilities in strategic locations.



## **BOHO CLUB**

Award-winning and exclusive hotel and restaurant project on Marbella's Golden Mile. The restaurant has been recommended in the Michelin Guide, and the hotel has received several awards for its distinctive design. It also won the award for Spain's best luxury boutique hotel 2021. The hotel has 30 rooms, with 2-4 beds in each room. This business generated sales of SEK 10.9 (2.2) million in the first quarter. EBITDA for the project was SEK -1.2 (-2.3) million in the first quarter.

Work is underway on a new local development plan, which is expected to significantly increase the number of construction rights on the property and enable further development. The first initial approval of the new master plan is expected in the first half of 2022, according to the latest forecast of Marbella municipality.



## **QUARTIERS MARBELLA APARTMENTS**

Generously dimensioned and tastefully furnished apartments for short-term and long-term rentals.

In addition to renting out its own apartments, the company also runs a concierge business for external customers, which allows the business to develop into operating independently of its apartment holdings.

The business generated sales of SEK 2.1 (2.0) million and EBITDA of SEK -0.9 (-0.9) million in the first quarter of 2022.

# PROJECT PORTFOLIO

The company's project portfolio currently consists of four different projects at different phases. From Hacienda Collection, which has been in the company's portfolio since its inception, to Centro Forestal Sueco, which has the potential to be the company's most important project to date. This balance of the portfolio allows for continual realisation of the value created.

All new projects are focused on the premium segment, which means projects have to be executed to high standards. Quartiers has gradually built up a high level of in-house expertise in all aspects of implementation through the projects it has carried out. From legal issues relating to acquisition and building permits to the implementation of construction, to the presentation and execution of sales to a specific target group.



## HACIENDA COLLECTION BY QUARTIERS

Apartments for sale in the Hacienda Collection, a gated community situated at the foot of the Sierra de Las Nieves mountain range. Six apartments were sold in the first quarter, in line with the company's plan. The total sales value amounted to SEK 22 million. The realised increase in value, including selling costs, was approximately 81%. As of 31 March 2022, 69 apartments remained with a booked unrealised increase in value of SEK 118.6 million.



## CENTRO FORESTAL SUECO

This 13,730 square-metre property is located next to Boho Club and is less than two minutes' walk from the beach in Marbella. Quartiers is planning to develop this plot into an exclusive gated community with villas and/or apartments.

Work is underway on a new local development plan, which is expected to significantly increase the number of construction rights on the property and enable further development.



## OCEAN VIEW BY QUARTIERS

Apartment complex project in Benahavís with approximately 10,000 square metres of building rights to develop 60 new apartments. The area where the project is located continues to be consolidated with two new luxury residential projects nearby. In the fourth quarter of 2021, Quartiers resumed work on the project. The company is currently evaluating financing solutions for the project, which will form the basis for a decision when sales begin.



## RESIDENTIAL PLOTS IN LOS FLAMINGOS

An exclusive villa project with potentially over 1,000 sqm of living space is currently being planned. Construction is anticipated to start within 6–8 months.

# COMMENTS ON THE PERIOD

Profit and loss, balance sheet and cash flow items relate to the January through March 2022 period. The comparison items in brackets relate to the corresponding period in the previous year.

This report has been prepared in accordance with IAS 34 – Interim Financial Reporting. See the 2021 Annual Report for complete details of the accounting policies.

## INCOME AND COSTS

Quartiers' net sales amounted to SEK 34,927 (10,614) thousand. The sharp increase compared with the first quarter of 2021 was partly due to the removal of most Covid-19 restrictions, which, among other things, enabled more apartment sales. Improved operating efficiency and a consistent focus on sales, involving the implementation of balanced incentives for staff, especially at Boho Club, are also considered to have contributed positively to the increase in sales.

Sales from the divestment of properties amounted to SEK 22,020 (6,457) thousand and related to two apartments in Hacienda Collection. The report for the fourth quarter of 2021 estimated that 10 apartments would become occupied in the first quarter. These apartments have been sold, but occupancy only took place at the beginning of the second quarter.

Revenue from operator activities amounted to SEK 12,097 (4,157) thousand. Boho Club accounted for the vast majority of total revenue, corresponding to SEK 10,849 thousand.

Operating expenses amounted to SEK 18,326 (8,328) thousand and other operating income and expenses were SEK 0 (-1,796) thousand. Two of the company's

Spanish subsidiaries received government support under the 'ERTE' programme in the comparative year of 2021, which is the reason for the significant increase in costs in the first quarter of 2022 compared with the corresponding period in 2021.

Income from financial items amounted to SEK -14,197 (-7,788) thousand, of which the resolution of capitalised financing costs amounted to SEK -676 (-676) thousand, and exchange rate differences amounted to SEK -6,935 (-737) thousand. Interest expenses in the quarter amounted to SEK -6,586 (-6,447) thousand.

## EARNINGS

Gross income totalled SEK -6,311 (-4,840) thousand. Gross income includes income from the sale of properties of SEK -892 (-668) thousand. The properties divested during the period were previously reported at fair value with a total value adjustment of SEK 10,364 (2,912) thousand.

Operating income was SEK -9,198 (8,539) thousand.

Income after tax for the period was SEK -20,804 (-15,599) thousand.

## CASH FLOW AND FINANCIAL POSITION

The equity/assets ratio at the end of the financial year was 42% (41%). The Group's interest-bearing liabilities amounted to SEK 290,828 (320,279) thousand. Interest-bearing liabilities are recognised less capitalised financing costs of SEK 4,731 (7,435) thousand. The loan-to-value ratio is 38% (43%). The Group's cash and cash equivalents amounted to SEK 25,022 (7,567) thousand.

Cash flow from operating activities was SEK -13,439 (-7,735) thousand, which was largely due to the debt to

## 10 LARGEST SHAREHOLDERS, 31 MARCH 2022

#	Shareholder	Ordinary shares	Preference shares	Capital	Votes
1	Egonomics AB	10,100,000	-	15.67%	18.21%
2	Fastighets Aktiebolag Bränneröd	7,102,500	100,000	11.17%	12.82%
3	House of K Holding Limited	6,401,253	-	9.93%	11.54%
4	Rocet AB	5,367,056	-	8.33%	9.68%
5	LMK companies & Foundation	4,575,000	1,580,000	9.55%	8.53%
6	SIX SIS AG	3,687,399	-	5.72%	6.65%
7	Bernt Lundberg Fastigheter Lund AB	2,423,728	-	3.76%	4.37%
8	CS Client Omnibus ACC	1,343,778	10,000	2.10%	2.42%
9	Leif Edlund	1,333,334	66,666	2.17%	2.42%
10	Hallandsmusteriet	1,281,561	-	1.99%	2.31%
	<b>Other</b>	<b>12,450,655</b>	<b>5,013,202</b>	<b>27.09%</b>	<b>23.35%</b>
	<b>Total</b>	<b>54,784,703</b>	<b>6,769,868</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Euroclear

# COMMENTS ON THE PERIOD

the seller of Centro Forestal Sueco being paid in full. Cash flow from investing activities amounted to SEK -978 (5,662) thousand. Cash flow from financing activities was SEK -9,003 (-7,319) thousand. No dividend has been paid on the preference shares. Accumulated unpaid dividends, outstanding amount, amounted to SEK 10,528 thousand as of 31 March 2022, including accrual of interest at a rate of 12% per annum on the unpaid amount.

## PROPERTIES

Operating properties consist of a hotel property and apartments in an apartment complex that are rented out under the company's own management. Investments in operating properties during the period amounted to SEK 978 (538) thousand.

Project properties include ongoing property development projects and 13 apartments with sale pending.

Investments in project properties during the period amounted to SEK 503 (1,037) thousand. The investments relate almost exclusively to monthly payments on a purchase option for a property adjacent to Boho Club.

## SHARES

Quartiers Properties has two classes of shares outstanding, in the form of ordinary shares and a series of preference shares. The ordinary and preference shares in Quartiers Properties have been traded on Nasdaq First North Stockholm since 21 June 2017. The market value of the company's ordinary shares at 31 March 2022 totalled SEK 227.3 million, based on a closing price of SEK 4.15 per share.

Preference shares take precedence over ordinary shares for an annual dividend corresponding to SEK 0.96 per share, with payment being made quarterly. The most recent dividend was paid in connection with the first quarter of 2020. The company has since been prevented from paying dividends as part of terms with external lenders. Unpaid dividends are accumulated and included in the preferential amount that the preference shares have over the ordinary shares.

## PARENT COMPANY

The parent company's net sales during the financial year amounted to SEK 2,363 (383) thousand and earnings after financial items amounted to SEK -10,017 (-3,598) thousand. Earnings include exchange rate adjustments of SEK -8,653 (-3,483) thousand to the company's loans. The parent company's net financial debt was SEK 204,980 (190,649) thousand. Equity totalled SEK 277,956 (272,746) thousand.

## SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

- On 31 March, a new share issue was completed through the exercising of outstanding series TO 2020/2022 warrants. The take-up rate was 88 percent and the company received SEK 10.8 million.
- In March, a change was made to the company's management team, with the creation of the new role of Head of Business Support. This role has been filled by Maria Cepero, the former CFO, while the new CFO is Carl-Fredrik Morander, who has supported the company's financial reporting since 2017.

## 10 LARGEST SHAREHOLDERS, 29 APRIL 2022 AFTER COMPLETION OF NEW SHARE ISSUE

#	Shareholder	Ordinary shares	Preference shares	Capital	Votes
1	Egonomics AB	10,100,000	-	15.67%	17.30%
2	Fastighets Aktiebolag Bränneröd	7,227,246	100,000	11.37%	12.40%
3	House of K Holding Limited	6,401,253	-	9.93%	10.97%
4	Rocet AB	5,590,922	-	8.67%	9.58%
5	LMK companies & Foundation	4,575,000	1,564,500	9.52%	8.11%
6	SIX SIS AG	4,154,070	-	6.44%	7.12%
7	Bernt Lundberg Fastigheter Lund AB	2,680,228	-	4.16%	4.59%
8	CS Client Omnibus ACC	1,451,705	10,000	2.27%	2.49%
9	Leif Edlund	1,333,334	66,666	2.17%	2.30%
10	Hallandsmusteriet	1,281,561	-	1.99%	2.20%
	<b>Other</b>	<b>12,901,686</b>	<b>5,028,702</b>	<b>27.81%</b>	<b>22.96%</b>
	<b>Total</b>	<b>57,697,005</b>	<b>6,769,868</b>	<b>100.00%</b>	<b>100.00%</b>

\*The new share issue was completed on 31 March and the shares were deregistered in April.

Source: Euroclear

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### EVENTS AFTER THE END OF THE PERIOD

Work on refinancing the company's loan from DeShaw/Alantra is ongoing and progress was made in the first quarter of 2022. The company continues to believe that refinancing will take place in the first half of 2022, with a significant reduction in the company's finance costs, while cash flow is expected to be freed up for project and business development.

### RELATED-PARTY TRANSACTIONS

No related-party transactions took place during the period.

### RISKS AND UNCERTAINTIES

Quartiers Properties is exposed to risks and uncertainties through its business operations. For information about the Group's risks and uncertainties, please see the 2021 Annual Report. The description contained in that report remains relevant.

### AUDITOR

PwC is the company's auditor. Henrik Boman is the authorised public accountant. This report has not been subject to examination by the company's auditor.

### NEXT REPORTING DATE AND FINANCIAL CALENDAR

- Interim report for April through June 2022:  
14 July 2022.
- Interim report for July through September 2022:  
3 November 2022.
- Year-end report 2022:  
23 February 2023.

### CERTIFICATION BY THE BOARD OF DIRECTORS AND CEO

The Board of Directors and Chief Executive Officer certify that this interim report provides a true and fair overview of the parent company and Group's operations, position and earnings and describes significant risks and uncertainties faced by the parent company and Group companies.

### Stockholm, 12 May 2022

Jörgen Cederholm, Chairman of the Board

Jimmie Hall, Board member

Sten Andersen, Board member

Andreas Bonnier, Board member

Marcus Johansson Prakt, Chief Executive Officer



# SUMMARY CONSOLIDATED INCOME STATEMENT

Amounts are stated in SEK thousand	Q1 2022	Q1 2021	Full year 2021
Divestment of properties	22,020	6,457	91,963
Revenue, operator activities	12,907	4,157	64,513
<b>Total net sales</b>	<b>34,927</b>	<b>10,614</b>	<b>156,476</b>
Cost of properties sold	-22,912	-7,126	-93,701
Operating costs	-18,326	-8,328	-72,062
<b>Total operating expenses</b>	<b>-41,238</b>	<b>-15,454</b>	<b>-165,763</b>
<b>Gross profit</b>	<b>-6,311</b>	<b>-4,840</b>	<b>-9,287</b>
Central administration	-2,887	-1,903	-11,601
Other operating income and expenses	0	-1,796	-12,502
<b>Operating profit/loss</b>	<b>-9,198</b>	<b>-8,539</b>	<b>-33,390</b>
- of which EBITDA	-6,127	-5,186	-21,166
Profit/loss from financial items	-14,197	-7,788	-30,644
Profit/loss before tax	-23,395	-16,327	-64,034
Income tax	2,591	728	9,538
<b>PROFIT/LOSS FOR THE PERIOD</b>	<b>-20,804</b>	<b>-15,599</b>	<b>-54,496</b>
Basic earnings per ordinary share, SEK	-0.39	-0.30	-1.03

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Amounts are stated in SEK thousand	Q1 2022	Q1 2021	Full year 2021
<b>Profit/loss for the period</b>	<b>-20,804</b>	<b>-15,599</b>	<b>-54,496</b>
Other comprehensive income			
Items that have been or may be transferred to profit/loss for the year			
Translation differences regarding foreign operations	3,913	743	8,397
<b>Comprehensive income for the year</b>	<b>-16,891</b>	<b>-14,856</b>	<b>-46,099</b>

# SUMMARY CONSOLIDATED BALANCE SHEET

Amounts are stated in SEK thousand	31/03/2022	31/03/2021	31/12/2021
<b>ASSETS</b>			
Operating properties	355,423	449,518	373,178
Right-of-use assets, equipment, tools and installations	14,622	15,267	14,687
Interests in joint ventures/associates	0	96	0
Project properties	143,158	145,835	141,390
Financial assets measured at fair value	37	37	37
Current assets	36,552	27,162	18,117
Cash and cash equivalents	25,022	7,567	48,736
<b>TOTAL ASSETS</b>	<b>574,814</b>	<b>645,482</b>	<b>596,145</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' equity	240,698	266,905	246,783
Deferred tax liabilities	29,641	41,008	31,912
Interest-bearing liabilities	290,828	320,279	288,441
Trade payables	3,823	3,469	4,178
Other liabilities	9,439	9,251	23,867
Accrued expenses and deferred income	385	4,570	964
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>574,814</b>	<b>645,482</b>	<b>596,145</b>

# CONSOLIDATED CHANGES IN EQUITY

Amounts are stated in SEK thousand	
<b>Opening balance at 01/01/2021</b>	<b>281,761</b>
Profit/loss for the period	-54,496
Translation differences	8,397
New share issue	11,121
<b>Closing balance at 31/12/2021</b>	<b>246,783</b>
<b>Opening balance at 01/01/2022</b>	<b>246,783</b>
Profit/loss for the period	-20,804
Translation differences	3,913
New share issue	10,805
<b>Closing balance at 31/03/2022</b>	<b>240,698</b>

# CONSOLIDATED STATEMENT OF CASH FLOWS

Amounts are stated in SEK thousand	Q1 2022	Q1 2021	Full year 2021
<b><i>Cash flow from operating activities</i></b>			
Operating profit/loss	-9,198	-8,538	-33,390
Of which profit/loss from divestment of properties	892	668	1,738
Of which attributable to minority interests	0	0	0
Depreciation, amortisation and impairment	3,084	3,352	12,223
Share in earnings of associates	0	-101	0
Other non-cash items	-13	0	7,869
Interest income and similar profit/loss items	0	70	145
Interest paid (attributable to financing activities)	-6,586	-778	-9,038
<b>Cash flow from operating activities before changes in working capital</b>	<b>-11,821</b>	<b>-5,327</b>	<b>-20,453</b>
<b><i>Changes in working capital</i></b>			
Investments in project properties	-503	-1,037	-2,053
Sale of project properties	20,054	0	34,164
Change in other inventories	0	0	-471
Change in operating receivables and liabilities	-21,672	-1,371	11,183
<b>Total change in working capital</b>	<b>-2,121</b>	<b>-2,408</b>	<b>42,823</b>
<b>Cash flow from operating activities</b>	<b>-13,942</b>	<b>-7,735</b>	<b>22,370</b>
<b><i>Cash flow from investing activities</i></b>			
Divestment of operating properties	0	6,200	49,467
Acquisitions and investments in operating properties	-978	-538	-4,233
Investments in plant and equipment	0	0	-1,040
<b>Cash flow from investing activities</b>	<b>-978</b>	<b>5,662</b>	<b>44,194</b>
<b><i>Cash flow from financing activities</i></b>			
New share issue	0	0	11,121
Loan repayments	-9,003	-7,319	-46,120
<b>Cash flow from financing activities</b>	<b>-9,003</b>	<b>-7,319</b>	<b>-34,999</b>
Cash flow for the period	-23,923	-9,392	31,565
<b>Cash and cash equivalents at start of period</b>	<b>48,736</b>	<b>16,959</b>	<b>16,959</b>
Exchange rate differences in cash and cash equivalents	209	0	212
<b>Cash and cash equivalents at end of period</b>	<b>25,022</b>	<b>7,567</b>	<b>48,736</b>

# SUMMARY OF PARENT COMPANY FIGURES

<b>Income statement</b> <b>(amounts are stated in SEK thousand)</b>	<b>01/01/2022</b> <b>31/03/2022</b>	<b>01/01/2021</b> <b>31/03/2021</b>	<b>01/01/2021</b> <b>31/12/2021</b>
Operating revenue	2,363	383	1,524
Operating expenses	-3,119	-532	-4,959
Operating profit/loss	-756	-149	-3,435
Profit/loss from financial items	-9,261	-3,450	-4,171
Impairments	0	0	-2,691
<b>Profit/loss before tax</b>	<b>-10,017</b>	<b>-3,599</b>	<b>-10,297</b>
<b>Profit/loss for the period</b>	<b>-10,017</b>	<b>-3,599</b>	<b>-10,297</b>

## Comments on the income statement

The parent company's statement of comprehensive income is consistent with the profit/loss for the period. The parent company's operations mainly consist of managing the parent company's investments in subsidiaries, as well as financing activities. Operating revenue relates for the most part to the invoicing of services to subsidiaries, and to a lesser extent to the invoicing of services to external companies.

<b>Balance sheet</b> <b>(Amounts are stated in SEK thousand)</b>	<b>31/03/2022</b>	<b>31/03/2021</b>	<b>31/12/2021</b>
<b>ASSETS</b>			
Investments in Group companies	299,245	281,600	299,245
Non-current receivables from Group companies	173,457	181,260	160,118
Other non-current receivables and investments	37	900	37
Current assets	11,189	499	1,268
Cash and cash equivalents	1,666	516	16,712
<b>Total assets</b>	<b>485,594</b>	<b>464,775</b>	<b>477,748</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' equity	277,956	272,746	278,571
Non-current liabilities	206,646	191,165	197,794
Current liabilities	992	864	1,383
<b>Total shareholders' equity and liabilities</b>	<b>485,594</b>	<b>464,775</b>	<b>477,748</b>

# SUPPLEMENTARY DISCLOSURES

## SEGMENT REPORTING

Since 1 January 2021, the company's earnings have been separately measured for operator activities, currently consisting of Boho Club and Quartiers Marbella Apartments, and property development. Central administration and business development costs related to new projects are reported together under 'other'.

	Operator activities	Property divestment	Other	Total	Operator activities	Property sales	Other	Total
	Q1 2022				Q1 2021			
Revenue	12,907	22,020	0	34,927	4,157	6,457	0	10,614
Operating expenses	-14,953	-22,912	-3,189	-41,054	-7,398	-7,126	-1,276	-15,800
EBITDA	-2,046	-892	-3,189	-6,127	-3,241	-669	-1,276	-5,186
Depreciation, amortisation and impairment	-3,071	0	0	-3,071	-3,353	0	0	-3,353
Operating profit/loss	-5,117	-892	-3,189	-9,198	-6,594	-669	-1,276	-8,539

## INTEREST-BEARING LIABILITIES

	31/03/2022	31/03/2021	31/12/2021
<b>Non-current</b>			
Property loans	76,456	105,738	83,139
Lease liabilities	655	2,307	1,587
Purchase consideration liability	0	0	0
Investment loans	200,111	185,449	191,458
Capitalised financing costs	-2,026	-4,731	-2,702
<b>Total non-current interest-bearing liabilities</b>	<b>275,196</b>	<b>288,763</b>	<b>273,482</b>
<b>Current</b>			
Property loans	10,513	11,756	10,666
Lease liabilities	1,289	1,297	662
Interest-bearing liability, purchase price	0	0	0
Investment loans	6,535	21,167	6,337
Capitalised financing costs	-2,705	-2,704	-2,705
<b>Total current interest-bearing liabilities</b>	<b>15,632</b>	<b>31,516</b>	<b>14,960</b>
<b>Total interest-bearing liabilities</b>	<b>290,828</b>	<b>320,279</b>	<b>288,441</b>



# QUARTIERS TIERS

P R O P E R T I E S

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