

# QUARTIERS TIERS

P R O P E R T I E S

**QUARTERLY REPORT JANUARY – JUNE 2023**  
**2023**

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## REVENUE GROWTH OF 33% AND RECORD OPERATING CASH FLOW IN THE FIRST HALF OF THE YEAR ENABLES BOTH CONTINUED EXPANSION AND RESUMED DIVIDEND PAYMENTS ON THE PREFERENCE SHARE

### APRIL–JUNE 2023

Net sales totalled SEK 59,941 (54,043) thousand, corresponding to an increase of 10.9%.

Operating profit before depreciation and amortisation (EBITDA) was SEK 2,906 (-1,096) thousand, corresponding to an improvement of SEK 4,002 thousand. EBITDA, adjusted for earlier revaluations of apartments sold during the period, was SEK 16,886 thousand.

Revenue from operator activities totalled SEK 28,816 (22,294) thousand, corresponding to a 29.3% increase. Proceeds from the divestment of properties during the period totalled SEK 31,125 (31,749) thousand and relate to the sale of seven apartments in Hacienda Collection.

The company's cash flow from operating activities including divestment of operating properties totalled SEK 22,674 (21,117) thousand.

Gross profit grew by SEK 4,585 thousand and totalled SEK 5,011 (426) thousand.

Income after tax was SEK -9,111 (-8,856) thousand. The tax expense for the period has been affected by a provision for the period January–June due to a change in assessment. Earnings per share for the period totalled SEK -0.16 (-0.15).

### JANUARY–JUNE 2023

Net sales totalled 118,092 (88,970) thousand, an increase of 32.7%.

Operating profit before depreciation and amortisation (EBITDA) was SEK -5,831 (-7,223) thousand, corresponding to an improvement of 1,392 thousand. EBITDA adjusted for previous revaluations of apartments sold during the period was SEK 23,343 thousand.

Revenue from operator activities totalled SEK 42,396 (35,201) thousand, corresponding to a 20.4% increase. Proceeds from the divestment of properties during the period totalled SEK 75,696 (53,769) thousand and relate to the sale of 15 apartments in Hacienda Collection.

The company's cash flow from operating activities including divestment of operating properties totalled SEK 51,135 (7,175) thousand.

Gross profit improved by SEK 4,210 thousand and totalled SEK -1,675 (-5,885) thousand.

Income after tax was SEK -22,541 (-29,660) thousand. Earnings per share for 1 January to 30 March 2023 were SEK -0.39 (-0.56).

Shareholders' equity at 30 June 2023 was SEK 228,060 (241,269) thousand.

The company's net asset value at 30 June 2023 was SEK 305,069 (325,919) thousand, which equates to SEK 5.29 (5.65) per share. The net asset value has been adjusted for preference shareholders' share of equity, corresponding to SEK 81,238 thousand, and accumulated unpaid dividends, as well as default interest on unpaid dividends totalling SEK 25,137 thousand.

### SIGNIFICANT EVENTS IN THE SECOND QUARTER

In May, Quartiers submitted a proposal for the development of the Boho Club property to Marbella municipality. The proposal, developed in consultation with Marbella municipality, involves developing the property in terms of both infrastructure and building rights. In total, this involves an increase in the number of building rights by about 20,000 square metres intended for hotels, from the current 9,000 to 29,000 square metres. Should the new building rights legally enter into force, the board's assessment is that the value of the new building rights would amount to approximately SEK 860 million, corresponding to SEK 15 per ordinary share.

### EVENTS SINCE THE END OF THE PERIOD

On 3 July, the board of directors convened an extraordinary general meeting on 20 July 2023. The board of directors has proposed that the general meeting should resolve to resume the quarterly distribution of the company's preference shares starting on 30 September.

# QUARTIERS *in brief*

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Quartiers Properties is a Swedish-owned property 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.

In the second quarter of 2023, revenue from operator activities increased by almost 30%. In April, 10 new bungalows were completed and incorporated into Boho Club's hotel operations, contributing to increased revenue.

Under the most difficult conditions imaginable – Boho Club opened just before the pandemic broke out – an attractive destination has been established in a short time. Both for hotel guests from around the world and for many permanent residents, for whom the restaurant has become a meeting place. Ever improving profitability creates a good basis for continued expansion of the operator business.



# GROUP *Key figures in* SUMMARY

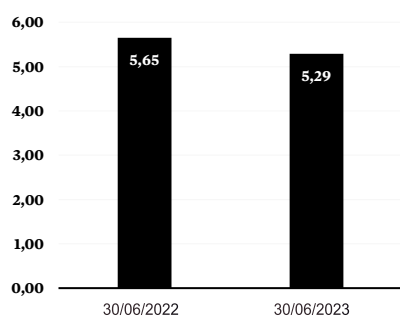
## SUMMARY OF KEY PERFORMANCE INDICATORS

Net sales increased by 10.9% compared to the second quarter of 2022. The net asset value per ordinary share was SEK 5.29.

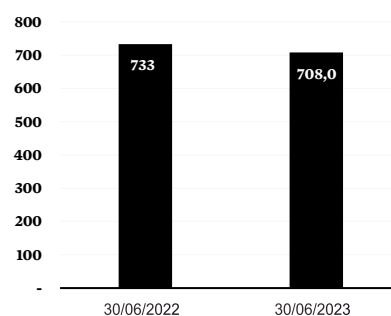
Based on external valuation, the value of the Boho Club property has increased by 3.9% compared to December 2022. The value of Boho Club does not include any new building rights in a new local development plan or the value of the operations themselves. These values are therefore also not included in the company's net asset value per ordinary share. In May, Quartiers

submitted a proposal for the development of the Boho Club property to Marbella municipality. The proposal, developed in consultation with Marbella municipality, involves developing the property in terms of both infrastructure and building rights. In total, this involves an increase in the number of building rights by about 20,000 square metres intended for hotels, from the current 9,000 to 29,000 square metres. Should the new building rights legally enter into force, the board's assessment is that the value of the new building rights would amount to approximately SEK 860 million, corresponding to SEK 15 per ordinary share.

### NET ASSET VALUE PER ORDINARY SHARE SEK 5.29



### PROPERTY VALUE SEK 708 MILLION



Key performance indicators (SEK thousand)	30/06/2023 (Half year)	30/6/2022 (Half year)	31/12/2022 (Full year)	31/12/2021 (Full year)
Sales revenue	118,092	88,970	203,387	156,476
Operating profit/loss, EBITDA	-5,831	-7,223	-7,208	-21,166
Cash flow from operations and property sales*	51,134	7,175	30,592	71,837
Property values**	707,563	732,902	721,549	709,721
Interest-bearing liabilities***	274,888	278,048	271,896	288,441
Loan-to-value (LTV)	35.11%	35.50%	36.41%	33.77%
Equity/assets ratio, carrying amount	44%	43%	44%	41%
Equity/assets ratio, property market value	79%	86%	76%	74%
Number of employees (group)	111	99	104	75
Net asset value per ordinary share****	5.29	5.65	5.47	5.85
Equity per share	3.95	4.18	4.17	4.44
Share price per ordinary share	7.66	4.40	5.50	4.13
Market capitalisation, ordinary shares	441,959	253,867	317,334	226,261

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

\*\* Most recent external valuation conducted in April 2023 by Savills Aguirre Newman in accordance with RICS (Royal Institution of Chartered Surveyors).

\*\*\* Interest-bearing liabilities are recognised in the balance sheet less capitalised financing costs, which are accrued over the term of the loan. See additional disclosures on interest-bearing liabilities.

\*\*\*\* 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

**In one year, our ordinary share has risen by about 75%, and our preference share is up about 7%. At the same time, share price performance in the property sector has been unusually negative, with some companies recording falls of up to 70%. In terms of profitability, we are moving in the right direction, which is not least reflected by the fact that we achieved a positive EBITDA in the quarter and generated an operating cash flow of about SEK 50 million in the first half of the year, compared to about SEK 7 million in the previous year. However, other factors may have had a greater impact, some of which I highlight below.**

## HOW VALUE IS CREATED AND FINANCED

Significant value in the property market in the Nordic countries, and particularly in Sweden, has been created over the past ten years by continuously falling interest rates, which have lowered the required returns on property and subsequently raised values. It has opened up refinancing and new transactions, and in symbiosis, companies, rating agencies, banks and other financiers have created a bubble-like situation that may now have partially burst.

Spain experienced a similar trend before the 2008 financial crisis. A lesson was learnt after property prices fell by about 50% overnight. The impact is reflected in very strict rules on financing and valuations. It is not possible to build a business in Spain by simply mortgaging fictitiously increasing valuations based on short-term interest rate expectations while revenue is projected to come over a long period of time.

It would be reasonable to set limits on this now in Sweden, too, but it is clear that our growth has been slow in direct comparison with many Swedish property companies. However, we are better equipped than many today, with seven years' experience in a financing and valuation game plan that is likely to take hold in Sweden, as it did in Spain 15 years ago in similar circumstances.

## SPANISH BUREAUCRACY, THE KETCHUP EFFECT AND NEW BUILDING RIGHTS

However, Spain is far from perfect. Every day we deal with bureaucracy and administrative processes that would make many people give up, pack their bags head back to the Nordics. But we do not give up, and now we have made progress and, together with the municipality, found ways forward to produce 20,000 square metres of new building rights. By our calculations, these could increase the value of our Golden Mile properties by as

much as SEK 860 million. It could provide a significant boost to the company and enable refinancing of the property portfolio on new terms. In this case, as a result of actual value creation and not because of a belief in long-term ultra-low interest rates.

## REFINEMENT AND A BRAND THAT KEEPS GETTING STRONGER

Today, Boho Club is a recognised brand with a distinctive profile and awards as Spain's best luxury boutique hotel and, recently, Europe's best interior design. We have created a second home for our hotel guests and aim to be a little better every day. It wasn't easy to open a brand new hotel while a pandemic was paralysing the world, but like a snowball, each improvement accumulates into something great. Today, our brand and our know-how are in demand in the industry and we are seen as a credible player that can create value through real efforts in the properties where we are active. The higher interest rates can therefore benefit us as yield requirements on properties normalise, hotel sellers adjust their price expectations and acquisitions can be made at levels that can form the basis for active value creation.

Now it is not a question of if, but when we take Boho to the next destination by expanding Boho Club Marbella with more rooms and restaurants and Centro Forestal Sueco with another hotel in the luxury segment. Spanish valuation rules do not allow these future values to be included in the values we report. Think about that the next time you analyse the company and our share price.

Wishing you a wonderful summer!



Marcus Johansson Prakt  
CEO, Quarters Properties

## OPERATOR ACTIVITIES

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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 Apartments and Boho Club Marbella. The latter is the Company's flagship and is a unique concept with strong profitability potential.



### 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. With the completion of an additional 10 rooms in the form of detached bungalows in April 2023, the hotel now has 40 rooms with 2–4 beds per room.

During the period, the business generated sales of SEK 26.2 million (19.1) corresponding to growth of 37%. EBITDA totalled SEK 6.3 million (1.9).

Work is underway on a new development plan, which is expected to significantly increase the number of construction rights on the property and enable further development. In May, Quartiers submitted a proposal for the development of the property to Marbella municipality. The proposal, developed in consultation with Marbella municipality, involves developing the property in terms of both infrastructure and building rights. In total, this involves an increase in the number of building rights by about 20,000 square metres intended for hotels, from the current 9,000 to 29,000 square metres.



### QUARTIERS MARBELLA APARTMENTS

Spacious and tastefully furnished apartments for short-term and long-term rentals.

During the period, the business generated sales of SEK 2.5 million (3.3) with an EBITDA of SEK 0.3 million (0.2). The lower income is partly explained by fewer apartments for rent as a consequence of a successful sale during the period.

# PROJECT PORTFOLIO

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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 in the portfolio enables 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 Hacienda Collection, a gated community situated at the foot of the Sierra de Las Nieves mountain range. Seven apartments were sold in the second quarter. As of 30 June 2023, there were 31 apartments remaining with unrealised appreciation of SEK 59 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 evaluating the possibility of developing a new hotel property on the site and is in the process of a new local development plan, with the aim of multiplying the number of building rights on the property, as well as making it possible to obtain the relevant building permit.



## ALTURA160

Apartment project in Benahavís, with construction permits to develop 60 new apartments. The area where the project is located continues to be consolidated with two new luxury residential projects nearby. The procurement of builders and the start of sales activities are currently underway.

# COMMENTS *on the period*

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This report has been prepared in accordance with IAS 34 – Interim Financial Reporting. See the 2022 Annual Report for complete details of the accounting policies.

## RESULTS APRIL–JUNE

Net sales for the second quarter totalled SEK 59,941 (54,043) thousand.

Revenue from the sale of properties totalled SEK 31,125 (31,749) thousand and related to apartments in Hacienda Collection. Revenue from operator activities totalled SEK 28,816 (22,294) thousand.

Gross profit totalled SEK 5,011 (426) thousand.

## CASH FLOW AND FINANCIAL POSITION

The equity/assets ratio at the end of the period was 44% (43%). The group's interest-bearing liabilities were SEK 265,698 (278,048) thousand. Interest-bearing liabilities are recognised less capitalised financing costs of SEK 9,190 (10,528) thousand. The loan-to-value ratio was 35% (36%). The group's cash and cash equivalents on 30 June totalled SEK 26,434 (28,413) thousand.

Cash flow from operating activities was SEK -7,923 (-1,800) thousand during the second quarter. Cash flow from investing activities amounted to SEK -3,954 (-503) thousand. Cash flow from financing activities was SEK -12,478 (-18,168) thousand. No dividend has been paid on the preference shares. Accumulated unpaid dividends, available amount, at 30 June 2023, amounted to SEK 25,137 thousand, 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 totalled SEK 3,954 (503) thousand and primarily concerned the construction of new bungalows at Boho Club.

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

Investments in project properties in the period totalled SEK 345 (718) thousand.

## 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 30 June 2023 totalled SEK 442 million, based on a closing price of SEK 7.66 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 board of directors has proposed to an extraordinary general meeting to be held on 20 July that it take a decision to resume the dividend. If the AGM decides in accordance with the board's proposal, the quarterly dividend will be resumed starting on 30 September 2023.

## WARRANTS

There were no outstanding warrants on 30 June.

## PARENT COMPANY

The parent company's net sales in the period from 1 April to 30 June totalled SEK 536 thousand (254). Profit after financial items was SEK -1,711 (1,340) thousand. The parent company's net financial debt at 30 June was SEK 5,570 thousand (5,766). Equity totalled SEK 274,504 (279,302) thousand.

## SIGNIFICANT EVENTS IN THE SECOND QUARTER

In May, Quartiers submitted a proposal for the development of the Boho Club property to Marbella municipality. The proposal, developed in consultation with Marbella municipality, involves developing the property in terms of both infrastructure and building rights. In total, this involves an increase in the number of building rights by about 20,000 square metres intended for hotels, from the current 9,000 to 29,000 square metres. Should the new building rights legally enter into force, the board's assessment is that the value of the new building rights would amount to approximately SEK 860 million, corresponding to SEK 15 per ordinary share.

## EVENTS SINCE THE END OF THE PERIOD

On 3 July, the board of directors convened an extraordinary general meeting on 20 July 2023. The board of directors has proposed that the general meeting should resolve to resume the quarterly distribution of the company's preference shares starting on 30 September.



# COMMENTS *on the period*

## 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 2022 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

- Quarterly report for July–September 2023: 9 November
- Year-end report 2023: 22 February 2024

## CERTIFICATION BY THE BOARD OF DIRECTORS AND CEO

The board of directors and chief executive officer certify that this quarterly 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.

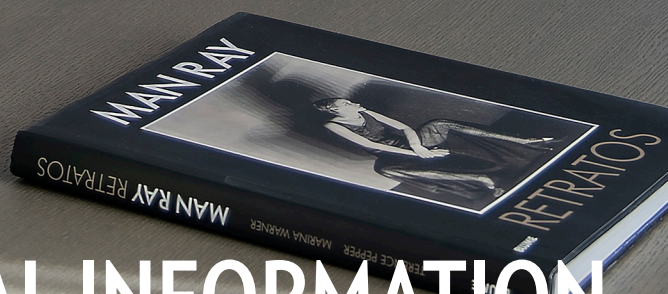
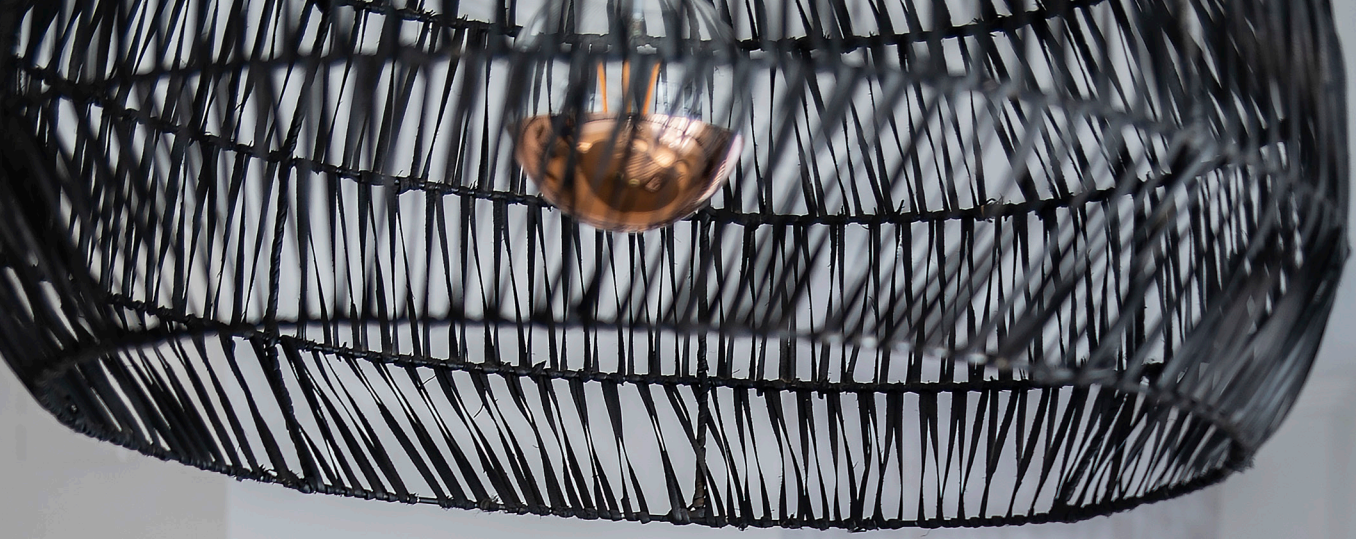
Stockholm, 14 July 2023

Jörgen Cederholm, Chairman of the Board  
Merja Rahkola, Board Member  
Mr Raouf Lotfi, Board Member  
Andreas Bonnier, Board Member  
Marcus Johansson Prakt, Chief Executive Officer

## TEN LARGEST SHAREHOLDERS – 30 JUNE 2023

#	Owner	Ordinary shares	Preference shares	Capital	Votes
1	House of K Holding Limited	7,756,263	-	12.03%	13.29%
2	Fastighets Aktiebolag Bränneröd	7,284,000	100,000	11.45%	12.50%
3	Egonomics AB	6,050,000	-	9.38%	10.36%
4	Rocet AB	5,608,922	-	8.70%	9.61%
5	Bosmac Invest AB	5,224,669	-	8.10%	8.95%
6	LMK companies & Foundation	4,575,000	1,076,000	8.77%	8.02%
7	SIX SIS AG	4,154,070	-	6.44%	7.12%
8	Bernt Lundberg Fastigheter Lund AB	2,680,228	-	4.16%	4.59%
9	Avanza Pension	2,019,294	630,472	4.11%	3.57%
10	CS Client Omnibus ACC	1,451,705	10,000	2.27%	2.49%
	<b>Other</b>	<b>10,892,853</b>	<b>4,953,396</b>	<b>24.59%</b>	<b>19.5%</b>
	<b>Total</b>	<b>57,697,005</b>	<b>6,769,868</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Euroclear



# FINANCIAL INFORMATION

# Summary CONSOLIDATED INCOME STATEMENT

Amounts are stated in SEK thousand	Q2 2023	Q2 2022	HY1 2023	HY1 2022	Full year 2022
Divestment of properties	31,125	31,749	75,696	53,769	114,271
Revenue, operator activities	28,816	22,294	42,396	35,201	89,116
<b>Total net sales</b>	<b>59,941</b>	<b>54,043</b>	<b>118,092</b>	<b>88,970</b>	<b>203,387</b>
Cost of properties sold	-29,344	-30,803	-73,329	-53,715	-111,958
Operating costs	-25,586	-22,814	-46,438	-41,140	-92,858
<b>Total operating expenses</b>	<b>-54,930</b>	<b>-53,617</b>	<b>-119,767</b>	<b>-94,855</b>	<b>-204,816</b>
<b>Gross profit</b>	<b>5,011</b>	<b>426</b>	<b>-1,675</b>	<b>-5,885</b>	<b>-1,429</b>
Central administration	-4,902	-4,014	-9,836	-6,901	-16,448
<b>Operating profit/loss</b>	<b>143</b>	<b>-3,588</b>	<b>-11,457</b>	<b>12,786</b>	<b>-17,820</b>
- of which EBITDA	2,906	-1,096	-5,831	-7,223	-7,208
Other operating income and expenses	34	0	54	0	35
Profit/loss from financial items	-6,465	-8,619	-12,105	-22,816	-32,055
<b>Profit/loss before tax</b>	<b>-6,322</b>	<b>-12,207</b>	<b>-23,562</b>	<b>-35,602</b>	<b>-49,840</b>
Income tax	-2,779	3,351	1,021	5,942	7,917
<b>PROFIT/LOSS FOR THE PERIOD</b>	<b>-9,111</b>	<b>-8,856</b>	<b>-22,541</b>	<b>-29,660</b>	<b>-41,923</b>
Earnings per ordinary share, before and after dilution, SEK	-0,16	-0,15	-0,39	-0,56	-0,79

## CONSOLIDATED STATEMENT *of* COMPREHENSIVE INCOME

Amounts are stated in SEK thousand	Q2 2023	Q2 2022	HY1 2023	HY1 2022	Full year 2022
<b>Profit/loss for the period</b>	<b>-9,111</b>	<b>-8,856</b>	<b>-22,541</b>	<b>-29,660</b>	<b>-41,923</b>
Other comprehensive income					
Translation differences from foreign operations	11,715	9,428	10,221	13,341	24,716
<b>Comprehensive income for the period</b>	<b>2,604</b>	<b>572</b>	<b>-12,320</b>	<b>-16,319</b>	<b>-17,208</b>

# Summary CONSOLIDATED BALANCE SHEET

Amounts are stated in SEK thousand	30/06/2023	30/06/2022	31/12/2022
<b>ASSETS</b>			
Operating properties	306,448	341,035	328,782
Right-of-use assets, equipment, tools and installations	20,283	16,723	20,315
Project properties	152,645	148,685	156,863
Financial assets measured at fair value	1,690	37	2
Current assets	15,034	25,941	23,035
Cash and cash equivalents	26,434	28,413	18,905
<b>TOTAL ASSETS</b>	<b>522,534</b>	<b>560,834</b>	<b>547,902</b>
<b>EQUITY AND LIABILITIES</b>			
Equity attributable to parent company shareholders	228,060	241,269	240,380
Deferred tax liabilities	15,095	27,333	21,343
Interest-bearing liabilities	265,698	278,048	271,896
Trade payables	4,881	4,455	6,161
Other liabilities	8,196	9,133	6,971
Accrued expenses and deferred income	604	596	1,151
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>522,534</b>	<b>560,834</b>	<b>547,902</b>

## CONSOLIDATED CHANGES IN EQUITY

Amounts are stated in SEK thousand	Shareholders' equity attributable to parent company owners
<b>Opening balance at 01/01/2022</b>	<b>246,783</b>
Profit/loss for the period	-41,924
Translation differences	24,716
New share issue	10,805
<b>Closing balance at 31/12/2022</b>	<b>240,380</b>
<b>Opening balance at 01/01/2023</b>	<b>240,380</b>
Profit/loss for the period	-22,541
Translation differences	10,221
<b>Closing balance at 30/06/2023</b>	<b>228,060</b>

# CONSOLIDATED *cash flow statement*

Amounts are stated in SEK thousand	Q2 2023	Q2 2022	HY1 2023	HY1 2022	Full year 2022
<b>Cash flow from operating activities</b>					
Operating profit/loss	174	-3,544	-11,403	-12,742	-17,820
Of which profit/loss from divestment of properties	-1,782	-946	-2,367	-54	-2,313
Depreciation, amortisation and impairment	2,766	2,479	5,626	5,563	10,612
Interest income and similar profit/loss items	1	0	0	-13	-35
Interest paid (attributable to financing activities)	-5,447	-8,928	-10,968	-15,514	-23,551
Tax paid	0	0	0	0	-3,669
<b>Cash flow from operating activities before change in working capital</b>	<b>-4,288</b>	<b>-10,939</b>	<b>-19,111</b>	<b>-22,760</b>	<b>-36,720</b>
<b>Changes in working capital</b>					
Investments in project properties	-345	-718	-1,684	-1,221	-13,923
Sale of project properties	365	5,863	18,579	25,917	35,947
Change in operating receivables and liabilities	-3,665	3,994	-747	-17,678	-26,809
<b>Total change in working capital</b>	<b>-3,635</b>	<b>9,139</b>	<b>16,148</b>	<b>7,018</b>	<b>-4,785</b>
<b>Cash flow from operating activities</b>	<b>-7,923</b>	<b>-1,800</b>	<b>-2,963</b>	<b>-15,742</b>	<b>-41,505</b>
Divestment of operating properties	30,687	22,917	54,097	22,917	73,513
<b>Cash flow from operating activities, including the divestment of commercial properties</b>	<b>22,764</b>	<b>21,117</b>	<b>51,134</b>	<b>7,175</b>	<b>30,592</b>
<b>Cash flow from other investing activities</b>					
Acquisitions and investments in operating properties	-3,954	-503	-19,628	-1,481	-18,534
Investments in machines and equipment	0	0	-1,039	0	-3,267
<b>Cash flow from investing activities</b>	<b>-3,954</b>	<b>-503</b>	<b>-20,667</b>	<b>-1,481</b>	<b>-21,801</b>
<b>Cash flow from financing activities</b>					
New share issue	0	10,805	0	10,805	10,805
Loans raised	0	189,674	0	189,674	189,674
Loan repayments	-12,478	-208,119	-23,968	-217,122	-230,668
Other capitalised financing costs	0	-10,528	0	-10,528	-10,528
<b>Cash flow from financing activities</b>	<b>-12,478</b>	<b>-18,168</b>	<b>-23,968</b>	<b>-27,171</b>	<b>-40,717</b>
Cash flow for the period	6,332	2,446	6,499	-21,477	-31,926
<b>Cash and cash equivalents at start of period</b>	<b>19,310</b>	<b>25,022</b>	<b>18,905</b>	<b>48,736</b>	<b>48,736</b>
Exchange rate differences in cash and cash equivalents	792	945	1,030	1,154	2,095
<b>Cash and cash equivalents at end of period</b>	<b>26,434</b>	<b>28,413</b>	<b>26,434</b>	<b>28,413</b>	<b>18,905</b>

# Summary OF PARENT COMPANY FIGURES

<b>Income statement (amounts are stated in SEK thousand)</b>	<b>Q2 2023</b>	<b>Q2 2022</b>	<b>HY1 2023</b>	<b>HY1 2022</b>	<b>Full year 2022</b>
Operating revenue	536	254	968	2,626	9,014
Operating expenses	-1,599	-1,043	-2,899	-4,171	-11,471
Operating profit/loss	-1,063	-789	-1,931	-1,545	-2,456
Profit/loss from financial items	-648	2,130	-1,110	-7,125	-7,971
<b>Profit/loss before tax</b>	<b>-1,711</b>	<b>1,340</b>	<b>-3,041</b>	<b>-8,670</b>	<b>-10,427</b>
<b>Profit/loss for the period</b>	<b>-1,711</b>	<b>1,340</b>	<b>-3,041</b>	<b>-8,670</b>	<b>-10,427</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 (Amounts are stated in SEK thousand)</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>31/12/2022</b>
<b>ASSETS</b>			
Property, plant and equipment	2,286	0	2,286
Investments in group companies	287,603	289,772	291,475
Other non-current receivables and investments	1,700	37	266
Current assets	4,790	1,786	108
Cash and cash equivalents	1,955	967	193
<b>Total assets</b>	<b>298,334</b>	<b>292,562</b>	<b>294,329</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' equity	274,504	279,302	277,546
Liabilities to group companies	13,714	0	6,485
Other non-current liabilities	7,525	6,733	7,129
Other current liabilities	2,591	6,527	3,169
<b>Total shareholders' equity and liabilities</b>	<b>298,334</b>	<b>292,562</b>	<b>294,329</b>

## SUPPLEMENTARY DISCLOSURES


### SEGMENT REPORTING

The company's earnings have been measured separately by operator activity, which currently consists of Boho Club and Quartiers Marbella Apartments, as well as property development. Central administration and business development costs related to new projects are reported together under 'other'.

	Operator activities	Property sales	Other	Total	Operator activities	Property sales	Other	Total
	<b>Q2 2023</b>				<b>Q2 2022</b>			
Revenue	28,816	31,125	0	59,941	22,294	31,749	0	54,043
Operating expenses	-22,820	-29,344	-4,868	-57,032	-20,163	-30,803	-4,173	-55,409
EBITDA	5,996	1,781	-4,868	2,909	2,131	946	-4,173	-1,096
Depreciation, amortisation and impairment	-2,766	0	0	-2,766	-2,492	0	0	-2,492
<b>Operating profit/loss</b>	<b>3,230</b>	<b>1,781</b>	<b>-4,868</b>	<b>143</b>	<b>-361</b>	<b>946</b>	<b>-4,173</b>	<b>-3,588</b>

### INTEREST-BEARING LIABILITIES

	30/06/2023	30/06/2022	31/12/2022
<b>Non-current</b>			
Property loans	41,903	71,734	56,882
Lease liabilities	184	443	192
Investment loans	218,402	198,505	207,756
Capitalised financing costs	-4,978	-8,447	-5,533
<b>Total non-current interest-bearing liabilities</b>	<b>255,511</b>	<b>262,235</b>	<b>259,297</b>
<b>Current</b>			
Property loans	6,570	9,915	7,539
Lease liabilities	304	1,246	865
Investment loans	7,525	6,733	8,407
Capitalised financing costs	-4,212	-2,081	-4,212
<b>Total current interest-bearing liabilities</b>	<b>10,187</b>	<b>15,813</b>	<b>12,599</b>
<b>Total interest-bearing liabilities</b>	<b>265,698</b>	<b>278,048</b>	<b>271,896</b>



# QUARTIERS TIERS

P R O P E R T I E S

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