



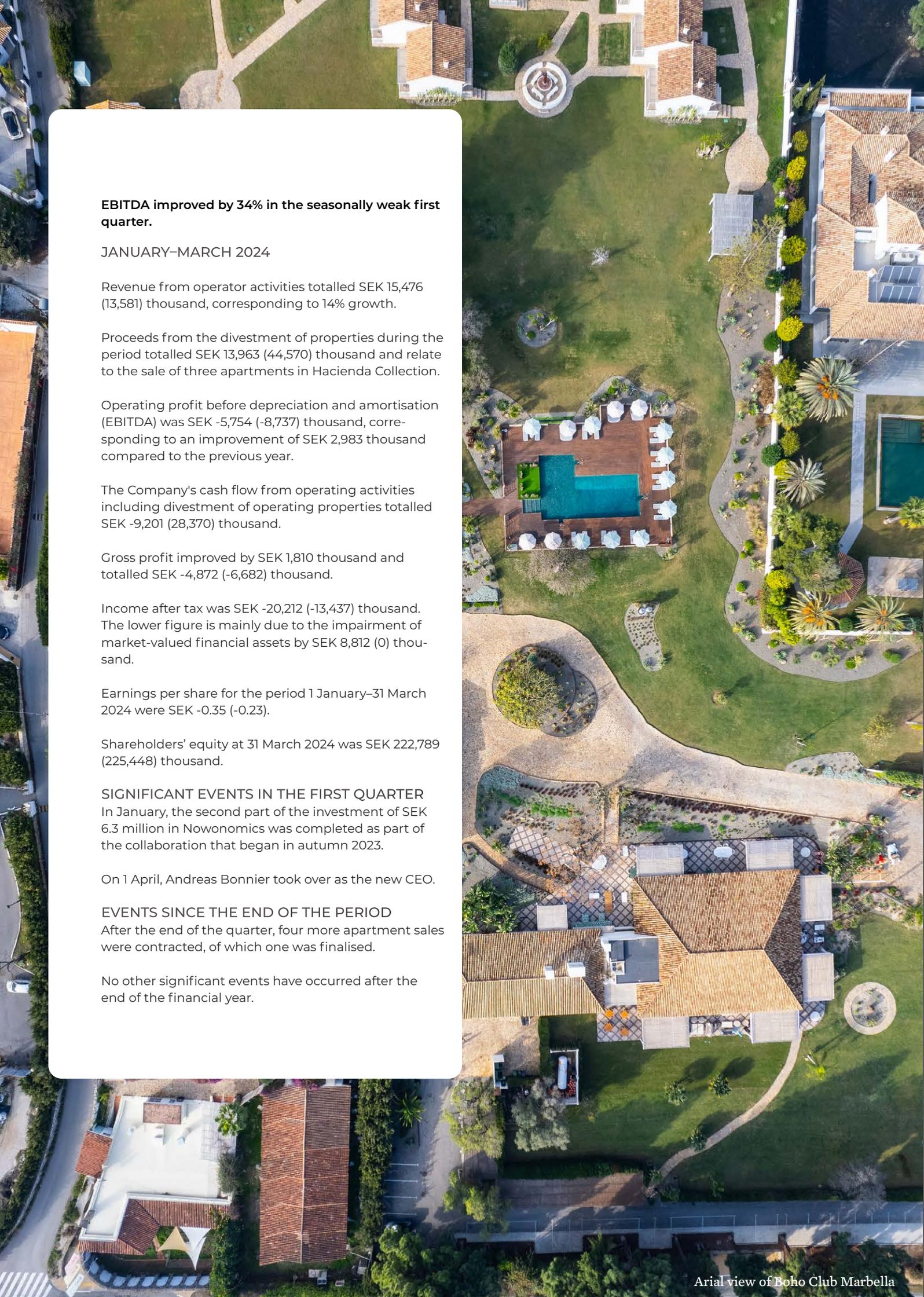
# QUAR TIERS

P R O P E R T I E S

**QUARTERLY REPORT  
JANUARY THROUGH MARCH  
2024**

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**Quartiers Properties AB (publ)**  
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An aerial photograph of the Boho Club Marbella resort. The image shows several large, modern buildings with terracotta roofs and white walls. There are lush green lawns, palm trees, and a swimming pool with a wooden deck and white umbrellas. The resort is surrounded by a road and some parking areas.

## **EBITDA improved by 34% in the seasonally weak first quarter.**

### **JANUARY–MARCH 2024**

Revenue from operator activities totalled SEK 15,476 (13,581) thousand, corresponding to 14% growth.

Proceeds from the divestment of properties during the period totalled SEK 13,963 (44,570) thousand and relate to the sale of three apartments in Hacienda Collection.

Operating profit before depreciation and amortisation (EBITDA) was SEK -5,754 (-8,737) thousand, corresponding to an improvement of SEK 2,983 thousand compared to the previous year.

The Company's cash flow from operating activities including divestment of operating properties totalled SEK -9,201 (28,370) thousand.

Gross profit improved by SEK 1,810 thousand and totalled SEK -4,872 (-6,682) thousand.

Income after tax was SEK -20,212 (-13,437) thousand. The lower figure is mainly due to the impairment of market-valued financial assets by SEK 8,812 (0) thousand.

Earnings per share for the period 1 January–31 March 2024 were SEK -0.35 (-0.23).

Shareholders' equity at 31 March 2024 was SEK 222,789 (225,448) thousand.

### **SIGNIFICANT EVENTS IN THE FIRST QUARTER**

In January, the second part of the investment of SEK 6.3 million in Nowonomics was completed as part of the collaboration that began in autumn 2023.

On 1 April, Andreas Bonnier took over as the new CEO.

### **EVENTS SINCE THE END OF THE PERIOD**

After the end of the quarter, four more apartment sales were contracted, of which one was finalised.

No other significant events have occurred after the end of the financial year.

# QUARTIERS *inbrief*

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## ACTIVITIES

Quartiers Properties AB (publ) is a Swedish limited company that, via Spanish subsidiaries, owns, develops and manages properties on the Costa del Sol in southern Spain. Quartiers mainly invests in properties aimed at an affluent international target group.

Operations began in July 2015. Over the past two years, the business has been streamlined by divesting apartments and property development projects and focusing on the development and operation of hotel properties.

## BUSINESS CONCEPT

Quartiers' business concept is to create value in the property portfolio through value-enhancing business development in and around the properties.

## FUTURE

Focusing on the ownership and operation of the Company's hotel and restaurant business Boho Club in Marbella, the aim is to expand the Boho Club concept to new destinations.

To enable expansion, a partially new structure is now being implemented to allow access to capital.

The process of establishing a so-called SOCIMI in Spain, a Spanish version of a REIT (Real Estate Investment Trust), will be finalised in the second half of 2024. This is an important part of that structure.

In parallel, discussions are underway with leading market participants regarding strategic partnerships that can contribute to the realisation of our growth strategy.



# Financial KEY FIGURES

During the fourth quarter, the last remaining major property development project was sold. This marked the end of the streamlining of activities that had been taking place in recent years. Today, 90% of the value of the property portfolio is made up of the Boho Club property and the neighbouring property. The value and future growth will come from concept development, running and development of hotel properties. From the current quarter onwards, financial ratios reflecting these developments are therefore presented,

	Quarter 1 2024	Quarter 4 2023	Quarter 3 2023	Quarter 2 2023	Quarter 1 2023
<b>Boho Club</b>					
Carrying amount for property	299,362	289,374	300,982	307,804	292,217
Market value of property*	496,704	469,982	470,526	481,664	460,244
Revenue rolling 12	96,176	93,300	93,000	85,100	78,000
Growth	3%	0%	9%	9%	2%
EBITDA rolling 12	14,558	14,500	13,800	13,000	8,600
Growth in EBITDA	0%	6%	6%	51%	-9%
<b>Project Development</b>					
Sale of properties	13,963	131,750	22,940	31,125	44,570
Carrying amount for properties	54,053	63,602	131,422	151,288	169,927
<b>Balance sheet</b>					
Equity/assets ratio, carrying amounts	45%	46%	45%	44%	44%
Equity/assets ratio, market value	79%	75%	86%	79%	79%
Loan-to-value (LTV)	38%	35%	33%	35%	35%

\*Most recent external valuation conducted on 31 March 2024 by Savills Aguirre Newman in accordance with RICS (Royal Institution of Chartered Surveyors).

# Message from the *CEO*

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**Dear shareholders,**

It is with great pleasure and a deep sense of responsibility that I write this CEO letter. As co-founder and board member, I am proud to now also take over the operational responsibility for the business which, during the first seasonally weak quarter, is recording growth in our most important business line, namely the hotel property. After a 2023 in which we successfully streamlined the business, this is where our current focus for growth lies.

The successful property sales of apartments that formed the basis of our streamlining strategy will soon be completed and we will now be able to focus fully on the hotel business. Brand-wise and as a property project, I knew we had a great asset in Boho Club and CFS. My recent focus has therefore been on optimising the operational management and processing organisation. Of course, there are always aspects to improve and refine, but I am happy to confirm the strength of this, too. I therefore believe that the Company is now ready to expand both its running of hotels and ownership of hotel properties, first and foremost in Spain, but soon also in other European countries.

In concrete terms, I intend to seek and initiate strategic partnerships that will enable us to focus on what we do best: developing and running hotel properties. The focus is therefore on establishing a structure that gives us access to capital via partnerships that recognise our expertise in concept development and running operations. Boho Club, our award-winning hotel, exemplifies what we can achieve and will be the brand on which we will focus our expansion.

At home in Marbella and the Costa del Sol, we continue to work on the development of our Golden Mile properties. We have now started work on the architectural and conceptual development of our future extended hotel project to create a hotel concept that stands out.

We are actively working with the municipality and authorities to move this issue forward as quickly as possible, and I look forward to announcing when we reach the next major milestone in this process.

The future looks incredibly exciting, and every step we take is part of the journey to fully realise the Company's potential. Now is the start of an expansive chapter.

Thank you for your continued support and trust.

Yours sincerely,

Andreas Bonnier  
CEO Quartiers Properties



# COMMENTS *on the period*

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This report has been prepared in accordance with IAS 34 – Interim Financial Reporting. See the 2023 Annual Report for complete details of the accounting policies.

## EARNINGS JANUARY– MARCH

Net sales for the first quarter totalled SEK 29,439 (58,151) thousand.

Revenue from the sale of properties totalled SEK 13,963 (44,570) thousand and related to three apartments in Hacienda Collection. Revenue from operator activities totalled SEK 15,476 (13,581) thousand.

Gross profit totalled SEK -4,872 (-6,682) thousand.

## CASH FLOW AND FINANCIAL POSITION

The equity/assets ratio at the end of the period was 45% (44). The Group's interest-bearing liabilities were SEK 235,915 (272,415) thousand. Interest-bearing liabilities are recognised less capitalised financing costs of SEK 0 (5,410) thousand. The loan-to-value ratio was 39% (35). The Group's cash and cash equivalents on 31 March totalled SEK 14,300 (19,310) thousand.

Cash flow from operating activities was SEK -9,201 (28,370) thousand during the first quarter. Cash flow from investing activities totalled SEK -8,598 (-16,713) thousand. Cash flow from financing activities totalled SEK -4,730 (-11,490) thousand and consisted mainly of amortisation of loans. Dividends of SEK 1,625 (0) thousand have been paid on the preference shares. Accumulated unpaid dividends, outstanding amount, amounted to SEK 26,908 thousand as of 31 March 2024, including accrual of interest at a rate of 12% per annum on the unpaid amount.

## PROPERTIES

The hotel property Boho Club is recognised as a property used in business operations. Investments in properties during the period totalled SEK 1,621 (15,674) thousand.

Project properties include property development projects in connection with Boho Club and 17 apartments with sale pending.

Investments in project properties in the period totalled SEK 0 (1,339) 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 31 March 2024 totalled SEK 523 million, based on a closing price of SEK 9.06 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. During the period June 2020 to June 2023, no dividends were paid. Dividends were reintroduced in Q3 2023.

## WARRANTS

There were no outstanding warrants on 31 March.

## PARENT COMPANY

The Parent Company's net sales in the period from 1 January to 31 March totalled SEK 140 (432) thousand. Profit after financial items was SEK -7,994 (-2,091) thousand. The Parent Company's net cash totalled SEK 5,128 (-3,987) thousand at 31 March. Equity totalled SEK 338,624 (275,455) thousand.

## SIGNIFICANT EVENTS IN THE FIRST QUARTER

In January, the second part of the investment in Nowonomics, SEK 6.3 million, was completed.

## EVENTS SINCE THE END OF THE PERIOD

No significant events have occurred since the end of the period.

## RELATED-PARTY TRANSACTIONS

In 2023, the Company signed an agreement on an investment in and cooperation with Nowonomics AB (publ). Company board member and CEO Andreas Bonnier is also a founder and shareholder (8.53%) of Nowonomics AB through the company Egonomics AB. In January, the second part of the investment in Nowonomics of SEK 6.3 million was completed.

## 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 2023 Annual Report. The description contained in that report remains relevant.

# COMMENTS *on the period*

## 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

Annual General Meeting	11/06/2024
Interim Report Apr–Jun	18/07/2024
Interim Report Jul–Sep	08/11/2024
Year-end Report	20/02/2025

## 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.

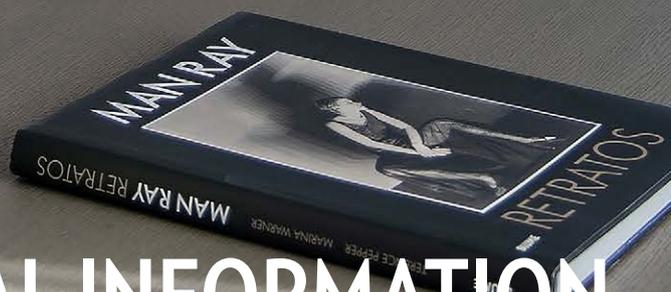
Stockholm, 16 May 2024

Jörgen Cederholm, Chairman of the Board  
Merja Rahkola, Board member  
Raouf Lotfi, Board Member  
Andreas Bonnier, CEO

## TEN LARGEST SHAREHOLDERS, 31 MARCH 2024

#	Owner	Ordinary shares	Preference shares	Capital	Votes
1	House of K Holding Limited	9,948,127	834,478	16.73%	17.19%
2	Fastighets Aktiebolag Bränneröd	7,284,000	100,000	11.45%	12.50%
3	Rocet AB	5,868,922	-	9.10%	10.05%
4	Egonomics AB	5,050,000	-	7.83%	8.65%
5	Bosmac Invest AB	4,225,065	-	6.55%	7.24%
6	LMK companies & Foundation	3,500,000	1,054,000	7.06%	6.18%
7	SIX SIS AG	3,585,213	-	5.56%	6.14%
8	Bernt Lundberg Fastigheter Lund AB	2,426,372	-	3.76%	4.16%
9	Avanza Pension	1,966,000	658,257	4.07%	3.48%
10	CS Client Omnibus ACC	1,451,705	10,000	2.27%	2.49%
	<b>Other</b>	<b>12,391,601</b>	<b>4,113,133</b>	<b>25.62%</b>	<b>21.92%</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	Q1 2024	Q1 2023	Full year 2023
Divestment of properties	13,963	44,570	230,386
Revenue, operator activities	15,476	13,581	99,404
<b>Total net sales</b>	<b>29,439</b>	<b>58,151</b>	<b>329,790</b>
Cost of properties sold	-13,800	-43,985	-163,167
Operating costs	-20,511	-20,848	-103,374
<b>Total operating expenses</b>	<b>-34,311</b>	<b>-64,833</b>	<b>-266,541</b>
<b>Gross profit</b>	<b>-4,872</b>	<b>-6,682</b>	<b>63,249</b>
Central administration	-3,379	-4,934	-19,521
Other operating income and expenses	15	20	113
<b>Operating profit/loss</b>	<b>-8,236</b>	<b>-11,616</b>	<b>43,841</b>
- of which EBITDA	-5,754	-8,737	54,783
Profit/loss from financial items	-12,872	-5,641	-25,022
<b>Profit/loss before tax</b>	<b>-21,108</b>	<b>-17,237</b>	<b>18,819</b>
Income tax	896	3,800	-12,190
<b>PROFIT/LOSS FOR THE PERIOD</b>	<b>-20,212</b>	<b>-13,437</b>	<b>6,628</b>
Earnings per ordinary share, before and after dilution, SEK	-0.35	-0.23	0.03

## CONSOLIDATED STATEMENT *of* COMPREHENSIVE INCOME

Amounts are stated in SEK thousand	Q1 2024	Q1 2023	Full year 2023
<b>Profit/loss for the period</b>	<b>-20,212</b>	<b>-13,437</b>	<b>6,628</b>
Other comprehensive income	0	0	0
Translation differences from foreign operations	4,534	-1,495	-3,667
<b>Comprehensive income for the period</b>	<b>-15,678</b>	<b>-14,932</b>	<b>2,961</b>

# Summary CONSOLIDATED BALANCE SHEET

Amounts are stated in SEK thousand	31/03/2024	31/03/2023	31/12/2023
<b>ASSETS</b>			
Operating properties	250,935	316,461	242,751
Right-of-use assets, equipment, tools and installations	18,755	19,966	18,431
Project properties	102,480	146,608	110,225
Financial assets measured at fair value	6,368	2	8,581
Current assets	99,716	12,662	98,940
Cash and cash equivalents	14,300	19,310	37,168
<b>TOTAL ASSETS</b>	<b>492,554</b>	<b>515,009</b>	<b>516,096</b>
<b>EQUITY AND LIABILITIES</b>			
Equity attributable to Parent Company shareholders	222,789	225,448	238,468
Deferred tax liabilities	8,456	17,822	9,026
Interest-bearing liabilities	227,959	262,793	223,579
Trade payables	16,122	4,875	4,878
Other liabilities	16,684	2,518	39,458
Accrued expenses and deferred income	544	1,553	689
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>492,554</b>	<b>515,009</b>	<b>516,096</b>

## CONSOLIDATED CHANGES IN EQUITY

Amounts are stated in SEK thousand	Shareholders' equity attributable to Parent Company owners
<b>Opening balance at 01/01/2023</b>	<b>240,380</b>
Profit/loss for the period	6,628
Dividend, preference shares	-4,874
Translation differences	-3,667
<b>Closing balance at 31/12/2023</b>	<b>238,467</b>
<b>Opening balance at 01/01/2024</b>	<b>238,467</b>
Profit/loss for the period	-20,212
Dividend, preference shares	0
Translation differences	4,534
<b>Closing balance at 31/03/2024</b>	<b>222,789</b>

# CONSOLIDATED *cash flow statement*

Amounts are stated in SEK thousand	Q 1 2024	Q 1 2023	Full year 2023
<b>Cash flow from operating activities</b>			
Operating profit/loss	-8,221	-11,577	43,727
Of which profit/loss from divestment of properties	-163	-585	-67,218
Depreciation, amortisation and impairment	2,482	2,860	10,943
Other value adjustments	8,812	0	-442
Interest income and similar profit/loss items	0	0	15
Interest paid (attributable to financing activities)	-6,200	-5,521	-24,950
Tax paid	-3,164	0	-24,662
<b>Cash flow from operating activities before changes in working capital</b>	<b>-6,454</b>	<b>-14,823</b>	<b>-62,587</b>
<b>Changes in working capital</b>			
Investments in project properties	0	-1,339	-4,716
Sale of project properties	1,160	18,214	27,724
Change in operating receivables and liabilities	-3,907	2,908	47,367
<b>Total change in working capital</b>	<b>-2,747</b>	<b>19,783</b>	<b>70,375</b>
<b>Cash flow from operating activities</b>	<b>-9,201</b>	<b>4,960</b>	<b>7,788</b>
Divestment of operating properties	0	23,410	86,607
<b>Cash flow from operating activities, including the divestment of commercial properties</b>	<b>-9,201</b>	<b>28,370</b>	<b>94,395</b>
<b>Cash flow from other investing activities</b>			
Investments in non-current financial assets	-6,600	0	-6,449
Acquisitions and investments in operating properties	-1,621	-15,674	-22,037
Investments in machines and equipment	-377	-1,039	-1,210
<b>Cash flow from investing activities</b>	<b>-8,598</b>	<b>-16,713</b>	<b>-29,696</b>
<b>Cash flow from financing activities</b>			
New share issue	0	0	0
Loans raised	0	0	0
Loan repayments	-4,730	-11,490	-44,705
Other capitalised financing costs	0	0	0
Dividend paid to preference shareholders	-1,625	0	-1,625
<b>Cash flow from financing activities</b>	<b>-6,355</b>	<b>-11,490</b>	<b>-46,330</b>
Cash flow for the period	-24,154	167	18,369
<b>Cash and cash equivalents at start of period</b>	<b>37,168</b>	<b>18,905</b>	<b>18,905</b>
Exchange rate differences in cash and cash equivalents	1,286	238	-105
<b>Cash and cash equivalents at end of period</b>	<b>14,300</b>	<b>19,310</b>	<b>37,168</b>

# Summary OF PARENT COMPANY FIGURES

<b>Income statement (amounts are stated in SEK thousand)</b>	<b>Q 1 2024</b>	<b>Q 1 2023</b>	<b>Full year 2023</b>
Operating revenue	140	432	2,924
Operating expenses	-1,029	-1,300	-5,852
Operating profit/loss	-889	-868	-2,928
Profit/loss from financial items	-7,105	-1,222	76,574
<b>Profit/loss before tax</b>	<b>-7,994</b>	<b>-2,091</b>	<b>73,646</b>
<b>Profit/loss for the period</b>	<b>-7,994</b>	<b>-2,091</b>	<b>73,646</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>31/03/2024</b>	<b>31/03/2023</b>	<b>31/12/2023</b>
<b>ASSETS</b>			
Property, plant and equipment	2,286	2,286	2,286
Investments in Group companies	295,376	284,980	289,153
Non-current receivables from Group companies	51,863	0	66,576
Other non-current receivables and investments	6,368	2	8,580
Current assets	4,985	6,757	289
Cash and cash equivalents	3,255	3,340	2,410
<b>Total assets</b>	<b>364,133</b>	<b>297,365</b>	<b>369,295</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' equity	338,324	275,455	346,317
Liabilities to Group companies	14,175	12,237	9,739
Other non-current liabilities	8,383	7,327	8,211
Other current liabilities	3,251	2,346	5,028
<b>Total shareholders' equity and liabilities</b>	<b>364,133</b>	<b>297,365</b>	<b>369,295</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	Project Development	Other	Total	Operator activities	Project Development	Other	Total
	<b>Q1 2024</b>				<b>Q1 2023</b>			
Revenue	15,475	13,963	0	29,438	13,581	44,570	0	58,151
Operating expenses	-18,028	-13,800	-3,364	-35,192	-17,988	-43,985	-4,914	-66,887
EBITDA	-2,553	163	-3,364	-5,754	-4,407	585	-4,914	-8,736
Depreciation, amortisation and impairment	-2,482	0	0	-2,482	-2,860	0	0	-2,860
<b>Operating profit/loss</b>	<b>-5,035</b>	<b>163</b>	<b>-3,364</b>	<b>-8,236</b>	<b>-7,267</b>	<b>585</b>	<b>-4,914</b>	<b>-11,596</b>

### INTEREST-BEARING LIABILITIES

	31/03/2024	31/03/2023	31/12/2023
<b>Non-current</b>			
Property loans	15,955	48,071	19,523
Lease liabilities	0	195	0
Investment loans	207,450	208,689	199,728
Capitalised financing costs	-3,744	-5,410	-4,041
<b>Total non-current interest-bearing liabilities</b>	<b>219,661</b>	<b>251,545</b>	<b>215,210</b>
<b>Current</b>			
Property loans	3,730	7,613	3,963
Lease liabilities	396	520	407
Investment loans	8,383	7,327	8,211
Capitalised financing costs	-4,211	-4,211	-4,211
<b>Total current interest-bearing liabilities</b>	<b>8,298</b>	<b>11,248</b>	<b>8,369</b>
<b>Total interest-bearing liabilities</b>	<b>227,959</b>	<b>262,793</b>	<b>223,579</b>



# QUARTIERS TIERS

P R O P E R T I E S

## CONTACT

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