

# **Interim Report**

**HL 18 Property AB (publ)**

Organizational number  
559337-2559

**2023-01-01--2023-03-31**

## Interimreport January - March 2023

### Financial overview

Oscar Properties acquired HL 18 Property Portfolio AB on 28 September 2021.

The interim report for HL 18 Property Portfolio AB (publ) has not been reviewed by an auditor.

Key metrics, amounts in SEK thousand			
	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Operating income	27,441	12,115	123,638
Change in value of investment properties	39,598	13,841	-7,927
Operating profit	41,295	21,679	37,472
Profit/loss for the year	17,885	4,024	-17,425
Investment properties	950,000	946,000	944,000
Balance sheet total	1,443,072	1,384,182	1,459,949
Cash and cash equivalents	57,033	5,961	9,752
Equity ratio, %	31	33	29

### Publication of financial reports

HL 18 (publ) intends to publish the next interim financial report on 31 August 2023.

### Significant events after the balance sheet date

HL18 initiated a written procedure on March 21, 2023, in order to change some of the terms and conditions in the company's outstanding SEK 550,000,000 senior secured floating rate bonds 2020-2023 with ISIN SE0017082779. The purpose was to amend the provisions limiting the Company's ability to make divestments of a property or property-owning company. The written procedure expired on 19 April 2023 and the requisite majority of consents was not met and the written procedure was not approved.

During the first quarter two properties has been divested for a total property value of SEK 53m. After the end of the first quarter an additional six properties have been divested for a total property value of SEK 185m. The proceeds from divestments have been used to acquire two replacement properties in Helsingborg and Västervik with an occupancy ratio of 95% and a WAULT of 4.2 years.

<b>CONSOLIDATED INCOME STATEMENT</b>				
Amounts in SEK thousand	Note	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
	2			
<b>Operating income</b>				
Rental income		16,091	12,068	60,366
Other income		11,350	47	63,272
		<b>27,441</b>	<b>12,115</b>	<b>123,638</b>
<b>Operating expenses</b>				
Change in value of investment properties		39,598	13,841	-7,927
Property management		-15,018	-4,090	-11,970
External costs		-1,169	-188	-66,270
Write-down of investment property		-3,648	–	–
Result on disposal of property		-5,908	–	–
		<b>13,854</b>	<b>9,564</b>	<b>-86,167</b>
<b>Net operating income</b>		<b>41,295</b>	<b>21,679</b>	<b>37,472</b>
Financial income	2	–	–	20,840
Financial expenses		-12,010	-8,859	-53,544
<b>Profit/Loss from financial items</b>		<b>-12,008</b>	<b>-8,859</b>	<b>-32,704</b>
Group contribution		–	–	-27,417
<b>Profit before tax</b>		<b>29,287</b>	<b>12,820</b>	<b>-22,648</b>
Current tax		–	–	-1,106
Deferred tax		-11,402	-8,796	6,329
<b>Profit/loss for the year</b>		<b>17,885</b>	<b>4,024</b>	<b>-17,425</b>
Other income for the period net after tax		–	–	–
<b>Total profit for the period</b>		<b>17,885</b>	<b>4,024</b>	<b>-17,425</b>
<b>Profit for the period attributable to:</b>				
Shareholders of the parent company		17,885	4,024	-17,425
Holdings without controlling influence		–	–	–
<b>Total profit attributable to:</b>				
Shareholders of the parent company		17,885	4,024	-17,425
Holdings without controlling influence		–	–	–

<b>CONSOLIDATED BALANCE SHEET</b>		<b>31 Mar 2023</b>	<b>31 Mar 2022</b>	<b>31 Dec 2022</b>
Amounts in SEK thousand				
	Note			
<b>ASSETS</b>				
<b>Non-current assets</b>				
<b>Tangible assets</b>				
Investment properties	4	950,000	946,000	944,000
Tangible fixed assets		–	–	–
Financial assets		45	45	45
<b>Total tangible assets</b>		<b>950,045</b>	<b>946,045</b>	<b>944,045</b>
<b>Total non-current assets</b>		<b>950,045</b>	<b>946,045</b>	<b>944,045</b>
<b>Current assets</b>				
<b>Receivables</b>				
Accounts receivable		17,055	1,757	58,261
Current receivable for Group companies		397,862	406,134	430,080
Current tax assets		1,370	–	390
Other current assets		7	24,285	47
Accrued income and prepaid expenses		19,701	–	17,373
<b>Total receivables</b>		<b>435,994</b>	<b>432,176</b>	<b>506,151</b>
<b>Cash and cash equivalents</b>		<b>57,033</b>	<b>5,961</b>	<b>9,752</b>
<b>Total current assets</b>		<b>493,027</b>	<b>438,137</b>	<b>515,904</b>
<b>TOTAL ASSETS</b>		<b>1,443,072</b>	<b>1,384,182</b>	<b>1,459,949</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
<b>Restricted equity</b>				
Share capital		500	500	500
<b>Total restricted equity</b>		<b>500</b>	<b>500</b>	<b>500</b>
<b>Unrestricted equity</b>				
Other contributed capital		378,904	378,904	378,904
Retained earnings including profit/loss for the year		72,255	75,425	41,584
<b>Total unrestricted equity</b>		<b>451,159</b>	<b>454,328</b>	<b>420,488</b>
<b>Total equity</b>		<b>451,659</b>	<b>454,828</b>	<b>420,987</b>
<b>Provisions</b>				
Allocation of deferred tax		23,366	32,601	16,078
<b>Total provisions</b>		<b>23,366</b>	<b>32,601</b>	<b>16,078</b>
<b>Non-current liabilities</b>				
Bond loan	5	545,263	540,868	544,164
Other long-term liabilities	5	65	65	65
<b>Total non-current liabilities</b>		<b>545,328</b>	<b>540,933</b>	<b>544,229</b>
<b>Current liabilities</b>				
Accounts payable		28,496	1,920	46,062
Current liabilities for Group company		362,968	331,605	397,340
Current tax liabilities		–	–	–
Other short debt		16,593	11,088	15,444
Accrued expenses and prepaid income		14,664	11,209	19,809

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Total current liabilities	<u>422,720</u>	<u>355,821</u>	<u>478,655</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><b>1,443,072</b></u>	<u><b>1,384,182</b></u>	<u><b>1,459,949</b></u>

## CHANGE IN GROUP EQUITY

Amounts in SEK thousand

	Share capital	Other contributed capital	retained earnings including profit/loss for the year	Total equity
<b>Equity at 1 Jan. 2022</b>	<b>500</b>	<b>378,904</b>	<b>71,401</b>	<b>450,805</b>
Prospectus fee			-28	-28
Adjustment Property aquisitions			-12,364	-12,364
Profit for the year	-	-	-17,425	-17,425
Ohter comprehensive income	-	-	-	-
<b>Comprehensive income for the year</b>	<b>500</b>	<b>378,904</b>	<b>41,584</b>	<b>420,988</b>
<i>Transactions with owners</i>				
Acquisition		-	-	-
<b>Total transactions with owners</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Equity closing 31 Dec. 2022</b>	<b>500</b>	<b>378,904</b>	<b>41,584</b>	<b>420,988</b>
<b>Equity at 1 Jan. 2023</b>	<b>500</b>	<b>378,904</b>	<b>41,584</b>	<b>420,988</b>
Adjustment Property aquisitions			12,786	12,786
Profit for the year	-	-	17,885	17,885
<b>Comprehensive income for the year</b>	<b>500</b>	<b>378,904</b>	<b>72,255</b>	<b>451,659</b>
<i>Transactions with owners</i>				
Shareholder contribution	-	-	-	-
<b>Total transactions with owners</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Equity closing 31 Mar. 2022</b>	<b>500</b>	<b>378,904</b>	<b>72,255</b>	<b>451,659</b>

The group's equity amounted to TSEK 456,159 (420,988) and the equity ratio to 31 percent (33) at the end of the period. The share capital amounted to TSEK 500 (500) as of Mar 31.

## CONSOLIDATED CASH-FLOW STATEMENT

Amounts in SEK thousand

	Note	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
	2			
<b>Operating activities</b>				
Operating profit		41,295	21,679	37,472
Adjustment for other non-cash items		-35,949		7,926
Interest received		2	13,841	20,840
Interest paid		-9,674	7,376	-44,947
Taxes paid		0		-
<b>Cash flow from operating activities before changes in working capital</b>		<b>-4,325</b>	<b>462</b>	<b>21,291</b>
<b>Cash flow from operating activities</b>				
Increase(+)/decrease(-)in operating receivables		31,318	6,928	-72,013
Increase(+)/decrease(-)in operating accounts payable		-17,565		30,972
Increase(+)/decrease(-)in operating liabilities		1,119	23,938	111,234
<b>Cash flow from operating activities</b>		<b>10,547</b>	<b>17,472</b>	<b>91,484</b>
<b>Investing activities</b>				
Property acquisitions		0		0
Investments in existing properties		-16,231	13,159	-43,571
Disposal of properties		53,000		0
Adjustment Property acquisitions		-34		-12,364
<b>Cash flow from investing activities</b>		<b>36,735</b>	<b>13,159</b>	<b>-55,935</b>
<b>Financing activities</b>				
Prospectus fee		0		-28
Setup fees		0		-4,950
Amortization		0	4,950	0
Group contribution		0		-27,417
<b>Cash flow from financing activities</b>		<b>0</b>	<b>4,950</b>	<b>-32,395</b>
<b>Total cashflow</b>		<b>47,282</b>	<b>637</b>	<b>3,154</b>
<b>Opening cash and cash equivalents</b>		<b>9,752</b>	<b>6,598</b>	<b>6,598</b>
<b>Closing cash and cash equivalents</b>		<b>57,033</b>	<b>5,961</b>	<b>9,752</b>

Cash flow from operating activities amounted to TSEK 10,547 (17472). Cash flow from investing activities amounted to TSEK 36,735 (-13159).

Cash flow from financing activities amounted to TSEK 0 tkr (-4950). Total cash flow for the period amounted to TSEK 47,282 (-637).

Cash balance at the end of the period of TSEK 57,033 (5961).

<b>PARENT COMPANY INCOME STATEMENT</b>	Not	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Amounts in SEK thousand				
	2			
<b>Operating income</b>				
<b>Operating expenses</b>				
External costs		-44	-229	-878
<b>Net operating income</b>		<b>-44</b>	<b>-229</b>	<b>-878</b>
Interest income	6	–	–	44,036
Financial expenses		-11,773	-8,846	-37,259
<b>Profit/Loss from financial items</b>		<b>-11,773</b>	<b>-8,846</b>	<b>6,777</b>
Group contribution		–	–	905
<b>Profit before tax</b>		<b>-11,816</b>	<b>-9,075</b>	<b>6,804</b>
Current/Deferred tax		–	–	–
<b>Profit/loss for the year</b>		<b>-11,816</b>	<b>-9,075</b>	<b>6,804</b>
Other income for the period net after tax		–	–	–
<b>Total profit for the period</b>		<b>-11,816</b>	<b>-9,075</b>	<b>6,804</b>
<b>Profit for the period attributable to:</b>				
Shareholders of the parent company		-11,816	-9,075	6,804
Holdings without controlling influence		–	–	–
<b>Total profit attributable to:</b>				
Shareholders of the parent company		-11,816	-9,075	6,804
Holdings without controlling influence		–	–	–



## PARENT COMPANY BALANCE SHEET

Amounts in SEK thousand

	Not	31 Mar. 2023	31 Mar. 2022	31 Dec. 2022
	2			
<b>ASSETS</b>				
<b>Non-current assets</b>				
<b>Financial assets</b>				
Shares and participations in subsidiaries		85,556	44,406	79,116
<b>Total financial assets</b>		<b>85,556</b>	<b>44,406</b>	<b>79,116</b>
<b>Total non-current assets</b>		<b>85,556</b>	<b>44,406</b>	<b>79,116</b>
<b>Currents assets</b>				
<b>Receivables</b>				
Current receivable for Group companies		822,120	883,985	883,792
Other current assets		8	–	–
<b>Total receivables</b>		<b>822,128</b>	<b>883,985</b>	<b>883,792</b>
<b>Cash and cash equivalents</b>		48,897	–	–
<b>Total current assets</b>		<b>871,026</b>	<b>883,985</b>	<b>883,792</b>
<b>Total assets</b>		<b>956,582</b>	<b>928,391</b>	<b>962,908</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
<b>Restricted equity</b>				
Share capital		500	500	500
<b>Total restricted equity</b>		<b>500</b>	<b>500</b>	<b>500</b>
<b>Unrestricted equity</b>				
Other contributed capital		378,904	378,904	378,904
Retained earnings including profit/loss for the year		-10,194	-14,228	1,622
<b>Total unrestricted equity</b>		<b>368,710</b>	<b>364,676</b>	<b>380,526</b>
<b>Total equity</b>		<b>369,210</b>	<b>365,176</b>	<b>381,026</b>
<b>Non-current liabilities</b>				
Bond loan		545,263	540,868	544,164
<b>Total non-current liabilities</b>		<b>545,263</b>	<b>540,868</b>	<b>544,164</b>
<b>Current liabilities</b>				
Accounts payable		192	190	141
Short-term liabilities, Group		32,146	15,943	29,043
Other short debt		–	–	–
Accrued expenses and prepaid income		9,770	6,214	8,533
<b>Total current liabilities</b>		<b>42,109</b>	<b>22,347</b>	<b>37,717</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>956,582</b>	<b>928,391</b>	<b>962,908</b>

## CHANGE IN PARENT COMPANY EQUITY

Amounts in SEK thousand

	Share capital	Other contributed capital	Retained earnings including profit/loss	Total equity
<b>Equity at 1 Jan. 2022</b>	<b>500</b>	<b>378,904</b>	<b>-5,154</b>	<b>374,250</b>
Prospectus fee			-28	-28
Profit for the year	-	-	6,804	6,804
<b>Comprehensive income for the year</b>	<b>500</b>	<b>378,904</b>	<b>1,622</b>	<b>381,026</b>
<i>Transactions with owners</i>				
<b>Total transactions with owners</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Equity closing 31 Dec. 2022</b>	<b>500</b>	<b>378,904</b>	<b>1,622</b>	<b>381,026</b>
<b>Equity at 1 Jan. 2023</b>	<b>500</b>	<b>378,904</b>	<b>1,622</b>	<b>381,026</b>
Prospectus fee			-	-
Profit for the year	-	-	-11,816	-
<b>Comprehensive income for the year</b>	<b>500</b>	<b>378,904</b>	<b>-10,194</b>	<b>369,210</b>
<i>Transactions with owners</i>				
<b>Total transactions with owners</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Equity closing 31 Mar. 2023</b>	<b>500</b>	<b>378,904</b>	<b>-10,194</b>	<b>369,210</b>

The equity of the parent company amounted to TSEK 369 210 (381,026) and the equity ratio to 39 percent (40) at the end of the period. The share capital amounted to TSEK 500 (500) as of Mar 31.

<b>PARENT COMPANY CASH FLOW STATMENT</b>	Note	Jan-Mar 2023	Jan-Mar 2022	Jan - Dec 2022
Amounts in SEK thousand				
	2			
<b>Operating activities</b>				
Operating profit		-44	-229	-878
Interest received		0	0	44,036
Expanses paid		-8,338	-7,362	-28,662
<b>Cash flow from operating activities before change in working capital</b>		<b>-8,382</b>	<b>-7,591</b>	<b>14,496</b>
<b>Cash flow from operating activities</b>				
Increase(+)/decrease(-)in operating receivables		61,672	-135,074	-92,059
Increase(+)/decrease(-)in operating accounts payable		51	-5,311	-5,360
Increase(+)/decrease(-)in operating liabilities		3,095	152,507	121,287
<b>Total change in working capital</b>		<b>56,436</b>	<b>4,531</b>	<b>38,364</b>
<b>Investing activities</b>				
Shareholder contribution		-6,440	0	0
Sale of financial fixed assets		0	0	-34,710
<b>Cash flow from investing activities</b>		<b>-6,440</b>	<b>0</b>	<b>-34,710</b>
Prospectus fee		0	0	-28
Setup fees		-1,099	-4,950	-4,950
Group contribution received		0	0	905
<b>Cash flow from financing activities</b>		<b>-1,099</b>	<b>-4,950</b>	<b>-4,073</b>
<b>Total cashflow</b>		<b>48,897</b>	<b>-419</b>	<b>-419</b>
<b>Opening cash and cash equivalents</b>		<b>0</b>	<b>0</b>	<b>419</b>
<b>Closing cash and cash equivalents</b>		<b>48,897</b>	<b>-419</b>	<b>0</b>

Cash flow from operating activities amounted to TSEK 56 436 (4531). Cash flow from investing activities amounted to TSEK -6 440 (0). Cash flow from financing activities amounted to TSEK -1 099 (-4 950). Total cash flow for the period amounted to TSEK 48 897 (-419). Cash balance at the end of the period of TSEK 48 897 (-419).

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## Other disclosures and notes

Amounts in SEK thousands

### Note 1

#### General information

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#### Basis of preparation and accounting policies

##### Accounting policies

This interim report for the Group has been prepared in accordance with International Financial Reporting Standards (IFRS) and interpretations issued by the IFRS Interpretations Committee (IFRIC) as determined by EU. The consolidated accounts have also been prepared in accordance with Swedish law and with application of the Swedish Financial Reporting Board's recommendation RFR 1 (Supplementary Accounting Rules).

##### Basis for the consolidated accounts

The consolidated accounts are based on historical acquisition values, with the exception of certain financial instruments. All amounts are stated, unless otherwise stated, in thousands of Swedish kronor (TSEK).

##### Principles for consolidation

The consolidated accounts include the parent company, companies and operations in which the parent company and the subsidiaries, directly or indirectly, have a controlling influence. The financial reports for the parent company and the subsidiaries that are included in the consolidated accounts relate to the same period and are prepared according to the accounting principles that apply to the group. A subsidiary is included in the consolidated accounts from the date of acquisition, which is the day when the parent company obtains a controlling influence, normally more than 50% of the votes.

In the case of an acquisition, an assessment is made as to whether the acquisition constitutes a business or an asset acquisition. An asset acquisition exists if the acquisition concerns real estate but does not include organization and the processes required to carry out the management activities. Other acquisitions are business combinations.

As the acquisition of group companies does not refer to the acquisition of a business, but the acquisition of assets in the form of investment properties, the acquisition cost is distributed over the acquired net assets.

Subsidiaries are excluded from the consolidated accounts when the controlling influence ceases. Internal transactions and gains and losses from internal transactions are eliminated. The accounting principles for subsidiaries have been changed where applicable to guarantee a consistent application of the group's principles.

The most important accounting principles applied when these consolidated accounts were prepared are stated below. These principles have been applied consistently for all years presented, unless otherwise stated.

##### New and amended accounting standards and interpretations in 2022

No new or changed standards or interpretations according to the IASB have had any impact on financial reporting and the accounting principles applied by HL18.

**Changes in IFRS 3 Business combinations: Definition of a business**

The purpose of the amendment is to clarify the definition of a business combination with the aim of making it easier for companies to analyze whether an acquisition constitutes a business combination or acquisition of assets. The amendment clarifies that operations normally have the ability to generate returns (output) but that returns (output) are not a requirement for an integrated set of activities and assets to be categorized as a business combination. Considering that an acquired set of activities and assets must, at a minimum, include financial resources (inputs) and a substantial process that together substantially contribute to a capability to generate returns (output).

The amendments introduce a voluntary concentration test that enables a simplified assessment of whether an acquired set of activities and assets is a business or asset acquisition. This optional test means that if substantially all of the fair value of the gross assets acquired is attributable to an asset or a group of similar assets, the acquisition is not a business combination, but an asset acquisition.

The changes apply to all business and asset acquisitions with an acquisition date during or after the fiscal year beginning on or after January 1, 2020.

HL 18 assesses that the addition has not had a material effect on disclosures or acquisitions on the reported amounts in this

**Other new standards or interpretations**

Other changes in IFRS have not had any significant impact on HL18's financial reporting.

**Income statement**

**Revenue recognition**

Revenue is recognized when it is likely that a financial benefit will accrue and the revenue can be reliably determined. The income is reported excluding value added tax and with deductions for any discounts. Income from property sales is reported on the day of acquisition. When assessing the time of revenue recognition considerations are based on what has been agreed between the parties regarding risks and benefits and involvement in the ongoing management and transfer of legal ownership. In addition, circumstances that may affect the outcome of the deal are taken into account which could be outside the seller's and/or buyer's control.

**Rental income**

HL 18 is a lessor regarding agreements where all significant risks and benefits associated with ownership fall to the lessor. All of the group's leases are classified as operational leases. Rental income is invoiced in advance and accrued linearly over the rental period, unless a different accrual follows from the financial benefits in the rental contract.

Prepaid rents are reported as prepaid income. In cases where the lease contracts provide a reduced rent for a certain period, this is periodized linearly over the current contract period. Rental income from investment properties is reported in the income statement linearly over the rental period. Properties that are rented out under operational leasing agreements are included in the investment properties item.

**Profit from property sale**

Disposal of properties that are not subject to further development is reported in the income statement in the period when the property is transferred. In the event that control of the asset has been transferred at an earlier time than the time of access, the property sale is recognized as income at this earlier time. When assessing the time of income recognition considerations are taken to what has been agreed between the parties regarding risks and benefits and the involvement in the ongoing management and the transfer of legal ownership. In addition, circumstances that may affect the outcome of the deal are taken into account which are outside seller's and/or buyer's control.

### **Financial income and expenses**

Interest income on receivables and bank deposits and interest expenses on liabilities are calculated using the effective

### **Provisions**

Provisions correspond to liabilities where there is uncertainty about when payment will take place or the size of the amount to settle the debt. A provision is recognized when the group has a legal or informal obligation as a result of past events, and it is likely that an outflow of resources will be required to settle the obligation, and that the amount has been calculated in a reliable manner. No provisions are made for future operating losses.

### **Tax**

Tax for the period consists of current tax and deferred tax. Taxes are reported in the income statement except when the underlying transaction is reported in other comprehensive income or directly against equity.

Current tax is the tax calculated on the taxable profit for the period. The taxable result differs from the reported result in that it has been adjusted for non-taxable and non-deductible items. Current tax is tax that shall be paid or received in respect of the current year but can be adjusted for current tax attributable to previous periods.

Deferred tax is reported on the difference between reported and tax values of assets and liabilities. Change in the reported deferred tax asset or liability is reported as a cost or income in the income statement, except when the tax is attributable to items reported in other comprehensive income or directly against equity.

### **Balance sheet**

#### **Tangible fixed assets**

All tangible fixed assets are reported at acquisition value less depreciation. The acquisition value includes expenses that can be directly attributed to the acquisition of the asset.

Depreciations are made linearly over the estimated useful life of the asset and are based on acquisition value less residual value:

- Fixtures, inventories and installations, 5 year depreciation period

#### **Investment properties**

Investment properties that are owned for the purpose of generating rental income and/or increases in value are initially reported at acquisition value, including directly attributable transaction costs. Thereafter, investment properties are reported at fair value primarily based on prices in an active market and is the amount at which an asset could be transferred between initiated parties who are independent of each other and who have an interest in the transaction being carried out.

When a property is divested, the difference between the sales price obtained and the reported value according to the most recent interim report, with deductions for sales costs and additions for capitalized items since the most recent report, is reported as a change in value in the income statement.

Additional expenses are only capitalized when it is probable that future financial benefits associated with the property will be obtained by the group and the expense can be determined with reliability and that the cost relates to the replacement of an existing or the installation of a newly identified component. In the case of major new built, extension and remodeling, interest costs are also capitalized during the production period. The valuation model used is the cash flow model. From the outcome in the cash flow model, the real value of the Property is assessed. Both unrealized and realized changes in value are reported in the income statement.

#### **Financial instruments**

A financial asset or financial liability is recognized in the balance sheet when the group becomes a party to the contractual terms of the instrument. A financial asset is derecognised from the balance sheet when the contractual right to the cash flow from the asset ends, is settled or when the group loses control over it. A financial liability, or part of a financial liability, is booked off the balance sheet when the agreed obligation is fulfilled or otherwise ends.

Financial instruments reported in the balance sheet include on the asset side, trade receivables, cash and cash equivalents and other receivables. Liabilities include trade payables, debts to credit institutions, shareholder loans and other short-term liabilities. The reporting depends on how the financial instruments have been classified.

*Classification and valuation of financial assets*

The group applies the hold to collect business model for all financial assets. The group's financial assets are initially reported at fair value and transaction costs and then at amortized cost using the effective interest method, reduced by provision for impairment.

Financial liabilities are valued at fair value via the income statement if they are a conditional purchase price to which IFRS 3 is applied, held for trading or if they are initially identified as liabilities at fair value via the income statement.

Other financial liabilities are valued at amortized cost.

The group's financial liabilities consist of loans and accounts payable. Loans are initially reported at fair value, net of transaction costs. Loans are then reported at accrued acquisition value and any difference between the amount received (net of transaction costs) and the repayment amount is reported in the income statement spread over the loan period, with application of the effective interest method. Loans are classified as short-term liabilities unless the group has an unconditional right to postpone payment of the debt for at least 12 months after the balance sheet date. Borrowing costs are recognized in the income statement in the period to which they relate. In cases where the borrowing costs are attributable to purchases, construction or production of a qualified asset, the borrowing costs are capitalized in the balance sheet.

*Fair value of financial instruments*

The fair value of financial assets and liabilities traded in an active market is determined by reference to quoted market prices. The fair value of other financial assets and liabilities is determined according to generally accepted valuation models such as discounting future cash flows and using information derived from current market transactions. The reported value of all financial assets and liabilities are assessed to be a good approximation of its fair value, unless otherwise specifically stated.

*Netting of financial assets and liabilities*

Financial assets and liabilities are set off and reported with a net amount in the balance sheet when there is a legal right to set off and when there is an intention to settle the items with a net amount or to simultaneously realize the asset and settle the liability. The group has not offset any financial assets and liabilities as of the balance sheet date.

#### *Write-down*

The group reports a loss reserve for expected credit losses on financial assets that are valued at amortized cost. The group reports expected credit losses for the remaining maturity of all financial instruments for which there have been significant increases in credit risk since the first accounting period, either assessed individually or collectively in view of all reasonable and verifiable information, including forward-looking ones.

For trade receivables, contract assets and lease receivables there are simplifications which mean that the group directly reports expected credit losses for the asset's remaining term (the simplified model).

Cash and cash equivalents consist of investments with a maturity date within three months from the acquisition date as well as blocked bank balances that are expected to be settled within 12 months after the balance sheet date and are covered by the general model for write-downs. For cash and cash equivalents, the exception for low credit risk is applied. Other receivables and receivables from group companies are also covered by the general model.

The group's accounts receivable and contract assets are covered by the simplified model for write-downs.

#### **Cash and cash equivalents**

Cash and cash equivalents consist of cash and immediately available balances with banks and other institutions. Cash and cash equivalents include the requirements for loss provisioning for expected credit losses.

#### **Dividends**

Dividends to the parent company's shareholders are reported as a liability in the group's financial statement in the period when the dividend has been decided by the general meeting.

#### **Cash flow**

Indirect method is applied when preparing cash flow analysis in accordance with IAS 7, Cash flow analysis. The reported cash flow includes only transactions that entail in- or outgoing payments.

#### **Contingent liabilities and pledged assets**

Contingent liability refers to a possible obligation arising from events that have occurred and the existence of which is confirmed only by one or more uncertain future events or when there is an obligation that is not recognized as a liability or provision because it is not likely that an outflow of resources will be required.

#### **Accounting policies of the parent company**

The parent company applies RFR 2 Accounting principles for the legal entity. The accounting principles for the parent company differs from the group in the cases stated below.

#### **Changes in accounting principles**

A number of new accounting standards and interpretations come into force for financial years starting after 1 January 2020 and below is an assessment of the impact that the introduction of these standards and statements has had on the group's financial statements.

#### **Shares in group companies**

Shares in subsidiaries and shares in joint ventures are reported at acquisition value after deducting any write-downs and with additions for any acquisition-related costs. Dividends received are reported as income when the right to receive payment is deemed certain. A write-down of shares and shares in subsidiaries is made after a calculation of the recovery value. The write-down is reported in the item Profit from shares in group companies. The revaluation fund is included in equity and when a revaluation takes place, it is to cover losses or increase the share capital via a so-called bonus issue. The revaluations do not affect the company's result.



### **Financial instruments**

The parent company applies the exception regarding IFRS 9 in RFR2.

On the first accounting date, financial instruments are reported at acquisition value, which means the amount corresponding to the expenses for the acquisition of the asset plus transaction expenses that are directly attributable to the acquisition. At each balance sheet date, the parent company reports the change in expected credit losses since the first accounting date in the result.

When calculating the net sales value of financial assets that are reported as current assets, the principles for impairment in IFRS 9 are applied. A financial asset or financial liability is derecognised from the balance sheet when the contractual right to the cash flow from the asset has ended or settled, respectively when the contractual obligation has been fulfilled or ended.

### **Note 3**

#### **Estimates and Assessments**

When preparing the accounts, HL 18 must make assessments, estimates and assumptions that affects reported asset and liability items and revenue and cost items, as well as the information provided. These estimates and assessments reflect what the company considers to be well-grounded at the time the interim report is issued. Other assessments, assumptions or estimates may lead to different results and later assessments and/or actual outcomes may deviate from the assessments now carried out due to later events or changes in macroeconomic or other external factors.

HL 18 must also make assessments regarding the application of the group's accounting principles. In the area of valuation of investment properties, assessments and assumptions can have a significant impact on the group's results and financial position. The valuation requires assessment of and assumptions about future cash flows.

### **Note 4**

#### **Investment properties**

<b>CHANGE DURING THE YEAR</b>	<b>31 Mar. 2023</b>	<b>31 Dec. 2022</b>
Opening fair value at start of year	944,000	928,000
Aquisition value of properties acquired during the year	-	-
Investments in properties	16,231	43,571
Disposal of properties	-53,000	
Changes in value	42,769	-27,571
<b>Opening fair value at end of year</b>	<b>950,000</b>	<b>944,000</b>

  

<b>SUMMARY</b>	<b>31 Mar. 2023</b>	<b>31 Dec. 2022</b>
Average dividend yield requirement	6,7%	6,7%
Average discount rate	8,7%	8,7%

#### **VALUATION METHOD**

The property portfolio is valued every quarter through an internal or external valuation. An external valuation is made annually of all properties. The value assessments are based on cash flow analyses, where the individual property's yield potential has been estimated. The method means that the property's value is based on the present value of forecasted cash flows together with the residual value. Assumptions regarding future cash flows are made based on analysis of:

- Current and historical rents and costs
- The future development of the market and the surrounding area
- The condition and location of the properties
- Applicable lease terms
- Investment and maintenance plans

HL 18 Property Portfolio AB's investment properties have been valued according to valuation level 3. The valuation has taken into account the best and maximum use of the properties. The valuations have been prepared in accordance with the applicable parts of the Valuation Practice Statements (VPS) included in the "Red Book" and issued by RICS and the framework established by the International Valuation Standard Committee (IVSC).

#### **DISCOUNT RATE**

From the analysis, the net operating income during the calculation period and the residual value at the end of the calculation period have been discounted with an estimated discount rate. The assessed discount rate must correspond to a nominal return requirement on total capital. The discount rate is adjusted individually for each property. The average discount rate for discounting cash flows was 8.7 percent at the end of the period.

#### **RESIDUAL VALUE AND DIVIDEND YIELD**

The value assessment is based on cash flow analysis, which means that the property's value is based on the present value of forecasted cash flows during the ten year calculation period, together with the residual value. The weighted average dividend yield requirement at the end of the calculation period amounts to 6.7 percent.

#### **SENSITIVITY ANALYSIS**

Property valuation is an estimate of the value an investor is willing to pay for the property at a given time. The valuation is based on certain assumptions about various parameters. Value impact in the event of a change in net operating income and/or direct return requirements. The different parameters are affected individually by different assumptions and in the normal case they do not work together in the same direction.

#### **SUMMARY OF SIGNIFICANT ASSUMPTIONS**

On Mar 31 2023, HL 18 Property Portfolio AB's consisting of 16 properties was internally valued, with an assessed fair value of SEK 950 million. Fair value is defined as follow. The value at the value date at which buyers and sellers are prepared to carry out a transaction. This after the property has been marketed on an open market and none of the parties act on the basis of any compulsions imposed by third parties. The property portfolio has been valued according to the methodology below, accepted by the market, where 100 percent of the properties have been valued internally. The valuation is based on cash flow analysis meaning that the property's value is based on the present value of forecasted cash flows during ten year calculation period plus the residual value. The average dividend yield requirement was 6.7 percent. The average discount rate used for the period was 8.7 percent.

The value influencing parameters used in the valuation corresponds to the external valuer's interpretation of how a prospective buyer in the market would reason and the sum of the present value of operating net and residual value constitute the market value. The assumption regarding the future cash flows is made based on analysis of:

- Contracts and market rent
- Operating and maintenance costs in similar properties in comparison with those in the property in question
- The property's market conditions and market position
- Future development of the market/nearby area
- Current and historical rental levels

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**Note 5**

<b>Financial instruments</b>	<b>31 Mar. 2023</b>	<b>31 Dec. 2022</b>
The table below shows the group's and the parents companies borrowing, net of transaction costs.		
<b>Group</b>		
Bond loan	545,263	544,164
Other long-term liabilities	65	65
<b>Total</b>	<b>545,328</b>	<b>544,229</b>
<b>Parent company</b>		
Bond loan	545,263	544,164
<b>Total</b>	<b>545,263</b>	<b>544,164</b>

**FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT**

Through its operations, HL 18 is directly or indirectly exposed to various types of financial risks that can affect the company's financial position. The company's biggest financial risks are specified below:

**Refinancing risk**

The group's operations are partly financed through loans from external lenders and partly through loans from other group companies. Interest costs are a significant cost item for the group. Refinancing risk refers to the risk that financing options are limited and/or the cost is higher when loans are to be transferred or new ones are to be taken up.

**Interest rate risk**

Interest rate risk refers to the risk that changes in the interest rates affect the company's interest costs. Interest rate risk can lead to changes in fair values, changes in cash flows and fluctuations in the group's results. The group is exposed to interest rate risk as a result of its liabilities.

**Liquidity risk**

Liquidity risk refers to the risk that payment obligations cannot be met as a result of insufficient liquidity. In the event of a capital shortfall, in the short or long term, HL 18 Property Portfolio AB's parent company, HG 7 Holding AB, intends to contribute capital.

**Credit and counterparty risk**

The group is exposed to the risk that a counterparty cannot fulfill its obligations. Furthermore, the group is exposed to credit risks in relation to banks in which the group has placed its liquid funds or otherwise has claims on. Large and reputable companies and banks are preferably chosen. The financial risk that a counterparty does not fulfill its commitment is assessed and monitored on an ongoing basis.

**Note 6**

<b>Pledged assets and contingent liabilities</b>	<b>31 Mar. 2022</b>	<b>31 Dec. 2022</b>
<b>Group</b>		
Property mortgages	665,400	665,400
<b>Parent company</b>		
Guarantee commitment	30,437	30,437

**Note 7**

**Information on related party transactions**

The subsidiaries in the group, HG 7 Holding AB, as well as Oscar Properties Holding AB (Publ) and its subsidiaries are considered related parties to HL 18 Property Portfolio AB. The HL 18 Property Portfolio AB group has, as of the balance sheet date, short-term receivables from other group companies amounting to SEK 397,862,344 and short-term liabilities amounting to SEK 362,967,804.

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**Note 8**

**Significant events after the balance sheet date**

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HL18 initiated a written procedure on March 21, 2023, in order to change some of the terms and conditions in the company's outstanding SEK 550,000,000 senior secured floating rate bonds 2020-2023 with ISIN SE0017082779. The purpose was to amend the provisions limiting the Company's ability to make divestments of a property or property-owning company. The written procedure expired on 19 April 2023 and the requisite majority of consents was not met and the written procedure was not approved.

During the first quarter two properties has been divested for a total property value of SEK 53m. After the end of the first quarter an additional six properties have been divested for a total property value of SEK 185m. The proceeds from divestments have been used to acquire two replacement properties in Helsingborg and Västervik with an occupancy ratio of 95% and a WAULT of 4.2 years.

HL 18 (Publ)  
Stockholm 31 Mar. 2023

Per-Axel Sundström  
VD

## Glossary

### COMPANY-RELATED DEFINITIONS

**HL 18, the group or the parent company**

HL 18 Property Portfolio AB (publ)

### INDUSTRY-RELATED DEFINITIONS

**Investment properties**

Refers to properties with existing cash flows held and managed long-term. The properties can consist both of commercial premises as well as residentials.

**Property value, SEK**

Fair value of the properties at the end of the period.

**Properties**

Number of properties held under title or site lease hold at the end of the period

### FINANCIAL DEFINITIONS

**Return on equity %**

Profit for the most recent 12-month period in relation to average equity during the same

**Average term to maturity**

Average term to maturity on interest-bearing liabilities

**Equity ratio %**

Equity as a percentage to total assets.