

Key figures & definitions

Basis for key ratios

The basis for key financial ratios that Wihlborgs present in the Year-end report 2018 are shown below. Recalculation for share split 2:1 in May 2018 has been made.

The following financial targets have been established by the Board:

- A return on equity that exceeds the risk-free interest rate* by not less than six percentage points, which for January-September 2018 corresponds to 6.1 percent.
- The loan-to-value ratio is not to exceed 60 percent.
- An equity/assets ratio of no less than 30 percent.
- An interest coverage ratio of no less than 2.0.

*) Risk-free interest rate is defined as the rate on a 5-year Swedish government bond.

Unless otherwise stated, amounts are in SEK million.

	31-12-2018	31-12-2017
Return on equity		
Profit for the period	2,403	2,568
Equity, opening balance	13,592	11,463
Equity, closing balance	15,530	13,592
Average equity	14,561	12,528
Return on equity, %	16.5%	20.5%
Return on capital employed		
Profit before tax	2,755	3,231
Interest expense (incl value changes interest derivatives)	445	294
Total	3,200	3,525
Total assets, opening balance	39,217	33,414
Total assets, closing balance	42,742	39,217
Non-interest bearing debt, opening balance	-4,957	-4,383
Non-interest bearing debt, closing balance	-4,383	-4,957
Average capital employed	36,310	31,646
Return on capital employed, %	8.8%	11.1%
Equity/assets ratio		
Equity	15,530	13,592
Total assets	42,742	39,217
Equity/assets ratio, %	36.3%	34.7%
Interest coverage ratio		
Income from property management	1,406	1,179
Interest expense	482	495
Total	1,888	1,674
Interest expense	482	495
Interest coverage ratio, multiple	3.9	3.4
Leverage properties		
Borrowings	22,814	20,653
Net value investement properties	42,146	38,612
Leverage properties %	54.1%	53.5%
Debt/equity ratio		
Interest-bearing liabilities	22,814	20,653
Equity	15,530	13,592
Debt/equity ratio, multiple	1.5	1.5

Earnings per share		
Profit for the period	2,403	2,568
Average number of shares, thousands	153,713	153,713
Earnings per share, SEK	15.63	16.71
Earnings per share before tax		
Profit before tax	2,755	3,231
Average number of shares, thousands	153,713	153,713
Earnings per share before tax, SEK	17.92	21.02
EPRA EPS		
Income from property management	1,406	1,179
Tax depreciation, direct tax deductions etc	-649	-598
Taxable income from property management	757	581
Current tax on the above	-167	-128
Income from property management after deduction of current tax	1,239	1,051
Average number of shares, thousands	153,713	153,713
EPRA EPS, SEK	8.06	6.84
Operating cash flow per share		
Operating cash flow	1,488	1,299
Average number of shares, thousands	153,713	153,713
Operating cash flow per share, SEK	9.68	8.45
Equity per share I		
Equity	15,530	13,592
Average number of shares, thousands	153,713	153,713
Eget kapital per aktie I, kr	101.03	88.42
Equity per share II		
Equity	15,530	13,592
Deferred tax liability	3,295	2,989
Total	18,825	16,581
Average number of shares, thousands	153,713	153,713
Equity per share I, SEK	122.47	107.87
EPRA NAV per share		
Equity	15,530	13,592
Deferred tax liability	3,295	2,989
Derivatives	26	943
Total	18,851	17,524
Average number of shares, thousands	153,713	153,713
EPRA NAV per share, SEK	122.64	114.00
Dividend yield per share		
Proposed dividend, SEK	3.75	3.13
Market price per share at year end	102.40	98.15
Dividend yield per share, %	3.7%	3.2%
Total yield per share		
Market price per share at year start	98.15	84.70
Market price per share at year end	102.40	98.15
Change in market price during the year, SEK	4.25	13.45
Dividend paid during the year, SEK	3.13	2.88
Total yield per share, %	7.5%	19.3%
P/E ratio I		
Market price at period end	102.40	98.15
Profit per share	15.63	16.71
P/E ratio I, multiple	6.6	5.9
P/E ratio II		
Market price at period end	102.40	98.15
EPRA EPS	8.06	6.84
P/E ratio II, multiple	12.7	14.4

Some of the financial metrics that Wihlborgs presents in the interim report are not defined in accordance with IFRS. Wihlborgs is of the opinion that these metrics provide valuable complementary information to investors and the company's management, since they enable evaluation of the company's performance.

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As all companies do not apply the same approach to calculating these financial metrics, they are not always comparable to metrics used by other companies. Accordingly, these metrics should not be viewed as replacements for metrics defined under IFRS. On this page, definitions of metrics are presented that, with a few exceptions, are not defined in accordance with IFRS.

Definitions

Key financial ratios

The key ratios are based on the statements of income, financial position, changes in equity and cash flow. Some of the historic data is compiled from the historical summary on page 17 In Wihlborgs' Interim Report.

Return on equity

Profit for the period as a percentage of average equity, excluding non-controlling interests. Average equity refers to the average of the opening and closing values for the respective period. In interim reports, the return is converted to its annualised value without taking account of seasonal variations. The ratio comprises a measure of the profitability in relation to shareholders' equity.

Return on capital employed (ROCE)

Earnings before interest expense, derivatives and taxes (EBIT) as a percentage of average capital employed. Capital employed is defined as total assets less non-interest-bearing liabilities and provisions. Average capital employed refers to the average of the opening and closing balances for each period. In interim reports, the return is converted to its annualised value without taking account of seasonal variations. The metric shows the return on the capital provided by shareholders and lenders without regard to interest.

Equity/assets ratio

Equity as a percentage of total assets at the end of the period. The ratio provides a measure of the financial strength of the company.

Interest coverage ratio

Income from property management, plus interest expense, divided by interest expense. The ratio measures the degree to which earnings can decline without jeopardising interest payments or, alternatively, how much interest expense can increase before income from property management becomes negative.

Loan-to-value ratio, properties

Borrowings as a percentage of the properties' carrying amounts. The ratio shows the degree of borrowing on the property portfolio.

Debt/equity ratio

Interest-bearing liabilities relative to equity. Interest-bearing liabilities correspond to borrowings in the balance sheet. The ratio illustrates the relationship between borrowings and equity and, thereby, the gearing and financial strength.

Surplus ratio

The operating surplus, shown as a percentage of rental income. The ratio illustrates the proportion of rental income that remains after deducting property management costs.

Investment yield

The operating surplus shown as a percentage of the properties' average carrying amount. The average carrying amount refers to the average of the opening and closing values for the respective period. In interim reports, the yield is converted to its annualised value without taking account of seasonal variations. The ratio illustrates the yield on the property portfolio without taking account of its financing costs.

Share-related key ratios

Earnings per share for the period

Earnings for the period divided by the average number of shares outstanding. Definition according to IFRS.

Earnings per share before tax

Earnings per share before tax divided by the average number of shares outstanding.

EPRA EPS

Income from property management less the estimated tax payable on taxable income from property management divided by the average number of shares outstanding. Taxable income from property management is defined as income from property management less fiscal depreciation/amortisation and direct deductions. The effect of loss carryforwards is not taken into consideration.

Cash flows from operating activities per share

Cash flows from operating activities divided by the average number of shares outstanding.

Equity per share I

The relationship between the closing balances for equity and the number of shares at the end of the period.

Equity per share II

Calculated as Equity per share I, but not charged with deferred tax. Equity is increased by the addition of the carrying amount for deferred tax liabilities.

EPRA NAV (long-term net asset value) per share

Equity per share following the reversal of interest-rate derivatives and deferred tax according to the balance sheet.

Dividend yield per share

Proposed dividend as a percentage of the year-end share price.

Total yield per share

Share price performance plus actual dividend relative to the share price at the start of the year.

P/E ratio I, multiple

Market price per share divided by earnings per share. In interim reports, the ratio is converted to its annualised value without taking account of seasonal variations.

P/E ratio II, multiple

Market price per share divided by EPRA RPS per share. In interim reports, the ratio is converted to its annualised value without taking account of seasonal variations.

*Property-related key figures**

These key figures are based on the property table on page 10. The table shows the estimated rental value, rental income and property expenses on an annualised basis with an unchanged property portfolio, rental income and lettings portfolio compared with the end of the last quarter.

Rental value

Rental income plus estimated market-level rents for unlet space.

Estimated investment yield

Operating surplus as a percentage of the carrying amount for the properties at the end of the period.

Rental income per m²

Rental income on an annualised basis divided by lettable area.

Operating surplus per m²

Operating surplus divided by lettable area.

Economic occupancy rate

Rental income as a percentage of rental value.

Estimated surplus ratio

Operating surplus as a percentage of rental income.

*) These key figures are operational and are not regarded as alternative key ratios according to ESMA's guidelines.