

## Alternative performance measures and financial definitions

Alternative performance measures are used to describe the development of operations and to enhance comparability between periods. These are not defined under IFRS but correspond to the methods applied by executive management and Board of Directors to measure the company's financial performance. Alternative performance measures should not be viewed as a substitute for financial information presented in accordance with IFRS but rather as a complement.

The difference between segment reporting and reporting according to IFRS is described in more detail in note 1, and note 4 in the Annual Report 2023. The difference primarily consists of differences in accounting principles for our own housing development projects where revenue and profit are recognized over time in segment reporting and at one point in time, when homebuyers take over their homes, in reporting according to IFRS. In segment reporting leasing fees for the lessee are recognized linearly over the leasing period for leases that are classified by the counterparty (the lessor) as operational leases. IFRS 16 Leases is applied in Group reporting according to IFRS, which entails that lessees recognize depreciation and interest attributable to leasing assets and liabilities. As a result the difference between segment reporting and reporting according to IFRS even affects the items on the balance sheet, including net debt. Nonetheless, in the key ratios below the method of calculation is the same for both segment reporting and reporting according to IFRS.

Definition and motivation of use	Calculation at quarterly report January-June 2024	
<b>Available liquidity</b> Liquid funds and short-term investments along with unutilized credit facilities, excluding unutilized project financing. Shows the Group's available liquidity.	<b>Reporting according to IFRS</b> Liquid funds Unutilized credit facilities Available liquidity	MSEK 1,490 5,115 6,605
<b>Equity per share</b> Equity attributable to shareholders in parent company divided by the number of outstanding shares at the end of the period. Shows equity per share.	<b>Reporting according to IFRS</b> Equity, MSEK Less equity attributable to non-controlling interests, MSEK Equity attributable to shareholders in parent company, MSEK Number of outstanding shares at the end of the period Equity per share, SEK  <b>Segment reporting</b> Equity, MSEK Less equity attributable to non-controlling interests, MSEK Equity attributable to shareholders in parent company, MSEK Number of outstanding shares at the end of the period Equity per share, SEK	14,666 -27 14,639 287,451,746 50.93  14,992 -27 14,965 287,451,746 52.06
<b>Cash flow before financing</b> Cash flow before financing calculated as the total of cash flow from current operations before changes in working capital, cash flow from changes in working capital and cash flow from investment operations.	<b>Reporting according to IFRS</b> Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing  <b>Segment reporting</b> Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing  <b>Reconciliation between IFRS and segment reporting</b> Cash flow before financing according to IFRS Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing according to segment reporting	MSEK 739 1,014 499 2,252  308 -1,120 499 -313  2,252 -431 -2,134 - -313

**Definition and motivation of use**
**Calculation at quarterly report January-June 2024**

<p><b>Cash flow per share</b> Cash flow before financing divided by the average number of outstanding shares during the period. Shows cash flow per share.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">2,252</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Cash flow per share, SEK</td> <td style="text-align: right;">7.83</td> </tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">-313</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Cash flow per share, SEK</td> <td style="text-align: right;">-1.09</td> </tr> </table>	Cash flow before financing, MSEK	2,252	Average number of outstanding shares	287,451,746	Cash flow per share, SEK	7.83	Cash flow before financing, MSEK	-313	Average number of outstanding shares	287,451,746	Cash flow per share, SEK	-1.09																																																									
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<p><b>Net debt</b> Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets. Shows financial position.</p>	<table border="0"> <tr> <td colspan="2"><b>Reporting according to IFRS</b></td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">8,227</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">14</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">4,744</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">4,311</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,467</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-1,185</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-1,490</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">13,154</td> </tr> <tr> <td colspan="2"><b>Segment reporting</b></td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">7,032</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">-</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">4,423</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">2,272</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,467</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-1,185</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-1,490</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">9,585</td> </tr> <tr> <td colspan="2"><b>Reconciliation between IFRS and segment reporting</b></td> <td></td> </tr> <tr> <td>Net debt according to IFRS</td> <td></td> <td style="text-align: right;">13,154</td> </tr> <tr> <td>Additional IFRS 16 Leases</td> <td></td> <td style="text-align: right;">-1,516</td> </tr> <tr> <td>Project financing, sold part of housing projects</td> <td></td> <td style="text-align: right;">-2,053</td> </tr> <tr> <td>Net debt according to segment reporting</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">9,585</td> </tr> </table>	<b>Reporting according to IFRS</b>		MSEK	Interest-bearing long-term liabilities		8,227	Interest-bearing long-term liabilities, project financing		14	Interest-bearing current liabilities		4,744	Interest-bearing current liabilities, project financing		4,311	- Interest-bearing long-term receivables		-1,467	- Interest-bearing current receivables		-1,185	- Liquid funds		-1,490	Net debt		13,154	<b>Segment reporting</b>		MSEK	Interest-bearing long-term liabilities		7,032	Interest-bearing long-term liabilities, project financing		-	Interest-bearing current liabilities		4,423	Interest-bearing current liabilities, project financing		2,272	- Interest-bearing long-term receivables		-1,467	- Interest-bearing current receivables		-1,185	- Liquid funds		-1,490	Net debt		9,585	<b>Reconciliation between IFRS and segment reporting</b>			Net debt according to IFRS		13,154	Additional IFRS 16 Leases		-1,516	Project financing, sold part of housing projects		-2,053	Net debt according to segment reporting		9,585
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<p><b>Orders received</b> The sum of orders received during the period. Measures how new orders replace produced work. In our own developed housing projects tenant-owned housing associations/residential limited companies are considered external customers.</p>																																																																						
<p><b>Order backlog</b> The value at the end of the period of the remaining income in ongoing production plus orders received yet to be produced. Order backlog is based on segment reporting. Shows how much will be produced in the future.</p>																																																																						

**Definition and motivation of use**

**Calculation at quarterly report January-June 2024**

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<p><b>Return on equity</b> Profit of the rolling 12 month period attributable to shareholders in the parent company divided by the average (last four quarters) equity attributable to shareholders in the parent company. The measurement is used to create efficient business and a rational capital structure and shows how the Group has multiplied shareholder's equity.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>1,373</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> <td></td> </tr> <tr> <td>Q2 2024</td> <td>14,639</td> <td></td> </tr> <tr> <td>Q1 2024</td> <td>14,461</td> <td></td> </tr> <tr> <td>Q4 2023</td> <td>14,453</td> <td></td> </tr> <tr> <td>Q3 2023</td> <td>14,387</td> <td></td> </tr> <tr> <td></td> <td>57,940 / 4</td> <td>14,485</td> </tr> <tr> <td>Return on equity, %</td> <td></td> <td>9.5</td> </tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>754</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> <td></td> </tr> <tr> <td>Q2 2024</td> <td>14,965</td> <td></td> </tr> <tr> <td>Q1 2024</td> <td>14,956</td> <td></td> </tr> <tr> <td>Q4 2023</td> <td>15,065</td> <td></td> </tr> <tr> <td>Q3 2023</td> <td>15,221</td> <td></td> </tr> <tr> <td></td> <td>60,207 / 4</td> <td>15,052</td> </tr> <tr> <td>Return on equity, %</td> <td></td> <td>5.0</td> </tr> </table>	Profit for the period, MSEK		1,373	Average equity, MSEK			Q2 2024	14,639		Q1 2024	14,461		Q4 2023	14,453		Q3 2023	14,387			57,940 / 4	14,485	Return on equity, %		9.5	Profit for the period, MSEK		754	Average equity, MSEK			Q2 2024	14,965		Q1 2024	14,956		Q4 2023	15,065		Q3 2023	15,221			60,207 / 4	15,052	Return on equity, %		5.0
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<p><b>Return on capital employed</b> Pre-tax profit for the rolling 12 month period with the addition of financial expenses in percent of the (last four quarters) capital employed. The measurement is used to measure capital efficiency and to allocate capital for new investments and shows the Group's earning capacity independent of financing.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1,735</td></tr> <tr><td>Financial expenses, MSEK</td><td>693</td></tr> <tr><td>Total profit, MSEK</td><td>2,428</td></tr> <tr><td>Average capital employed, MSEK</td><td></td></tr> <tr><td>Q2 2024</td><td>31,962</td></tr> <tr><td>Q1 2024</td><td>33,016</td></tr> <tr><td>Q4 2023</td><td>32,888</td></tr> <tr><td>Q3 2023</td><td>35,805</td></tr> <tr><td></td><td>133,671 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>7.3</td></tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1,025</td></tr> <tr><td>Financial expenses, MSEK</td><td>651</td></tr> <tr><td>Total profit, MSEK</td><td>1,676</td></tr> <tr><td>Average capital employed, MSEK</td><td></td></tr> <tr><td>Q2 2024</td><td>28,719</td></tr> <tr><td>Q1 2024</td><td>27,721</td></tr> <tr><td>Q4 2023</td><td>27,639</td></tr> <tr><td>Q3 2023</td><td>29,072</td></tr> <tr><td></td><td>113,151 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>5.9</td></tr> </table>	Pre-tax profit, MSEK	1,735	Financial expenses, MSEK	693	Total profit, MSEK	2,428	Average capital employed, MSEK		Q2 2024	31,962	Q1 2024	33,016	Q4 2023	32,888	Q3 2023	35,805		133,671 / 4	Return on capital employed, %	7.3	Pre-tax profit, MSEK	1,025	Financial expenses, MSEK	651	Total profit, MSEK	1,676	Average capital employed, MSEK		Q2 2024	28,719	Q1 2024	27,721	Q4 2023	27,639	Q3 2023	29,072		113,151 / 4	Return on capital employed, %	5.9
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<p><b>Net debt/equity ratio</b> Interest-bearing net debt in relation to equity. Shows financial position.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr><td>Net debt, MSEK</td><td>13,154</td></tr> <tr><td>Equity, MSEK</td><td>14,666</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>0.9</td></tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr><td>Net debt, MSEK</td><td>9,585</td></tr> <tr><td>Equity, MSEK</td><td>14,992</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>0.6</td></tr> </table>	Net debt, MSEK	13,154	Equity, MSEK	14,666	Net debt/equity ratio, multiple	0.9	Net debt, MSEK	9,585	Equity, MSEK	14,992	Net debt/equity ratio, multiple	0.6																												
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**Definition and motivation of use**

**Calculation at quarterly report January-June 2024**

<p><b>Equity/assets ratio</b> Equity as a percentage of total assets at the end of the period. Shows financial position.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr> <td>Equity, MSEK</td> <td style="text-align: right;">14,666</td> </tr> <tr> <td>Total assets, MSEK</td> <td style="text-align: right;">50,372</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td style="text-align: right;">29.1</td> </tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr> <td>Equity, MSEK</td> <td style="text-align: right;">14,992</td> </tr> <tr> <td>Total assets, MSEK</td> <td style="text-align: right;">46,840</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td style="text-align: right;">32.0</td> </tr> </table>	Equity, MSEK	14,666	Total assets, MSEK	50,372	Equity/assets ratio, %	29.1	Equity, MSEK	14,992	Total assets, MSEK	46,840	Equity/assets ratio, %	32.0																						
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<p><b>Capital employed for the business areas</b> Total assets in the business areas at the end of the period reduced by deferred tax recoverables and internal receivables from the internal bank Peab Finans with deductions for non-interest-bearing liabilities, provisions and deferred tax liabilities. The measurement is used to measure capital utilization and its effectiveness for the business areas, and is only presented as a net amount per business area.</p>																																			

All amounts, if not otherwise specified, have been rounded to the nearest SEK million. The numbers in the quarterly report are based on the Group's consolidation system which is in SEK thousands. By rounding numbers presented key ratios may differ slightly from calculated according to the definition.