

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-September 2024 | |
|---|---|--|
| Available liquidity Liquid funds and short-term investments along with unutilized credit facilities, excluding unutilized project financing. Shows the Group's available liquidity. | Reporting according to IFRS Liquid funds Unutilized credit facilities Available liquidity | MSEK 844 5,868 6,712 |
| Equity per share Equity attributable to shareholders in parent company divided by the number of outstanding shares at the end of the period. Shows equity per share. | Reporting according to IFRS 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 Segment reporting 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 | 15,316 -29 15,287 287,451,746 53.18 15,650 -29 15,621 287,451,746 54.35 |
| Cash flow before financing 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. | Reporting 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 Segment reporting 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 Reconciliation between IFRS and segment reporting 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 2,362 842 494 3,698 1,855 -1,467 494 882 3,698 -507 -2,309 - 882 |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------|---|-------------|--------------------------------------|-------|---|-------|--|-------------|--|--------|----------------|------|----------|--------|--|-------|---|---|--------------------------------------|-------|---|-------|--|--------|--|--------|----------------|------|----------|-------|----------------------------|--------|---------------------------|--------|--|--------|---|-------|
| <p>Cash flow per share Cash flow before financing divided by the average number of outstanding shares during the period. Shows cash flow per share.</p> | <p>Reporting according to IFRS</p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">3,698</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;">12.86</td> </tr> </table> <p>Segment reporting</p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">882</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;">3.07</td> </tr> </table> | Cash flow before financing, MSEK | 3,698 | Average number of outstanding shares | 287,451,746 | Cash flow per share, SEK | 12.86 | Cash flow before financing, MSEK | 882 | Average number of outstanding shares | 287,451,746 | Cash flow per share, SEK | 3.07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash flow before financing, MSEK | 3,698 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average number of outstanding shares | 287,451,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash flow per share, SEK | 12.86 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Cash flow per share, SEK | 3.07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Net investments Change in the period of the reported value of current assets (CB-OB) plus depreciation and write-downs. Shows the size of net investments made.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Net debt Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets. Shows financial position.</p> | <p>Reporting according to IFRS MSEK</p> <table border="0"> <tr> <td>Interest-bearing long-term liabilities</td> <td style="text-align: right;">7,685</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td style="text-align: right;">3,601</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td style="text-align: right;">3,909</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td style="text-align: right;">-1,448</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td style="text-align: right;">-1,156</td> </tr> <tr> <td>- Liquid funds</td> <td style="text-align: right;">-844</td> </tr> <tr> <td>Net debt</td> <td style="text-align: right; border-top: 1px solid black;">11,762</td> </tr> </table> <p>Segment reporting MSEK</p> <table border="0"> <tr> <td>Interest-bearing long-term liabilities</td> <td style="text-align: right;">6,554</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td style="text-align: right;">3,291</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td style="text-align: right;">2,042</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td style="text-align: right;">-1,448</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td style="text-align: right;">-1,156</td> </tr> <tr> <td>- Liquid funds</td> <td style="text-align: right;">-844</td> </tr> <tr> <td>Net debt</td> <td style="text-align: right; border-top: 1px solid black;">8,439</td> </tr> </table> <p>Reconciliation between IFRS and segment reporting</p> <table border="0"> <tr> <td>Net debt according to IFRS</td> <td style="text-align: right;">11,762</td> </tr> <tr> <td>Additional IFRS 16 Leases</td> <td style="text-align: right;">-1,441</td> </tr> <tr> <td>Project financing, sold part of housing projects</td> <td style="text-align: right;">-1,882</td> </tr> <tr> <td>Net debt according to segment reporting</td> <td style="text-align: right; border-top: 1px solid black;">8,439</td> </tr> </table> | Interest-bearing long-term liabilities | 7,685 | Interest-bearing long-term liabilities, project financing | 15 | Interest-bearing current liabilities | 3,601 | Interest-bearing current liabilities, project financing | 3,909 | - Interest-bearing long-term receivables | -1,448 | - Interest-bearing current receivables | -1,156 | - Liquid funds | -844 | Net debt | 11,762 | Interest-bearing long-term liabilities | 6,554 | Interest-bearing long-term liabilities, project financing | - | Interest-bearing current liabilities | 3,291 | Interest-bearing current liabilities, project financing | 2,042 | - Interest-bearing long-term receivables | -1,448 | - Interest-bearing current receivables | -1,156 | - Liquid funds | -844 | Net debt | 8,439 | Net debt according to IFRS | 11,762 | Additional IFRS 16 Leases | -1,441 | Project financing, sold part of housing projects | -1,882 | Net debt according to segment reporting | 8,439 |
| Interest-bearing long-term liabilities | 7,685 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing long-term liabilities, project financing | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing current liabilities | 3,601 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing current liabilities, project financing | 3,909 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Interest-bearing long-term receivables | -1,448 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Interest-bearing current receivables | -1,156 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Liquid funds | -844 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt | 11,762 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing long-term liabilities | 6,554 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing long-term liabilities, project financing | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing current liabilities | 3,291 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest-bearing current liabilities, project financing | 2,042 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Interest-bearing long-term receivables | -1,448 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Net debt | 8,439 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt according to IFRS | 11,762 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional IFRS 16 Leases | -1,441 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project financing, sold part of housing projects | -1,882 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt according to segment reporting | 8,439 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Operative cash flow Cash flow before financing according to segment reporting. The cash flow does not include received internal Group interest, paid interest and paid tax that is not allocated to the business areas but only reported for the Group. Investments via leasing charge cash flow from investment operations in the business areas. Operative cash flow is only calculated for the business areas. Shows the cash flow generated per business area.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Orders received 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>Order backlog 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-September 2024

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|---|---|------------------------------------|--|-----------------------------|-------|---|----|--|--------|--------------------------------------|-------------|-------------------------|--------|--------------------------|--------|-----------------------------|------------|---|----------------|--|-------|--------------------------------------|-------------|-------------------------|------|---|--------|-----------------------------|--------|---|--------|--|--------|--------------------------------------|-------------|-------------------------|---------------|
| <p>Earnings per share Profit for the period attributable to shareholders in parent company divided by the average number of outstanding shares during the period. Shows profit per share.</p> | <table border="0"> <tr> <td colspan="2">Reporting according to IFRS</td> </tr> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">1,274</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td style="text-align: right;">-3</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td style="text-align: right;">1,271</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td style="text-align: right;">4.42</td> </tr> <tr> <td colspan="2">Segment reporting</td> </tr> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">1,043</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td style="text-align: right;">-3</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td style="text-align: right;">1,040</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td style="text-align: right;">3.62</td> </tr> <tr> <td colspan="2">Segment reporting, excl. Mall of Scandinavia</td> </tr> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">1,043</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td style="text-align: right;">-3</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td style="text-align: right;">1,040</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td style="text-align: right;">3.62</td> </tr> </table> | Reporting according to IFRS | | Profit for the period, MSEK | 1,274 | Adjustment of profit for the period attributable to non-controlling interests, MSEK | -3 | Profit for the period attributable to shareholders in parent company, MSEK | 1,271 | Average number of outstanding shares | 287,451,746 | Earnings per share, SEK | 4.42 | Segment reporting | | Profit for the period, MSEK | 1,043 | Adjustment of profit for the period attributable to non-controlling interests, MSEK | -3 | Profit for the period attributable to shareholders in parent company, MSEK | 1,040 | Average number of outstanding shares | 287,451,746 | Earnings per share, SEK | 3.62 | Segment reporting, excl. Mall of Scandinavia | | Profit for the period, MSEK | 1,043 | Adjustment of profit for the period attributable to non-controlling interests, MSEK | -3 | Profit for the period attributable to shareholders in parent company, MSEK | 1,040 | Average number of outstanding shares | 287,451,746 | Earnings per share, SEK | 3.62 |
| Reporting according to IFRS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period, MSEK | 1,274 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjustment of profit for the period attributable to non-controlling interests, MSEK | -3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Average number of outstanding shares | 287,451,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earnings per share, SEK | 4.42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Segment reporting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period, MSEK | 1,043 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Profit for the period attributable to shareholders in parent company, MSEK | 1,040 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average number of outstanding shares | 287,451,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Segment reporting, excl. Mall of Scandinavia | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period, MSEK | 1,043 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjustment of profit for the period attributable to non-controlling interests, MSEK | -3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period attributable to shareholders in parent company, MSEK | 1,040 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average number of outstanding shares | 287,451,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earnings per share, SEK | 3.62 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Return on equity 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> | <table border="0"> <tr> <td colspan="2">Reporting according to IFRS</td> </tr> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">1,482</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> </tr> <tr> <td>Q3 2024</td> <td style="text-align: right;">15,287</td> </tr> <tr> <td>Q2 2024</td> <td style="text-align: right;">14,639</td> </tr> <tr> <td>Q1 2024</td> <td style="text-align: right;">14,461</td> </tr> <tr> <td>Q4 2023</td> <td style="text-align: right;">14,453</td> </tr> <tr> <td></td> <td style="text-align: right;">58,840 / 4</td> </tr> <tr> <td>Return on equity, %</td> <td style="text-align: right;">14,710 10.1</td> </tr> <tr> <td colspan="2">Segment reporting</td> </tr> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">968</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> </tr> <tr> <td>Q3 2024</td> <td style="text-align: right;">15,621</td> </tr> <tr> <td>Q2 2024</td> <td style="text-align: right;">14,965</td> </tr> <tr> <td>Q1 2024</td> <td style="text-align: right;">14,956</td> </tr> <tr> <td>Q4 2023</td> <td style="text-align: right;">15,065</td> </tr> <tr> <td></td> <td style="text-align: right;">60,607 / 4</td> </tr> <tr> <td>Return on equity, %</td> <td style="text-align: right;">15,152 6.4</td> </tr> </table> | Reporting according to IFRS | | Profit for the period, MSEK | 1,482 | Average equity, MSEK | | Q3 2024 | 15,287 | Q2 2024 | 14,639 | Q1 2024 | 14,461 | Q4 2023 | 14,453 | | 58,840 / 4 | Return on equity, % | 14,710 10.1 | Segment reporting | | Profit for the period, MSEK | 968 | Average equity, MSEK | | Q3 2024 | 15,621 | Q2 2024 | 14,965 | Q1 2024 | 14,956 | Q4 2023 | 15,065 | | 60,607 / 4 | Return on equity, % | 15,152 6.4 |
| Reporting according to IFRS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period, MSEK | 1,482 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average equity, MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q3 2024 | 15,287 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q2 2024 | 14,639 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q1 2024 | 14,461 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q4 2023 | 14,453 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 58,840 / 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Return on equity, % | 14,710 10.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Segment reporting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period, MSEK | 968 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average equity, MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q3 2024 | 15,621 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q2 2024 | 14,965 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q1 2024 | 14,956 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q4 2023 | 15,065 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 60,607 / 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Return on equity, % | 15,152 6.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Definition and motivation of use

Calculation at quarterly report January-September 2024

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|---|---|------------------------|--------|--------------------------|--------|--|--------------|--|------------|----------------------|--------|--|------------|------------------------|--------------|--|------------|----------------------------|-------------|--------------------------------------|------------|----------------------|-------|--------------------------|-----|---------------------------|--------------|--------------------------------|--|---------|--------|---------|--------|---------|--------|---------|--------|--|-------------|--------------------------------------|------------|
| <p>Return on capital employed 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>Reporting according to IFRS</p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1,854</td></tr> <tr><td>Financial expenses, MSEK</td><td>665</td></tr> <tr><td>Total profit, MSEK</td><td>2,519</td></tr> <tr><td>Average capital employed, MSEK</td><td></td></tr> <tr><td>Q3 2024</td><td>30,526</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></td><td>128,392 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>7.8</td></tr> </table> <p>Segment reporting</p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1,273</td></tr> <tr><td>Financial expenses, MSEK</td><td>621</td></tr> <tr><td>Total profit, MSEK</td><td>1,894</td></tr> <tr><td>Average capital employed, MSEK</td><td></td></tr> <tr><td>Q3 2024</td><td>27,537</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></td><td>111,616 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>6.8</td></tr> </table> | Pre-tax profit, MSEK | 1,854 | Financial expenses, MSEK | 665 | Total profit, MSEK | 2,519 | Average capital employed, MSEK | | Q3 2024 | 30,526 | Q2 2024 | 31,962 | Q1 2024 | 33,016 | Q4 2023 | 32,888 | | 128,392 / 4 | Return on capital employed, % | 7.8 | Pre-tax profit, MSEK | 1,273 | Financial expenses, MSEK | 621 | Total profit, MSEK | 1,894 | Average capital employed, MSEK | | Q3 2024 | 27,537 | Q2 2024 | 28,719 | Q1 2024 | 27,721 | Q4 2023 | 27,639 | | 111,616 / 4 | Return on capital employed, % | 6.8 |
| Pre-tax profit, MSEK | 1,854 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financial expenses, MSEK | 665 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total profit, MSEK | 2,519 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average capital employed, MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q3 2024 | 30,526 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q2 2024 | 31,962 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q1 2024 | 33,016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q4 2023 | 32,888 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 128,392 / 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Return on capital employed, % | 7.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-tax profit, MSEK | 1,273 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financial expenses, MSEK | 621 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total profit, MSEK | 1,894 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average capital employed, MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q3 2024 | 27,537 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q2 2024 | 28,719 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q1 2024 | 27,721 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q4 2023 | 27,639 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 111,616 / 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Return on capital employed, % | 6.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Interest coverage ratio Pre-tax profit items plus interest expenses in relation to interest expenses. The measurement shows how well interest expenses can be covered.</p> | <p>Reporting according to IFRS</p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1,495</td></tr> <tr><td>Interest expenses, MSEK</td><td>784</td></tr> <tr><td>Total, MSEK</td><td>2,279</td></tr> <tr><td>Interest coverage ratio, multiple</td><td>2.9</td></tr> </table> <p>Segment reporting</p> <table border="0"> <tr><td>Pre-tax profit, MSEK</td><td>1 242</td></tr> <tr><td>Interest expenses, MSEK</td><td>507</td></tr> <tr><td>Total, MSEK</td><td>1 749</td></tr> <tr><td>Interest coverage ratio, multiple</td><td>3.5</td></tr> </table> | Pre-tax profit, MSEK | 1,495 | Interest expenses, MSEK | 784 | Total, MSEK | 2,279 | Interest coverage ratio, multiple | 2.9 | Pre-tax profit, MSEK | 1 242 | Interest expenses, MSEK | 507 | Total, MSEK | 1 749 | Interest coverage ratio, multiple | 3.5 | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-tax profit, MSEK | 1,495 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest expenses, MSEK | 784 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total, MSEK | 2,279 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest coverage ratio, multiple | 2.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-tax profit, MSEK | 1 242 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest expenses, MSEK | 507 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total, MSEK | 1 749 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest coverage ratio, multiple | 3.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Operating margin Operating profit as a percentage of net sales. Shows the profitability in the business.</p> | <p>Reporting according to IFRS</p> <table border="0"> <tr><td>Operating profit, MSEK</td><td>1,794</td></tr> <tr><td>Net sales, MSEK</td><td>44,098</td></tr> <tr><td>Operating margin, %</td><td>4.1</td></tr> </table> <p>Segment reporting</p> <table border="0"> <tr><td>Operating profit, MSEK</td><td>1,508</td></tr> <tr><td>Net sales, MSEK</td><td>41,912</td></tr> <tr><td>Operating margin, %</td><td>3.6</td></tr> </table> <p>Segment reporting, excl. Mall of Scandinavia</p> <table border="0"> <tr><td>Operating profit, MSEK</td><td>1,508</td></tr> <tr><td>Net sales, MSEK</td><td>41,912</td></tr> <tr><td>Operating margin, %</td><td>3.6</td></tr> </table> | Operating profit, MSEK | 1,794 | Net sales, MSEK | 44,098 | Operating margin, % | 4.1 | Operating profit, MSEK | 1,508 | Net sales, MSEK | 41,912 | Operating margin, % | 3.6 | Operating profit, MSEK | 1,508 | Net sales, MSEK | 41,912 | Operating margin, % | 3.6 | | | | | | | | | | | | | | | | | | | | | | |
| Operating profit, MSEK | 1,794 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net sales, MSEK | 44,098 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating margin, % | 4.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating profit, MSEK | 1,508 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net sales, MSEK | 41,912 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating margin, % | 3.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating profit, MSEK | 1,508 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net sales, MSEK | 41,912 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating margin, % | 3.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Net debt/equity ratio Interest-bearing net debt in relation to equity. Shows financial position.</p> | <p>Reporting according to IFRS</p> <table border="0"> <tr><td>Net debt, MSEK</td><td>11,762</td></tr> <tr><td>Equity, MSEK</td><td>15,316</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>0.8</td></tr> </table> <p>Segment reporting</p> <table border="0"> <tr><td>Net debt, MSEK</td><td>8,439</td></tr> <tr><td>Equity, MSEK</td><td>15,650</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>0.5</td></tr> </table> | Net debt, MSEK | 11,762 | Equity, MSEK | 15,316 | Net debt/equity ratio, multiple | 0.8 | Net debt, MSEK | 8,439 | Equity, MSEK | 15,650 | Net debt/equity ratio, multiple | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt, MSEK | 11,762 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity, MSEK | 15,316 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt/equity ratio, multiple | 0.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt, MSEK | 8,439 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity, MSEK | 15,650 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net debt/equity ratio, multiple | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|------------------------------------|--|--------------|--------------|--------------------|--------|----------------------------|------|--------------------------|-------------------------------|--------------|--------|-----------------------------|--------|------------------------|------------------|--|--------|--------------------------|--|------|--------------|--|--------|----------------------------|--|------|-------------------------------|--|--------|-----------------------------|--|---------|------------------|--|--------|--|--|------|------------------------------------|--|--------|----------------------------|--|--------|-----------------------------|--|--------|---|--|--------|
| Equity/assets ratio Equity as a percentage of total assets at the end of the period. Shows financial position. | <table> <tr> <td colspan="2">Reporting according to IFRS</td> </tr> <tr> <td>Equity, MSEK</td> <td>15,316</td> </tr> <tr> <td>Total assets, MSEK</td> <td>49,129</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>31.2</td> </tr> <tr> <td colspan="2">Segment reporting</td> </tr> <tr> <td>Equity, MSEK</td> <td>15,650</td> </tr> <tr> <td>Total assets, MSEK</td> <td>45,677</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>34.3</td> </tr> </table> | Reporting according to IFRS | | Equity, MSEK | 15,316 | Total assets, MSEK | 49,129 | Equity/assets ratio, % | 31.2 | Segment reporting | | Equity, MSEK | 15,650 | Total assets, MSEK | 45,677 | Equity/assets ratio, % | 34.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reporting according to IFRS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity, MSEK | 15,316 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total assets, MSEK | 49,129 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity/assets ratio, % | 31.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Segment reporting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity, MSEK | 15,650 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total assets, MSEK | 45,677 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equity/assets ratio, % | 34.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed for the Group Total assets at the end of the period less non-interest-bearing operating liabilities and provisions. The measurement is used to measure capital utilization and its effectiveness. | <table> <tr> <td colspan="2">Reporting according to IFRS</td> <td>MSEK</td> </tr> <tr> <td>Total assets</td> <td></td> <td>49,129</td> </tr> <tr> <td>- Deferred tax liabilities</td> <td></td> <td>-576</td> </tr> <tr> <td>- Other long-term liabilities</td> <td></td> <td>-1,983</td> </tr> <tr> <td>- Other current liabilities</td> <td></td> <td>-16,044</td> </tr> <tr> <td>Capital employed</td> <td></td> <td>30,526</td> </tr> <tr> <td colspan="2">Segment reporting</td> <td>MSEK</td> </tr> <tr> <td>Total assets</td> <td></td> <td>45,677</td> </tr> <tr> <td>- Deferred tax liabilities</td> <td></td> <td>-620</td> </tr> <tr> <td>- Other long-term liabilities</td> <td></td> <td>-2,011</td> </tr> <tr> <td>- Other current liabilities</td> <td></td> <td>-15,509</td> </tr> <tr> <td>Capital employed</td> <td></td> <td>27,537</td> </tr> <tr> <td colspan="2">Reconciliation between IFRS and segment reporting</td> <td>MSEK</td> </tr> <tr> <td>Capital employed according to IFRS</td> <td></td> <td>30,526</td> </tr> <tr> <td>IFRS 16, additional leases</td> <td></td> <td>-1,399</td> </tr> <tr> <td>Housing projects, sold part</td> <td></td> <td>-1,590</td> </tr> <tr> <td>Capital employed according to segment reporting</td> <td></td> <td>27,537</td> </tr> </table> | Reporting according to IFRS | | MSEK | Total assets | | 49,129 | - Deferred tax liabilities | | -576 | - Other long-term liabilities | | -1,983 | - Other current liabilities | | -16,044 | Capital employed | | 30,526 | Segment reporting | | MSEK | Total assets | | 45,677 | - Deferred tax liabilities | | -620 | - Other long-term liabilities | | -2,011 | - Other current liabilities | | -15,509 | Capital employed | | 27,537 | Reconciliation between IFRS and segment reporting | | MSEK | Capital employed according to IFRS | | 30,526 | IFRS 16, additional leases | | -1,399 | Housing projects, sold part | | -1,590 | Capital employed according to segment reporting | | 27,537 |
| Reporting according to IFRS | | MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total assets | | 49,129 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Deferred tax liabilities | | -576 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Other long-term liabilities | | -1,983 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Other current liabilities | | -16,044 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed | | 30,526 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Segment reporting | | MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total assets | | 45,677 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Deferred tax liabilities | | -620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Other long-term liabilities | | -2,011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Other current liabilities | | -15,509 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed | | 27,537 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reconciliation between IFRS and segment reporting | | MSEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed according to IFRS | | 30,526 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IFRS 16, additional leases | | -1,399 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Housing projects, sold part | | -1,590 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed according to segment reporting | | 27,537 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital employed for the business areas 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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.