

INTEA.

2022

Contents 2022

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INTEA IN BRIEF

Intea invests in and manages social infrastructure for its own long-term management. By social infrastructure, Intea means premises for essential services that are specially adapted for the purpose of public-sector tenants. The existing property portfolio consists primarily of properties in the categories of justice, higher education, health care and other public-sector activities.

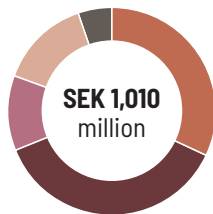


INTEA

Intea in figures

Intea's portfolio consists of properties and projects with public-sector tenants in the categories of justice, higher education, health care and other public sector activities. The properties are located in 18 towns and cities. The total property value in 2022 was SEK 20.2 billion.

INTEA'S TENANTS
SHARE OF CONTRACTUAL
RENTAL VALUE



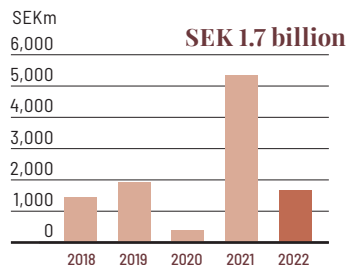
- Justice 32%
- Higher education 37%
- Health care 12%
- Public sector, other 14%
- Non-public sector 5%

INTEA'S GEOGRAPHY
SHARE OF MARKET VALUE OF
PROPERTIES

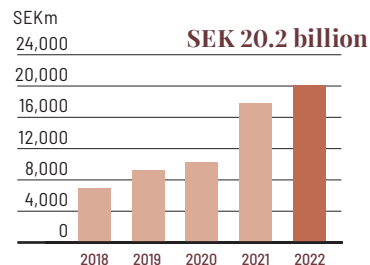


- South 46%
- East 31%
- North 12%
- West 11%

ACQUISITIONS AND INVESTMENTS



PROPERTY VALUE



PROPERTY VALUE,
SEK BN

20.2

**SHARE OF PUBLIC-
SECTOR TENANTS, %**

94.8

LETTABLE AREA,
000 SQM

494

**REMAINING CONTRACT
PERIOD, YEARS**

5.9

THE YEAR IN BRIEF



Vänerskolan, Vänersborg

SELECTED KEY PERFORMANCE INDICATORS

	2022	2021
Rental income, SEKm	918.3	733.2
Profit from property management, SEKm	497.4	167.0
Profit from property management, excl. interest on shareholder loans, SEKm	497.4	245.7
Ditto SEK/ Class A and B shares	2.74	2.47
Ditto growth, %	11.1	38.2
Profit for the period attributable to shareholders of the parent, SEKm	903.6	1,969.3
Ditto SEK/ Class A and B shares	5.58	15.60
Long-term net asset value per Class A and Class B share, SEK	50.03	46.87
Ditto growth, %	7.7	55.2
Property value, SEKm	20,157.7	17,797.4
Loan-to-value ratio, %	51.0	53.8
Interest coverage ratio, multiple	3.9	3.0

RENTAL INCOME, SEKm

918.3

NET OPERATING INCOME, SEKm

738.7

REMAINING CONTRACT PERIOD, YEARS

5.9

Q1



At the beginning of the year, the local development plan for Sahlgrenska Life became legally binding. The project involves the construction of three new buildings, two of which are being built in collaboration with Vitartes, a project development company within Life Science. Intea will be the long-term owner and manager of approximately 50,000 sqm of lettable area.

Intea acquired Viskan Prison in Ånge municipality and a 20-year lease agreement was signed with the Swedish Prison and Probation Service. The prison is undergoing renovation and refurbishment and is expected to be ready for occupancy in early 2025. The lettable area amounts to approximately 14,300 square metres, with a preliminary annual rental value of SEK 54.1 million.

Intea took possession of **the property Jälla 2:25** in Uppsala in March 2022. Specially adapted premises for forensic psychiatry for Region Uppsala are under construction at the property. The clinic is expected to be completed in the autumn of 2023 and has approximately 4,100 sqm of lettable area. The lease is for 20 years from occupancy, with a preliminary annual rental value of SEK 20.2 million.

Ground was broken for the custody centre in Kristianstad, part of Intea's new judicial centre.

Q2



Intea and the Swedish Police have entered into a project development agreement to start work on the creation of a new police station in Arninge, Täby municipality. The lettable area is estimated at approximately 7,500 sqm, with an expected annual rental value of SEK 13.4 million.

Intea and the Swedish Prison and Probation Service reopened the Härnösand Prison after extensive renovation. The Prison and Probation Service will occupy around 7,600 sqm over a 15-year lease that runs until 2037. Preliminarily, the annual rental value is SEK 32.4 million.

A five-year lease was signed with the Municipality of Halmstad for 4,600 sqm of office space in the Larsfrid area. Through the lease agreement, the Municipality of Halmstad is expanding its pre-letting by 1,100 sqm. Occupancy is expected to be in the first quarter of 2023 and the annual rental value is SEK 6.8 million (previously SEK 5.3 million).

Q3



Intea acquired Rönneholm Castle in Eslöv, including the Ringsjön Prison. The lettable area is estimated at approximately 7,600 sqm, with a total contractual annual rental value of SEK 5.9 million.

Christian Haglund was appointed CFO of Intea as of 1 September, replacing Eva Bång, who left the company at the end of the year. Ulf Gunnarsson joined the organisation in Stockholm as the new CFO.

Intea acquired 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde, where the University of Skövde is the largest tenant. The occupancy rate is 100 percent, of which public tenants account for 98.5 percent, and the total lettable area amounts to approximately 27,700 sqm. The contractual annual rental value is approximately SEK 42.3 million, with an average contract duration of 3.6 years.

Q4



Emil Jansbo was hired as new CFO of Intea and took up his position on 1 January 2023, replacing Christian Haglund. Christian will remain in his role as Vice President and Board member.

Nordic Credit Rating (NCR) confirmed the BBB+ credit rating for Intea Fastigheter AB (publ), while adjusting the outlook from stable to negative. The short-term rating of N3 was confirmed.

Ground was broken for new healthcare and research facilities at the Garrison area in Linköping, where healthcare services will be provided and research will be conducted in close collaboration with Linköping University. The new building will include an eye and speech therapy clinic. Region Östergötland has previously entered into a 15-year lease agreement with Intea, with a preliminary annual rental value of SEK 15.4 million. The planned occupancy date is set for the first quarter of 2024.



Coming back to reality

2022 has gone from sunshine to bleak and rainy days. The bad weather looks like it will not be leaving anytime soon. Intea's operations rest on a solid foundation but have had to adapt to the new market conditions. With long-term leases with public-sector tenants, rental income has increased by 25 percent to SEK 918 million. Property value increased by SEK 2.4 billion to SEK 20.2 billion, driven mainly by new acquisitions.

A rapid change in the economy has led to higher costs for operating properties and working on the company's projects. High inflation and rising policy rates have rapidly restored the market situation for property management companies to more normal levels. The risk of vacancies and shrinkage due to a deteriorating financial situation for several categories of tenants is expected to increase in the coming years. Through defensive assets with long-term leases with public-sector tenants, Intea is well equipped to ride out a more uncertain economy. The company's strategy of stable growth is achieved through carefully selected acquisitions combined with project development of existing and new properties. The strategy remains important to maintain quality and profitable growth in the portfolio, even in an economic downturn. In difficult times, it is even more important to work closely with tenants to jointly solve the challenges that arise.

The transaction market has been sluggish over the past six months as sellers and buyers have increasingly failed to meet with respect to price expectations. Once consensus is reached, Intea sees opportunities for an increased flow of business opportunities of high-quality properties at attractive levels.

Intea made four acquisitions during the year, despite a more turbulent business climate. In January, the Viskan Prison was acquired in Ånge. In February, an agreement on a 20-year lease was reached with the Prison and Probation Service. The property is currently undergoing renovation and refurbishment, with occupancy expected in early 2025. In March, Intea took possession of the property Jälla 2:25, where specially adapted premises for forensic psychiatry in Uppsala Region are currently under construction. At the beginning of July, Rönneholm Castle, including the Ringsjön prison, was acquired. In September, a majority stake was acquired in a company that owns properties where the University of Skövde and Skövde municipality are tenants.

Intea has taken concrete measures to adapt its operations to changing market conditions during the year. In collaboration with



tenants, the company has implemented various efficiency measures to reduce electricity and energy consumption. Efforts to reduce consumption have been underway in the property sector for a long time, but the current market situation has accelerated the need to take action even faster. Having to prioritise and choose what electricity and energy to use is a new situation for most people, but through conscious choices and smart innovations, together we can influence consumption and make a difference. Intea's goal for being self-sufficient in consuming electricity within the group was achieved already in February 2023.

As market interest rates rise, the financing situation for many companies in the sector is also changing and becoming more difficult. In order to maintain stable funding and take advantage of changing market conditions, Intea entered into new interest rate derivatives, expanded its backup facilities and carried out a rights issue during the year. The company continues to have good access to capital, albeit at a higher cost of funding compared with last year.

In June 2021, work began to prepare the company for a listing on Nasdaq Stockholm's main list. However, in the autumn of 2022 the owners decided to put this work on hold because of the changed market situation.

In these troubled times, we give an extra thought to all those people who are forced to live with war in their neighbourhoods, or who are refugees around the world. Finally, I would like to take this opportunity to thank all of our employees for their excellent work and our tenants, partners and shareholders for their trust.

Henrik Lindekrantz
CEO, Intea

BUSINESS MODEL

Vision

Intea shall be the premier dedicated property management company specialising in social infrastructure.

Business concept

Intea's business concept is to develop and manage social infrastructure properties using a long-term approach.

Resources

RELATIONSHIPS

Close relationships with both tenants and the market

EMPLOYEES

Scalable central and local organisation with committed employees

PROPERTIES

Well-maintained, high-quality and fully let properties

FINANCIALLY

Strong owners and good reputation with financiers

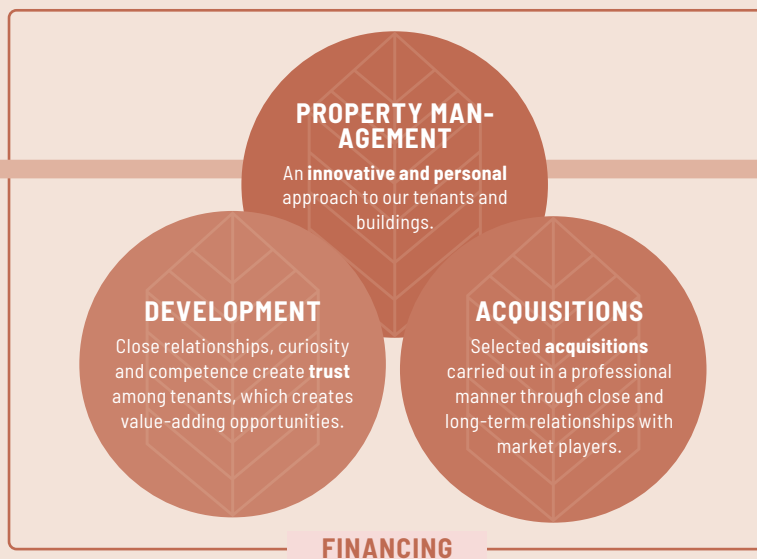
Value creation

ENVIRONMENTAL FACTORS

- ➔ Constantly growing need for social infrastructure
- ➔ Strong demand over time for stable real assets
- ➔ Public sales driven by maintenance needs
- ➔ Increased demand for skills

Intea's business consists of three main areas:

Property management, acquisitions and development. Along with stable financing, they form the foundation for the company's long-term value creation.



STRATEGIES

STABLE
GROWTH

SUSTAINABILITY &
INNOVATION

SUSTAINABLE
RELATIONSHIPS

Stakeholders

TENANTS

Shall experience accessibility, competence and the ability to get things done

COMMUNITY

Shall experience a responsible and stable community builder

EMPLOYEES

Shall experience their work as exciting and meaningful

FINANCIERS

Shall experience a consistent and strong counterparty in the low-risk segment

SHAREHOLDERS

Shall experience a professionally managed and value-creating investment

Strategy and objectives

Intea's strategy is based on three pillars: Stable Growth, Sustainability & Innovation and Sustainable Relationships. For each strategic pillar, there are a number of tools and targets to measure and monitor the business.



STABLE GROWTH

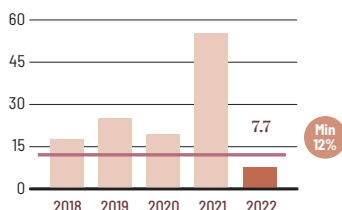
The aim is to continue to grow steadily, as well as to maintain and further develop a sustainable property portfolio in social infrastructure. Project development is generally carried out in collaboration with and on behalf of the tenant. Intea's strategy for financing shall support the business and manage the company's financial risks.

Targets and tools

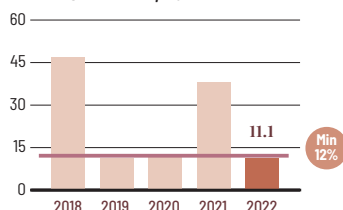
- ▶ Annual growth in long-term net asset value per ordinary Class A and ordinary Class B share over time of at least 12 percent.
- ▶ Annual growth in profit from property management per ordinary Class A and Class B share over time of at least 12 percent.
- ▶ Property value must be at least SEK 30 billion by the end of 2026. This will be achieved through both acquisitions and project investments, mainly in new construction.
- ▶ At least 90 percent of rental income must come from public-sector tenants over time.
- ▶ The loan-to-value ratio for the Group shall be in the range of 50–55 percent over time, and shall not exceed 60 percent.
- ▶ The interest coverage ratio for the Group shall not be less than 2 times.

Outcome 2022

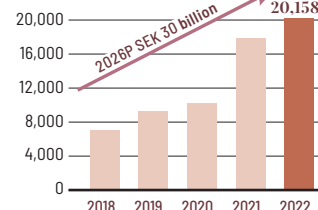
GROWTH IN NET ASSET VALUE, %



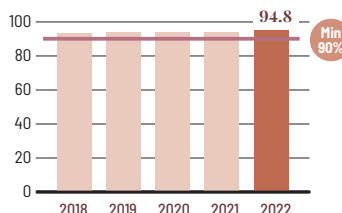
GROWTH IN PROFIT FROM PROPERTY MANAGEMENT¹⁾, %



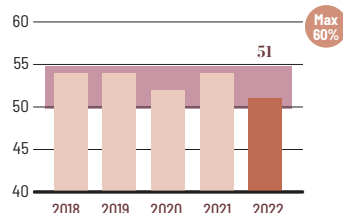
PROPERTY VALUE, SEK M



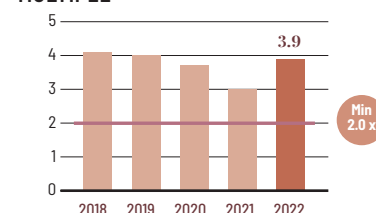
PUBLIC-SECTOR TENANTS, %



LOAN-TO-VALUE RATIO, %



INTEREST COVERAGE RATIO, MULTIPLE



¹⁾ Growth in profit from property management, excluding interest on shareholder loans.



SUSTAINABILITY & INNOVATION

A strong driver of Intea's business concept entails setting challenging and ambitious climate targets in order to escalate efforts to reduce environmental impacts across the value chain. Improving efficiency, reducing material and energy consumption and increasing the share of recycling help to reduce the carbon footprint. In addition, the company develops and implements innovations to an increasing extent. The main thrust of Intea's sustainability strategy is to maintain and preserve the buildings it owns, while avoiding demolition and new construction wherever possible. With a long-term ownership perspective, sustainable solutions are a central aspect of Intea's business.

Targets and tools

- ▶ Reduce CO₂ emissions in Scopes 1 and 2 per sqm of lettable area by at least 20 percent, or below 5.3 kg CO₂ from 2019 to 2030. For further details on this target see the Sustainability Report, pages 32–41.
- ▶ Energy performance kWh/sqm to be reduced by at least 20 percent or below 158 kWh/sqm from 2019–2030.
- ▶ 100 percent renewable electricity.
- ▶ 100 percent of newly signed leases (measured in rental value) shall include a sustainability cooperation agreement.
- ▶ All newly constructed buildings must be environmentally certified under one of the current environmental certification schemes.

Outcome 2022

LEASES

100%

of newly signed leases had sustainability cooperation agreements

EMISSIONS CO₂

4.0 CO₂E/SQM

ENERGY PERFORMANCE

142 KWH/SQM

RENEWABLE ELECTRICITY

100%



SUSTAINABLE RELATIONSHIPS

Intea works every day to maintain and develop relationships with tenants, employees, suppliers, shareholders and financiers. Relationships are at the heart of the company's business. We are responsive to our tenants, shareholders, financiers and other stakeholders and ensure that we accommodate their suggestions regarding measures or changes to buildings and outdoor environments. Buildings and outdoor environments are continuously updated and made accessible to improve the work environment and promote well-being in each property. The company actively works to increase cooperation, motivation and value creation.

Targets and tools

- ▶ Short-term absenteeism less than 2 percent.
- ▶ Long-term absenteeism less than 1 percent.
- ▶ No workplace accidents.
- ▶ Increased gender equality (number of employees).
- ▶ Increased gender equality (number of board members).
- ▶ No violations of fundamental human rights and no cases of bribery or corruption.
- ▶ 100 percent of Intea's new employees will receive training related to the Code of Conduct and other relevant policies.
- ▶ All new suppliers must commit to complying with the Intea Supplier Code of Conduct.

Outcome 2022

NUMBER OF EMPLOYEES 2022



18 women



30 men

NUMBER OF BOARD MEMBERS 2022



2 women



5 men

For more information, please see the Sustainability Report on pages 32–41.

PROPERTY PORTFOLIO



Vänerparken, Vänersborg

At year-end, Intea's property portfolio held 37 properties with a market value of SEK 20.2 billion. The holdings include a mix of new and older buildings together with houses and environments of historic value.

Intea divides its property portfolio into the categories of justice, higher education, health care and other public activities, and into the regions South, West, East and North. Intea has properties in 18 locations across Sweden, from Malmö in the south to Östersund in the north. Intea's tenants have various social functions, which means that properties must meet high demands on transparency while maintaining an appropriate level of safety and security. Intea's properties are therefore often custom-designed to meet the specific needs of each tenant.

The property portfolio has grown during the year, mainly through acquisitions and project development. In January, the Viskan Prison in Ånge was acquired, where an agreement was reached with the Swedish Prison and Probation Service on a 20-year lease. In March, the property Jälla 2:25 was acquired in Uppsala, where premises are under construction for forensic psychiatry in Region Uppsala. In May, the Härnösand Prison reopened, where the Swedish Prison and Probation Service has approximately 7,600 square metres under a 15-year lease. In the summer, Intea acquired Rönneholm Castle in Eslöv, including the Ringsjön Prison. In early autumn, Intea also acquired 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde, where the University of Skövde is the largest tenant.

INTEA'S TENANTS, SHARE OF CONTRACTUAL RENTAL VALUE



- Justice 32%
- Higher education 37%
- Health care 12%
- Public sector, other 14%
- Non-public sector 5%

INTEA'S GEOGRAPHY, SHARE OF MARKET VALUE OF PROPERTIES



- South 46%
- East 31%
- North 12%
- West 11%

LETTABLE AREA, 000 SQM

494

INVESTMENTS IN EXISTING PORTFOLIO, SEK M

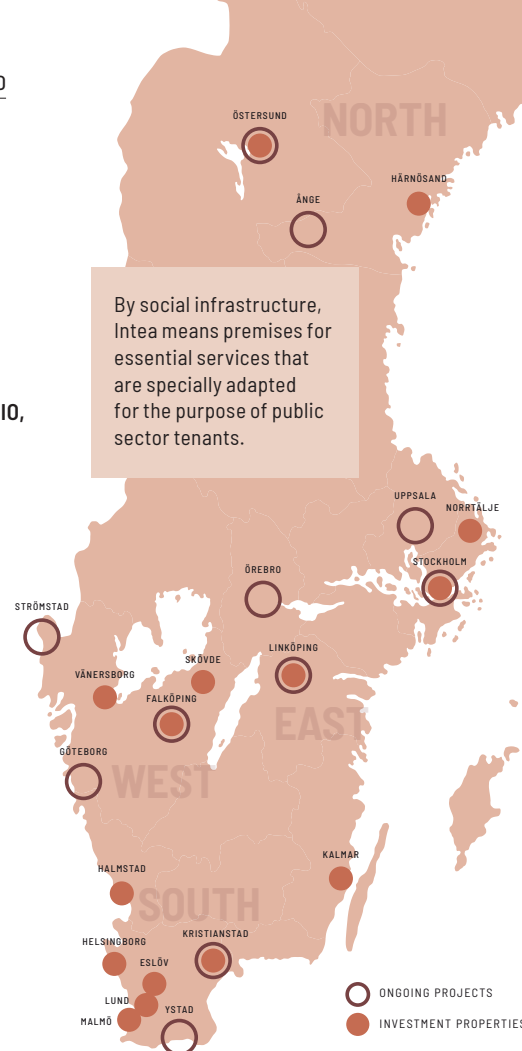
1,084

NUMBER OF LOCATIONS

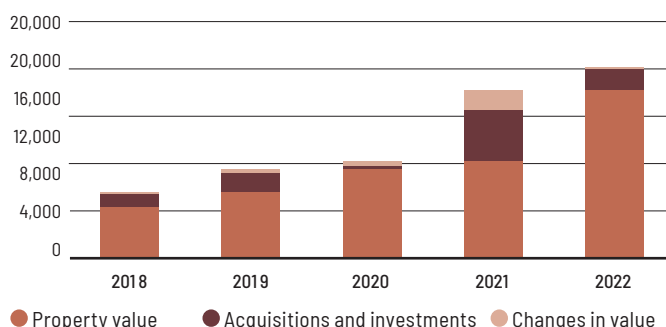
18

NUMBER OF PROPERTIES

37



PROPERTY VALUE TREND PER YEAR, SEKM

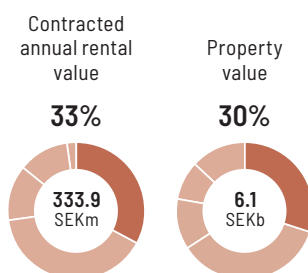


Property values and valuations

The change in value of the property portfolio during the year was SEK 143.2 million (2,207.0), mainly driven by changes in yield requirements/discount rates of SEK -285.0 million and changes in value relating to ongoing projects of SEK 354.0 million, but acquisitions made during the year and improved operating surpluses have also had a positive impact on the valuation. The yield requirement was 4.75 percent (4.37). The weighted discount rate to calculate the present value of cash flow and residual value was 6.19 percent (4.11). Property value in the table refers to the carrying amount at the end of the previous period.

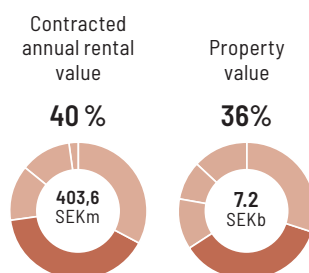
Intea's property categories

JUSTICE



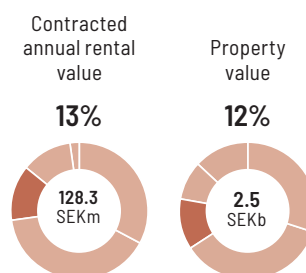
Number of property units: 20
Lettable area: 145,000 sqm
Occupancy rate: 97.0%
Largest tenants:
 Swedish Police
 Swedish Prison and Probation Service
 Swedish National Courts Administration
 National Board of Forensic Medicine
 Swedish Economic Crime Authority

HIGHER EDUCATION



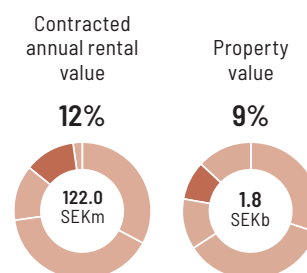
Number of property units: 24
Lettable area: 197,000 sqm
Occupancy rate: 98.6%
Largest tenants:
 Linnaeus University
 Halmstad University
 Malmö University
 Mid Sweden University
 Kristianstad University

HEALTH CARE



Number of property units: 14
Lettable area: 64,000 sqm
Occupancy rate: 100.0%
Largest tenants:
 Region Skåne
 Västra Götaland Region
 Region Östergötland
 Region Jämtland Härjedalen

OTHER PUBLIC SECTOR



Number of property units: 31
Lettable area: 71,000 sqm
Occupancy rate: 97.5%
Largest tenants:
 Municipality of Vänersborg
 Västtrafik AB
 Municipality of Skövde
 Municipality of Linköping
 Swedish Special Education Authority



Helsingborg, Högkvarteret 2, Custody Centre



Skövde, Stora Mörke 18, University of Skövde



Lund, Landsdomaren 6, Psychiatric clinic



Vänersborg Hospital 2, Offices

In addition to the property categories presented above, Intea has non-public sector operations with a contractual annual rent of SEK 22.2 million and a property value of SEK 0.4 billion.

Selection of Intea's property portfolio

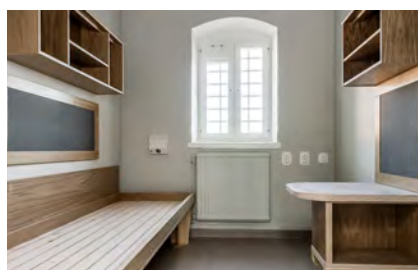
Intea builds its property portfolio through the acquisition of carefully selected properties, combined with project development of current and new properties. Below is a selection of Intea's property portfolio reflecting previously completed projects and acquired properties.

PREVIOUSLY COMPLETED PROJECTS



Kalmar, Eldaren 6 (phase 2), Linnéuniversitetet. Completed Q4 2020.

Total investment: SEK 591 million
Lettable area: 20,800 sqm
Rental value: SEK 35.7 million
Yield on investment: 5.6%
Share of public-sector tenants: 86%
Contract period: 10 years



Härnösand, Duvan 1, Swedish Prison and Probation Service. Completed Q2 2022.

Total investment: SEK 343 million
Lettable area: 7,600 sqm
Rental value: SEK 32.4 million
Yield on investment: 8.4 %
Share of public-sector tenants: 100%
Contract period: 15 years



Halmstad, Fanan 62 (S building), Halmstad University. Completed Q3 2020.

Total investment: SEK 322 million
Lettable area: 10,500 sqm
Rental value: SEK 18.9 million
Yield on investment: 5.6%
Share of public-sector tenants: 100%
Contract period: 10 years

ACQUISITIONS 2022



Eslöv, Rönneholm 6:2, Swedish Prison and Probation Service, Nämndemansgården.

Acquired: Q2 2022
Lettable area: 7,600 sqm
Rental value: SEK 5.9 million
Share of public-sector tenants: 100%
Average contract period: 4 years



Skövde, Stora Mörke 18, Ringaren 6, University of Skövde and others.

Acquired: Q3 2022
Lettable area: 27,700 sqm
Rental value: SEK 42.3 million
Share of public-sector tenants: 98.5%
Average contract period: 3.6 years



Uppsala, Jälla 2:25, Forensic psychiatry in Region Uppsala.

Occupancy: Q1 2022
Lettable area: 4,100 sqm
Rental value: SEK 20.2 million
Share of public-sector tenants: 100%
Average contract period: 20 years

PROPERTY MANAGEMENT

Examples of degree of customisation

Low

→ High



Halmstad, Fanan 55, office.

- Supplementary activities
- Dependent on location and demand
- Small to medium sized units, multiple tenants
- Examples: administrative facilities, offices



Vänersborg, Haren 3, special needs school.

- Core business
- Long tenancy period, low tenant turnover
- Large units, one/few tenants
- Examples: courts, schools, universities



Kristianstad, Kasematten 1, legal centre.

- Core business
- Long tenancy period, low tenant turnover
- Large units, one/few tenants
- Examples: prisons, hospitals

Intea's premises are used to perform socially important activities, where the unique needs of the tenants make high demands of management. To be able to offer customised service locally, we operate through our own local management organisations.

Local presence under in-house management

An important part of Intea's strategy is our local management organisations, with their own staff and a high degree of autonomy. We see many benefits from local management, including greater commitment, higher quality awareness, faster decision-making and the potential for a closer relationship with tenants. A further advantage of having our own staff on site in Intea's properties is that our tenants' development needs can be identified at an early stage. Similarly, proximity to the tenant provides opportunities to pursue acquisition and development opportunities.

Our central management organisation complements and supports Intea's local units, for example via coordination of management as well as project and sustainability expertise. The central function contributes to more structured and efficient management, project and sustainability work, while facilitating the transfer of knowledge and experience between Intea's local organisations.

The year in review

During the year, a new site manager was appointed to manage the properties owned and managed by Intea in Greater Stockholm. Intea is represented by its own local organisations in Halmstad, Kalmar, Linköping, Skåne, Greater Stockholm, Vänersborg and Östersund. A total of 31 people work in the Intea management organisation.

Intea's management organisations



Halmstad
Higher education
Number of property units: 11
Lettable area: 73,400 sqm
Number of employees: 4



Kalmar
Higher education
Number of property units: 1
Lettable area: 29,300 sqm
Number of employees: 2



Linköping
Justice
Number of property units: 27
Lettable area: 87,200 sqm
Number of employees: 7



Skåne
Justice/Higher education/Health care
Number of property units: 6
Lettable area: 127,400 sqm
Number of employees: 4



Greater Stockholm
Justice
Number of property units: 2
Lettable area: 19,000 sqm
Number of employees: 2



Vänersborg
Health care/Other public sector
Number of property units: 18
Lettable area: 44,000 sqm
Number of employees: 4



Östersund
Higher education/Other public sector
Number of property units: 33
Lettable area: 70,400 sqm
Number of employees: 7

ACQUISITIONS



Intea achieves its strategy for continuous and stable growth through carefully selected acquisitions combined with project development of existing and new properties. In 2022, properties with a total underlying property value of SEK 869.7 million were acquired. In the summer, Intea acquired Rönneholm Castle in Eslöv, including the Ringsjön Prison. In addition, at the end of September Intea acquired 57 percent of the shares in Kalkstenen Fastighets AB, owner of the properties Stora Mörke 18 and Ringaren 6, which together have approximately 27,700 sqm of lettable area.

Intea continuously works on acquisitions of investment properties, as well as properties under construction and land. The acquisitions made are based on good and close relationships and are increasingly built on the trust that the company has established with various market players. Sustainable and close relationships with Intea's stakeholders are thus of paramount importance for successful acquisitions.

Long-termism and quality are crucial

Intea's acquisitions are generated in various ways. What they share in common is that relationships, knowledge and reputation are fundamental to attracting business, especially as more and more business is currently done "off-market". The acquisition criteria that Intea always takes into account are high property quality, the possibility of long-term ownership and long-term tenant relationships. Each acquisition is evaluated based on one clear main rule: the tenant must be a public actor carry out an essential public service with a need for specially adapted premises for its activities. Acquisitions also provide Intea with the opportunity to establish new relationships with long-term tenants.

The year in review

During the first quarter, Intea took possession of the property Jälla 2:25 in Uppsala. Specially adapted premises for

forensic psychiatry for Region Uppsala are under construction at the property. The clinic, which is expected to be completed in autumn 2023, has approximately 4,100 sqm of lettable area and the annual rent is tentatively SEK 20.2 million. The lease for the clinic will run for 20 years from the date of occupancy. At the beginning of July, the company acquired Rönneholm Castle in Eslöv, including the Ringsjön prison. The total lettable area amounts to almost 7,600 sqm, with a total contractual annual rental value of SEK 5.9 million. In addition, at the end of the third quarter, the company acquired 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde. The largest tenant is the University of Skövde and the lettable area amounts to approximately 27,700 sqm, with a total contractual annual rental value of SEK 42.3 million. The average duration of the contract period is 3.6 years.

Since Intea was founded in 2015, properties have been acquired and projects completed with a value of SEK 20,158 million including changes in value, thereby adding 494,000 sqm to our property portfolio. The property value has increased from SEK 17,797 million to SEK 20,158 million, of which approximately SEK 2,218 million is attributable to acquisitions and SEK 143 million to changes in value. Intea intends to continue to expand its portfolio of high quality properties and long-term leases.

Since its inception in 2015, Intea has completed projects and acquisitions amounting to a value of SEK 20.2 billion, including changes in value, and added 494,000 sqm to its property portfolio.



Police station and custody centre in Helsingborg.



Malmö University's portal building Niagara, located in the Västra Hamnen neighbourhood in Malmö.



Campus Kristianstad with Kristianstad University as tenant.

PROJECT DEVELOPMENT

INTERIM REPORT 2022

Justice Centre, Kristianstad

Continuous enhancement and growth of the property portfolio through project development is in line with Intea's stable growth strategy. During the past year, the projects have made good progress; for example, construction of a wooden building on the Campus area in Östersund has begun. The building is expected to be ready for occupancy in the fourth quarter of 2023, and will be environmentally certified according to the BREEAM Excellent standard. Construction of Sweden's first regional command centre in Örebro continued during the year, with completion expected in the last quarter of 2023. The extensive modernisation project of the Härnösand Prison was completed in the spring and Intea reopened the facility together with the Swedish Prison and Probation Service in May. During the year, Intea also started designing a new police station in Täby municipality, with an estimated lettable area of approximately 7,500 sqm.

The needs of our tenants are always our top priority. By being an involved and attentive property owner, we can initiate projects early on to meet the needs of our tenants. This may entail development potential within the existing property stock, or identifying needs that create development opportunities through new construction or redevelopment. Our goal is to own the properties we acquire and manage for a long time, so sustainability is integral to our day-to-day work and a hallmark of the entire company.

Own project organisation

Intea has an experienced project development organisation consisting of ten employees working both centrally and locally. The project organisation works closely with Intea's property management activities. New projects normally take shape based on close dialogue between the company's local managers and tenants. New development projects may also arise in other ways, such as authorities who need new premises. In these cases, Intea competes with other actors for the projects.

CARRYING AMOUNT,
SEKM

2,506

ESTIMATED
LETTABLE AREA, 000 SQM

189.0

ONGOING PROJECTS – PROPERTY CATEGORY

By category	Lettable area, sqm	Rental value, SEKm	Share public sector, %	Average con- tract period, years	Estimated net operating income, SEKm	Investment, SEKm		Carrying amount ¹⁾ SEKm
						Estimated	Incurred	
Justice	88,158	266	100	18.5	249	4,109	1,099	1,929
Higher education	30,000	68	100	20.0	64	1,355	2	2
Health care	60,625	252	91	19.7	236	5,172	414	453 ²⁾
Other public sector	10,250	38	90	17.8	34	632	87	122
Total ongoing projects	189,033	624	96	19.1	583	11,268	1,602	2,506

¹⁾ Refers to the current carrying amount of the project, including, where applicable, the accumulated unrealised change in value. For extension or redevelopment projects, the carrying amount is attributable to the project. For minority interests and early-stage projects, work in progress is included in other assets.

²⁾ Including accrued project costs in Sahlgrenska Life that are included in receivables from associated companies.

Information about ongoing projects and unused development rights in the annual report is based on estimates of size, focus and scope, and when projects are expected to start and be completed. Furthermore, the information is based on estimates of future project costs and rental value. Estimates and assumptions should not be regarded as a forecast.

Estimates and assumptions involve uncertainties regarding the implementation, design and size of projects, timetables, project costs and future rental value. Information about ongoing construction and planned projects is regularly reviewed and estimates and assumptions are adjusted as a result of the completion or addition of ongoing construction and changes in conditions.

The valuation of ongoing projects varies depending on the stage of the project and the risk that the project will not meet the financial calculations underlying the project's implementation. The decisive factors are whether the project includes land with a right of disposal, a signed lease, an adopted local development plan and

a granted building permit. Early-stage ongoing projects without signed leases are valued on the basis of the carrying amount of the costs incurred plus the estimated market value of the development rights/potential development rights.

Development rights consist of land or the right to land and the associated local development plan. A potential development right includes an ongoing process for a new or amended local development plan. Development rights and potential development rights are valued at an estimated fair value equal to a price that would be received in a sales transaction arranged under current market conditions. The starting point for calculating the value of the development rights is the market value of the building if the legally valid local development plan had been in place. If the local development plan has not gained legal approval, the value is an assessed value of development rights that have gained legal force, less uncertainties in the planning process and development costs that are likely to be borne by the property owner.

In our project organisation, we aim to ensure that we have the right composition of people for each individual project. This means a mix of skills where we have local project teams with both our own and external specialists. Within our project organisation, we gather knowledge about our the wishes and needs of tenants, which can be addressed and the knowledge gained can be used in new future projects.

Intea's project organisation is responsible, together with the business development and sustainability team, for generating and implementing new projects. Project implementation includes detailed planning, design and procurement of contractors, as well as production and project management. After completion, the project is handed over to our property management organisation.

At the end of the year, Intea had ongoing new-builds and redevelopments with a total area of more than 189,000 sqm. The projects are located across the country and range

in size from a few hundred square metres to tens of thousands of square metres. The total carrying amount of projects in progress as at 31 December 2022 was SEK 2,506 million, of which project properties accounted for SEK 2,175 million, investment property projects SEK 200 million and receivables from associated companies SEK 131 million.

New projects for the year

In March, Intea began an extensive project to renovate and remodel the Viskan Prison in Ånge municipality, which is expected to be ready for reopening in early 2025. Intea has reached an agreement with the Swedish Prison and Probation Service on a 20-year lease with an annual rental value of approximately SEK 54.1 million. The entire property will be used by the Prison and Probation Service. The reopening is expected to create 120 new prison places and around 100 new jobs in the Municipality of Ånge. Work

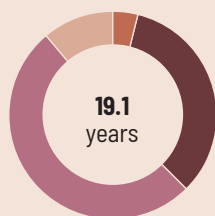
in Viskan began at the same time that the Härnösand Prison renovation project was completed. At that time, Intea had ongoing projects of approximately 88,200 sqm of lettable space in the Justice sector, with completion expected in just over three years.

During the year, Intea took over a construction project for specially adapted premises for forensic psychiatry in Region Uppsala. The property Jälla 2:25 was taken over at the end of March and the ongoing construction of a new forensic psychiatric clinic is expected to be completed in autumn 2023. The building will have approximately 4,100 sqm of lettable area and will be certified in accordance with the Miljöbyggnad Gold standard. Intea has signed a 20-year lease with Region Uppsala that runs from the time of occupancy, with a preliminary annual rent of SEK 20.2 million.

In addition, Intea and the Swedish Police have entered into a project development agreement to start work on the creation

ONGOING PROJECTS:

AVERAGE CONTRACT PERIOD LETTABLE AREA, YEARS



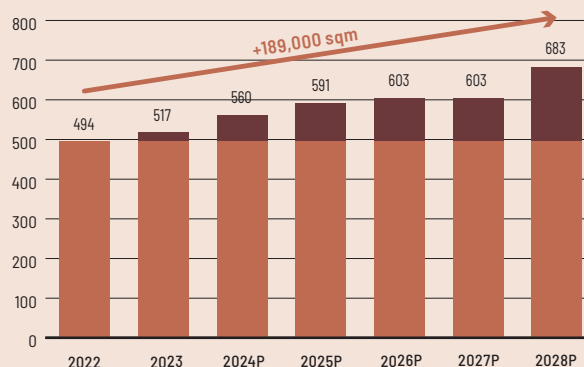
- 5-10 years 4%
- 11-15 years 34%
- 16-20 years 52%
- >20 years 11%

SHARE OF ESTIMATED INVESTMENT, SEKBN



- Justice 36%
- Higher education 12%
- Health care 46%
- Other public 6%

ESTIMATED ADDITIONAL LETTABLE AREA, 000 SQM



- Current lettable area
- Additional lettable area from ongoing projects

ASSESSED RENTAL VALUE, SEKM

624

ASSESSED NET OPERATING INCOME, SEKM

583

The bar chart shows the projected additional lettable area of 189,000 sqm in total until the end of 2028, when 100 percent of Intea's ongoing projects are expected to be completed.

of a new police station in Arninge in the Municipality of Täby. The project is expected to be completed in the first quarter of 2026. The lettable area amounts to approximately 7,500 sqm with an average lease term of 15 years, where the rental value is estimated at SEK 13.4 million.

Ongoing projects in several locations

During the year, Intea continued to work on several major ongoing property development projects. One project involves the continued development of the Campus area in Östersund. In June, construction began on a new wooden building in a project with high sustainability goals, where the building will be environmentally certified according to the BREEAM Excellent standard. Clear goals, such as a lower climate footprint than the reference building and caring for the local environment, have been set for the project. The building is expected to be completed in the fourth quarter of 2023 and

will have approximately 6,750 sqm of lettable area, with open and flexible premises allowing for future adaptations. Intea and the Swedish Tax Agency have entered into a six-year lease for 4,600 sqm of space in the building.

The completion of the country's first regional command centre in Örebro is approaching, a project that Intea started in 2017. The project is unique in its kind and the new premises will be shared by several authorities for handling both day-to-day and major events. The building is being built to meet high safety and sustainability standards, with the aim of achieving BREEAM Excellent certification. The Swedish Police will be the tenant for the premises, which cover almost 12,300 sqm of lettable area. The rental value amounts to SEK 32.5 million per year with an average lease term of 15 years. The project is expected to be completed in the fourth quarter of 2023.

Another ongoing project is the Justice Centre in Kristianstad. The new justice centre, which will include premises for the Swedish Prison and Probation Service, the Swedish Police and the Swedish Prosecution Authority, is expected to be completed in the second and fourth quarters of 2024. The total lettable area of the Justice Centre will be 35,800 sqm and the facility will be environmentally certified according to the BREEAM Excellent standard.

Risk mitigation

In order to reduce risk in project development, development projects are generally carried out together with the current or future tenant. Before making major investments in a project, a project development agreement is usually signed with the tenant, in which the incurred costs are allocated if the project fails to materialise. In addition, Intea uses the possibility of production cost-based rental contracts to limit its risks.

Selection of ongoing projects



Municipality: Östersund
Swedish Tax Agency and others.

Category: Other public sector
Estimated completion date: Q4 2023
Lettable area: 6,750 sqm
Rental value: SEK 14.3 million
Share of public-sector tenants: 72%
Average contract period: 6.0 years
Further development of the Campus area in Östersund through the construction of a new wooden building next to the Swedish Enforcement Authority. The project has high sustainability goals and is based on a circular design, which means that the building is designed adaptively to meet future changes and can be dismantled for reuse and recycling if necessary.
Tenant: Swedish Tax Agency and others.



Municipality: Örebro
Regional command centre.

Category: Justice
Estimated completion date: Q4 2023
Lettable area: 12,300 sqm
Rental value: SEK 32.5 million
Share of public-sector tenants: 100%
Average contract period: 15 years
The new premises will be shared by several authorities to manage both day-to-day and major events. The project is the first of its kind and is being followed with great interest both in Sweden and internationally as an example of a new type of collaboration between authorities. The project is being built to meet high safety and sustainability standards.
Tenant: Swedish Police.



Municipality: Kristianstad
Justice Centre.

Category: Justice
Estimated completion date: Q2 and Q4 2024
Lettable area: 35,800 sqm
Rental value: SEK 122.8 million
Share of public-sector tenants: 100%
Average contract period: 20 years
Intea is converting an old railway yard into a modern Justice Centre with the Swedish Prison and Probation Service, the Swedish Police and the Swedish Prosecution Authority as tenants. The Justice Centre will employ around 600 people, and approximately 250 new jobs will be created.
Tenant: Swedish Prison and Probation Service, Swedish Police, Swedish Prosecution Authority.

Ongoing projects in 2022, for which a lease or project development agreement has been signed

Projects	Municipality	Property category	Comple- tion	Lettable area, sqm	Rental val- ue, SEK m	Share public sector, %	Average contract period, years
Projects for which leases have been signed¹⁾							
Jälla Forensic Psychiatry Clinic	Uppsala	Health care	Q3 2023	4,139	20.2	100	20.0
Building 66 (Swedish Tax Agency and others.)	Östersund	Other public sector	Q4 2023	6,750	14.3	72	6.0
Regional command centre	Örebro	Justice	Q4 2023	12,262	32.5	100	15.0
Justice Centre, Custody Unit	Kristianstad	Justice	Q2 2024	16,398	66.2	100	25.0
Justice Centre, Police Station	Kristianstad	Justice	Q4 2024	19,438	56.6	100	15.0
Optometry and audiology clinic	Linköping	Health care	Q4 2024	6,606	15.8	100	15.0
Viskan Prison	Ånge	Justice	Q1 2025	14,272	54.1	100	20.0
Falköping Depå 2	Falköping	Other public sector	Q1 2025	3,500	23.6	100	25.0
Total/average				83,365	283.2	99	19.0
Projects for which project development agreements have been signed							
Strömstad Police Station	Strömstad	Justice	Q1 2025	3,700	7.9	100	15.0
Ystad Police Station	Ystad	Justice	Q2 2025	9,713	21.8	100	15.0
Täby Police Station	Täby	Justice	Q1 2026	7,500	13.4	100	15.0
Sahlgrenska Life ²⁾	Gothenburg	Health care	Q1 2028	49,880	216.3	90	20.0
New Kristianstad University	Kristianstad	Higher education	Q3 2028	30,000	67.8	100	20.0
Total/average				100,793	327.2	93	19.3
Other ongoing projects with concluded lease and/or project development agreement				4,875	13.1	100	15.0
Total ongoing projects				189,033	623.5	96	19.1

¹⁾ Includes changes since the lease was signed.

²⁾ Intea owns 30 percent of the Sahlgrenska Life project and is entitled to acquire the remaining 70 percent at the current property value upon completion. The investment amount includes the financing of the entire project and the acquisition of the 70 percent that Intea does not own at fair value assessed by Intea at the end of the period of the project as completed. The investment is included in the balance sheet items Investments in associated company and Receivable from associated company.

Development rights, current local development plan – by area

	Gross area, 000 sqm	Lettable area, 000 sqm	Carrying amount	
			SEKm	SEK/sqm
Garnison, Linköping	12.5	10.6	11.3	900
Campus area, Östersund	21.4	18.2	3.2	150
University area, Halmstad	41.4	35.2	53.3	1,287
Other	7.6	6.5	1.8	234
	82.9	70.5	69.5	838

Reopened Härnösand Prison

In May, Intea and the Swedish Prison and Probation Service reopened Härnösand Prison. The prison was originally built in 1861 and was in use until 2009, when it was closed. Intea and the Swedish Prison and Probation Service have led the project to reopen the prison since February 2021. The prison will initially house 87 inmates. The redevelopment project is a good example of Intea's work to restore existing buildings as an alternative to new construction. The Swedish Prison and Probation Service will occupy around 7,600 sqm over a 15-year lease that runs until July 2037, with an annual rental value of approximately SEK 32.4 million.

7,600 sqm
Lettable area

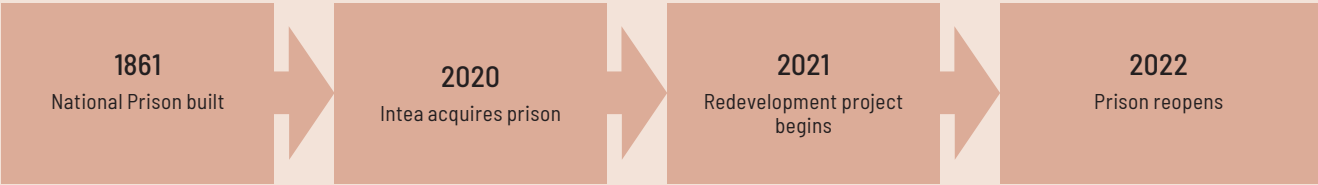
SEK 32.4 million
Rental value

15 years
Remaining contract
period

100%
Public-sector tenants

Swedish Prison and Probation
Service Tenant

- The prison will have 87 places.
- In addition to the prison facilities, the property will house a school and learning centre, a rough and fine carpentry shop, and a printing and laundry facility.
- The prison has a security classification of 2.



OUR TENANTS



As a responsible social infrastructure property owner, we are committed to close and long-term relationships with our tenants. We develop and strengthen our property portfolio together with our tenants, always in a sustainable way and with a focus on the needs of our tenants.

Intea's tenants include government agencies and authorities, regions and other public-sector institutions in the categories of justice, higher education, health care and other public sector. Through long-term leases with mainly public-sector tenants who have a high credit rating, Intea creates predictable income with low risk over time.

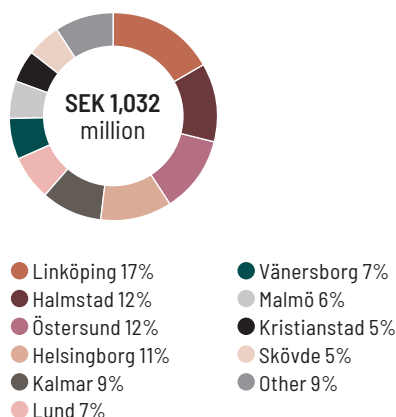
In line with Intea's target of public-sector tenants representing at least 90 percent of our rental income, this property category accounted for 94.8 percent (94.0) of Intea's total rental income at year-end. The remaining lease term for public-sector leases at year-end is 5.9 years. On 31 December 2022, Intea's ten largest tenants accounted for 73.6 percent of the company's contractual rental value.

Our five largest tenants are the Swedish Police, Linnaeus University in Kalmar, Halmstad University and Region Skåne. The Police and the Swedish Prison and Probation Service are tenants in several locations with a total of 56 leases with different remaining contract periods. Since the majority of Intea's properties are used for essential activities, there is often a great need for specially adapted spaces in the properties. As a result, Intea often signs long leases for larger

units with fewer tenants, which means a lower turnover of tenants over time.

Through the acquisition of 57 percent of the shares in Kalkstenen Fastighets AB, Intea has gained another tenant in the higher education category (University of Skövde) and thereby strengthened its presence in the Municipality of Skövde.

RENTAL VALUE, SHARE BY LOCATION



LARGEST TENANTS

Tenant	Share of total ¹⁾ , %	Remaining contract period, years
Swedish Police	16.7	4.2
Swedish Prison and Probation Service	9.9	12.9
Linnaeus University, Kalmar	9.3	6.5
Halmstad University	8.1	6.6
Region Skåne	7.0	10.4
Malmö University	5.8	2.7
Mid Sweden University	5.3	4.0
Kristianstad University	4.9	3.6
University of Skövde	3.3	5.6
Swedish National Courts Administration	3.2	4.2
Other public-sector tenants	21.2	4.0
Total public-sector tenants	94.8	5.9

INTEA'S TENANTS, BY TENANT CATEGORY¹⁾

Tenant category	Lettable area, 000 sqm	Leased area, 000 sqm	Rental value SEKm	Contractual rental value SEKm	Remaining contract period, years
Justice	131	129	325.7	324.2	6.7
Higher education	176	176	373.1	372.3	5.1
Health care	55	55	118.9	118.9	7.1
Other public sector	83	79	145.3	142.1	5.0
Total public-sector	445	439	962.9	957.5	5.9
Non-public sector	49	35	68.9	52.4	3.4
Total	494	474	1,031.8	1,009.9	5.7

¹⁾Categories by area of premises.

¹⁾Share of total contractual annual rental value.

Financing

Shareholder equity

Equity at 31 December 2022 amounted to SEK 8,990.0 million (7,206.5) of which non-controlling interests amount to SEK 303.6 million (0.0). Non-controlling interests arose with the acquisition of 57 percent of Kalkstenen Fastighets AB. The long-term net asset value attributable to Class A and Class B shares at the end of the period amounted to SEK 7,415.8 million (6,461.2) corresponding to SEK 50.03 (46.87) per Class A and Class B share. The long-term net asset value of the Class D shares at the end of the period was SEK 1,916.4 million, corresponding to SEK 33.00 per Class D share. The shareholder loans were offset in their entirety and were replaced in July 2021 by Class B and Class D shares.

Interest-bearing liabilities

Intea's external borrowings include bonds, commercial papers and secured bank loans. There are also additional credit commitments as back-up facilities, totalling SEK 5,200 million, of which SEK 2,500 million matures in 2024, SEK 1,700 million matures in 2026 and SEK 1,000 million matures in 2027. The Group's non-current interest-bearing liabilities totalled SEK 7,858.2 million (5,424.4) at the end of the period. The long-term

liabilities consist of four bonds totalling SEK 2,750.0 million, including SEK 300.0 million maturing in February 2024, SEK 1,250.0 million maturing in September 2025, SEK 600.0 million maturing in March 2026 and SEK 600.0 million maturing in October 2026, as well as three secured loans of SEK 850.0 million, SEK 457.5 million and SEK 300.7 million maturing in May 2024, October 2027, and July 2030, respectively. In addition, there are backup facilities (secured loans) of SEK 3,500.0 million. Current interest-bearing liabilities amounted to SEK 2,715.0 million (4,390.0) and comprise a secured loan of SEK 100.0 million and a bond of SEK 1,350.0 million maturing in September 2023, as well as commercial paper of SEK 1,265.0 million maturing during the year. In addition, there are unutilised credit facilities of SEK 1,700 million (2,500).

The loan-to-value ratio at the end of the period was 51.0 percent (53.8). At 31 December 2022, the average capital commitment period was 2.3 years (3.3) and the average fixed interest term was 3.0 years (3.2). The interest rate on external borrowings excluding unutilised credit facilities amounted to 2.48 percent (1.24). The interest rate including unutilised credit facilities was 2.53 percent (1.31). A one percentage

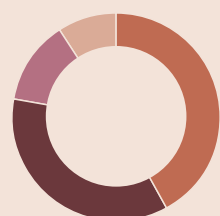
point rise in short-term market rates would increase Intea's average borrowing rate by +0.40 percent (+0.44) and finance costs by SEK 42.2 million (43.5) on an annual basis. The interest coverage ratio was 3.9x (3.0) during the year.

Intea has a long-term rating of BBB+ with a negative outlook from Nordic Credit Rating AS. Moreover, the company has a short-term rating of N3. The credit ratings apply to both secured and unsecured debt.

Interest-rate derivatives

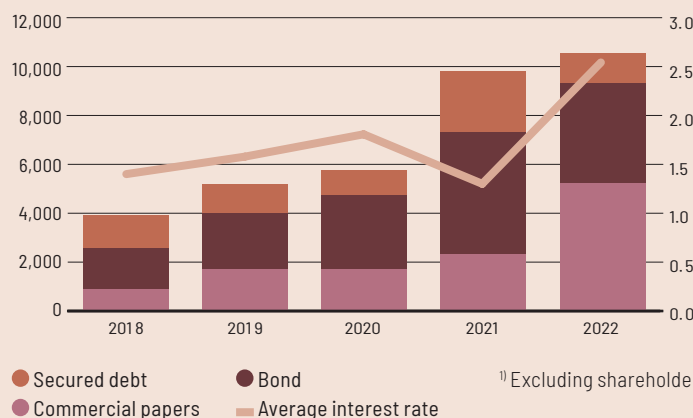
Derivative instruments are used to reduce Intea's interest rate exposure. At 31 December 2022, there were derivative contracts with a nominal amount of SEK 5,800 million (5,000), all relating to interest rate swaps where variable interest rates are exchanged for a fixed interest rate. At the end of the period, they had a value of SEK 688.9 million (49.7). Interest expense is recognised as incurred in the line "Interest expense excluding shareholder loans" and changes in fair value are recognised under the heading "Changes in value" after "Profit from property management". Unrealised changes in the value of the derivatives amounted to SEK 639.3 million (126.9).

CAPITAL STRUCTURE



- Equity 42%
- Non-current interest-bearing liabilities 36%
- Current interest-bearing liabilities 13%
- Other 9%

INTEREST-BEARING LIABILITIES AND AVERAGE INTEREST RATE, SEK M AND %¹⁾



Financial key performance indicators	Financial policy	Full year 2022	Full year 2021
Interest-bearing liabilities, SEKm	—	10,573	9,814
Net debt, SEKm	—	10,359	9,617
Shareholder equity/assets ratio, %	—	41.7	38.8
Loan-to-value ratio, %	< 60%	51.0	53.8
Share of secured debt, %	< 30%	24.2	12.6
Interest coverage ratio, multiple	> 2.0	3.9	3.0
Capital commitment, years	> 2.0	2.3	3.3
Fixed-rate period, years	> 2.0	3.0	3.2
Average interest rate, %	—	2.53	1.31
Average interest rate excl. unutilised credit facilities, %	—	2.48	1.24
Average interest rate, excl. interest rate derivatives, %	—	3.59	1.00
Fair value of derivatives, SEKm	—	689	50

INTEREST RATE MATURITY STRUCTURE AT 31 DEC 2022, INCLUDING DERIVATIVES

Maturity	SEKm	Average interest rate, %	Average fixed-rate period, years
0–1 year	4,316	3.65	0.3
1–2 years	800	1.29	1.7
2–3 years	—	—	—
3–4 years	1,000	1.56	3.5
4–5 years	958	1.63	—
> 5 years	3,500	1.81	5.4
Total/average	10,573	2.48	3.0
Unused credit facilities	1,700	0.30	—
Including unused credit facilities	12,273	2.53	3.0

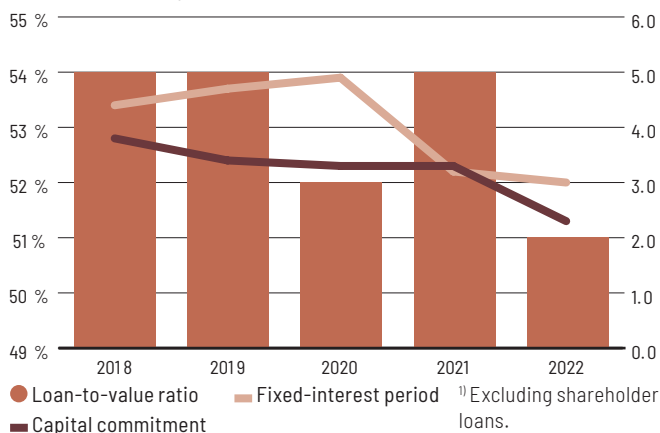
LOAN MATURITY STRUCTURE AT 31 DEC 2022, SEKm

Credit agreements	Credit facilities	Used		
		Bank	MTN/Cert	Total
0–1 year	2,715	100	2,615	2,715
1–2 years	3,650	2,650	300	2,950
2–3 years	1,750	0	1,250	1,250
3–4 years	2,400	700	1,200	1,900
4–5 years	1,458	1,458	0	1,458
> 5 years	301	301	0	301
Total	12,273	5,208	5,365	10,573

INTEREST RATE DERIVATIVES - GROUP

	Variable interest rate %	Fixed interest rate %	Nominal amount, SEKm	Fair value, SEKm
2024	2.70	0.34	800	39.4
2026	2.70	0.61	1,000	88.7
2027	2.70	0.18	500	60.3
2028	2.70	0.80	1,000	117.2
2029	2.70	0.63	500	73.0
2030	2.70	0.31	500	89.9
2031	2.70	0.80	500	83.1
2032	2.70	1.34	1,000	137.3
Total			5,800	688.9

LOAN-TO-VALUE RATIO, CAPITAL COMMITMENTS AND FIXED-INTEREST PERIOD, % AND X ¹⁾



EMPLOYEES



The employees are Intea's most important asset. We aim to offer a workplace that engages and awakens the curiosity of each individual and the desire to continue to grow with the company. During the year, we welcomed several new employees and strengthened both the sustainability team and the central finance function.

Intea's strength is the entrepreneurial attitude that permeates the entire organisation with respect to running, developing and enhancing Intea's business. A central and common denominator among our employees is a genuine interest and commitment to our core business: managing and developing social infrastructure in close cooperation with our tenants.

Learning culture where everyone has a say

As an employer, we are committed to creating an environment where each individual can grow through responsibility. Qualifications are important, but personal qualities and commitment are crucial. That is why we invest considerable time and energy in attracting the right people who want to grow with us.

We believe that Intea's horizontal organisational structure, with short decision paths, inspires our employees to promote both commitment

and responsibility. It is important to us that all employees feel that they can be involved in and can influence the company's development. We are convinced that a culture that recognises learning as a natural aspect of everyday life and where everyone has a say will create optimal conditions for an open and inclusive workplace.

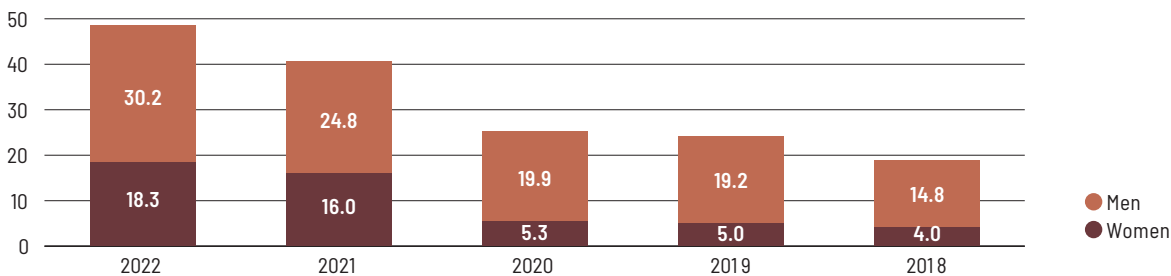
Focus on sustainability

Sustainability and energy optimisation are key components of Intea's operations. We take great responsibility for building and managing energy-efficient buildings and our goal is to gradually reduce the climate footprint, both in terms of new construction and as part of our property management. We therefore strengthened our sustainability team during the year and welcomed a new sustainability coordinator.

Are you curious about us?
We are always interested in meeting people who are enterprising and committed.

Please contact us at
ansokan@intea.se

AVERAGE NUMBER OF FULL-TIME EMPLOYEES



ORGANISATIONAL CHART



¹⁾ Charlotta Wallman Hörlin was appointed Executive Vice President in February 2023, when Christian Haglund left the position to take on an advisory role to the company.

²⁾ Emil Jansbo assumed the role of CFO in January 2023.

SUSTAINABILITY REPORT



Since its inception, Intea has aimed to ensure that sustainability permeates all of its work. Intea's business concept is based on long-term approach to the management and development of the company's properties, continuously adapting them to today's needs and requirements, all with as low a carbon footprint as possible. Long-termism drives Intea's business concept economically, ecologically and socially.

The construction and real estate sector accounts for a significant share, more than 20 percent, of Sweden's emissions in terms of energy, materials and waste. In addition, Sweden's total property portfolio accounts for 40 percent of the country's energy consumption, which mainly relates to electricity and heating. Intea aims to reduce both its own and our tenants' environmental impact through efforts such as reduced resource and energy consumption. The 2030 Agenda and the Sustainable Development Goals (SDGs) adopted by the UN General Assembly on 25 September 2015 consist of 17 global goals with 169 defined underlying targets. The goals aim to achieve long-term economic, ecological and social sustainability. The 2030 Agenda is set at a global level, which means that the business community must relate to and contribute to all of the goals to the greatest extent possible.

Intea takes all SDGs into account, but has identified and prioritised those SDGs where the company believes it is best positioned to make a difference to the climate and people.

Goal 6 - Clean water and sanitation for all

By ensuring sustainable withdrawal of freshwater and making conscious material choices, Intea uses water more efficiently and contributes to water conservation. The focus is on achieving improved water quality by minimising discharges and pollution and providing smart stormwater management.

Goal 7 - Sustainable energy for all

By reducing energy consumption, purchasing only renewable electricity and continuously investing in renewable energy sources, Intea contributes to increasing the share of renewable energy in an overall national and global energy mix.

Goal 9 - Sustainable industry, innovation and infrastructure

Intea strives to support innovation and the use of environmentally friendly technologies, contributing to the development and diversification of a sustainable, resilient and quality infrastructure.

Goal 11 - Sustainable cities and communities

In several of the places where Intea has its own local organisations, collaboration and good dialogue with municipalities has led to a more accessible and safe environment for businesses and people. By constantly developing and improving our areas, we contribute to better infrastructure, better neighbourhoods and thus more sustainable cities and communities.

Goal 12 - Sustainable consumption and production

The company's objective of operating in a resource-efficient manner helps to reduce linear resource consumption. Intea strives to handle chemicals with care, reduce phase-out substances and waste, and increase the share of recycling and reuse in refurbishment and new construction. By continuously setting clear requirements and cooperating with others to achieve new innovative solutions in both production and management, we contribute more and more each year.

Goal 13 - Combat climate change

By reducing energy use and the use of fossil fuels, such as choosing products and materials with a lower carbon footprint, the company helps to reduce carbon emissions, which is a very important part of Intea's sustainability work.

Goal 15 - Ecosystems and biodiversity

The conservation of ecosystems and biodiversity is essential to combat the changes we see in the climate, for example by reducing damage to natural habitats and halting biodiversity loss. This can be achieved by preserving and creating rich green spaces that promote biodiversity and by using trees, land, walls and roofs sustainably on our properties.

Furthermore, Intea has identified and prioritises the following social and socio-economic objectives:

Goal 4 - Good education for all

Through a combination of owning and managing several of the country's major higher education institutions and a desire to contribute to a better learning environment, Intea can contribute to making quality education accessible to all.

Goal 5 - Gender equality

Intea works actively at all levels, both in local management and on a central level, to combat discrimination and increase diversity. Through equal treatment of employees, we can contribute to a safe and secure environment.

Goal 8 - Decent work and economic growth

Intea works actively to promote a safe and secure working environment with good working conditions for both its own employees and subcontractors. Preventing human rights violations is an important part of the company's daily work and of the requirements it sets for suppliers.



GLOBALA MÅLEN
för hållbar utveckling

Based on a survey of our stakeholders' expectations and environmental factors, as well as consideration of climate-related changes, this Sustainability Report targets and follows the directives from the company's owners, which form the basis for running the business in a sustainable manner. The Sustainability Report is produced once a year and is reviewed by KPMG AB; their opinion can be found on page 99. The Sustainability Report covers the parent company and all wholly owned subsidiaries. The Sustainability Report does not cover activities controlled by individual tenants or suppliers.

Intea's sustainability goals are set to contribute to the Paris Agreement's goal of limiting global warming, while supporting the UN Global Compact and the Global Sustainability Goals. Intea supports the national goal that Sweden as a nation should be climate neutral by 2045.

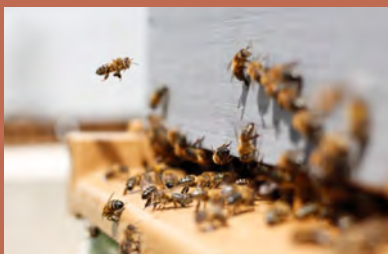
A strong driving force in the company is to have a local presence, to be able to act quickly when needed and to encourage a regular dialogue with our tenants. By being responsive to the needs of our tenants, collaborating and engaging in close dialogue, we can jointly contribute to sustainable solutions that reduce energy consumption and increase efficiency.

Green leases are examples of situations where property owners and tenants work together to reduce environmental impacts in areas such as energy, materials and waste. In most cases, green leases also regulate the indoor environment, which is important from a health perspective.

A further path the company has chosen is to eco-certify its buildings, which is a recognised tool to ensure that properties are sustainable and reduce their environmental impact. Environmental certification standards have clear requirements, with third-party verification of the results. Certification also makes it easier to compare and communicate the environmental performance of buildings. Intea works with several different certification programmes and the majority of the projects are certified according to the BREEAM standard at the Excellent level.

Sustainable investments in the existing property portfolio as well as in recently built buildings are another natural part of Intea's sustainability work. Over the past year, a comprehensive analysis of energy-saving measures was carried out, and extensive efforts were initiated to identify opportunities for self-generation of electricity.

Good examples in project development



In all projects started in 2022, Intea installed solar cells and sedum roofs, while also incorporating biodiversity measures such as wildlife sanctuaries and species-rich plantings. As far as possible, local rock, stone and gravel are used as fill. Many of the company's renovation and new construction projects ensure that energy performance is kept low and efficient. In some projects, the energy performance rating is 40 percent lower than the reference building, thanks to carefully conceived design and technical solutions in the buildings. As far as possible, the better variant of climate-improved concrete has been chosen when building concrete structures. All ongoing projects are environmentally certified according to the BREEAM standard, at the Excellent level. In those projects where construction began during the year, high demands were placed on the construction process - partly to create a good working environment by making construction sheds accessible, and partly to set requirements for efficient and safe construction sites, reduced construction waste and sustainable transport and vehicle fleets.



Sustainability: The year in review

Good examples in Intea's property management

Intea's management team has continued to focus on making existing buildings more efficient and optimised, while striving to achieve the lowest possible electricity and energy consumption. Through regular meetings and dialogues, Intea's management organisations have worked with tenants to reduce energy consumption through retrofitting and behavioural change.



Halmstad

Lettable area: 74,000 sqm

- Strong focus on energy efficiency
- Investment in new and efficient ventilation units that reduce consumption by two thirds
- Replacement of lighting with energy-saving LED luminaires
- Good inventory of possible reuse project; increase the share of reuse in tenant adaptations
- Installation of 20 charging stations
- Modification of the outdoor environment to increase biodiversity
- Relocation of Intea's local offices to create a better working environment



Kalmar

Lettable area: 29,100 sqm

- Increased focus on operational optimisation
- Sedum roof
- Installation of 14 charging stations



Vänersborg

Lettable area: 43,900 sqm

- Replacement of lighting with energy-saving LED luminaires
- Improved efficiency in property management
- Inventory of potential reuse and increase in the proportion of reuse in smaller renovation projects.

During the year, sustainability has assumed a different position in society, largely due to global events, but also because resource and electricity consumption has become a financial issue. In 2022, Intea's sustainability team gained a new member, while a digital platform for reporting the company's sustainability KPIs was deployed to increase both transparency and clarity in reporting.

The energy issue has been a major focus over the past year, with intensified efforts focused on energy efficiency, optimisation and behavioural change. The Intea spirit within the company has been strengthened through even better cooperation and increased knowledge transfer between the different local organisations. This has resulted in widespread and improved efforts to accelerate the pace of renewable energy self-generation, the selection of new technologies and the implementation of procedures. In all subsidiaries, proactive communication with our tenants has resulted in early information on how we can work together to reduce electricity consumption and thereby reduce costs, which have risen significantly more than forecast. The company has implemented systems to improve and increase the rate of reuse in refurbishments and tenant adaptations. In order to increase and exchange knowledge about reuse with industry professionals and colleagues at other property management companies, Intea has joined the "CCBuild - Centre for Circular Construction".

Social initiatives

During the year, Intea also worked on social sustainability measures. Non-profit organisations doing important community work are among Intea's tenants that have continued to receive a discount on their annual rent. In several places, Intea has provided recreational areas, ski trails and ice rinks, aimed mainly at children and young people. Intea also sponsors both sports clubs and cultural activities to encourage recreational opportunities for young people. For the sixth year in a row we also supported the Polstjärne Prize, a competition for young talent in classical music. Furthermore, Intea actively work to create high-quality working and recreational environments, preferably in conjunction with elements of greenery, which have a positive effect on both biodiversity and the people who spend time in these environments.

After about two weeks of war in Ukraine, Intea decided that it wanted to contribute and help as much as it could. After contacting various aid organisations and municipalities where we have local support, it was decided that we could contribute in three ways.

Premises – an inventory was taken to identify vacant spaces in all locations that the company can make available if needed, for example for collection points, daily activities, or for educational activities.

Time – all employees were given the opportunity to spend half a day a week volunteering during working hours.

Money – the company donated SEK 400,000 to the local Red Cross organisation in Ukraine.



Campus, Östersund

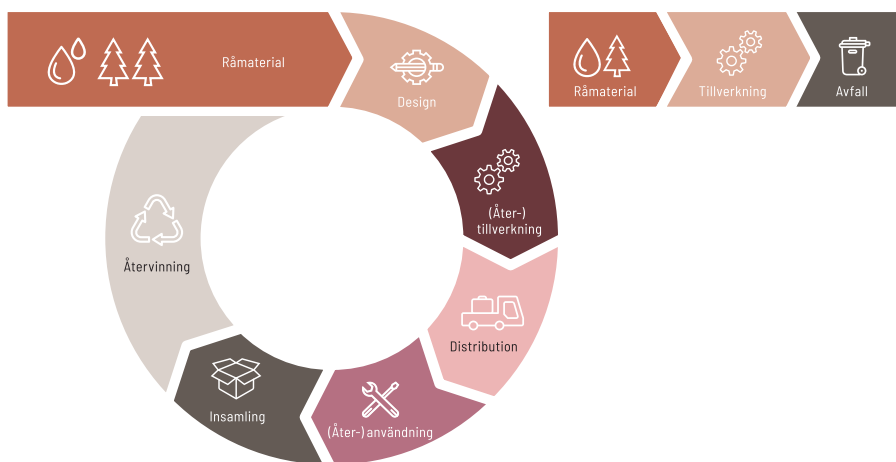
Strategy

Intea has decided that sustainability is an issue that should be taken into account in all decisions made in the company. This means conscious choices in favour of sustainability, even if this sometimes means higher costs. Intea's overall strategy is based on three pillars: stable growth, sustainability and innovation, and sustainable relationships. Intea operates and manages properties in a consistently sustainable manner – from an economic, environmental and social perspective. The company works actively to reduce its climate impact and contribute to a balanced environment and nature, including by influencing the entire value chain and taking its share of responsibility for the industry's carbon footprint.

Local management, one of the pillars of the company, promotes close cooperation with tenants where environmental and sustainability issues are a natural part of the management of our properties. We work with continuous improvement and optimisation measures at the operational stage, but also with supporting tenants to reduce energy consumption through behavioural change. The company attaches

great importance to providing premises that are suitable for the activities of the respective tenants, while at the same time providing more sustainable and environmentally friendly alternatives. With Intea's local organisations, where there are in-house staff, sustainability initiatives are naturally supported in the organisation. Through continuous training of employees, clear objectives and regular follow-up, we can measure and accelerate sustainability efforts.

These measurements are being digitalised and monitored, operations are being fine-tuned, strategies are being formulated and targets are being updated in an effort to achieve greater efficiency. Intea has determined that sustainability efforts should gradually shift to a circular economy rather than a linear one in order to achieve the company's goals. Another important part of the company's sustainability strategy is to increase its energy self-sufficiency.



Business model

Intea's business model is described in detail on pages 8 and 9.

Governance

The ISO 14001 and ISO 9001 environmental and quality management systems are important tools for management control and follow-up.

Each year, Intea's management team formulates a sustainability strategy for the company, which is expected to form the basis for the company's long-term and short-term environmental objectives. Responsibility for day-to-day work on climate-related issues such as planning, governance and monitoring follows the organisational structure, with clear delegation of responsibilities and authority. Change is implemented through close cooperation between the central unit and the local management organisations.

Our stakeholders

Using an ongoing project to identify the company's stakeholders, Intea's management has conducted a stakeholder analysis. Based on this analysis, the organisation has chosen to focus sustainability efforts on the company's most important stakeholders – tenants and employees.

Climate-related risks and how we manage them

The management of Intea carries out an annual SWOT analysis, the results of which show that positioning in environment and sustainability is a major opportunity. The analysis also shows that an unclear focus on sustainability is a major risk in terms of both business and the environment.

Work is underway to identify how the company affects the climate and the environment, but also how the company is affected by climate-related changes, including economically. Read more about how we

manage our climate risks in our Directors' Report on pages 43–47 and the Risks and Uncertainties section on pages 48–52.

Regulations

In addition to the laws, regulations and rules applicable to Intea's operations, Intea has adopted a number of internal policies and guidance documents in relation to environmental and sustainability issues, conduct, health and safety, anti-corruption and whistleblowing. In addition, Intea has an internal environmental and quality management system under ISO 14001 and ISO 9001 that facilitates structured work in combination with internal control processes.

There are also a number of external initiatives that are central to Intea's sustainability work. These include the UN Global Compact and the UN Global Sustainable Development Goals, as well as the BREEAM, LEED and Miljöbyggnad environmental certification systems.

Climate-neutral construction in Östersund

On the Campus area in Östersund, construction of a new office building with high sustainability ambitions, began in the autumn. For example the load-bearing elements and frame of the building are made of wood. The building is expected to be ready for occupancy in the fourth quarter of 2023, and will be environmentally certified according to the BREEAM Excellent standard.

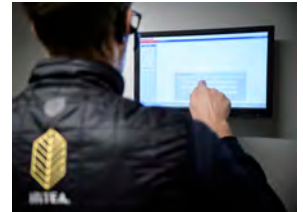
The project has ambitious sustainability objectives, such as a lower climate footprint than the reference building and caring for the local environment, as well as an excellent working environment for future tenants. It is based on a circular design, which means the building is designed adaptively to meet future changes and can be completely dismantled for reuse and recycling if this should be necessary. Early in the process, the material choices and technical solutions were assessed with regard to a lifecycle cost and lifecycle analysis perspective. The project is characterised by climate-smart solutions such as wood as a fundamental material, climate-improved concrete in the foundations, partial reuse of fixed furnishings, solar panels on the roof and recycling systems. The building's energy performance rating is 55 percent lower than the BBR energy performance requirements for this type of building.

In addition, a lot of work has been done on the surrounding environment to increase biodiversity, such as planting meadow grasses, installing bird boxes and creating open solutions for stormwater drainage and treatment. High energy requirements have been set for the construction site and transport within the site is done with HVO100. When selecting interior materials, local materials and suppliers have been chosen as much as possible. Overall, the building's CO2 footprint will be almost half that of the reference building.

As a result of a regular dialogue on construction, establishment and social conditions, an orderly and safe construction site has been created, leading to an efficient construction process but, above all, an excellent working environment. By erecting the building in wooden elements (CLT panels), the construction time is considerably shortened, which of course contributes to both

lower energy requirements and emissions.

The building in Östersund is an excellent example of environmentally friendly construction with a reduced carbon footprint, where design has been an important parameter. The project has been characterised by good collaboration with local partners and suppliers, as well as solid and attractive materials, without compromising on the goal of doing good business. This building embodies the company's business concept of long-term sustainable investments, both economically, ecologically and socially.



Intea's new wooden building, Campus Östersund

Intea's sustainable social infrastructure agenda

Intea has a dedicated and driven organisation that is constantly working on sustainability and improvement measures to create better buildings for the climate, the environment and people.

By prioritising and focusing on the right issues, we have developed a sustainable social infrastructure agenda with measurable goals, based on Intea's business concept, environmental and sustainability policy, stakeholder analysis and materiality analysis. Intea has the following overall objectives:

- **Reduced carbon emissions** to promote a good environment and reduced energy consumption
- **Employees and social conditions**
- **Human rights** and the fight against bribery and corruption

In addition to the areas named above, a stable and secure return is essential for successfully delivering good results.

Measurable targets help us to clearly see how we are performing in different areas. The targets are set to contribute to the Paris Agreement's goal of limiting global warming and achieving the Global Sustainability Goals. This will be accomplished through active improvement, measurement and monitoring in line with membership in the UN Global Compact.

In some areas, the targets are not directly measurable but have been deemed relevant to clarify the company's ambition and direction, while ensuring that the right focus is maintained in each area.

Targets and outcomes

Reduced carbon dioxide emissions

Direct, indirect and other indirect greenhouse gas emissions*

Outcome	2022	2021
Total emissions, tonnes CO ₂ e	1,658	1,642
Scope 1 ¹⁾	0.01	2
Scope 2 ²⁾	1,628	1,638
Scope 3 ³⁾	30	7
Intea's targets	2022	2021
Reduce CO ₂ to below 5.3 kg CO ₂ e/sqm by 2030 ⁴⁾ , CO ₂ e/sqm	4.0	4.6
70 percent of business trips to be made by train (Reduce CO ₂ emissions from longer business trips), %	36	24

¹⁾ CO₂ emissions from company cars or boilers.

²⁾ CO₂ emissions due to electricity, district heating and district cooling distributed over the leasable area for which Intea has contracts for the respective utilities.

³⁾ CO₂ emissions from longer business trips.

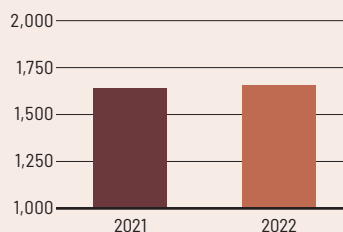
⁴⁾ Reduce CO₂ emissions in Scope 1 and Scope 2 per sqm of lettable area by at least 20 percent or below 5.3 kg CO₂e/sqm from 2019 to 2030.

* Intea's mapping of climate emissions is based on the Greenhouse Gas (GHG) Protocol standard. Today, Scope 1 and Scope 2, which include direct emissions from company cars and indirect emissions from purchased energy, are covered.

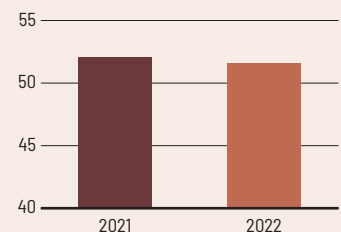
Reduced energy consumption

Outcome	2022	2021
Total energy consumption, GWh	51.6	52.1
Total self-generated energy, GWh	5.6	4.5
Intea's targets	2022	2021
Energy performance kWh/sqm to be reduced by at least 20 percent, or below 158 kWh/sqm, by 2030, kWh/sqm	142	179
100 percent renewable electricity, %	100	100







OUTCOME TONNES CO₂e



TOTAL ENERGY CONSUMPTION, GWH



Human rights and the fight against bribery and corruption

Target	Outcome	
	2022	2021
No violations of fundamental human rights		
100 percent of new employees to receive training on the Code of Conduct and other relevant policies		
All new suppliers must commit to complying with the Intea Supplier Code of Conduct.		

Employees and social conditions

Target	Outcome	
	2022	2021
Short-term absence less than 2 percent, %	1.4	0.9
Long-term absence less than 1 percent, %	0.4	0.0
No serious workplace accidents	0	0
Gender equality, employees (women/men)	18 women 30 men	18 women 27 men
Gender equality, Board (women/men)	2 women 5 men	2 women 5 men

Governance

The company is certified under the ISO 14001 (quality) and 9001 (environment) management systems. The management system is an important tool in governance and for management's control and monitoring. The environmental and sustainability objectives adopted in the framework of the ISO certification have been continuously monitored at local management meetings, as well as by Intea's management.

PROJECTS

All newly constructed buildings must be environmentally certified under one of the current environmental certification schemes:

2022 - N/A No projects were completed this year

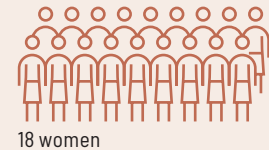
2021 - 67 percent

100 percent of new leases (measured in rental value) to include a sustainability cooperation agreement



● 2022
● 2021

NUMBER OF EMPLOYEES 2022



NUMBER OF BOARD MEMBERS 2022



DIRECTORS' REPORT

Directors' Report

The Board of Directors and the CEO of Intea Fastigheter AB (publ), company registration number 559027-5656, with its registered office in Stockholm, hereby present the Annual Report and Consolidated Financial Statements for the financial year 2022.

ABOUT INTEA

Intea Fastigheter AB (publ) was founded in autumn 2015 with the aim of investing in, developing and managing properties for social infrastructure. The portfolio consists mainly of properties in the categories of justice, higher education, health care and other public activities. Investors in Intea are Swedish institutions that take a long-term approach to ownership and have stringent requirements on safe and reliable returns. This means that the company operates with a strong focus on minimising risk at all levels and that the standards for sustainable business are high. The tenants are predominantly from the public sector, such as government agencies and authorities, regions and other public institutions. The company's objective is for at least 90% of rental income to come from public-sector tenants. Intea's investments in social infrastructure bring together tenants' desire for a secure,

long-term property owner with investors' desire for secure long-term investment. As at 31 December 2022, the Intea Group consisted of 42 companies (37) that own 37 properties (31), five holding companies and three associates.

Intea acquired the Viskan Prison, Hjältan 4:11, in Ånge in January 2022. The property is undergoing renovation and refurbishment. In February, an agreement on a 20-year lease was reached with the Prison and Probation Service. Estimated occupancy is planned for the beginning of 2025. The total lettable area is approximately 14,300 sqm and the preliminary rental value is SEK 54.1 million. Intea took possession of the property Jälla 2:25 in Uppsala in March 2022. Specially adapted premises for forensic psychiatry in Uppsala Region are currently under construction at the property. The clinic is expected to be completed in the autumn of 2023 and has lettable area of

approximately 4,100 sqm. Preliminarily, the annual rent will be SEK 20.2 million and the lease runs for 20 years from the date of occupancy.

At the beginning of July 2022, the company acquired Rönneholm Castle in Eslöv, including the Ringsjön prison. The total lettable area amounts to approximately 7,600 sqm, with a total contractual annual rental value of SEK 5.9 million. At the end of September, the company acquired 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde. The total lettable area amounts to approximately 27,700 sqm, with a total contractual annual rental value of SEK 42.3 million. The average duration of the contract period is 3.6 years.

A more detailed description of these acquisitions and Intea's acquisition activities can be found on page 19.

During the year, a number of new development projects were initiated and a number of ongoing projects are progressing according to plan. A more detailed description of these projects and Intea's project development activities can be found on pages 21–25.

At 31 December 2022 Intea had a long-term rating of BBB+ with a negative outlook from Nordic Credit Rating. Moreover, the company has a short-term rating of N3. The credit ratings apply to both secured and unsecured debt.

KEY PERFORMANCE INDICATORS

Amounts in SEKm	2022	2021
Rental income, SEKm	918.3	733.2
Net operating income, SEKm	738.7	608.9
Profit from property management, excluding interest on shareholder loans, SEKm ¹⁾	497.4	245.7
Acquisitions and investments, SEKm	1,677	5,352
Market value of properties, SEKm	20,158	17,797
Lettable area, 000 sqm	494	454
Economic occupancy rate, %	97.9	99.0
Share of public-sector tenants, %	94.8	94.0
Remaining contract period, years	5.9	6.0

¹⁾ Shareholder loans were offset in July 2021.

Employees and organisation

At 31 December 2022 the Group had 50 employees (45), including employees of the parent company and its subsidiaries. A more detailed description of Intea's employees and organisation can be found on page 31.

Significant events during the period

In June 2021, Intea started preparing the company for a listing of shares on Nasdaq Stockholm within a year. At the same time, a review of the company's organisation and capital structure was initiated; see the 2021 Annual Report for more information. In 2022, work progressed, but the matter has been put on hold due to the current market situation.

- The Extraordinary General Meeting on 18 January 2022 resolved to approve the Board of Directors' decision made on 22 December 2021 regarding a targeted share issue of a maximum of 6,024,097 Class B shares, entailing an increase in share capital of a maximum of SEK 669,344.12 at a subscription price of SEK 41.50 per share.
- In January 2022, the local development plan for Sahlgrenska Life became legally binding. The project includes the construction of three new buildings, with buildings 2 and 3 being developed by Vitartes along with Intea, where Intea will be the long-term owner and manager of the buildings. The project comprises approximately 50,000 sqm of lettable area.
- Intea acquired the Viskan Prison, Hjältan 4:11, in Ånge in January 2022. The property is undergoing renovation and refurbishment. In February, an agreement on a 20-year lease was reached with the Prison and Probation Service. Estimated occupancy is planned for the beginning of 2025. The total lettable area is approximately 14,300 sqm and the preliminary rental value is SEK 54.1 million.

- Intea took possession of the property Jälla 2:25 in Uppsala in March 2022. Specially adapted premises for forensic psychiatry in Uppsala Region are currently under construction at the property. The clinic is expected to be completed in the autumn of 2023 and has lettable area of approximately 4,100 sqm. Preliminarily, the annual rent will be SEK 20.2 million and the lease runs for 20 years from the date of occupancy.
- In May 2022, Intea and the Swedish Prison and Probation Service reopened Härnösand Prison. Intea and the Swedish Prison and Probation Service have led the project to reopen the prison since January 2021. The Prison and Probation Service has approximately 7,600 sqm with a contracted term of approximately 15 years. Final settlement of the project took place during the last quarter and the final annual rental value amounts to SEK 32.4 million.
- The Extraordinary General Meeting on 27 June 2022 resolved to approve the Board of Directors' decision made on 9 June 2022 regarding a targeted share issue of a maximum of 12,423,649 Class B shares, entailing an increase in share capital of a maximum of SEK 1,380,405.45 at a subscription price of SEK 48.16 per Class B share and a maximum of 7,575,756 Class D shares, entailing an increase in share capital of a maximum of SEK 841,750.67 at a subscription price of SEK 33 per Class D share.
- At the beginning of July 2022, the company acquired Rönneholm Castle in Eslöv, including the Ringsjön prison. The total lettable area amounts to approximately 7,600 sqm, with a total contractual annual rental value of SEK 5.9 million.
- At the end of September, the company acquired 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde. The total lettable area amounts to approximately 27,700 sqm, with a total

contractual annual rental value of SEK 42.3 million. The average duration of the contract period is 3.6 years. The deal closed on 30 September 2022.

Significant events after the end of the period

- In mid-February, Charlotta Wallman Hörlin was appointed new Executive Vice President of Intea Fastigheter AB (publ). Christian Haglund, one of Intea's founders and largest shareholders, left this position to become an advisor to the company.
- In February, a bond of SEK 300 million was issued under the existing MTN programme. The bond, with a floating interest rate of 2.10 percent plus 3-month STIBOR, has a two-year maturity and matures in March 2025.
- Intea announced at the end of February that the Group's electricity production will be brought together under the company Intea Kraft AB. Following the acquisition, the portfolio now consists of twelve hydropower plants, mainly in electricity area 3, with an estimated total annual electricity production of 11.5 GWh.
- On March 14, a 14-year green loan agreement of SEK 410 million was signed with the Nordic Investment Bank (NIB). The loan is to finance the construction of the country's first community control centre (SLC) in Örebro and the new wooden building built on the Campus area in Östersund.

SUSTAINABILITY WORK

Sustainability and innovation are part of the company's long-term strategy and in accordance with Chapter 6, Section 10 of the Annual Accounts Act, Intea Fastigheter AB (publ) has prepared a sustainability report. The report covers Intea Fastigheter AB (publ) and all of its subsidiaries. The Sustainability Report can be found on pages 32–41 of the Annual Report.

COMMENTS ON THE INCOME STATEMENT

Rental income and property expenses

Rental income amounted to SEK 918.3 million (733.2), of which SEK 38.9 million (11.3) relates to invoicing other than contractual annual rental value. The increase amounts to 25.2 percent and is mainly due to completed acquisitions. In addition, the increase can be attributed to rentals, indexation and re-invoicing of media costs and property tax due to increased costs and one-off reimbursements of SEK 15.9 million. Rental income from acquisitions made in 2021 and 2022 amounted to SEK 222.9 million (83.3). Income for a like-for-like portfolio amounted to SEK 657.2 million (648.7), an increase of 1.3 percent, driven mainly by indexation and lettings, as well as a somewhat increased vacancy rate in a few properties. One-off payments relate to the removal and refurbishment of premises of SEK 15.9 million. Of Intea's total contractual rental value, 85 percent is adjusted using the CPI with an annual indexation of 83 percent on average. The index was increased by 2.8 percent from 1 January 2022. After the end of the period, on 1 January 2023, indexation was 10.9 percent. The economic occupancy rate was 97.9 percent (99.0) at 31 December 2022.

Property expenses amounted to SEK 179.6 million (124.3) for the period. Direct property expenses for a like-for-like portfolio amounted to SEK 125.8 million (106.2), an increase of 18.5 percent, mainly driven by increased maintenance costs, electricity prices and property tax. Non-recurring costs of SEK 10.3 million relate to the refurbishment of premises, where the tenant reimbursed the corresponding amount included in rental income. Property expenses for project properties amounted to SEK 3.8 million (0.4) and acquired properties amounted to SEK 31.3 million (10.6).

Net operating income

Net operating income increased to SEK 738.7 million (608.9). The total surplus

ratio decreased to 80.4 percent (83.1). The surplus ratio for comparable stock was 79.3 percent (83.1).

Central expenses

Central expenses relate to areas such as acquisition and business development activities, administration and finance. Central expenses for the period totalled SEK 63.5 million (240.9), of which a non-recurring cost of SEK 7.0 million related to the IPO, which is on hold.

Finance income and expenses

Finance income and expenses amounted to SEK -177.7 million (-201.0), of which SEK 0.0 million (78.7) is interest expense on subordinated shareholder loans. In addition, interest expenses of SEK 7.6 million linked to projects were capitalised and reflected in changes in the value of properties. The change in interest expense is mainly due to a decrease in interest expense on subordinated shareholder loans, as these were set off in July 2021 and replaced by Class B and Class D shares. The Group's average interest rate on external borrowings was 2.53 percent (1.31) at the end of the period. The interest rate excluding unutilised credit facilities was 2.48 percent (1.24).

Profit from property management

Profit from property management totalled SEK 497.4 million (167.0) for the period. Excluding interest on shareholder loans, profit from property management totalled SEK 497.4 million (410.7). The comparative figure of SEK 410.7 million has been adjusted for the cost of early termination of the consultancy agreement with Intea AB in 2021.

Changes in value

The unrealised change in value of the property portfolio during the period amounted to SEK 143.2 million (2,207.0). The average yield requirement was 4.75 percent (4.37).

Tax

The Group recognised a tax expense of SEK 374.3 million (531.6) for the period, including SEK 363.5 million (526.6) that relates to a change in deferred tax. Deferred tax liabilities amounted to SEK 1,334.7 million (970.8). The increase is attributable to changes in fair value and value for tax purposes, mainly on project properties, and to unrealised changes in the value of derivatives.

Performance

Profit for the year after tax amounted to SEK 905.6 million (1,969.3), of which non-controlling interests amounted to SEK 2.0 million (0.0).

Cash flow

Cash flow from operating activities amounted to SEK 590.0 million (273.3). The increase over the previous period is mainly attributable to completed acquisitions. Investing activities impacted cash flow by SEK -1,803.3 million (-5,411.7) in the form of acquisitions, investments in existing properties and projects, as well as changes in non-current receivables. During the period, investments were made in existing properties and projects as well as acquisitions in Eslöv, Helsingborg, Skövde, Uppsala and Ånge. The increase in non-current receivables largely consists of loans to associated company. Financing activities had an impact on cash flow of SEK 1,230.3 million (4,940.7) and consisted mainly of new loans and commercial papers, repayment of bonds, new issues and dividends. In total, cash flow for the period amounted to SEK 17.0 million (-197.7), while cash and cash equivalents at 31 December 2022 amounted to SEK 214.7 million (197.7).

Investment properties

At 31 December 2022, the Group owned 37 properties (31), including one with a site leasehold, comprising 107 property units (100) with a total lettable area of 494,000 sqm (454,000) at a fair value of SEK 20,158 million (17,797). The properties are located in Eslöv, Falköping, Halmstad, Helsingborg, Härnösand, Kalmar, Kristianstad, Linköping, Lund, Malmö, Norrtälje, Skövde, Stockholm, Uppsala, Vänersborg, Ånge, Örebro and Östersund. Contractual rental value is divided into the categories Justice (32 percent of rental value), Higher Education (36 percent), Health Care (12 percent), Other Public-Sector (14 percent) and Non-Public-Sector (6 percent). Intea's property portfolio comprises social infrastructure and the tenants have high credit ratings. The percentage of income from public-sector tenants was 94.8 percent (94.0) at 31 December. The remaining lease term of public-sector leases is 5.9 years (6.0) and the economic occupancy rate is 97.9 percent (99.0).

FINANCING

Intea is financed by its owners through equity and shareholder loans. Shareholders' equity at 31 December 2022 amounted to SEK 8,990.0 million (7,206.5). Total interest-bearing debt at the end of the reporting period amounted to SEK 10,573.2 million (9,814.0).

Shareholder equity

Total shareholder equity at 31 December 2022 amounted to SEK 8,990.0 million (7,206.5) of which non-controlling interests amount to SEK 303.6 million (0.0). Non-controlling interests arose with the acquisition of 57 percent of Kalkstenen Fastighets AB. The long-term net asset value attributable to Class A and Class B shares at the end of the period amounted to SEK 7,415.8 million (6,461.2) corresponding to SEK 50.03 (46.87) per Class A and Class B share. The long-term net asset value of the Class D shares at the

end of the period was SEK 1,916.4 million, corresponding to SEK 33.00 per Class D share. The shareholder loans were offset in their entirety and were replaced in July 2021 by Class B and Class D shares.

Interest-bearing liabilities

Intea's external borrowings include bonds, commercial paper and secured bank loans. There are also additional credit commitments as back-up facilities, totalling SEK 5,200 million, SEK 2,500 million of which matures in 2024, SEK 1,700 million matures in 2026 and SEK 1,000 million matures in 2027. The Group's non-current interest-bearing liabilities totalled SEK 7,858.2 million (5,424.4) at the end of the period. The long-term liabilities consist of four bonds totalling SEK 2,750.0 million, including SEK 300.0 maturing in February 2024, SEK 1,250.0 million maturing in September 2025, SEK 600.0 million maturing in March 2026 and SEK 600.0 maturing in October 2026, as well as three secured loans of SEK 850.0 million, SEK 457.5 million and SEK 300.7 million maturing in May 2024, October 2027, and July 2030, respectively. In addition, there are backup facilities (secured loans) of SEK 3,500.0 million. Current interest-bearing liabilities amounted to SEK 2,715.0 million (4,390.0) and comprise a secured loan of SEK 100.0 million and a bond of SEK 1,350.0 million maturing in September 2023, as well as commercial paper of SEK 1,265.0 million maturing during the year. In addition, there are unutilised backup facilities of SEK 1,700 million (2,500). For more information, see pages 28–29.

Interest-rate derivatives

Derivative instruments are used to reduce Intea's interest rate exposure. At 31 December 2022, there were derivative contracts with a nominal amount of SEK 5,800 million (5,000), all relating to interest rate swaps where variable interest rates are exchanged for a fixed interest

rate. At the end of the period, they had a value of SEK 688.9 million (49.7). Interest expense is recognised as incurred in the line "Interest expense" and changes in fair value are recognised under the heading "Changes in value" after "Profit from property management". Unrealised changes in the value of the derivatives amounted to SEK 639.3 million (126.9). For more information see pages 28–29.

Cash and cash equivalents

At year-end, the Group's cash and cash equivalents amounted to SEK 214.7 million (197.7).

Rating

Intea has a long-term rating of BBB+ with a negative outlook from Nordic Credit Rating AS. Moreover, the company has a short-term rating of N3. The credit ratings apply to both secured and unsecured debt.

DEFERRED TAX

Deferred tax in the income statement and balance sheet consists of an estimate of future tax. Deferred tax can be both negative and positive. The deferred tax expense consists of the year's changes in deferred tax assets and liabilities. The items are recognised net in the balance sheet under deferred tax liabilities. Deferred tax assets consist of tax loss carry-forwards that can be used in the future to reduce the current tax liability. These are realised as the deficits are used. The ability to use the deficits may be limited due to the tax opportunities to offset results within the Group. A deferred tax liability arises on the difference between the carrying amounts of assets and liabilities and their corresponding tax bases. In the case of temporary differences in real estate, these have been reduced by the temporary difference existing at the time of acquisition in line with IFRS requirements. The Group recognised a deferred tax liability of SEK 1,334.7 million (970.8) at year-end.

COMMENTS ON THE PERFORMANCE OF THE PARENT COMPANY

Profit from property management from subsidiaries during the year amounted to SEK 69.4 million (70.6) and operating income before financial items was SEK -7.0 million (-7.6). Net financial items of SEK 252.5 million (150.6) consisted of internal interest income from subsidiaries of SEK 432.3 million (348.0), other financial income of SEK 4.5 million (0.6) external interest expense of SEK 1.9 million (0.0) relating to advance payment made for acquisition and external interest expense of SEK 179.7 million (193.5) and other finance expenses of SEK 4.8 million (5.2). Profit after tax totalled SEK 206.1 million (100.7). The parent company's fixed assets consist mainly of shares in subsidiaries and receivables from them, totalling SEK 14,731.7 million (12,579.4). External interest-bearing loans at year-end amounted to SEK 10,473.3 million (9,814.4).

FUTURE DEVELOPMENTS

Intea does not provide a detailed forecast of the future. However, the company believes that there are good prospects for continued growth through operating surplus, acquisitions and development projects, while maintaining a conservative approach to risk.

STATEMENT OF THE BOARD OF DIRECTORS REGARDING THE PROPOSED DIVIDEND

In connection with the proposed dividend distribution by the Board of Directors, the Board of Directors and the Chief Executive Officer hereby issue the following statement pursuant to Chapter 18, Section 4 of the Swedish Companies Act. The proposed dividend is based on the 2022 annual report to be presented for approval at the Annual General Meeting on 9 May 2023, taking into account the company's investment and liquidity needs. The equity ratio after the dividend is considered to be satisfactory in view of the continued profitability of the

parent company and the Group's operations. The availability of liquidity in the parent company and the Group is expected to remain adequate. The Board of Directors is of the opinion that the proposed dividend will not prevent the parent company, or any other company in the Group, from fulfilling its short and long-term obligations or from making the necessary investments. The proposed dividend can thus be justified in light of the provisions of Chapter 17, Section 3, Subsections 2-3 of the Swedish Companies Act (the precautionary rule).

Proposal for profit appropriation

The following funds in the Parent Company are available to the Annual General Meeting.

Amounts in SEK

Profit brought forward	337,532,550
Share premium reserve	4,064,557,758
Profit/loss for the year	206,067,600

Funds at the disposal of the

Annual General Meeting	4,608,157,908
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The Board of Directors proposes that the profit be appropriated as follows:

SEK 0.90 per ordinary share of class A and class B will be distributed to shareholders	133,410,542
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SEK 2.0 per Class D ordinary share will be distributed to shareholders	116,144,580
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To be transferred to the share premium reserve	4,064,557,758
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To be transferred to profit brought forward	294,045,028
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Total	4,608,157,908
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Risks and uncertainties

Intea is continuously exposed to various risks that may have an impact on society and the future business, financial position and results of the Group and the Parent Company. This has been particularly evident in the last three years due to the pandemic, as well as to the changing security situation in the world. Risks and opportunities are identified and managed on an ongoing basis in the business. Intea defines risk as an uncertainty factor that may affect the company's ability to achieve its goals. It is therefore important for Intea to identify and assess these uncertainties. The Board has overall responsibility for risk management, while operational work is delegated to the CEO and senior management. Assessments of risks and uncertainties also relate to the parent company.

Current world situation

Because of the pandemic over the past few years, Intea has analysed and assessed all material risks in its operations. Since Intea has almost exclusively public-sector tenants, the company's rental income has been affected only to a very limited extent. The safety and security situation around the world, due to Russia's invasion of Ukraine, may affect the global economy in many respects. The scope is currently unclear regarding both the short-term and long-term perspectives. The company monitors and analyses the potential impact of this on the company on an ongoing basis.

Intea has a long-term capital commitment and fixed-interest terms, so Intea is not affected in the short term by higher credit margins or interest rate increases. Therefore, Intea does not expect any impact on its operating cash flow. Other than as described above, there have been no changes in risks and uncertainties.

Operational risks

RISKS RELATED TO BUSINESS OPERATIONS

The company's revenues are mainly derived from relatively long leases with various types of public-sector tenants. The average lease term of public-sector leases is 5.9 years (6.0). The risk of fluctuations in revenue is therefore limited. Profitability is mainly influenced by macroeconomic factors such as the economy, interest rates and regional developments in the locations where the Group has property holdings. There is an inverse relationship between the economic downturn and the attractiveness of universities and colleges, and a reasonable proportion of these are risk-adjusted to some extent. In the longer term, political decisions may affect the conditions for letting to certain public-sector tenants. Failure to reduce costs with sufficient foresight and to the extent necessary could have a negative impact on the company's business, financial position and results.

Intea's three largest tenants account for 35.9 percent of total contractual rental value, see page 27.

Management

As Intea's property portfolio grows, the importance of individual tenants and leases diminishes. The contract periods are long, which gives the company a good lead time in terms of lease expiry and the opportunity to reduce the risk of long-term vacancies.

Intea is actively working with local management organisations that can meet the long-term needs of tenants on the ground, thereby reducing the risk of eviction.

RISKS RELATED TO PUBLIC-SECTOR REAL ESTATE

Intea's business concept is to acquire and own public properties adapted for certain specific purposes, such as educational buildings and court buildings. In some cases, each property is highly dependent on a single tenant. Moving and relocating may therefore entail particularly high costs for the company in terms of adapting premises and significant loss of income may occur during the period of adaptation or in case of difficulties in finding new tenants. This could have a negative impact on Intea's business, financial position and results.

Management

Intea has built up a considerable expertise with respect to public properties and thus an understanding of the specific requirements and needs that characterise the activities of its tenants. Intea is thus able to create good solutions for the development of the premises together with the tenant. Taking a long-term view of its ownership, the company prefers to sign new long-term leases when renovating or for new construction, rather than seeking to maximise rental income in the short term. This helps to retain existing tenants in the company's properties.

RENT TRENDS

Rents can be renegotiated at the end of the rental period. A long average contract period is an advantage when market rents are falling and a disadvantage when rents are rising. A decrease in Intea's rental income could have a negative impact on its business, financial position and results.

Management

A high percentage of rents and any surcharges are linked to the consumer price index and Intea continuously monitors rent renegotiation opportunities in connection with additional investments or the expiry of the lease term under the contract.

PROPERTY EXPENSES

The Group's operating and maintenance costs consist of planned expenses and, to some extent, unforeseen costs. Property maintenance and operation services are provided by the Group's own staff for the most part, though to some extent by external contractors. These external agreements are subject to regular renegotiation, which may increase Intea's maintenance costs. A substantial portion of the operating costs for

the properties is paid by the tenant.

Operating costs mainly consist of costs for heating, cooling, electricity and water. Heating, cooling and electricity costs have the biggest impact on earnings. The price of electricity is determined by supply and demand in the electricity market, which may lead to increased electricity costs for Intea. Any vacancies that occur affect Intea's results, not only because of lost rental income but also to some extent through costs such as energy to maintain basic heating in the premises. If operating and maintenance costs increase without Intea receiving adequate compensation, this may have a negative impact on the company's operations, financial position and results.

Management

Intea is committed to improving the efficiency of its property management, for example by improving energy systems to reduce energy consumption and environmental impact. A substantial portion of the costs for running the properties is passed on to the tenants. Cost increases are reflected in Intea's earnings to a limited extent through lease settlements. Unforeseen damages and repairs can have a negative impact on earnings and are prevented by pro-active planned maintenance work by the local management organisations in combination with relevant insurance policies.

PROJECT DEVELOPMENT

Intea works continuously with tenant adaptations and project development in existing properties, as well as new construction of public properties. Tailored projects involve significant investments, which could result in tenants being unable to meet their rent obligations. In case of delays or cost overruns, there is a risk of increased costs for Intea.

Management

In the context of tenant adaptations, Intea has the option to renegotiate leases that are adapted to the scope of the investment. The ability of the tenant to complete an investment is always evaluated during negotiations.

Risks in project development are reduced through quality-assured and standardised internal processes. Costs in the early phase of projects are often shared by agreement with the tenant in case the project is cancelled. Construction normally starts only after the lease has been signed and, in some cases, approved by the government. In many cases, the rent is a return on the project cost, which limits the risk of increased project costs. All investment decisions exceeding SEK 20 million are made by the Board of Directors. Investment decisions under SEK 20 million are decided by management according to the current authorisation scheme.

AMENDED LEGISLATION

New legislation regarding taxes, as well as other state and municipal charges, may adversely affect conditions for Intea's operations, financial position and results. Changes in the regulatory framework or practices regarding levying of taxes or deduction of expenses depend on political decisions, for example regarding tax rates and determination of the assessed value. Changes in rental, acquisition and environmental legislation may also have a negative impact on Intea's business, financial position and results.

Management

Intea continuously monitors proposed changes in laws and regulations in order to take timely action and adapt its operations accordingly. For example, property tax is passed on to tenants. For vacant spaces, the cost is borne by the company.

POLITICAL DECISIONS

Public authorities and other public institutions that are tenants of Intea's properties are strongly influenced by political decisions at the national and local levels. For example, a decision to close or relocate all or part of a business conducted in one of the company's properties may result in costs and loss of income for the company, which may have a negative impact on Intea's operations, financial position and results.

Management

Intea continuously monitors, analyses and updates the risk scenario. Intea also maintains a continuous dialogue with tenants, officials, politicians and other stakeholders.

SOCIAL CONDITIONS AND EMPLOYEES

Employee health and well-being is central to a successful business and there is both a market risk and a reputational risk in

existing and potential employees, tenants, investors and partners choosing companies with a greater and clearer focus on these issues. There is also a risk that Intea cannot ensure the need for a competent staff. In addition, there is a risk that development and growth of the company could be hampered in an organisation that is too uniform. An organisation with people of diverse backgrounds, experiences, ages, genders and personalities contributes to a dynamic and creative environment. Just as important as the health and well-being of our employees is the environment for other people inside our properties.

There is an obvious risk in not showing commitment to the community.

Management

Intea is working to progressively strengthen the organisation in order to reduce staff dependency, in terms of both training and additional recruitment. Competence needs are assessed on an ongoing basis to adapt the organisation to current needs and active efforts are made to promote internal management supply. Training, leadership and human resource management are important components of an attractive employer, which Intea strives to be. Intea

is constantly working to create and build environments for increased well-being both internally and for our tenants. We can help create safe and inspiring environments for our employees, tenants and other people who use our premises by working on lighting, green spaces and creating places for spontaneous meetings. Intea aims to be a social actor and actively contribute in various ways, e.g. by sponsoring relevant activities. Intea has a whistleblower function where employees can anonymously report misconduct.

Climate-related risks

THE COMPANY'S CLIMATE IMPACT

In Sweden, the construction and real estate sector accounts for more than 20 percent of greenhouse gas emissions. In fact, 30 percent of energy use in buildings and about 40 percent of Sweden's waste comes from the construction and civil engineering sector. The main carbon footprint of the construction and real estate sector is generated from the production of building materials for new construction (such as concrete, steel and gypsum) and energy for ventilation, heating, cooling and transport.

SENSITIVITY ANALYSIS

The sensitivity analysis below shows how Intea's full-year results would be affected, positively or negatively, if selected revenue and cost items were to change.

31 December 2022	Change	Profit effect before tax, SEKm
Rental income	+/- 1 percent	+/-9.2
Property expenses	+/- 1 percent	-/+1.8
Interest rate level, market rate	+/- 1 percentage point	-/+42.2
Yield requirement	+/- 0.5 percentage points	-1,251/+1,579

All companies need to take responsibility for reducing their emissions and energy consumption. A company operating in a sector that accounts for a relatively larger share of the negative environmental impact has a greater responsibility to reduce consumption.

Management

By limiting new construction, which accounts for the vast majority of overall emissions, Intea can make a concrete contribution to reducing consumption and thus emissions. One way to limit new production is to preserve and continuously adapt the company's existing buildings, so that they can be used for a long time. It is a tangible and effective measure with great impact. In addition, Intea only builds new buildings if there is an explicit and precise demand from a specific tenant who is expected to use the building for a long period of time. New buildings are built to meet high standards of both quality and durability, thus ensuring a long life span for the buildings. The company builds these buildings using materials with a carbon footprint that is smaller than that of reference buildings. Through local management, the tenants' continuous need for change can be met with a sustainable approach, for example by moving and implementing adaptations within their own building stock and reusing fixtures and furniture.

RISKS OF NEGATIVE CONSEQUENCES FOR THE COMPANY, PHYSICAL RISKS, ACUTE AND CHRONIC

Physical risks that can affect us as a company are of two types: acute and chronic physical risks. Acute physical risks include weather-related events such as storms, floods, heat waves and heavy snowfall. Chronic physical risks are long-term changes in climate such as rising sea levels, torrential rain, storm-water, heavy snowfall, storms and fire. The main risks identified are rising sea levels

and torrential rainfall for our properties and projects that are located near the sea and on low-lying land. These risks could all occur and must be managed within the framework of our operations.

Management

In both acquisitions and new construction, basic physical risk analyses are carried out early on to ensure that the design of the properties is adapted not only to today's needs but also to those of the decades to come.

TRANSITION RISKS

We have made our materiality assessment based on three types of risks: technical risks, market risks and reputational risks. As a result, we see a risk of high costs associated with the need to replace technologies that are more damaging to the climate with technologies that are more climate-friendly. But this can also be a great opportunity if handled properly. Future energy shortages may make it necessary to replace certain technologies and create alternative energy sources on the properties. Changing legal requirements may also pose a transition risk for Intea and should be evaluated on an ongoing basis. In terms of market risk, there is a risk that tenants, investors and employees will choose to work with, and invest in, companies with a greater and clearer focus on sustainability issues. In terms of reputational risks, we see that an unclear sustainability focus can lead to difficulties in attracting and retaining tenants, employees, partners and investors. The EU taxonomy (a tool that classifies which investments are environmentally sustainable) imposes requirements on many companies and we expect more explicit requirements from investors in this regard. In addition, national requirements such as climate declarations, with forthcoming thresholds, will increase the demand for transparency and reporting of carbon emissions.

Management

Overall, it is of great importance that the sustainability work within Intea becomes clearer with measurable targets. The company has been working on this during the year and this work has resulted in the Intea Agenda for Sustainable Social Infrastructure. The next step will be to increase the measurement of both consumption and emissions in order to achieve greater transparency and control over where the greatest impact and benefit is being created.

ENVIRONMENTAL RISKS

According to the Environmental Code, the operator has a primary responsibility for the remediation of pollution resulting from activities carried out on a property. The property owner has a secondary liability unless the operator can carry out or pay for remediation if the property owner knew or should have known about the contamination at the time of acquisition. This means that, under certain conditions, demands can be made on Intea to put properties in the condition required by the Environmental Code. If Intea were to be subject to such liability, it could have a negative impact on the company's business, financial position and results.

Management

Intea carries out environmental studies in connection with each acquisition to minimise and manage any environmental risks. Any identified environmental risks are evaluated and can be addressed, for example, through guarantees and commitments in the transfer of ownership agreement signed with the seller. For new construction, there are procedures to minimise risks such as leaks and emissions, as well as guidelines on matters such as the use of chemicals and hazardous materials.

Financial risks

FINANCING RISK

Intea's main financial risk is not having access to the capital required for its activities at a given time. Intea is dependent on the ability to refinance at maturity and to raise additional financing in the event of property acquisitions, for example. The ability to obtain financing depends on the general availability of capital and Intea's financial situation. Difficulties in obtaining financing may adversely affect Intea's business, financial condition and results of operations.

Management

Intea operates according to a financial policy established by the Board of Directors, which regulates the company's work with financing and how the risks in financial activities are to be limited. There is an ongoing dialogue with existing and potential funders to ensure that the required funding can be obtained at all times. To broaden its capital base, Intea works with diversified financing through bank loans, certificates and bonds. The company actively spreads loan defaults over time and strives to achieve a long capital commitment.

RISK

Interest rate risk refers to the effect of a permanent change in interest rates on the Group's financial income and expenses. Intea's main sources of funding are cash flow from operating activities and borrowings. Borrowings expose the Group to a risk of an increase in the level of market interest

rates and market margins, against which the Group is not always able to protect itself. Increased interest costs may have a negative impact on Intea's business, financial position and results.

Management

Intea uses interest rate derivatives to hedge against adverse changes in interest rates. Hedge accounting is not applied, but the interest rate derivatives provide an economic hedge of the cash flow of interest payments. Intea has a financial policy that governs Intea's risk mandate.

CREDIT RISK

Credit risk is the risk of loss if the Group's counterparties fail to meet their obligations and any collateral does not cover the Group's receivables. Credit risk is mainly attributable to outstanding lease receivables, cash and cash equivalents and financial derivative contracts with positive values. Losses related to the Group's counterparties arise primarily if they are unable to meet their payment obligations.

Increased credit losses may have an adverse effect on Intea's business, financial condition and results of operations.

Management

Intea's property portfolio consists of public properties and the tenants have a high credit rating, so the credit risk of the tenants is very low. The percentage of income from public-sector tenants was 94.8 percent (94.0). The average remaining lease term for public-sector leases is 5.9 years (6.0).

LIQUIDITY RISK

Liquidity risk refers to the risk of not having access to cash for payments such as current property costs, investments, interest expenses or loan defaults.

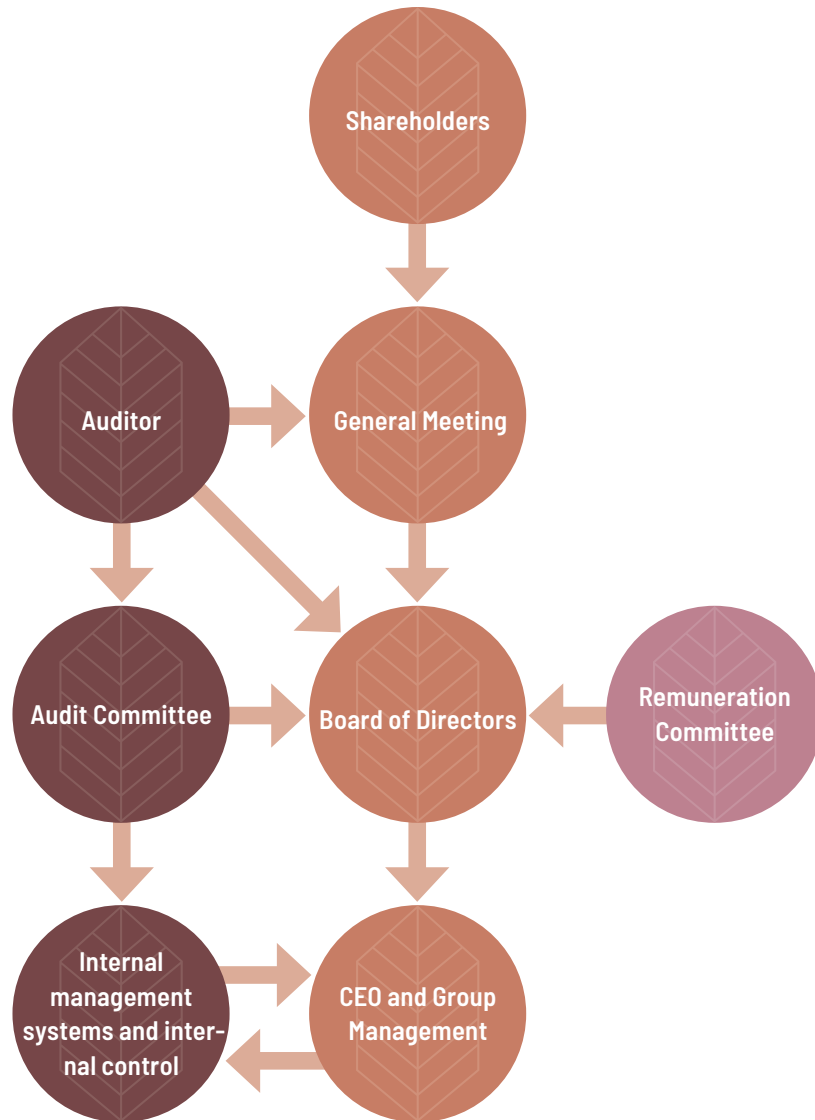
Management

Intea's operations have a stable and predictable cash flow, which allows good planning for loan maturities and ongoing liquidity needs in the business. The financial policy regulates this risk by requiring the company to have available liquidity of at least SEK 20 million at all times, and by allowing a maximum of 35 percent of the company's potential debt under the policy (60 percent of the property value) to mature within 12 months.

CURRENCY RISK

Intea operates exclusively in Sweden and therefore the currency risk is very limited.

Corporate Governance Report



Corporate governance

Intea Fastigheter AB (publ) ("Intea") is a Swedish public limited liability company. Governance at Intea is primarily based on the Swedish Companies Act, the Swedish Annual Accounts Act, Nasdaq Stockholm's regulatory framework for issuers of debt securities and other relevant Swedish and foreign laws, rules and guidelines, such as IFRS standards and the EU Market Abuse Regulation. The company's governance is also based on Intea's Articles of Association and internal policies and guidelines. The articles of association specify, among other things, the seat of the Board of Directors, the direction of its activities, the limits on the number of shares and share capital, and the conditions for attending General Meetings. The company's Articles of Association do not contain specific provisions on the appointment and dismissal of directors or on the amendment of the Articles of Association. The full text of the Articles of Association is available on the company's website, www.intea.se.

The Swedish Code of Corporate Governance (the "Code") applies to all companies whose shares are listed on a regulated market in Sweden, and sets a higher standard for good corporate governance than the minimum requirements set out in the Swedish Companies Act. The Code allows for the possibility for the company to deviate from the rules and to choose alternative solutions that the company deems better suited to Intea and its business, provided that such possible deviations and the alternative solution are described and the reasons for them are explained (in accordance with the "comply or explain" principle). Intea is not subject to the Code, but the company intends to comply with it without deviation following listing of the company's shares on Nasdaq Stockholm.

This report has been prepared in accordance with the Annual Accounts Act and presents Intea's corporate governance during the 2022 financial year. The Corporate Governance Report has been reviewed by Intea's auditor and the results of the review are set out in the opinion on pages 99–101 of this Annual Report.

Shareholders and shares

The share capital of the company as at 31 December 2022 amounted to SEK 22,922,914.02 divided into a total of 206,306,226 shares and 26,381,622.6 votes, of which 6,390,000 Class A shares with one (1) vote each, 141,843,936 Class B shares with one-tenth (1/10) vote each and 58,072,290 Class D shares with one-tenth (1/10) vote each. On 9 June 2022, the company's Board of Directors decided on a directed share issue of a maximum of 12,423,649 Class B shares and 7,575,756 Class D shares. The rights issue was approved at an Extraordinary General Meeting of the company on 27 June 2022. After registration of the new issue with the Swedish Companies Registration Office in July 2022, the share capital of the company amounts to SEK 22,922,914.02 divided into a total of 206,306,226 shares and 26,381,622.6 votes.

Other than as set out in the table on page 61, to the best of the company's knowledge, there are no natural or legal persons whose direct or indirect shareholding in the company represents at least one tenth of the voting rights of all the shares in the company. For further information on the ownership structure, see pages 60–61.

General Meeting

According to the Swedish Companies Act, the General Meeting is the highest decision-making body of the company. The General Meeting may resolve on any matter of the company that does not explicitly fall within the exclusive competence of another corporate body.

At the General Meeting, shareholders exercise their voting rights on key issues such as adoption of the balance sheets and profit and loss accounts, appropriation of Intea's profits, discharge from liability of the members of the Board of Directors and the Chief Executive Officer and election of members of the Board of Directors and auditors, as well as remuneration of the members of the Board of Directors and the auditors.

The general meeting shall be held annually within six months of the end of the financial year. In addition to the annual

general meeting, an extraordinary general meeting may be convened. Notice of any annual general meeting or extraordinary general meeting at which amendments to the Articles of Association will be considered shall be issued no earlier than six weeks and no later than four weeks before the Meeting. Notice of any other extraordinary general meeting shall be issued no earlier than six weeks and no later than three weeks before the meeting. Notice of both annual general meetings and extraordinary general meetings shall be given by advertisement in Post- och Inrikes Tidningar and by making the notice available on Intea's website. That notice has been given shall also be announced by advertisement in Dagens Nyheter.

Notices, minutes and communiqués of general meetings will be made available on Intea's website.

The right to attend and vote at general meetings, either in person or by proxy, is granted to shareholders who are registered in Intea's share register maintained by Euroclear Sweden AB on the record date (as determined in accordance with the Swedish Companies Act) and who notify the company of their intention to attend by no later than the date specified in the notice convening the general meeting. In order to be entitled to participate in the general meeting shareholders whose shares are registered with a bank or other nominee must, in addition to informing the Intea, request that their shares be temporarily re-registered in their own name in the share register maintained by Euroclear Sweden. Shareholders should inform their nominees to that effect in good time before the record date. Shareholders may bring one or two assistants to a general meeting, but only if the shareholder notifies the company of the number of assistants in accordance with the procedure for notification of shareholders to general meetings.

Shareholders wishing to have a matter considered at the general meeting must send their request in writing to the Board of Directors. Any Intea shareholder who submits a matter for consideration with sufficient notice has the right to have the matter dealt with at the General Meeting.

Shareholder meetings in 2022*Extraordinary General Meeting on 18 January 2022*

On 18 January 2022, an Extraordinary General Meeting was held in Stockholm. The following decisions were among those taken by the Extraordinary General Meeting. All resolutions were in accordance with the submitted proposals, which are described in detail in the notice for the Extraordinary General Meeting, which is available at the company and on the company's website, www.intea.se.

- Approval of the Board's decision on 22 December 2021 regarding a directed share issue of a maximum of 6,024,097 Class B ordinary shares, entailing an increase in share capital of a maximum of SEK 669,344.12. The right to subscribe for shares was granted to shareholders listed in the proposal.

Annual General Meeting on 18 May 2022

The Annual General Meeting of Intea was held on 18 May 2022 in Stockholm. Among other things, the Annual General Meeting adopted the following resolutions. All decisions were in accordance with the proposals submitted (with the exception of the record date for dividends on Class A and Class B ordinary shares, see below), which are described in detail in the notice of the meeting, which is available at the company and on the company's website, www.intea.se.

- Adoption of the accounts for 2021 and discharge from liability of the Board of Directors and the Chief Executive Officer for the management of the company's affairs during the financial year 2021.
- Dividend to shareholders of SEK 0.50 per Class A and Class B ordinary share with record date for dividends of 18 May 2022. Dividend of SEK 2.00 per Class D ordinary share with a quarterly payment of SEK 0.50 per Class D ordinary share. Record dates for dividends on Class D ordinary shares were set for Thursday 30 June 2022, Friday 30 September 2022, Friday 30 December 2022 and Friday 31 March 2023. The remaining available earnings of

SEK 576,019,021 will be carried forward to new account.

- Remuneration of the Board of Directors shall be as follows: SEK 500,000 to the Chairman of the Board and SEK 350,000 to the other members.
- Re-election of the directors Caesar Åfors, Håkan Sandberg, Mattias Grahn, Håkan Hellaeus, Kristina Alvendal, Pernilla Ramslöv and Christian Haglund. The meeting also decided to re-elect Caesar Åfors as Chairman of the Board.
- Re-election of KPMG AB as auditor, with Peter Dahllöf as auditor in charge.
- Adoption of the guidelines for remuneration of senior executives in accordance with the Board's proposal in the notice of the Annual General Meeting.
- Authorisation for the Board of Directors, on one or more occasions during the period until the next Annual General Meeting, with or without deviation from shareholders' preferential rights, to decide on a new issue of Class B ordinary shares and/or Class D ordinary shares in connection with a listing of the company's Class B ordinary shares and/or Class D ordinary shares on Nasdaq Stockholm. Payment must be made in cash. New issues made with a deviation from shareholders' preferential rights shall be made at the market subscription price, including a market issue discount where applicable. If the Board of Directors deems it appropriate in order to facilitate the delivery of shares in connection with the listing, the new shares may be subscribed for by a bank or investment firm at a subscription price equal to the quota value, provided that there is a commitment to provide the company with a value equal to the difference between a fair market subscription price, less any fair market issue discount, and the quota value of the newly issued shares.
- Authorisation for the Board of Directors, on one or more occasions during the period until the next Annual General Meeting, with or without derogation from shareholders' preferential rights, to decide on the issue of Class B ordinary shares

and/or Class D ordinary shares, as well as warrants and/or convertible bonds with the right to subscribe or convert into such shares. The total number of shares to be issued under the authorisation (including shares that may be issued upon exercise or conversion of warrants or convertibles issued under the authorisation) may in aggregate correspond to an increase in the share capital of no more than ten percent based on the company's registered share capital at the time the authorisation is exercised for the first time. In addition to payment in cash, payment may be made in kind or by set-off, or otherwise subject to conditions. If the Board of Directors decides on an issue with derogation from shareholders' preferential rights, the reason shall be to enable the raising of capital for expansion, acquisitions and/or for the company's business. The issuing of shares, warrants and/or convertibles in derogation of the shareholders' preferential rights shall be made at the market subscription price, including a market issue discount where applicable. If the Board of Directors deems it appropriate in order to facilitate the delivery of shares in connection with a new issue of shares, the new shares may be subscribed for by a bank or investment firm at a subscription price equal to the quota value, provided that there is a commitment to provide the company with a value equal to the difference between a market subscription price, less any market issue discount, and the quota value of the newly issued shares.

Extraordinary General Meeting on 27 June 2022

On 27 June 2022, an Extraordinary General Meeting was held in Stockholm. The following decisions were among those taken by the General Meeting. All resolutions were in accordance with the submitted proposals, which are described in detail in the notice for the Extraordinary General Meeting, which is available at the company and on the company's website, www.intea.se.

- Approval of the Board's decision on 9 June 2022 regarding a directed share issue of a maximum of 12,423,649 Class B ordinary

shares, entailing an increase in share capital of a maximum of SEK 1,380,405.45. The right to subscribe for shares was granted to shareholders listed in the proposal.

- Approval of the Board's decision on 9 June 2022 regarding a directed share issue of a maximum of 7,575,756 Class D ordinary shares, entailing an increase in share capital of a maximum of SEK 841,750.67. The right to subscribe for shares was granted to shareholders listed in the proposal.
- Dividends on all new Class D ordinary shares that may be issued by the Board of Directors by virtue of authorisations – but not more than 30,000,000 Class D ordinary shares – until the 2023 Annual General Meeting shall be paid quarterly at SEK 0.50 per Class D ordinary share, but not more than SEK 1.50 per Class D ordinary share, from the date on which they are entered in the share register kept by Euroclear Sweden AB in accordance with the provisions of the company's Articles of Association. The Board of Directors proposes that the record dates for dividends on class D ordinary shares are Friday 30 September 2022, Friday 30 December 2022 and Friday 31 March 2023. The first payment of a dividend for the class D ordinary shares that may be issued pursuant to the authorisation can be made on the payment date that falls after the first record date after the class D ordinary shares have been registered with the Swedish Companies Registration Office.
- Dividends on all newly issued Class D ordinary shares shall be paid quarterly at SEK 0.50 per Class D ordinary share, but not more than SEK 1.50 per Class D ordinary share, from the date on which they are entered in the share register kept by Euroclear Sweden AB in accordance with the provisions of the company's Articles of Association. The Board of Directors proposes that the record dates for dividends on class D ordinary shares are Friday 30 September 2022, Friday 30 December 2022 and Friday 31 March 2023.

Nomination Committee

The company has a Nomination Committee consisting of one representative of each of the six largest shareholders in terms of voting rights (their own or other shareholders' votes). The Chairman of the Board is the convenor of the Nomination Committee.

The Chairman of the Nomination Committee shall be the member representing the largest shareholder in terms of voting rights. Board members shall not be members of the Nomination Committee, nor shall the Nomination Committee nominate candidates for the Board from among the members of the Nomination Committee.

The Nomination Committee's proposals shall be presented in the notice of the Annual General Meeting and on the company's website.

Board of Directors

The Board of Directors is the highest decision-making body after the General Meeting and the highest executive body. According to the Companies Act, the Board of Directors is responsible for the organisation of the company and the management of its affairs, and must continuously assess the financial situation of Intea and the Group and ensure that Intea's organisation is designed to ensure adequate control over the company's accounting, cash management and other financial affairs. In addition, the Board appoints the Chief Executive Officer.

The members of the Board of Directors (with the exception of any employee representatives) are normally elected by the Annual General Meeting for the period until the end of the next Annual General Meeting. The Board of Directors of the company shall consist of not less than three (3) and not more than nine (9) directors, with no deputies. There is no limit to the length of time a member may serve on the Board. The Board currently consists of Caesar Åfors (Chairman), Håkan Sandberg, Mattias Grahn, Håkan Hellaeus, Kristina Alvendal, Pernilla Ramslöv and Christian Haglund. Further information regarding the Board members can be found on pages 62–63 “*Board*

of Directors, senior management and auditor”.

The Chairman of the Board has a special responsibility to direct the work of the Board and to ensure that the Board fulfils its statutory duties.

The Board has established written rules of procedure for its work, which must be evaluated, updated and redefined annually at the statutory Board meeting. The rules of procedure regulate, among other things, the functions and the distribution of work between the members of the Board and the Chief Executive Officer. In connection with the statutory Board meeting, the Board also adopts instructions for the CEO regarding financial reporting and the division of labour between the Board and the CEO.

The Board meets regularly according to a schedule set out in the Rules of Procedure, which includes certain fixed decision points. In addition to these Board meetings, additional Board meetings may be convened to deal with matters that cannot be left to an ordinary Board meeting. In addition to the Board meetings, the Chairman of the Board and the Chief Executive Officer have an ongoing dialogue regarding the management of the company.

The Board has established an Audit Committee under the Swedish Companies Act and a Remuneration Committee under the Swedish Code of Corporate Governance. The current composition and tasks of the Committees are described below.

Audit Committee

The Board has established an Audit Committee consisting of three members: Caesar Åfors, Mattias Grahn and Håkan Hellaeus. Caesar Åfors chairs the Committee. Without prejudice to the other responsibilities and duties of the Board of Directors, the Audit Committee shall, inter alia, monitor Intea's financial reporting, monitor the effectiveness of the company's internal control and risk management, keep itself informed as to the audit of the annual accounts and consolidated accounts, review and monitor the impartiality and independence of the auditor, paying particular

attention as to whether the auditor provides the company with services other than audit services, and assist in the preparation of the procurement of audit services and in connection with the General Meeting's resolution on the election of the auditor.

Remuneration Committee

The Board has established a Remuneration Committee consisting of three members: Kristina Alvendal, Håkan Sandberg and Pernilla Ramslöv. Kristina Alvendal chairs the Committee. The main task of the Remuneration Committee is to prepare the Board's decisions on issues relating to remuneration principles, remuneration and other terms and conditions of employment for the company's management. The Committee is also tasked with monitoring and evaluating any variable remuneration programme for senior executives and monitoring and evaluating the application of the guidelines as to remuneration of senior executives established by the General Meeting and the company's current remuneration levels and structures.

Evaluation of the Board and CEO

The Board shall carry out an annual evaluation of its work, including its working methods, the focus of its work and the availability and need for specific expertise on the Board. The aim of the evaluation is to improve the working methods and efficiency of the Board. It is also intended to get an idea of the type of issues that the Board believes should be given greater priority and in which areas additional experience and expertise may be required on the Board.

The 2022 evaluation was carried out digitally, with Board members answering a number of questions. The synthesised results of the evaluation were sent to the Board for review at the February 2023 Board meeting.

The Board evaluates the performance of the CEO on an ongoing basis. A formal evaluation is carried out once a year.

Work of the Board in 2022

The Board has a number of scheduled Board meetings during the year with standing decision points. Additional meetings are

held for relevant matters that are raised. In 2022, the Board met 22 times. In addition to day-to-day matters, the Board's meetings during the year mainly dealt with issues related to new business and a possible listing of the company's shares.

In 2022, the Audit Committee held six meetings. During the year, the Audit Committee dealt with issues related to financial reporting and auditing.

In 2022, the Remuneration Committee held three meetings. The meetings addressed matters such as remuneration levels for the CEO and other senior executives, pension solutions and the introduction of an incentive scheme.

Chief Executive Officer and Management Team

The CEO of Intea reports to the Board of Directors and manages the day-to-day business of the company in accordance with the Companies Act and the Board's guidelines and instructions. The division of labour between the Board of Directors and the Chief Executive Officer is laid down

Attendance at meetings

Attendance at meetings in 2022								
Name			Board meetings		Remuneration Committee meetings		Audit Committee meetings	
		Independent	Participated	Total	Participated	Total	Participated	Total
Caesar Åfors	Chairman of the Board	Yes	22	22	—	—	6	6
Håkan Sandberg	Member	No	22	22	3	3	—	—
Mattias Grahn	Member	No	22	22	—	—	6	6
Håkan Hellaeus	Member	No	22	22	—	—	6	6
Kristina Alvendal	Member	Yes	22	22	3	3	—	—
Pernilla Ramslöv	Member	Yes	22	22	3	3	—	—
Christian Haglund	Member	No	22	22	—	—	—	—

in the Rules of Procedure for the Board of Directors and the Instructions to the Chief Executive Officer. Measures which, in view of the scale and nature of the company's activities, are of an unusual nature or major importance fall outside the scope of day-to-day management. The Chief Executive Officer shall also take such measures as are necessary to ensure that Intea's accounts are kept in compliance with the law and that the funds are managed in a satisfactory manner.

The Chief Executive Officer shall keep the Board continuously informed regarding developments in Intea's business and ensure that the Board receives sufficient information to enable it to assess the company's financial position on an ongoing basis. The CEO and other members of the management team are in continuous dialogue with the company's Board of Directors. In addition to Henrik Lindekrantz (founder and CEO), the management team consists of

Charlotta Wallman Hörlin (Executive Vice President), Emil Jansbo (CFO), Christian Haglund (responsible for strategic business development), Henrik Olsson (Head of Property Management), Kjell-Åke Nilsson (Head of Business Development), Peter Jacobsson (Head of Project Development) and Linda Schuur (Head of Sustainability).

Remuneration of Board members, the CEO and other senior executives

Remuneration of the Board of Directors
Remuneration and other compensation for members of the Board of Directors, including the Chairman, are determined by the General Meeting.

The Annual General Meeting on 18 May 2022 resolved that remuneration of the Board of Directors shall be as follows:

- SEK 500,000 to the Chairman of the Board; and
- SEK 350,000 to other Board members.

The company's Board members are not entitled to any benefits after they have resigned. The total remuneration of the elected Board members for the 2022 financial year is shown in note 5.

Guidelines for remuneration of senior executives

The 2022 Annual General Meeting resolved to adopt guidelines for remuneration of senior executives. The guidelines shall apply to the remuneration of the Chief Executive Officer, the Executive Vice President, other members of the Executive Committee and, where applicable, the remuneration of the members of the Board of Directors in addition to Director's fees. The guidelines shall apply to remuneration that is agreed, and changes made to remuneration already agreed, after the guidelines have been adopted by the General Meeting. The guidelines do not cover remuneration approved by the General Meeting.

Work of the Board (annual wheel)

Board meeting December

- Project report
- Auditor debriefing
- Budget

Board meeting November

- Interim report, Q3
- Financial report
- Forecasting, simulation and ongoing projects
- Business update, Q3
- Calendar for the coming year

Board meeting August/September

- Strategy
- Planning

Board meeting July

- Interim report, Q2
- Financial report
- Forecasting, simulation and ongoing projects
- Business update, Q2

Work of the Nomination Committee January



Statutory Board meeting May

- Authorised signatory
- Rules of Procedure of the Board of Directors
- Instructions to the CEO
- Composition of committees
- Policies and governance documents
- Audit plan and review of the annual wheel

Board meeting February

- Year-end report, Q4
- Income statement and balance sheet for the full year
- Financial report
- Forecasting, simulation and ongoing projects
- Business update, Q4
- Proposal for profit appropriation
- Auditor debriefing
- Follow-up acquisitions
- Evaluation of the Board and CEO

Board meeting March/April

- Signature annual report
- Annual report published in connection with signing
- Notice of the Annual General Meeting, including matters for the Annual General Meeting, such as the remuneration report

Board meeting May

- Interim report, Q1
- Financial report
- Forecasting, simulation and ongoing projects
- Business update, Q1

Annual General Meeting

- Adoption of the annual report
- Election of the Board

Investor Forum

According to the guidelines, Intea shall offer market-based levels of remuneration and terms and conditions of employment in order to retain and, where required, attract and recruit senior executives with the required qualities, skills and experience. Furthermore, the remuneration shall contribute to the fulfilment of the company's objectives and be consistent with the interests of the shareholders. Remuneration to Intea's management is paid mainly in the form of cash salary, customary benefits and pension. Remuneration may be a combination of fixed and variable remuneration.

The guidelines are available in their entirety on the company's website, www.intea.se

Remuneration for the 2022 financial year for the CEO and for the other members of the management team taken together is shown in Note 5.

Internal control and risk management

General

The Board's responsibility for internal control is governed by the Companies Act, the Annual Accounts Act – which requires information on the main features of Intea's internal control system to be included in the Corporate Governance Report – and the Code. The purpose of good internal control is to achieve effective operations that meet their objectives, ensure reliable internal and external financial reporting and compliance with applicable laws, regulations, policies and instructions.

The Board has overall responsibility for Intea's internal control. This is formally enforced by written rules of procedure which define the responsibilities of the Board and how responsibilities are allocated between Board members, the Board Committee and the Chief Executive Officer.

The company's internal control structure is based on the framework of the Committee of Sponsoring Organizations (COSO) of the Treadway Commission. Based on the framework, Intea applies the following building blocks to achieve good internal control: control environment, risk assessment, control activities, information and communication, and governance and monitoring.

Control environment

Internal control is based on the division of responsibilities and tasks through the Rules of Procedure of the Board, the Rules of Procedure of the Committees, the Instructions to the CEO including Reporting Instructions, the Code of Conduct and policies. Compliance with these is monitored and evaluated continuously by the person responsible for such duties. The overall control environment also includes the performance of a Group-wide risk assessment where risks are identified and evaluated. The management team is responsible for ensuring that risks are adequately managed.

Risk assessment

The identification, assessment and management of risks are central to both the Group-wide risk analysis process and Intea's identification and scoping of key processes related to Internal Control Financial Reporting ("ICFR"). Process maps and process descriptions document the processes, including identified risks and controls. See Risks and uncertainties, pages 48–52.

Control activities

For each identified risk at Group-wide level and within ICFR, controls are linked until the risk is considered eliminated or reduced to an acceptable level. Control activities are documented so that there is traceability of performance. Developed measures, documented process maps and risk/control matrices are examples of how control activities are managed within the Group.

Information and communication

Relevant information must be communicated in the right way, to the right recipients and at the right time. Communicating relevant information, both upwards and downwards in an organisation and to external parties, is an important part of good internal control. Management Group meetings will be used as a forum for communication and dissemination of information. Similarly, it is the responsibility of the management team to ensure that process owners have adequate knowledge of the material risks, as well as related control activities for the specific process.

Governance and monitoring

The internal control and risk management system is monitored on an ongoing basis to ensure that it is maintained and that changes are made where necessary, as well as that changes in working practices are evaluated. The Management Team evaluates Group-wide risk assessment and management, as well as specific control activities performed in each material process, to ensure that they remain relevant to address the material risks faced by Intea.

The Board is ultimately responsible for Intea's risk management. Management is responsible for identifying, evaluating and managing risks and for reporting these to the Board.

A self-assessment of the effectiveness of internal control is carried out annually. The company's CFO is responsible for presenting the results to the Audit Committee and the Board of Directors.

Audit

As a public company, Intea is required to have at least one auditor who audits the annual accounts and financial statements of the company and the Group, as well as the management of the Board of Directors and the Chief Executive Officer. The audit shall be as thorough and wide-ranging as required by good auditing practice. After each financial year, the auditor shall submit an audit report and a group audit report to the Annual General Meeting.

In accordance with the Companies Act, Intea's auditors are elected by the General Meeting. According to Intea's articles of association, the company must appoint one auditor, with a maximum of one deputy. At the 2022 Annual General Meeting, the auditing firm KPMG AB was re-elected as the company's auditor for the period until the end of the next Annual General Meeting. In 2022, the total remuneration to the company's auditor amounted to SEK 3.2 million, of which SEK 2.3 million relates to the audit assignment and SEK 0.9 million to other assignments.

The share and shareholders

The company has three different classes of shares: Class A, Class B and Class D. Class A shares carry one vote per share, while Class B and Class D shares carry one-tenth (1/10) of a vote per share. According to the Articles of Association, each Class D share entitles the holder to five times the total dividend on the Class A and Class B shares, but not more than SEK 2.00 per Class D share per year, to be paid in four equal instalments. The instalments of a maximum of 50 cents per Class D share have record dates on the last banking day of March, June, September and December each year.

Number of shares outstanding

The total number of shares outstanding at 31 December 2022 was 6,390,000 Class A shares, 141,843,936 Class B shares and 58,072,290 Class D shares.

Share capital

Intea's share capital on 31 December 2022 amounted to SEK 22.9 million divided into 206,306,226 shares with a quota value of SEK 0.11 per share. According to the Articles of Association, the share capital shall be not less than SEK 20 million and not more than SEK 80 million divided into not less than 180 million shares and not more than 720 million shares.

Dividend

For the 2022 financial year, the Board of Directors proposes that a dividend of SEK 0.90 per Class A and Class B share shall be paid to ordinary shareholders. The Board of Directors proposes that a dividend of SEK 2.00 per Class D share be paid to Class D shareholders in accordance with the Articles of Association, with a quarterly payment of SEK 0.50.

Three different classes of shares



Largest shareholders at 31 December 2022

Shareholders – Top 10	Class A shares	Class B shares	Class D shares	Capital, %	Votes, %
Henrik Lindekrantz, privately and through companies	3,195,000	4,982,610	0	4.0	14.0
Christian Haglund, privately and through companies	3,195,000	4,982,610	0	4.0	14.0
Svenska Handelsbanken Pension Fund		20,386,920	13,405,742	16.4	12.8
Saab Pension Fund		19,177,840	6,467,361	12.4	9.7
Volvo Pension Fund		16,485,124	5,832,111	10.8	8.5
Lantbrukarnas Ekonomi AB		15,997,108	5,389,457	10.4	8.1
Pensionskassan SHB Försäkringsförening		10,193,462	6,702,871	8.2	6.4
The Foundation for Baltic and East European Studies		11,765,006	4,096,001	7.7	6.0
Insurance company PRI Pensionsgaranti, mutual		11,359,450	3,772,637	7.3	5.7
The Riksbankens Jubileumsfond Foundation		9,598,248	3,233,694	6.2	4.9
10 largest shareholders	6,390,000	124,928,378	48,899,874	87.4	90.1
Other shareholders		16,915,558	9,172,416	12.6	9.9
Total	6,390,000	141,843,936	58,072,290	100.0	100.0

Share capital development

The table below shows the development for share capital since the inception of the company.

Year	Event	Change in the number of Class A shares	Change in the number of Class B shares	Change in the number of Class D shares	Total number of shares	Change in share capital	Total share capital	Quota value
2015	New formation	—	50,000	—	50,000	SEK 50,000	SEK 50,000	SEK 1
2016	New issue ¹⁾	—	950,000	—	1,000,000	SEK 950,000	SEK 1,000,000	SEK 1
2017	Bonus issue	—	9,000,000	—	10,000,000	SEK 9,000,000	SEK 10,000,000	SEK 1
2021	New issue ²⁾	550,000	—	—	10,550,000	SEK 550,000	SEK 10,550,000	SEK 1
2021	New issue ³⁾	—	3,740,491	—	14,290,491	SEK 3,740,491	SEK 14,290,491	SEK 1
2021	New issue ³⁾	—	—	5,610,726	19,901,217	SEK 5,610,726	SEK 19,901,217	SEK 1
2021	New issue ⁴⁾	160,000	—	—	20,061,217	SEK 160,000	SEK 20,061,217	SEK 1
2021	New issue ⁴⁾	—	168,000	—	20,229,257	SEK 168,000	SEK 20,229,257	SEK 1
2021	New issue ⁴⁾	—	29,040	—	20,258,257	SEK 29,040	SEK 20,258,257	SEK 1
2021	Share split 9:1	5,680,000	111,500,248	44,885,808	182,324,313	—	SEK 20,258,257	SEK 0.11
2022	New issue ⁵⁾	—	6,024,097	—	188,348,410	SEK 669,344.12	SEK 20,927,601.1	SEK 0.11
2022	New issue ⁶⁾	—	10,382,060	—	198,730,470	SEK 1,153,562	SEK 22,081,163	SEK 0.11
2022	New issue ⁷⁾	—	—	7,575,756	206,306,226	SEK 841,751	SEK 22,922,914	SEK 0.11

¹⁾ The subscription price was SEK 1 per share.

²⁾ Paid by offset. The subscription price was SEK 300 per share.

³⁾ Paid by offsetting all existing outstanding owner loans totalling SEK 2,805,365,100. The subscription price was SEK 300 per share.

⁴⁾ The subscription price was SEK 300 per share.

⁵⁾ The subscription price was SEK 41.50 per share. The rights issue was decided by the Board of Directors on 22 December 2021 and approved by the Extraordinary General Meeting on 18 January 2022, after which it was registered.

⁶⁾ The subscription price was SEK 48.16 per share.

⁷⁾ The subscription price was SEK 33.02 per share.

Board of Directors



CAESAR ÅFORS

Chairman of the Board since 2021.
Board member since 2016.

Born: 1959

Education: Master of Forestry.

Other experience: Caesar has over twenty years of experience in the real estate sector and has held positions such as Head of Transactions, CFO, Head of IR, CFO and Deputy CEO of Klövern AB (publ) and CEO of Torslanda Property Investment AB (publ) and Link Prop Investment AB (publ).

Main occupation: Own business at Virå Bruk.

Other current roles: Board member of Catena AB and CRK Forest Management AB.

Holdings in the company: –



MATTIAS GRAHN

Board member since 2016.

Born: 1969

Education: Upper secondary education in economics

Other experience: Mattias has extensive experience in treasury operations and asset management at companies such as Saab.

Main occupation: Head of Saab's Pension Fund.

Other current roles: Board member of the Swedish Pension Funds Association and Järfälla Veddesta AB, among others.

Holdings in the company: –



HÅKAN SANDBERG

Board member since 2016.

Born: 1948

Education: Higher Business Administration course at Stockholm University and Linköping University.

Other experience: Håkan has previous experience from serving as Chairman of the Board of Stadshypotek AB and as the chairman of various Boards in the Handelsbanken Group. Håkan has also served as Executive Vice President of Svenska Handelsbanken AB, a member of the Central Bank Management, Svenska Handelsbanken AB, and before that as Manager of the Regional Bank of Southern Norrland, Svenska Handelsbanken AB.

Current roles: Board member, KlaraBo Sverige AB and Scandinavian Resort in Sälen AB.

Holdings in the company: –



KRISTINA ALVENDAL

Board member since 2020.

Born: 1972

Education: Bachelor of Laws from Stockholm University.

Other experience: Kristina was formerly a member of the Stockholm City Council with responsibility for housing, real estate and urban development.

Kristina also has extensive experience from serving as a member of the City Council of Stockholm, as well as from serving in additional political roles at the local, national and European level, and as Chief Executive Officer of Airport City Stockholm.

Current roles: Chief Executive Officer of Kristina Alvendal AB. Board member of Svefa Partners AB, Svefa Holding AB, Danske Hypotek AB (publ), Storsala AB and AB Salktennis.

Holdings in the company: –



CHRISTIAN HAGLUND

Board member since 2021.

Born: 1979

Education: Economics degree from Lund University.

Other experience: Christian founded the company together with Henrik Lindekrantz, and he has previously served as CFO. He has previous experience from serving as CFO of Vacse AB (publ) and Head of Asset Management at Atlas Copco AB.

Main occupation: Responsible for strategic business development at Intea Fastigheter AB (Publ).

Other current roles: Christian is serving as an investment advisor to Epiroc AB. Board member, Invictum AB, Kim Denzler AB, Antea AB, I Know a Place AB and Astrid Education AB.

Holdings in the company: 3,195,000 Class A shares (through Invictum AB) and 4,982,610 Class B shares, of which 1,122,308 are held directly and the remainder are held through Invictum AB. Christian owns 100 percent of all shares and votes in Invictum.



HÅKAN HELLAEUS

Board member since 2021.

Born: 1983

Education: Economics degree from Lund University.

Other experience: Håkan has previous experience as CFO of Volvo Pension Foundation.

Main occupation: Chief Executive Officer, Volvo Pension Foundation.

Other current roles: Board member of AW Elteam AB, Board member of Nordika II Fastigheter AB and Nordika III Fastigheter AB

Previous assignments in the last five years: –

Holdings in the company: –



PERNILLA RAMSLÖV

Board member since 2021.

Born: 1970

Education: Engineering Degree in Materials Engineering from the KTH Royal Institute of Technology.

Other experience: Pernilla has extensive experience as an entrepreneur and is the founder and CEO of NOX Consulting AB. In addition, Pernilla has experience as Business Development Director at WM Data and Ivar Jacobson AB, and as Sales Manager at Jaczone AB.

Main occupation: Chief Executive Officer, Nox Consulting AB.

Other current roles: Board member, Nox Academy AB and Nox Partners AB.

Holdings in the company: –



PETER DAHLÖF

Authorised Public Accountant. KPMG AB.

Management team



HENRIK LINDEKRANTZ

Chief Executive Officer since 2016.¹⁾

Born: 1970

Education: Law degree from Lund University.

Other experience: Henrik founded the company together with Christian Haglund; he is a former member of the Board of Directors of the company. Has previous experience from serving as General Counsel at Vacse AB (publ) and General Counsel at Atlas Copco AB. Before that, he worked as a lawyer at Mannheimer Swartling Advokatbyrå in Stockholm.

Other current roles: Chairman of the Board, Antea AB and I Know a Place AB. Board member, Lindera AB, Artun AB, Inhac AB, Eralind AB, and Fanny Franzén Fastighet AB.

Holdings in the company:

3,195,000 Class A shares (through Artun AB) and 4,982,610 Class B shares, of which 1,122,308 are held directly and the remainder are held through Artun AB. Henrik owns 100 percent of all shares and votes in Artun AB.

¹⁾ Founder of the company and former member of the Board of Directors of the company.



CHARLOTTA WALLMAN HÖRLIN

Executive Vice President since February 2023 and Chief Operating Officer since 2021.¹⁾

Born: 1976

Education: Law degree from Stockholm University and Master of Laws from the University of Glasgow.

Other experience: Specialist in real estate law, serving previously as a lawyer at Mannheimer Swartling Advokatbyrå and as a partner at Advokatfirman Morris Law. In addition, Charlotta has experience from serving as General Counsel and Executive Vice President at Nordisk Renting AB.

Holdings in the company:

12,422 Class B shares.

¹⁾ Previously employed as COO of Intea AB since 2019.



EMIL JANSBO

CFO since 2023.

Born: 1980

Education: Economics degree from Linköping University

Other experience: Emil has previous experience as Head of Financing at Stenhus Fastigheter i Norden AB (publ), CFO at Randviken Fastigheter AB (publ), Head of Finance for Savills IM's Nordic fund business and Head of Department in PwC's Corporate Finance.

Holdings in the company: –



CHRISTIAN HAGLUND

Responsible for strategic business development since 2021.¹⁾

See description under the heading "Board of Directors" on page 63.

¹⁾ Christian Haglund left the position of Executive Vice President in February 2023 to take on an advisory role to the company.



HENRIK OLSSON

Head of Property Management since 2021.¹⁾

Born: 1978

Education: Civil Engineering degree from Chalmers University of Technology.

Other experience: Henrik has previous experience in property management and business development from serving as a property manager within Skanska Göteborg AB, as well as from serving as Regional Manager for Skanska Sverige AB's owner-occupier property development in Stockholm. In addition, Henrik has served as Business Development Manager for Skanska Sverige AB.

Other current roles: Board member, Nextopia AB, Dare2Care AB, Fastighets AB Vargön and Sverigehuset Fastigheter AB.

Holdings in the company: —

¹⁾Previously employed as Head of Property Management in Intea AB (between 2019 and 2020), then executive vice president (between 2020 and 2021).



KJELL-ÅKE NILSSON

Head of Business Development since 2021.¹⁾

Born: 1958

Education: Economics degree from the Linnaeus University in Växjö.

Other experience: Kjell-Åke has more than thirty years' experience from working in the real estate sector, including seven working in government, where Kjell-Åke has held positions as Head of Premises Management and Head of Real Estate at the Swedish Courts Administration. In addition, he has served as CEO of Vätter Esplanaden AB.

Other current roles: —

Previous assignments in the last five years: —

Holdings in the company: —

¹⁾Previously employed as Business Development Manager at Intea AB since 2016.



PETER JACOBSSON

Head of Project Development since 2021.¹⁾

Born: 1971

Education: Degree in Construction and Real Estate Engineering from Halmstad University, as well as continuing education programme in project management from the KTH Royal Institute of Technology. Civil Engineering and Economics degree from Stockholm School of Economics

Other experience: Peter has previous experience from serving as the CEO and a Board member of Fem Hjärtan Holding AB, as well as CEO and Regional Manager at Bygg-Fast AB.

Other current roles: Chairman of the Board, Intea Änggården AB. Adalco AB and Vitartes Utveckling Göteborg AB.

Holdings in the company: —

¹⁾Previously employed as Project Manager at Intea AB since 2018.



LINDA SCHUUR

Head of Sustainability since 2021.

Born: 1978

Education: Master's degree in architecture from Chalmers University of Technology, course in Global Cooperation at Stanford University, Diploma as Head of Sustainability at Aktuell Hållbarhet.

Other experience: Linda has more than sixteen years of experience in the construction and real estate sector. Previously, Linda has held a variety of positions, including as architect, business developer and sustainability manager. She has also been responsible for internationalisation.

Other current roles: Chief Executive Officer and member of the Board of Schuur Studio AB. Board member of HOMR Technology AB.

Previous assignments in the last five years: —

Holdings in the company: —

FINANCIAL STATEMENTS

Consolidated income statement

Amounts in SEKm	Note	Full year 2022	Full year 2021
Rental income	2	918.3	733.2
Property expenses, of which	3	-179.6	-124.3
<i>Operating expenses</i>		-112.6	-88.8
<i>Maintenance costs</i>		-41.6	-16.6
<i>Property tax</i>		-19.6	-14.2
<i>Rental and property administration</i>		-5.8	-4.7
Net operating income		738.7	608.9
Central administration	4–6	-63.5	-240.9
Profit/loss before financial items		675.2	368.0
<i>Financial items</i>			
Finance income	7	4.6	1.3
Interest expense, excl. shareholder loans	7	-178.1	-122.7
Interest expense on shareholder loans	7	—	-78.7
Interest expense, site leasehold	7	-4.2	-0.9
Profit from property management		497.4	167.0
<i>of which profit from property management, excluding interest on shareholder loans</i>		497.4	245.7
<i>Changes in value</i>			
Investment properties	9	143.2	2,207.0
Derivatives unrealised	18	639.3	126.9
Profit before tax		1,279.9	2,500.9
Tax	8	-374.3	-531.6
Profit/loss for the year		905.6	1,969.3
Profit for the year attributable to:			
Shareholders of the parent		903.6	1,969.3
Non-controlling interests		2.0	—
Profit/loss for the year		905.6	1,969.3
Earnings per Class A and Class B share ¹⁾		5.58	15.60
Earnings per Class D share ¹⁾		1.93	0.50

Profit for the year is in line with comprehensive income for the year; consequently, only one income statement is presented. Comments on the "Consolidated income statement" can be found in the Directors' Report on pages 43–47.

The average number of shares amounts to 3,195,000 Class A shares, 122,978,000 Class B shares and 50,496,534 Class D shares, with a nominal value of SEK 0.11 each.

¹⁾ No diluting instruments exist.

Consolidated statement of financial position

Amounts in SEKm	Note	31 Dec 2022	31 Dec 2021
ASSETS			
<i>Non-current assets</i>			
Investment properties	9	20,157.7	17,797.4
Site leasehold, right-of-use asset	17	109.0	122.8
Other non-current assets	10	25.3	5.3
Investments in associated company	13	3.2	2.3
Receivable from associated company	13	130.0	63.2
Derivatives	18	688.9	49.7
Right-of-use assets	17	28.2	35.2
Other non-current receivables	14	3.8	94.3
Total non-current assets		21,146.1	18,170.2
<i>Current assets</i>			
Current receivables	15	189.6	171.0
Cash and cash equivalents		214.7	197.7
Total current assets		404.3	368.7
TOTAL ASSETS		21,550.4	18,538.9
EQUITY AND LIABILITIES			
<i>Shareholder equity</i>			
Share capital		22.9	20.9
Other contributed capital		4,882.0	4,134.0
Retained earnings, including profit for the year		3,781.5	3,051.6
Shareholder equity		8,686.4	7,206.5
Minority		303.6	—
Total equity		8,990.0	7,206.5
<i>Non-current liabilities</i>			
Deferred tax liability	8	1,334.7	970.8
Interest-bearing liabilities	16	7,858.2	5,424.4
Lease liability	17	125.4	143.2
Provisions		2.7	8.4
Derivatives	18	—	—
Total non-current liabilities		9,321.0	6,546.8
<i>Current liabilities</i>			
Interest-bearing liabilities	16	2,715.0	4,390.0
Other current liabilities	11	524.4	395.6
Total current liabilities		3,239.4	4,785.6
TOTAL EQUITY AND LIABILITIES		21,550.4	18,538.9

Comments on the "Statement of financial position" can be found in the Directors' Report on pages 43–47.

Consolidated statement of changes in equity

Amounts in SEKm	Share capital	Other contributed capital	Retained earnings, incl. profit for the period	Non-controlling interests	Total shareholders' equity
Opening shareholders' equity at 1 Jan 2021	10.0	627.6	1,307.3	—	1,944.9
Profit/loss for the year	—	—	1,969.3	—	1,969.3
Rights issue	10.2	3,067.1	—	—	3,077.3
Ongoing rights issue	0.7	249.3	—	—	250.0
Conditional shareholder contributions	—	190.0	—	—	190.0
Dividend	—	—	-225.0	—	-225.0
Closing shareholders' equity 31 Dec 2021	20.9	4,134.0	3,051.6	—	7,206.5
Opening shareholders' equity at 1 Jan 2022	20.9	4,134.0	3,051.6	—	7,206.5
Profit/loss for the year	—	—	903.6	2.0	905.6
Rights issue	2.0	748.0	—	—	750.0
Dividend	—	—	-173.7	—	-173.7
Acquisition of partly owned subsidiaries	—	—	—	301.6	301.6
Closing shareholders' equity 31 Dec 2022	22.9	4,882.0	3,781.5	303.6	8,990.0

Profit for the year is in line with comprehensive income for the year; consequently, only one income statement is presented.

The total number of shares amounts to 6,390,000 Class A shares, 141,843,936 Class B shares and 58,072,290 Class D shares, with a nominal value of SEK 0.11 each.

Consolidated statement of cash flows

Amounts in SEKm	Note	Full year 2022	Full year 2021
Operating activities			
Profit before tax		1,279.9	2,500.9
Depreciation of other non-current assets		9.9	5.7
Unrealised change in the value of properties	9	-143.2	-2,207.0
Unrealised change in the value of derivatives	18	-639.3	-126.9
Other adjustments for non-cash flow items		—	165.0
Tax paid		-6.7	-7.3
Cash flow from operating activities before changes in working capital		500.6	330.4
Change in current receivables		-21.2	126.3
Change in current liabilities		110.6	-183.5
Cash flow from operating activities		590.0	273.3
Investing activities			
Acquisition of investment properties		-593.4	-4,870.3
Investments in existing properties	9	-1,083.7	-382.0
Acquisition of shares in subsidiary, Intea AB, net effect on cash and cash equivalents	20	—	-34.9
Acquisition of other non-current assets		-22.0	-2.8
Increase in non-current receivables		-104.2	-121.6
Cash flow from investing activities		-1,803.3	-5,411.7
Financing activities			
New borrowing		3,635.0	4,825.0
New shareholder loans raised		—	570.0
Rights issue		750.0	357.1
Repayment of loans		-2,976.2	-768.8
Repayment of lease liability		-4.8	-7.4
Shareholder contributions		—	190.0
Dividend		-173.7	-225.2
Cash flow from financing activities		1,230.3	4,940.7
Cash flow for the year		17.0	-197.7
Cash and cash equivalents at beginning of year		197.7	395.4
Cash and cash equivalents at end of year		214.7	197.7
Interest paid		-182.3	-201.4
Interest received		1.4	1.3

Parent company income statement

Amounts in SEKm	Note	Full year 2022	Full year 2021
Income		69.4	70.6
Administrative expenses	4–6	-76.5	-78.2
Operating profit/loss		-7.0	-7.6
Interest income	7	436.9	349.7
Interest expense	7	-184.4	-198.7
Profit/loss after financial items		245.4	143.4
<i>Appropriations</i>			
Accrual fund		3.8	—
Group contributions		-43.1	-42.7
Profit before tax		206.1	100.7
Tax	8	—	—
Profit/loss for the year		206.1	100.7

Profit for the year is in line with comprehensive income for the year; consequently, only one income statement is presented.

Parent company balance sheet

Amounts in SEKm	Note	31 Dec 22	31 Dec 21
ASSETS			
Equipment		1.6	1.6
Total property, plant and equipment		1.6	1.6
<i>Financial assets</i>			
Investments in Group companies	12	6,399.1	5,660.2
Investments in associated company	13	3.4	2.5
Receivable from associated company	13	130.0	63.2
Receivables from Group companies		8,332.6	6,919.3
Deferred tax assets	8	5.1	5.1
Other non-current receivables	14	3.8	94.3
Total financial assets		14,874.0	12,744.6
<i>Current assets</i>			
Receivables from Group companies		6,230.1	3,139.6
Current receivables	15	52.7	56.3
Prepaid expenses and accrued income		7.2	1.5
Cash and cash equivalents		218.3	197.7
Total current assets		6,508.3	3,395.1
TOTAL ASSETS		21,383.9	16,141.3
EQUITY AND LIABILITIES			
Shareholder equity			
<i>Restricted equity</i>			
Share capital		22.9	20.9
Total restricted equity		22.9	20.9
<i>Non-restricted equity</i>			
Share premium reserve		4,064.6	3,316.6
Retained earnings		337.6	410.6
Profit/loss for the year		206.1	100.7
Total non-restricted equity		4,608.2	3,827.8
Total shareholders' equity		4,631.1	3,848.7
<i>Untaxed reserves</i>		26.5	30.2
<i>Non-current liabilities</i>			
Interest-bearing liabilities	16	7,858.2	5,424.4
Total non-current liabilities		7,858.2	5,424.4
<i>Current liabilities</i>			
Interest-bearing liabilities	16	2,615.0	4,390.0
Liabilities to Group companies		6,199.0	2,389.4
Accrued expenses and deferred income	11	33.7	28.7
Other current liabilities	11	20.4	29.9
Total current liabilities		8,868.1	6,838.0
TOTAL EQUITY AND LIABILITIES		21,383.9	16,141.3

Statement of changes in equity – parent company

Amounts in SEKm	Restricted equity	Non-restricted equity			Total shareholders' equity
	Share capital	Share premium reserve	Shareholder contributions	Retained earnings	
Opening shareholders' equity at 1 Jan 2021	10.0		627.6	8.4	646.0
Profit/loss for the year	—	—	—	100.7	100.7
Rights issue	10.2	3,067.3	—	—	3,077.5
Ongoing rights issue	0.7	249.3	—	—	250.0
Conditional shareholder contributions	—	—	190.0	—	190.0
Merger results	—	—	—	-190.3	-190.3
Dividend	—	—	—	-225.2	-225.2
Closing shareholders' equity 31 Dec 2021	20.9	3,316.6	817.6	-306.4	3,848.7
Opening shareholders' equity at 1 Jan 2022	20.9	3,316.6	817.6	-306.4	3,848.7
Profit/loss for the year	—	—	—	206.1	206.1
Rights issue	2.0	748.0	—	—	750.0
Conditional shareholder contributions	—	—	—	—	—
Dividend	—	—	—	-173.7	-173.7
Closing shareholders' equity 31 Dec 2022	22.9	4,064.6	817.6	-274.0	4,631.1

The total number of shares amounts to 6,390,000 Class A shares, 141,843,936 Class B shares and 58,072,290 Class D shares, with a nominal value of SEK 0.11 each.

Profit for the year is in line with comprehensive income; consequently, only one income statement is presented.

Statement of cash flows – parent company

Amounts in SEKm	Note	Full year 2022	Full year 2021
Operating activities			
Profit before tax		206.1	100.7
Depreciation of equipment		0.4	0.2
Other adjustments for non-cash flow items		43.1	42.7
Tax paid		-1.0	6.9
Cash flow from operating activities before changes in working capital		248.6	150.5
Change in current receivables		-3,134.7	-1,135.1
Change in current liabilities		3,801.5	540.2
Cash flow from operating activities		915.4	-444.4
Investing activities			
Acquisition of subsidiaries	12	-738.9	-3,179.1
Loans to Group companies		-1,322.9	-1,743.3
Loans to associated companies		-66.8	-32.5
Acquisition of property, plant and equipment		-0.4	-1.8
Change in investments in associated company		-0.9	-1.2
Increase in non-current receivables	14	—	-94.3
Cash flow from investing activities		-2,129.9	-5,052.2
Financing activities			
New borrowing		3,635.0	4,825.0
New borrowing, shareholders		—	570.0
Repayment of loans		-2,976.2	-413.1
Rights issue		750.0	357.1
Shareholder contributions		—	190.0
Dividend		-173.7	-225.2
Cash flow from financing activities		1,235.1	5,303.8
Cash flow for the year		20.6	-192.8
Cash and cash equivalents at beginning of year		197.7	390.5
Cash and cash equivalents at end of year		218.3	197.7
Interest paid		-184.4	-198.7
Interest received		436.9	349.7

Notes

NOTE 1

ACCOUNTING POLICIES

Intea Fastigheter AB (publ), with company registration number 559027-5656, is a Swedish-registered limited liability company with its registered office in Stockholm. The Group consists of the parent company and its subsidiaries, together referred to as the Group.

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) as adopted by the EU. Furthermore, the Swedish Financial Reporting Board's recommendation RFR 1, Supplementary Accounting Rules for Groups, has been applied.

Parent company

The parent company has prepared its annual report in accordance with the Annual Accounts Act and the Swedish Financial Reporting Board's recommendation RFR 2, Accounting for Legal Entities. Under RFR 2, in its annual report for the legal entity, the parent company is to apply all IFRS and IFRIC interpretations approved by the EU to the extent possible within the framework of the Annual Accounts Act and taking into account the close tie between financial reporting and taxation.

The parent company applies the same accounting policies as the Group, except as set out below in the section "Accounting policies of the parent company" on page 80.

Adoption of the annual report

The annual report was approved for issuance by the Board of Directors on 27 March 2023. The income statements and balance sheets will be submitted for adoption by the Annual General Meeting on 9 May 2023.

Functional and reporting currency

The functional currency of the parent company and other Group companies is SEK, which is also the presentation currency for the parent company and the Group. All amounts are rounded to the nearest hundred thousand unless otherwise stated.

Rounding

Due to rounding, figures presented in this Annual Report may not add up exactly to the total in some cases and percentages may differ from the exact percentages.

Assessments and estimates

IFRS and GAAP require Intea to make assessments and assumptions that affect the Group's reported assets, liabilities, income and expenses, as well as other information. These assessments are based on historical

experience and other reasonable factors. Actual outcomes may differ from these estimates and assessments. Assessments that have been made are regularly reviewed.

Investment properties

In the area of valuation of investment properties, the assessments can have a significant impact on the Group's results and financial position. The valuation requires an assessment of future cash flows and determination of return requirements. Intea obtains independent valuations of all properties for each full-year and half-year reporting period. Internal valuations are prepared during the other quarters. A sensitivity analysis has been prepared to reflect the uncertainty of the assumptions, as shown in note 9. Changes in the outside world may cause management to reconsider previous assumptions. Consequently, there may be a wide variation in the value of the property portfolio.

Asset acquisitions versus business combinations and deferred tax

The classification of acquisitions as asset acquisitions or business combinations is a critical judgement that affects the accounting policies to be applied in preparing consolidated financial statements.

Acquisitions of companies can be classified as either business combinations or asset acquisitions under IFRS 3. An individual assessment is made for each acquisition. In cases where the acquisition of the company mainly consists of property/properties and does not involve significant processes, the acquisition is classified as an asset acquisition. Other acquisitions of companies are classified as business combinations and therefore normally include strategic processes associated with the business. In the case of asset acquisitions, no deferred tax is recognised in respect of the acquisition of property. Instead, any discount for non-tax-deductible costs reduces the acquisition cost of the property. On subsequent valuation of the acquired property at fair value, the tax discount will be partially or fully reimbursed by a recognised change in the value of the property. In the case of asset sales with tax discounts, a negative change in value occurs that corresponds in whole or in part to the tax discount granted. All acquisitions to date have been considered as asset acquisitions.

Income tax

The corporate tax rate in Sweden is 20.6 percent as of the financial year beginning 1 January 2021.

New standards and interpretations that have entered into force

Intea applies IAS 23 from 1 October 2022. New and amended IFRS standards adopted by the IASB with future application are not expected to have a material impact on the Group's financial statements. Intea is not currently affected by the reference rate reform as it does not have any Libor rates. The capitalisation of borrowing costs relating to interest during the production period for major new buildings, extensions or conversions has been capitalised. Capitalisation has taken place from quarter 4 2022. Capitalisation has had a positive effect on the Group's interest expenses and a negative effect on change in value of properties. Borrowing costs from previous periods have not been capitalised as they are not considered to be of material value.

Classification

Non-current assets consist of amounts expected to be recovered or paid after more than twelve months from the balance sheet date, while current assets consist of amounts expected to be recovered or paid within twelve months from the balance sheet date. Non-current liabilities are amounts that the Group has an unconditional right at the end of the reporting period to elect to pay beyond twelve months after the end of the reporting period. If the Group does not have such a right at the end of the reporting period, the amount of the liability is recognised as a current liability. Non-current assets whose carrying amount is expected to be recovered through sales within one year are classified as non-current assets held for sale and accounted for in accordance with IFRS 5.

Acquisitions

Acquisitions of companies can be classified as either business combinations or asset acquisitions. An individual assessment is made for each acquisition. In cases where the acquisition of the company mainly consists of property/properties and does not involve significant processes, the acquisition is classified as an asset acquisition. Other acquisitions of companies are classified as business combinations and therefore normally include strategic processes associated with the business. In the case of asset acquisitions, no deferred tax is recognised in respect of the acquisition of property. Instead, any discount for non-tax-deductible costs reduces the acquisition cost of the property. On subsequent valuation of the acquired property at fair value, the tax discount will be partially or fully reimbursed by a recognised change in the value of the property. In the case of asset sales with tax discounts, a negative change in value occurs that corresponds in whole or in part to the tax discount granted. All acquisitions to date have been considered as asset acquisitions.

Segment reporting

Intea consists of only one operating segment, which is public properties in Sweden. The CEO is the decision-making level responsible for allocating resources and assessing the performance of the business. At present, activities are monitored on the basis of the Group as a whole. Further information can be found about the geographical distribution of the portfolio (page 13), tenant categories (page 13) and property categories (page 14).

Consolidation principles

Subsidiaries are companies under the controlling influence of Intea. Control exists if Intea has influence over the investee, is exposed to or has the right to variable returns from its involvement and can use its influence over the investment to affect the return. When assessing whether a controlling interest exists, potential voting rights are considered, as well as whether de facto control exists.

Subsidiaries are included in the consolidated financial statements from the date of acquisition and excluded from the consolidated financial statements from the date that control ceases. Intea directly or indirectly holds 100 percent of the voting rights in all subsidiaries except Kalkstenen Fastigheter AB, where the voting rights amount to 57 percent. The consolidated financial statements are prepared under the purchase method of accounting, which treats the acquisition of a subsidiary as a transaction whereby the parent company indirectly acquires the assets and assumes the liabilities of the subsidiary. In connection with the acquisition, an acquisition analysis is prepared which determines the consolidated cost. All intra-Group transactions, balances and unrealised gains and losses relating to intra-Group transactions have been eliminated in preparing the consolidated financial statements.

Associates

Associates are companies in which the Group has a significant influence, normally through a shareholding of at least 20 percent and at most 50 percent, and are accounted for using the equity method of accounting. The equity method of accounting requires investments in an associate to be carried at cost at the date of acquisition and adjusted thereafter for the Group's share of changes in the associate's net assets. The carrying amount of the Group's shares in the associates is equal to the Group's share in the associates' equity and any residual value of the consolidated surplus or deficit.

Non-controlling interests

Non-controlling interest is the portion of the equity of a subsidiary that is attributable to interests owned by someone other than the group companies included in the consolidated financial statements.

Related party transactions

The provision of services between Group companies and other related companies and individuals is subject to commercial terms and market pricing.

Income*Rental income*

Rental income, which from an accounting perspective is also referred to as income from operating leases, is paid in advance and recognised in the income statement on a straight-line basis over the term of the lease. Intea determines at the commencement date of each lease whether the lease is classified as a finance or operating lease. In determining classification, an overall assessment is made of whether the contract transfers substantially

all the economic risks and rewards incidental to ownership of the underlying asset. If this is the case, the lease is a finance lease, otherwise it is an operating lease. As part of this assessment, Intea takes into account a number of indicators. Examples are when the lease period is a major part of the economic life of the asset, or when ownership of the underlying asset is transferred to the lessee at the end of the lease term. Currently, all of Intea's leases where Intea is the lessor are classified as operating leases. Intea recognises the lease payments from operating leases of investment property as income on a straight-line basis over the lease term as part of the item Rental income. Intea does not receive revenue from percentage rent to any significant extent. Rental income comprises rent paid including indexation, additional charges for tenant adjustments and property tax. Prepaid rents are recorded as deferred rental income. In cases where a lease provides for a discounted rent during a certain period that is offset by a higher rent at other times, the resulting deficit or surplus is distributed over the term of the lease. Pure discounts such as reductions for gradual occupancy are charged to the period to which they relate.

Service revenue

Service revenue includes additional charges for services such as management services and utilities such as heating, cooling, refuse collection, water, snow clearance, etc. Service revenues are recognised as revenue as the service is delivered and the customer benefits from the service. Fixed fees for utilities are recognised as revenue over time. For variable remuneration based on consumption, settlement is made against actual consumption in the following period. Revenue for variable remuneration is only reported to the extent that it is reasonably certain that a reduction in revenue will not be reported in a later period. Service revenue amounts to SEK 27.7 million for 2022 (20.0).

Revenue from property sales

Revenue from property sales is reported on the date of occupancy, unless the purchase contract includes special conditions. Gains on the sale of property are recognised separately as a realised change in value and represent the difference between the sale price received, net of selling expenses, and the carrying amount in the last report adjusted for capital expenditure incurred. Intea did not complete any property sales in 2022 or 2021.

Property expenses and central administration

Property expenses

Consists of expenses relating to the operation, maintenance, upkeep, rental and administration of the property portfolio.

Central administration

Consists of costs for Group-wide functions and ownership of Group subsidiaries.

Leases

All leases relating to investment properties are considered to be operating leases. Recognition of these leases is indicated by the income policy. Leases, where essentially all risks and benefits associated with ownership fall to the lessor, are classified as operational leases.

There are a small number of leases where Intea is the lessee. IFRS 16 Leases requires a right-of-use asset and a lease liability to be recognised in the balance sheet. The lease liability is initially measured at the present value of the remaining lease payments over the estimated lease term. The right-of-use asset is initially measured at cost, which consists of the initial value of the lease liability plus any lease payments made on or before the commencement date. The right-of-use asset is depreciated on a straight-line basis from the commencement date to the earlier of the end of the useful life of the asset and the end of the lease term, which for the Group is normally the end of the lease term. However, right-to-use assets relating to site leaseholds are not depreciated. Application of IFRS 16 to contracts where the Group is a lessee mainly comprises residential land leases, but also leases for office premises, vehicles and land. The ground rent is recorded in full as a financial expense instead of a property expense, which improves net operating income. Lease payments are normally discounted using the Group's marginal borrowing rate, which in addition to the Group's credit risk reflects the lease term, currency and quality of the underlying asset as collateral. However, where the implicit interest rate of the lease can be readily determined, that rate is used, as is the case for some of the Group's cars and ground leases. For leases with a lease term of 12 months or less or with an underlying asset of low value, less than SEK 50 thousand, no right-of-use asset and lease liability are recognised. Lease payments for these leases are recognised as an expense on a straight-line basis over the lease term.

Finance income and expenses

Intea applies the following measurement categories under IFRS 9:

- Fair value through profit or loss
- Amortised cost

Financial income consists of interest income on receivables. Finance expenses consist mainly of interest expenses on loans and other liabilities, interest coupons on derivatives used to hedge interest rate risk and impairment losses on financial assets. Hedge accounting is not applied.

Taxes

Income taxes consist of current tax and deferred tax. Income taxes are recognised in profit or loss except where the underlying transaction is recognised in other comprehensive income or in equity, in which case the related tax effect is recognised in other comprehensive income or in equity.

Current tax is the tax payable or receivable in respect of the current year, using tax rates enacted or substantively enacted at the balance sheet date. Current tax also includes adjustments to current tax relating to prior periods.

Deferred tax is calculated using the balance sheet method based on temporary differences between the carrying amounts and tax bases of assets and liabilities. Temporary differences are not taken into account for differences arising on the initial recognition of assets and liabilities that are not business combinations that, at the time of the transaction, affect neither accounting nor taxable profit or loss, as in the case of so-called asset acquisitions. The valuation of deferred tax is based on how the underlying assets or liabilities are expected to be realised or settled. Deferred tax is calculated using the tax rates and tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets relating to deductible temporary differences and tax loss carry-forwards are recognised only to the extent that it is probable that they will be recovered. The value of deferred tax assets is reduced when it is no longer probable that they can be utilised.

In the case of asset acquisitions of shares in subsidiaries, no separate deferred tax is recognised at the time of acquisition, but the asset is carried at a cost equal to the fair value of the asset less any discount for non-deductible cost for tax purposes. On subsequent valuation of the acquired property at fair value, the tax discount will be partially or fully reimbursed by a recognised change in the value of the property. Subsequent to the acquisition date of an asset, deferred tax is recognised only on changes in the carrying amount and changes in the tax base that arise after the acquisition date.

Financial instruments

A financial asset or financial liability is recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument. Lease receivables are recognised when issued. A financial asset or part of a financial asset is derecognised when the rights under the contract are realised, expire or when the company loses control of it.

A financial liability or part of a financial liability is derecognised when the obligation under the contract is discharged or otherwise extinguished. Non-derivative financial instruments are initially recognised at cost, corresponding to the fair value of the instrument plus transaction costs. This applies to all financial instruments except those belonging to the category of financial assets at fair value through profit or loss, which are carried at fair value excluding transaction costs. A financial instrument is classified at initial recognition based, among other things, on the purpose for which it was acquired. The classification determines how the financial instrument is measured after initial recognition as described below. Financial instruments recognised on the asset side of the balance sheet include cash and cash equivalents, trade receivables, receivables from associated companies and other receivables. Liabilities include trade payables, loans payable, other liabilities and derivatives. The Group does not apply hedge accounting. Financial assets and liabilities are offset and recognised in the balance sheet at a net amount when there is a legal right to offset and when there is an intention to settle the items at a net amount or to realise the asset or settle the liability simultaneously.

At initial recognition, financial assets and liabilities are categorised into different measurement categories.

The Group applies the following measurement categories in accordance with IFRS 9:

- Fair value through profit or loss
- Amortised cost

Fair value through profit or loss

Financial instruments in this category are measured at fair value on an ongoing basis with changes in value recognised in the income statement. This category includes derivative instruments. The Group does not apply the option to measure financial assets or liabilities other than derivatives in this category.

Derivative instruments are initially recognised at fair value at the contract date. Subsequent to initial recognition, derivative instruments are carried at fair value on a recurring basis in the balance sheet. Changes in value are recognised in the income statement on an ongoing basis, since hedge accounting is not applied in the Group.

The Group uses interest rate swaps to manage interest rate risk from borrowings at floating rates. The interest rate swaps are valued at fair value in the balance sheet. The interest coupon component is recognised in the income statement as part of the interest expense. Unrealised changes in the fair value of the interest rate swaps are recognised in the income statement in the line Derivatives unrealised.

Financial assets

All financial assets, other than derivative assets, consist of financial receivables and cash and cash equivalents, which are carried at amortised cost since they are held in the context of a business model whose objective is to obtain the contractual cash flows, while the cash flows from the assets consist only of payments of principal and interest. Cash and cash equivalents include cash in hand and at banks and other short-term liquid investments that are readily convertible to cash and are subject to an insignificant risk of changes in value. In order to be classified as cash and cash equivalents, the maturity must not exceed three months from the date. Bank deposits are payable on demand and therefore the amortised cost is equal to the nominal amount.

Liabilities

The Group applies the valuation category 'amortised cost' for liabilities as explained below.

Loans and other financial liabilities, such as trade payables, are included in the category Other liabilities. Liabilities are valued at amortised cost. The maturity of the trade payables is short, therefore the liabilities are recorded at nominal amount without discounting. Interest-bearing bank loans, overdrafts and other loans are classified as 'Other financial liabilities' and are measured at amortised cost. Any difference between the amount of the loan received (net of transaction costs) and the amount of the loan repaid is amortised over the life of the loan using the effective interest method and recognised in the income statement as interest expense.

Financial assets and financial liabilities are measured at amortised cost using the effective interest method. The effective interest rate is the rate that discounts estimated future cash receipts and payments through the expected life of a financial instrument to the net carrying amount of the financial asset or liability. The calculation includes all fees paid or received by the contracting parties, which are part of the effective interest rate, transaction costs and any premiums or discounts.

Dividend income is recognised when the shareholder's right to receive payment has been established.

Interest expenses are not capitalised in investment properties, but are expensed as incurred.

Unrealised changes in the fair value of interest rate derivatives are recognised in a separate line in the income statement entitled 'Changes in fair value of derivatives'. Realised changes on early closure are recognised in financial income and expenses.

Derivative instruments

The Group accounts for derivative instruments under the 'Fair value through profit or loss' category. The instruments are recognised in the balance sheet on the contract date and are measured at fair value both initially and on subsequent revaluations. The Group uses interest rate swaps to manage interest rate risk, which are recognised at fair value through profit or loss.

Impairment

The Group's recognised assets are assessed at each reporting date to determine whether there is any indication of impairment. IAS 36 applies to impairment of other non-current assets and investments in subsidiaries and associates. If there is an indication of impairment, the recoverable amount of the asset is calculated as follows. An impairment loss is recognised when the carrying amount of an asset or cash-generating unit exceeds its recoverable amount. The recoverable amount is the higher of fair value less costs to sell and value in use. Value in use is calculated by discounting future cash flows using a discount factor that takes into account the risk-free interest rate and the risk associated with the specific asset.

Impairment for credit losses under IFRS 9 is prospective and a provision for losses is made when there is an exposure to credit risk. Expected credit losses reflect the present value of any shortfall in cash flows attributable to defaults either over the next 12 months or over the expected remaining life of the financial instrument, depending on the type of asset and on credit deterioration since initial recognition. Expected credit losses reflect an objective, probability-weighted outcome that considers multiple scenarios based on reasonable and verifiable forecasts. The simplified model is applied to trade receivables, contract assets and rental receivables. A loss reserve is recognised, in the simplified model, for the expected remaining life of the claim or asset. The valuation of expected credit losses is based on different methodologies. The methodology for trade receivables, contract assets and lease receivables is based on historical customer losses combined with forward-looking factors. For impaired assets and

receivables, an individual assessment is made taking into account historical, current and prospective information. The valuation of expected credit losses takes into account any collateral and other credit enhancements in the form of guarantees. Financial assets are recorded in the balance sheet at amortised cost, i.e. net of gross value and loss reserve. Changes in the loss reserve are recognised in the income statement. The estimates of expected credit losses at 31 December 2022 do not add up to material amounts for the Group. Therefore, no provision for expected credit losses has been recognised in the Group.

Other non-current assets

Other non-current assets are stated at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price, expenditure directly attributable to bringing the asset to its location and condition for use, and estimated expenditure on dismantling and removing the asset and restoring the site to its original location. Incremental expenditure is included in the asset or recognised as a separate asset only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance costs and additional expenditure are recognised in the income statement in the period in which they are incurred. Depreciation of other assets, taking into account any residual value, is charged on an ongoing basis over the estimated useful life.

Equipment 5 years

Estimated useful lives, residual values and depreciation methods are reassessed at least at the end of each financial period; the effect of any changes in estimates is recognised prospectively.

Hydropower 50 years

Estimated useful lives, residual values and depreciation methods are reassessed at least at the end of each financial period; the effect of any changes in estimates is recognised prospectively.

Investment properties

Investment property refers to property that is held for the purpose of generating rental income or increase in value or a combination of these, rather than for sales in the day-to-day operations. All properties owned by Intea are deemed to be investment properties. If the Group commences an investment in an existing investment property for continued use as an investment property, the property continues to be accounted for as an investment property. Buildings under construction for future use as investment property are carried at fair value as investment property in accordance with IAS 40, taking into account project risk and less the residual investment. The valuation of ongoing projects varies depending on the stage of the project and the risk that the project will not meet the financial calculations underlying the project's implementation. The decisive factors are whether the project includes land with a right of disposal, a signed lease, an adopted local development plan and a granted building permit.

Early-stage ongoing projects without signed leases are valued on the basis of the carrying amount of the costs incurred plus the estimated market value of the development rights/potential development rights. Development rights and potential development rights are measured at estimated fair value. Investment properties are reported according to level 3 below. From Q4 2022 onwards, borrowing costs relating to interest during the production period for major new buildings, extensions or conversions are capitalised.

Fair value

Inputs for fair value measurement:

Level 1 – Quoted, unadjusted, prices in active markets for identical assets or liabilities available to the company at the time of valuation.

Level 2 – Inputs other than quoted prices included in Level 1 that are directly or indirectly observable for assets and liabilities.

Level 3 – Unobservable inputs for assets and liabilities.

Impairment of other non-current assets

At each balance sheet date, the Group analyses the carrying amounts of other assets, other than investment property, to determine that there is no indication that these assets have been impaired. If this is the case, the recoverable amount of the asset is calculated in order to determine the value of any impairment loss. Where it is not possible to calculate the recoverable amount of an individual asset, the Group calculates the recoverable amount of the cash-generating unit to which the asset belongs.

Changes in value of investment properties and derivatives

Unrealised and realised changes in the fair value of investment properties and unrealised and realised changes in the value of interest rate derivatives are recognised in profit or loss in separate line items between the Profit or loss from property management and Profit or loss before tax, namely Changes in fair value of investment properties and Changes in fair value of derivatives respectively.

Remuneration to employees

Remuneration to employees as salaries, bonuses, paid holidays, paid sick leave, etc. and pensions are reported in line with earnings.

Pensions and other post-employment benefits are classified as either defined contribution or defined benefit plans based on the rules of IAS 19. The Group has only defined contribution pension plans. For defined contribution plans, the company pays fixed contributions to a separate independent legal entity and has no obligation to pay additional contributions. The Group's results are charged with costs as the benefits are earned, which normally coincides with the time when the premium is paid.

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate of the amount can be made.

The amount provided represents the best estimate of the amount required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties associated with the obligation. When a provision is calculated by estimating the payments expected to be required to settle the obligation, the carrying amount shall be the present value of those payments.

Contingent liabilities

A contingent liability is recognised when there is a possible obligation that arises from past events and whose existence will be confirmed only by one or more uncertain future events or when there is an obligation that is not recognised as a liability or a provision because it is not probable that an outflow of resources will be required to settle it.

Cash flow

The statement of cash flows has been prepared using the indirect method, i.e. profit before tax is adjusted for transactions not involving cash receipts or payments during the period and for any income and expenses related to investing or financing activities.

Accounting policies of the parent company

The Parent Company has prepared its annual accounts in accordance with the Annual Accounts Act and the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities. Under RFR 2, in its annual report for the legal entity, the parent company is to apply all IFRS and IFRIC interpretations approved by the EU to the extent possible within the framework of the Annual Accounts Act, the Pension Obligations Vesting Act and taking into account the close tie between financial reporting and taxation. The Recommendation sets out the exceptions and amendments to IFRS that should be made.

Changes in accounting policies

The accounting policies of the parent company are unchanged compared with the 2021 annual report. New or amended IFRS including pronouncements adopted to date by the IASB with future application are not expected to have a material impact on the parent company's financial statements.

Differences between Group and parent company accounting policies

The differences between the accounting policies of the Group and the parent company are set out below. The accounting policies of the parent company set out below have been applied consistently to all periods presented in the parent company financial statements. The presentation of the parent company's income statement and balance sheet is different from that of the Group, as the parent company follows the format of the Annual Accounts Act.

Subsidiaries

Investments in subsidiaries are accounted for in the parent company using the cost method. This means that transaction costs are included in the carrying amount of investments in subsidiaries.

Financial instruments

Due to the link between accounting and taxation, the rules on financial instruments in IFRS 9 are not applied in the parent company as a legal entity.

In the parent company, financial assets are valued at cost less any impairment and current financial assets at the lower of cost or market. The cost of interest-bearing instruments is adjusted for the accrued difference between what was originally paid, net of transaction costs, and the amount paid at maturity (premiums or discounts).

Interest rate swaps that effectively hedge the cash flow risk in interest payments on debt are valued at the net of the accrued variable interest receivable and the accrued fixed interest payable and the difference is recognised as interest expense or interest income. The hedge is effective if the economic substance of the hedge and the liability is the same as if the liability had been incurred at a fixed market rate at the inception of the hedging relationship. Any premium paid for the swap agreement is accrued as interest over the term of the agreement.

Through RFR 2, Intea is affected by the rules in IFRS 9 regarding impairment testing for credit risk in internal and external receivables and cash and cash equivalents. Intea has essentially only internal receivables in its wholly owned subsidiaries. The new impairment model for receivables in IFRS 9 has a marginal impact on Intea. Intea estimates (based on historical data) that no losses will occur on these internal receivables and therefore no provision is made. However, Intea assesses the value of internal receivables on an ongoing basis. If there is a risk that the value of a receivable has decreased significantly, the receivable is written down.

Financial guarantees

The Parent Company's financial guarantee agreements consist mainly of guarantees in favour of subsidiaries and associates. A financial guarantee is a commitment by the company to reimburse the holder of a debt instrument for losses incurred as a result of the failure of a specified debtor to make payment when due in accordance with the terms of the contract. For the accounting of financial guarantee contracts, the parent company applies a relaxation rule allowed by the Financial Reporting Council compared to the rules of IFRS 9. The relief rule refers to financial guarantee agreements issued for the benefit of subsidiaries. The parent company recognises financial guarantee contracts as a provision in the balance sheet when it has a commitment for which it is probable that payment will be required to settle the commitment.

Leased assets

The Parent Company does not apply IFRS 16, in accordance with the exemption in RFR2. As a lessee, lease payments are recognised as an expense on a straight-line basis over the lease term and therefore no rights of use or lease liabilities are recognised in the balance sheet.

Anticipated dividends

Anticipated dividends from subsidiaries are recognised when the parent company alone has the right to decide on the amount of the dividend and the parent company has decided on the amount of the dividend before the parent company has published its financial statements.

Group contributions and shareholder contributions

Group contributions to parent companies from subsidiaries are reported as appropriations in accordance with the alternative rule in RFR2, Accounting for legal entities. Shareholder contributions are charged directly to the equity of the recipient and capitalised in the shares of the donor, to the extent that no impairment is required.

Income and management fees

Intea only provides administration and management services to its subsidiaries under the same type of contracts based on the market value of the subsidiary's real estate holdings. The agreements with the subsidiaries are of indefinite duration. Services are invoiced to subsidiaries in arrears and allocation keys are reviewed annually.

NOTE 2

RENTAL INCOME

Rental income totalled SEK 918.3 million (733.2). Rental income for comparable properties amounted to SEK 1,833 per sqm (1,812) for the financial year.

Change in rental income

AMOUNTS IN SEKM	2022	2021	CHANGE, %
Like-for-like portfolio	657.2	648.7	1.3
One-off payments	15.9	—	
Project properties	21.2	—	
Acquired properties	222.9	83.3	
Other	1.1	1.2	
Rental income	918.3	733.2	25.2

Total income is distributed as shown in the table below:

AMOUNTS IN SEKM	2022	2021
Rental income	889.5	712.0
Service revenue	27.7	20.0
Other income	1.1	1.2
Total	918.3	733.2

Rental income relates to income from contracts for the rental of mainly office premises and other premises belonging to the investment properties. Additional charges for electricity, heating, water, refuse collection and similar income amounted to SEK 27.7 million (20.0) and correspond to 3.0 percent (2.7) of total rental income.

Tenants by category

	2022	2021
Justice	32%	30 %
Higher education	37%	37 %
Health care	12%	13 %
Public administration	14%	14 %
Non-public sector	5%	6 %

From a total of SEK 1,009.9 million in contractual rental value, SEK 168.4 million, SEK 99.7 million and SEK 93.8 million relate to the three largest tenants.

The Group has operating leases for the portfolio of investment properties. Of the Group's 37(31) properties, the remaining term is between 1 and 15 years and the remaining average term was 5.7 years (5.7) on all leases and 5.9 years (6.0) on leases relating to public-sector tenants.

Lease maturity structure at 31 December 2022

	Number of leases	Lettable area, 000 sqm	Annual rent, SEKm	Share, %
Public sector, maturity				
2023	75	13	22.1	2.2
2024	51	39	65.6	6.5
2025	47	97	202.5	20.1
2026	40	54	120.8	12.0
2027	16	48	79.0	7.8
>2027	56	188	467.4	46.3
Total public sector	285	439	957.5	94.8
Non-public sector	197	35	52.4	5.2
Total	482	474	1,009.9	100.0

NOTE 3

PROPERTY EXPENSES

Property expenses amounted to SEK 179.6 million (124.3). Direct property costs for comparable stock per sqm amounted to SEK 351(297) for the financial year. These amounts include operating, maintenance and property tax costs. Operating costs include costs for electricity, heating, water, property maintenance, cleaning, insurance and property-specific marketing costs. A large part of the operating costs are passed on to the tenants in the form of a surcharge to the rent. Property administration including leasing totalled SEK 5.8 million (4.7).

Change in property expenses

AMOUNTS IN SEKM	2022	2021	CHANGE, %
Like-for-like portfolio	125.8	106.2	18.5
Non-recurring costs	10.3	—	
Project properties	3.8	0.4	
Acquired properties	31.3	10.6	
Other	2.7	2.5	
<i>Direct property expenses</i>	<i>173.9</i>	<i>119.6</i>	<i>45.4</i>
Property administration	5.8	4.7	
Property expenses	179.6	124.3	44.6

NOTE 4

CENTRAL EXPENSES

Includes central expenses for finance and administration, contracted consultancy services and board fees. SEK 7.0 million is a non-recurring cost related to the IPO, which is on hold. SEK 165 million relates to compensation for the early termination of the consultancy agreement with Intea AB in 2021.

Operating expenses by type of cost

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Personnel costs	-36.3	-17.5	-36.3	-17.5
Management costs	—	-32.8	—	-32.8
Depreciation/amortisation	-9.3	-4.5	-0.4	-0.2
Other central expenses	-22.8	-18.6	-32.7	-25.3
Income	11.9	3.1	4.8	3.1
Items affecting comparability	-7.0	-170.6	-7.0	-5.6
Total	-63.5	-240.9	-71.6	-78.3

NOTE 5

INFORMATION ON EMPLOYEES AND REMUNERATION OF THE BOARD OF DIRECTORS

Salaries and other remuneration

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Salaries and other remuneration</i>				
Fees to the Chairman of the Board	0.5	0.3	0.5	0.3
Fees to other board members	0.8	0.8	0.8	0.8
Remuneration and benefits to the CEO	6.4	4.5	2.6	1.6
Remuneration and benefits to other executives	12.3	5.7	12.3	5.7
Remuneration and benefits to other employees	19.1	10.4	6.9	2.7
Total	39.1	21.7	23.1	11.1
<i>Social security expenses, including payroll tax</i>				
Chairman of the Board	0.1	0.0	0.1	0.0
Other Board members	0.8	0.3	0.8	0.3
Chief Executive Officer	2.2	1.4	1.0	0.5
Senior executives	4.6	1.8	4.6	1.8
Other employees	6.5	4.1	2.3	1.4
Total	14.2	7.6	8.8	4.0
<i>Pension expenses</i>				
Chief Executive Officer	1.6	1.3	0.7	0.4
Other executives	2.8	1.2	2.8	1.2
Other employees	0.8	1.0	0.6	0.2
Total	5.2	3.5	4.1	1.8

Current terms of employment for the CEO and other senior executives: The CEO and the company have a mutual notice period of six months in case of termination. The notice period is six months in case of termination by the executive and twelve months in case of termination by the company. Three people have a mutual notice period of three months in case of termination, while other senior executives have a mutual notice period of six months applies in case of termination. The CEO and Executive Vice President are entitled to a severance payment equivalent to twelve months' salary in the event of termination by the employer. There are no outstanding share-based incentive plans or other variable remuneration in the company.

NOTE 5 (cont.)

Average number of employees, parent company and Group

Number	Group		Parent company	
	2022	2021	2022	2021
Senior executives	12.0	10.0	8.0	7.0
<i>Of which women</i>	<i>3.0</i>	<i>2.0</i>	<i>3.0</i>	<i>2.0</i>
Other employees	36.5	30.6	13.9	11.8
<i>Of which women</i>	<i>15.3</i>	<i>14.1</i>	<i>9.9</i>	<i>9.6</i>

The CEO is employed at Intea Fastigheter AB (publ), Intea Garnisonen AB, Intea Campus AB, Intea Vänerparken AB and Intea Niagara AB. Others consist of external consultants from Intea AB. No salaries are paid to the external management consultants.

Gender distribution, Board of Directors

Number	2022	2021
Board members	7	7
<i>Of which women</i>	<i>2</i>	<i>2</i>

Remuneration expensed to Board members, in their capacity as Board members, during the 2022 financial year

Amounts in SEK 000	Position	Board fees	Social security contributions	Total
Caesar Åfors	Chairman of the Board	490	154	644
Håkan Sandberg	Board member	288	90	378
Mattias Grahn	Board member	288	90	378
Kristina Alvendal	Board member	350	110	460
Christian Haglund	Board member	204	64	268
Håkan Hellaeus	Board member	288	90	378
Pernilla Ramslöv	Board member	350	110	460
Total		2,258	708	2,966

Expensed remuneration to Board members for the financial year 2022 is based on board fees decided at the Annual General Meetings in 2021 and 2022. Board members Mattias Grahn and Håkan Hellaeus chose to waive their respective fees, as resolved at the 2021 general meeting.

Christian Haglund is entitled to board fees as of the Annual General Meeting in May 2022. See page 58 of the Corporate Governance Report for decisions on remuneration of the Chairman and other Board members.

NOTE 6

FEES AND REIMBURSEMENT OF EXPENSES TO AUDITORS

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Audit engagements KPMG	2.3	3.5	2.3	3.5
Other assignments	0.9	1.3	0.9	1.3
Total	3.2	4.8	3.2	4.8

Audit engagement refers to the statutory audit that is necessary for the auditors to perform in order to issue an audit report.

NOTE 7

FINANCIAL ITEMS

Finance income

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Interest income, other	4.6	1.3	4.6	1.3
Interest income, Group companies	—	—	432.3	348.4
Total	4.6	1.3	436.9	349.7

Finance expenses

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Interest expense, share-holder loans	—	-78.7	—	-78.7
Interest expense, credit institutions	-172.8	-116.8	-179.7	-114.7
Interest expense, site leasehold and other right-of-use assets	-4.2	-1.4	—	—
Other finance expenses	-5.3	-5.4	-4.7	-5.3
Total	-182.3	-202.3	-184.4	-198.7

NOTE 7 (cont.)

All interest income and interest expenses to owners and credit institutions are accounted for using the effective interest method and relate to financial receivables and financial liabilities, respectively, measured at amortised cost, except for coupon interest on interest rate derivatives, which is included in interest expenses for SEK 9.2 million (28.3). Unrealised changes in the value of interest rate derivatives are disclosed under the heading "Changes in value" in the line "Derivatives unrealised".

The part of the interest expense relating to interest during the production period for major new building, extension or conversion projects is capitalised. Capitalisation has taken place as of quarter 4 2022 and amounts to SEK 7.6 million. The interest rate is calculated on the basis of the average cost of borrowing for the Group and is 2.4 percent.

NOTE 8

TAXES

Recognised tax expense or income

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Current tax expense</i>				
Tax on profit/loss for the year	-10.4	-4.6	—	—
Tax due to changed taxation	-0.3	-0.4	—	—
Total current tax	-10.7	-5.0	—	—
<i>Deferred tax expense or income</i>				
Deferred tax relating to untaxed reserves	-25.0	-42.8	—	—
Deferred tax relating to tax loss carry-forwards	—	—	—	—
Deferred tax relating to temporary differences on properties	-207.2	-457.7	—	—
Deferred tax relating to temporary differences in financial derivatives	-131.7	-26.1	—	—
The group	0.3	—	—	—
Total deferred tax	-363.6	-526.6	—	—
Total recognised tax expense or income	-374.3	-531.6	—	—

Reconciliation of effective tax

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Profit before tax	1,279.9	2,500.9	206.1	100.7
Tax at current rate 20.6%	-263.7	-515.2	-42.5	-20.7
Non-deductible expenses	-64.1	-70.9	-0.4	—
Non-taxable income	44.6	44.5	37.1	30.0
Non-taxable dividends from subsidiaries	—	—	—	1.7
Utilised deficit, previously not capitalised	—	—	6.0	—
Increase in tax loss carryforwards without corresponding capitalisation of deferred tax	—	0.3	—	—
Change in temporary difference investment properties	-87.2	13.9	—	—
Acquired/merged result Intea AB	—	—	—	-11.0
Other tax adjustments	-3.9	-4.2	-0.2	—
Recognised tax expense	-374.3	-531.6	—	—
Effective tax rate, %	29.2%	21.3%	—	—

NOTE 8 (cont.)

Deferred tax asset (+), deferred tax liability (-)				
Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Investment properties</i>				
At beginning of year	-863.0	-405.3	—	—
Recognised in profit or loss	-207.2	-457.7	—	—
At year-end	-1,070.2	-863.0	—	—
<i>Derivatives</i>				
At beginning of year	-9.8	16.3	—	—
Recognised in profit or loss	-131.7	-26.1	—	—
At year-end	-141.5	-9.8	—	—
<i>Other</i>				
At beginning of year	-98.0	-49.6	5.1	5.1
Recognised in profit or loss	-25.0	-42.8	—	—
Acquired accrual fund on acquisition	—	-5.6	—	—
At year-end	-123.0	-98.0	5.1	5.1
Net deferred tax liability/asset (-/+)	-1,334.7	-970.8	5.1	5.1

NOTE 9

INVESTMENT PROPERTIES

Fair value of investment properties

The fair value of investment properties amounts to SEK 20,157.7 million (17,797.4), of which SEK 2,375 million relates to the carrying amount of projects. The economic occupancy rate is 97.9 percent (99.0). The rental value per sqm amounts to SEK 2,089 (1,910) for the year.

Group 2022

Amounts in SEKm	Properties Acquisitions (+) Disposals (-)	Properties owned throughout the year	Total 2022	Number of properties
Opening fair value	4,970.5	12,826.9	17,797.4	31
Investments in existing properties for the year	—	1,083.7	1,083.7	—
Acquisitions (+)	1,133.4	—	1,133.4	6
Disposals (-)	—	—	—	—
Unrealised changes in value ¹⁾	—	143.2	143.2	—
Closing fair value	6,103.9	14,053.8	20,157.7	37

¹⁾ Incl. capitalized interest SEK 7.6 million.

Changes in the value of properties amounted to SEK 143.2 million (2,207.0), mainly driven by an increase in the value of project properties of SEK 354.0 million and a change in yield requirements of SEK -285.0 million.

Changes in the value of properties

Amounts in SEKm	2022	2021
Change in net operating income ¹⁾	69.9	377.7
Projects	354.0	680.2
Change in the yield requirement/discount rate	-285.0	779.8
Acquisitions	4.3	369.3
Total	143.2	2,207.0

¹⁾ Change in net operating income is based on the earning capacity of the properties

Assessed value for tax purposes

Amounts in SEKm	2022	2021
Land	317.6	368.1
Building	1,655.5	1,326.3
Total	1,973.1	1,694.4

NOTE 9 (cont.)

INVESTMENT PROPERTIES

Investment properties are accounted for under the fair value model of IAS 40 and all have been classified in level 3 of the IFRS 13 value hierarchy with the change in value recognised in the income statement.

Valuation methodology

All valuation objects were valued separately by the independent valuation institute Newsec as of 31 December 2022. The valuation was carried out in accordance with generally accepted international valuation methods and is based on a combination of the yield-based method and the comparative market analysis method. Yield-based valuation is based on a forecast of future cash flows in which the present value of future cash flows is calculated. Analyses of comparable property purchases serve as the basis for assessing market yield requirements. The calculation period was adapted to the remaining duration of existing leases and varies between 5 and 20 years. Investment properties are initially valued at cost. In the opinion of Intea's management, there are no deviations from market levels of rental payments or operating and maintenance costs.

Valuation basis

Net operating income is based on market-adjusted rental income. Rental income is market-adjusted by adjusting existing rents with newly signed and renegotiated leases, while taking into account expected rent trends. The long-term vacancy rate has been assessed by the valuers and Intea together. Operating payments include payments for the normal operation of the property. The assessment of operating payments is based on the budget and previous years' outcomes, supplemented by the experience of the independent valuers. The level of maintenance of the property is determined on the basis of its current condition supplemented by estimates of future maintenance needs. Investment needs are assessed on the basis of the current state with additions for future projects. Intea's objective of generating a long-term sustainable return is based on an internal requirement for a basic return, taking into account inflation, tax costs, the location and year of construction of the properties and normal future maintenance costs, which together are expected to result in a return within a range of 5-10 percent. From a theoretical point of view, the discount rate is obtained by adding a risk-free real interest rate, inflation expectations and a risk factor. The residual value is calculated separately for each property by perpetual capitalisation of the estimated market operating surplus and the estimated market return requirement as explained above.

Sensitivity analysis

A property valuation is an estimate of the likely price that an investor would be willing to pay in a normal sale on the open market. The valuation is carried out by independent valuation agencies based on accepted valuation techniques including assumptions on certain parameters. A certain degree of uncertainty is always present in a property valuation. A change in property value of +/- 5 percent affects Intea's property value by +/- SEK 1,180 million (1,150). Below is a sensitivity analysis based on the selected parameters.

Changes in value	2022	2021
Unrealised changes in value for the year, SEKm	143.2	2,207.0
Weighted return requirement, %	4.85	4.37
Weighted discount rate, cash flow, %	6.19	4.11
Weighted discount rate, residual value, %	6.19	4.11

Valuation model

+ Rent payments
 - Operating payments
 = Net operating income
 - Investments
 = Cash flow of the property

Sensitivity analysis	Change +/-	Effect on earnings (SEK m)
Yield requirement	0.5 percentage point	-1,251/1,579
Rental income	5.0 percent	891/-891
Property expenses	5.0 percent	-195/195
Vacancy rate	1.0 percentage point	-149/112
Discount rate net operating income	0.5 percentage point	-1,055/1,126

NOTE 10

OTHER NON-CURRENT ASSETS

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Accumulated cost</i>				
At beginning of year	11.2	6.4	1.8	—
Upon acquisition of subsidiaries	—	4.1	—	1.8
New acquisitions	21.6	0.7	0.3	—
Total	32.8	11.2	2.1	1.8
<i>Accumulated depreciation/ amortisation</i>				
At beginning of year	-5.9	-4.9	-0.2	—
Depreciation/amortisation for the year	-1.6	-1.0	-0.3	-0.2
Total	-7.5	-5.9	-0.5	-0.2
Carrying amount at end of period	25.3	5.3	1.6	1.6

NOTE 11

ACCRUED EXPENSES AND DEFERRED INCOME

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Accrued interest on expenses	25.0	16.7	24.9	16.7
Prepaid rents	240.6	234.2	—	—
Other interim liabilities	54.6	21.8	8.8	12.0
Total	320.2	272.7	33.7	28.7

NOTE 11 (cont.)

OTHER LIABILITIES

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Trade payables	122.1	19.2	2.1	1.4
Taxes	36.7	35.9	11.7	11.7
Lease liability	11.3	12.2	—	—
Other interim liabilities	34.2	55.6	6.6	16.8
Total	204.2	122.9	20.4	29.9
Other current liabilities	524.4	395.6	20.4	29.9

NOTE 12

INVESTMENTS IN GROUP COMPANIES

Amounts in SEKm	Parent company	
	2022	2021
<i>Accumulated cost</i>		
At beginning of the year	5,660.2	2,393.7
Purchases	584.7	3,179.1
Shareholder contributions made	154.2	87.4
Disposals	—	—
<i>Closing balance 31 December</i>	<i>6,399.1</i>	<i>5,660.2</i>
<i>Accumulated impairment losses</i>		
At beginning of the year	—	—
<i>Closing balance 31 December</i>	<i>—</i>	<i>—</i>
Total carrying amount	6,399.1	5,660.2

NOTE 12 (cont.)

Direct holdings				Carrying amount, SEKm	
Company	Corp. reg. no.	Registered office	Ownership, %	2022	2021
Intea AB	559056-7755	Stockholm	100	21.0	5.0
Intea Garnisonen AB	556547-8756	Stockholm	100	1,216.3	1,176.7
Intea Eldaren AB	556832-2670	Stockholm	100	276.7	276.7
Intea Östersund AB	559085-0037	Stockholm	100	141.1	103.6
Intea Eric Uggla AB	559086-0762	Stockholm	100	84.3	81.3
Intea Karlsro AB	556558-0494	Stockholm	100	217.7	211.7
Intea Bygg AB	559056-3804	Stockholm	100	0.1	0.1
Intea Fanan 62 AB	559028-8279	Stockholm	100	21.9	6.8
Intea Kristianstad AB	559148-6625	Stockholm	100	105.9	103.4
Intea Tullen AB	556760-9580	Stockholm	100	68.0	64.8
Intea Seglet AB	559172-7424	Stockholm	100	1.3	0.6
Intea Vänersborg AB	556557-9603	Stockholm	100	29.3	18.5
Intea Lund AB	556753-3483	Stockholm	100	557.0	556.8
Intea Duvan AB	559267-7362	Stockholm	100	88.0	44.2
Depå Falköping AB	559174-4668	Stockholm	100	62.8	62.8
Intea Fanborgen AB	556879-6998	Stockholm	100	200.9	200.6
Intea Fanan 49 AB	559282-8643	Stockholm	100	12.0	8.4
Intea Fanan 51 AB	559282-8619	Stockholm	100	28.7	24.3
Intea Niagara AB	559210-5687	Stockholm	100	582.4	582.4
Intea Näsby AB	559281-7281	Stockholm	100	266.9	266.9
Intea Berga AB	559343-1199	Stockholm	100	1,865.0	1,864.6
Intea Viskan AB	559267-7370	Stockholm	100	3.6	—
Intea Jälla AB	556747-4985	Stockholm	100	103.3	—
Intea Kraft AB	559344-5504	Stockholm	100	0.5	—
Intea Fanan 63 AB	559028-8287	Stockholm	100	5.6	—
Rönneholm Slott AB	556533-0122	Stockholm	100	38.4	—
Kalkstenen Fastighets AB	556064-1838	Stockholm	57	400.4	—
Total				6,399.1	5,660.2

NOTE 12 (cont.)

Indirect holdings				Number of shares	
Company	Corp. reg. no.	Registered office	Ownership, %	2022	2021
Intea Fanorna AB	559056-7524	Stockholm	100	500	500
Intea Fanan 57 KB	916835-3663	Stockholm	100	—	—
Intea Fanan 60 KB	916835-4430	Stockholm	100	—	—
Intea Fanan 54 KB	916847-3529	Stockholm	100	—	—
Intea Campus AB	556538-8716	Stockholm	100	10,000	10,000
Intea Åkeriet AB	556735-0045	Stockholm	100	100,000	100,000
Intea Tingshuset AB	556735-0037	Stockholm	100	100,000	100,000
Intea Onkel Adam AB	556735-0029	Stockholm	100	100,000	100,000
Intea Lagmannen AB	556735-0011	Stockholm	100	100,000	100,000
Intea Fanan 55 KB	916835-4398	Stockholm	100	—	—
Intea Vänerparken AB	556557-9538	Stockholm	100	1,000	1,000
Vänerparken Förvaltning KB	969646-8488	Stockholm	100	—	—
Vänerparken Utveckling KB	969646-5344	Stockholm	100	—	—
Intea Haren AB	556962-6350	Stockholm	100	500	500

NOTE 13

ASSOCIATES

Investment in Group associates

Amounts in SEKm					
Company	Corp. reg. no.	Registered office	Ownership, %	2022 Carrying amount	2021 Carrying amount
Vitartes Intea Holding AB	559015-3564	Gothenburg	30	3.2	2.3

During the first quarter of 2019, a collaboration was initiated with Vitartes AB, through which Intea and Vitartes AB would develop part of the Sahlgrenska Life project in Gothenburg. The change of SEK 0.9 million relates to shareholder contributions paid.

Receivable from associated company

Amounts in SEKm			2022	2021
Intea Änggård AB			0.5	0.1
Vitartes Intea Holding AB			2.5	1.6
Vitartes utveckling Göteborg AB			127.0	61.5
Total			130.0	63.2

NOTE 14

OTHER NON-CURRENT RECEIVABLES

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Down Payment	—	90.5	—	90.5
Deposit	3.8	3.8	3.8	3.8
Total	3.8	94.3	3.8	94.3

NOTE 15

CURRENT RECEIVABLES

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
Trade receivables	19.2	23.5	1.4	—
Tax and value added tax	91.8	72.9	12.5	12.5
Prepaid expenses and accrued income	24.1	17.3	—	—
Other	54.5	57.3	38.8	43.8
Total	189.6	171.0	52.7	56.3

NOTE 16

INTEREST-BEARING LIABILITIES

Amounts in SEKm	Average interest rate		Average interest rate	
	2022	2022	2021	2021
Group				
<i>Non-current liabilities</i>				
Bonds	2,750.0	3.74%	3,800.0	0.96%
Secured bank loans	5,108.2	3.72%	1,624.4	1.42%
Total	7,858.2		5,424.4	
<i>Short-term loans</i>				
Bond	1,350.0	3.57%	1,200.0	1.55%
Commercial papers ¹⁾	1,265.0	2.77%	2,490.0	0.28%
Secured bank loan	100.0	2.92%	700.0	1.05%
Total	2,715.0		4,390.0	
Parent company				
<i>Non-current liabilities</i>				
Bonds	2,750.0	3.74%	3,800.0	0.96%
Secured bank loan	5,108.2	3.72%	1,624.4	1.42%
Total	7,858.2		5,424.4	
<i>Short-term loans</i>				
Bond	1,350.0	3.57%	1,200.0	1.55%
Commercial papers	1,265.0	2.77%	2,490.0	0.28%
Secured bank loan	—	—	700.0	1.05%
Total	2,615.0		4,390.0	

¹⁾ Bank loans taken out have been secured by shares in subsidiaries, mortgages on real estate and insurance rights on real estate, supplemented by covenants on loan-to-value and interest coverage ratios.

Finance expenses also include costs for undrawn backup facilities of SEK 1,700 million (2,500). The average interest rate for the backup facilities (undrawn) amounts to 0.30 percent (0.32).

According to the company's MTN programme, the company may not take on secured debt if this would mean that the proportion of secured debt in relation to the Group's assets would exceed 40 percent. Creditors also have the right to demand repurchase if a natural or legal person owns more than 50 percent of the shares or votes in Intea.

NOTE 17

LEASES - LESSEE

The Group has only a few leases as lessee in the form of a ground lease (Sw. *tomträttsavtal*), a leasehold agreement (Sw. *arrendeavtal*), a rental agreement and car leases.

Ground rent is the annual fee paid to the municipality by the owner of a building on municipally owned land. The fee for these is currently calculated so that the municipality receives a real interest rate on the estimated market value of the land. The ground rent is spread over time and is usually renegotiated every 10 to 20 years. At the end of 2022, Intea had one property leased with a site leasehold. The current ground rent falls due in 2072.

Right-of-use assets

Group Amounts in SEKm	Leasehold agreement				
	Land lease	Premises	Vehicles	Total	
Opening balance 2022	122.8	4.3	29.9	1.0	158.0
Adjusted cost	-13.8	—	3.3	—	-10.5
Additional	—	—	—	0.1	0.1
Adjustment of depreciation/amortisation	—	-1.2	-0.5	0.3	-1.4
Depreciation/amortisation during the year	—	-0.2	-8.2	-0.6	-9.0
Closing balance 2022	109.0	2.9	24.5	0.8	137.2

Group Amounts in SEKm	Leasehold agreement				
	Land lease	Premises	Vehicles	Total	
Opening balance 2021	—	—	—	—	—
Additional	122.8	4.6	33.6	1.8	162.7
Depreciation/amortisation during the year	—	-0.2	-3.7	-0.8	-4.8
Closing balance 2021	122.8	4.3	29.9	1.0	158.0

Items affecting profit or loss relating to leases

Group Amounts in SEKm	2022	2021
Interest expense on lease liabilities	-4.2	-1.4
Depreciation of right-of-use assets	-9.0	-4.8
Property tax	0.5	—
Deferred tax	0.1	0.1
Total	-12.6	-6.1

NOTE 17 (cont.)

Lease liabilities	2022		
Amounts in SEKm	Site leasehold	Other	Total
Non-current	107.6	17.8	125.4
Current	2.2	9.1	11.3
Total	109.8	26.9	136.7

Lease liabilities	2021		
Amounts in SEKm	Site leasehold	Other	Total
Non-current	118.3	24.9	143.2
Current	3.5	8.6	12.2
Total	121.9	33.5	155.4

NOTE 18

Financial instruments

Intea is primarily exposed to financing and interest rate risks. The Group aims to have a loan portfolio with a spread of maturities, which allows for the possibility of repayments. No borrowings are denominated in foreign currencies and the Group is therefore not exposed to foreign exchange risk. Borrowings are normally short-term and interest rate swaps are used to achieve the desired interest rate structure.

Derivative instruments are only used for risk mitigation purposes and must be linked to an underlying exposure. The Group currently has derivative instruments classified as financial assets and liabilities measured at fair value through profit or loss. Hedge accounting is not applied.

Intea's finance function is a Group function with central responsibility for financing and liquidity planning. The work is guided by a financial policy approved by the Board of Directors, which aims to ensure the Group's financing needs at the lowest possible cost and risk. The finance function has instructions, systems and a division of labour to achieve good internal control and monitoring of operations. Major financing solutions and derivative transactions must be approved by the Chairman of the Board and the Board is informed at each Board meeting regarding financial matters. Excess liquidity, which is not used for repayment, may only be invested in instruments with high liquidity and low risk.

Financing risk

Financing risk refers to the risk that there may be difficulties in obtaining financing for the business at a given time. The aim is to have a loan portfolio with varied maturities and a long term. In order to minimise the cost of the Group's borrowing and to ensure that financing can be obtained, the company needs to have loan commitments that cover the need for turnover of loans and investments.

NOTE 18 (cont.)

The Board of Directors determines the level of capital commitment in the loan portfolio on an ongoing basis. Management prepares rolling forecasts of the Group's liquidity based on expected cash flows. Intea's external borrowings at 31 December 2022 amounted to SEK 10,573 million (9,814). The Group's loan-to-value ratio, excluding shareholder loans, at 31 December was 51.0 percent (53.8). The company has comfortable margins to lenders' restrictions on the loan agreements, known as covenants.

Credit risk

Credit risk is the risk of loss if the Group's counterparties fail to meet their contractual obligations and any collateral does not cover the Group's receivables. Outstanding lease receivables, cash and cash equivalents and derivative financial assets may give rise to credit risk. Credit risk is minimised by investing cash and making derivative transactions with major credit institutions and through advance rents.

Credit risk in rental receivables

Losses on rental receivables occur when customers are declared bankrupt or are otherwise unable to meet their payment obligations. Since Intea mainly has public-sector tenants, the risk of losses related to rental receivables is reduced. IFRS 9 requires the principles for provisioning for credit losses to be based on an estimate of expected losses. Since credit losses are, and historically have been, very small and Intea has mainly public-sector tenants with good credit ratings, no provision is made as there is no expectation of losses. No significant receivables have been written down during the financial year. The Group's trade receivables for rents and re-invoiced costs amount to SEK 19.2 million (23.5). Intea continuously assesses expected credit losses. All outstanding trade receivables at 31 December are due within 0–30 days. Credit losses on trade receivables in the Group are very low.

Credit risk in financial derivative contracts

Exposures to derivative financial assets are limited by the Group's policy of entering into contracts only with major, highly rated financial institutions with which it has long-term relationships. In addition, there are master agreements with these institutions for the netting of various derivative contracts, which further reduces credit risk exposure.

Credit risk in receivables from associates

The Group is involved in the Sahlgrenska Life real estate project together with Vitartes AB, which is part of the SveaNor Fastigheter AB Group, through associates. Intea finances the project through loans to associates. Upon completion of the project, Intea will have the right to acquire the property and the accompanying 20-year lease with Region Västra Götaland and the University of Gothenburg. The credit risk in the Group's receivable is therefore considered to be immaterial and has therefore not been recognised.

NOTE 18 (cont.)

Value and fair value disclosures, financial instruments

Amounts in SEKm	Financial assets and liabilities measured at fair value through profit or loss		Financial assets at amortised cost		Financial liabilities measured at amortised cost	
	2022	2021	2022	2021	2022	2021
Receivables from associated companies	—	—	130.0	63.2	—	—
Derivatives	688.9	49.7	—	—	—	—
Trade receivables	—	—	19.2	23.5	—	—
Current receivables	—	—	170.4	147.5	—	—
Cash and cash equivalents	—	—	197.7	197.7	—	—
Total	688.9	49.7	517.3	431.9	—	—
Non-current interest-bearing liabilities	—	—	—	—	7,858.2	5,424.4
Current interest-bearing liabilities	—	—	—	—	2,715.0	4,390.0
Trade payables	—	—	—	—	122.1	19.2
Other current liabilities	—	—	—	—	391.0	364.2
Total	—	—	—	—	11,086.3	10,197.9

The fair value corresponds to the carrying amount in the balance sheet. Derivatives, which have been measured at fair value through profit or loss, are allocated to level 2 of the fair value hierarchy, i.e. the value has been calculated based on observable market data. No reclassifications have taken place during the period.

Credit risk in cash and cash equivalents

For cash and cash equivalents, Scandinavian banks and financial institutions are counterparties with a rating of either at least A- (S&P) or at least A3 (Moody's) or another counterparty with a rating of either at least A (S&P) or at least A2 (Moody's). The Group considers cash and cash equivalents to have low credit risk based on the external credit ratings of the counterparties. The expected credit losses on cash and cash equivalents have been assessed as immaterial and are therefore not recognised.

Capital structure

The selected capital structure has an impact on the expected return and risk exposure of the owners. Some factors influencing the choice are business risk, tax situation and risk and costs associated with increased borrowing. The company's financial framework is set out in the company's financial policy. The policy states that the loan-to-value ratio for the Group shall be in the range of 50-55 percent over time, and shall not exceed 60 percent. The interest coverage ratio for the Group shall not be less than 2 times.

NOTE 18 (cont.)

Liabilities by maturity dates as at 31 Dec 2022

Group, amounts in SEKm	> 1 year	1–5 years	> 5 years	Total
Interest-bearing liabilities	2,715.0	7,557.5	300.7	10,573.2
Interest expense	154.7	105.2	7.6	267.5
Lease liabilities, non-current	—	12.5	112.9	125.4
Lease liabilities, current	11.3	—	—	11.3
Trade payables	122.1	—	—	122.1
Other liabilities	391.0	—	—	391.0
Total	3,394.1	7,675.2	421.2	11,490.5

Parent company, amounts in SEKm	> 1 year	1–5 years	> 5 years	Total
Interest-bearing liabilities	2,615.0	7,557.5	300.7	10,473.2
Interest expense	152.2	105.2	7.6	265.0
Trade payables	2.1	—	—	2.1
Other liabilities	18.3	—	—	18.3
Total	2,787.6	7,662.7	308.3	10,758.6

Credit default structure – Group

Credit agreements	Credit Facilities	Bank	Utilised MTN/Cert	Total ¹⁾
0–1 year	2,715	100	2,615	2,715
1–2 years	3,650	2,650	300	2,950
2–3 years	1,750	—	1,250	1,250
3–4 years	2,400	700	1,200	1,900
4–5 YEARS	1,458	1,458	—	1,458
> 5 YEARS	301	301	—	301
Total/average	12,273	5,208	5,365	10,573

¹⁾ Excluding credit facilities.

Interest rate maturity structure – Group

Maturity	SEKm	Average interest rate, %	Average fixed interest rate, years
0–1 year	4,316	3.65	0.3
1–2 years	800	1.29	1.7
2–3 years	—	—	—
3–4 years	1,000	1.56	3.5
4–5 years	958	1.63	—
> 5 years	3,500	1.81	5.4
Total/average	10,573	2.48	3.0
Unutilised credit facilities	1,700	0.30	—
Including undrawn credit facilities	12,273	2.53	3.0

Interest rate risk

In order to manage exposure to fluctuations in market interest rates in accordance with the agreed financial policy, Intea has entered into interest rate derivative contracts. The use of interest rate derivatives may result in changes in value due mainly to changes in market interest rates. Interest rate derivatives are initially recognised in the balance sheet at cost on the trade date, with the vast majority relating to swaps of interest rate flows with a cost of zero, and are subsequently measured at fair value with changes in value recognised in profit or loss.

To determine fair value, market interest rates for the respective maturities quoted at the balance sheet date and generally accepted valuation techniques are used, meaning that fair value has been determined according to level 2 of the value hierarchy. Interest rate swaps are valued by discounting future cash flows to present value and instruments with options are valued at the current repurchase price, which is received from the respective counterparty.

Changes in value may be realised or unrealised. Realised changes in value relate to settled interest rate derivative contracts and represent the difference between the price charged at redemption and the carrying amount as reported in the latest quarterly report. Unrealised changes in value refer to the change in value that occurred during the period on the interest rate derivative contracts held by the company at the end of the period. The change in value is calculated on the basis of the valuation at the end of the period compared with the valuation in the previous period, or the cost if the property was acquired during the year, plus any additional expenditure capitalised during the period. To determine the fair value at the balance sheet date, an external valuation is performed by credit institutions.

NOTE 18 (cont.)

Interest rate derivatives - Group

	Variable Interest ¹⁾ , %	Fixed interest rate, %	Nominal amount, SEKm	Fair value, SEKm
2024	2.70	0.34	800	39.4
2026	2.70	0.61	1,000	88.7
2027	2.70	0.18	500	60.3
2028	2.70	0.80	1,000	117.2
2029	2.70	0.63	500	73.0
2030	2.70	0.31	500	89.9
2031	2.70	0.80	500	83.1
2032	2.70	1.34	1,000	137.3
			5,800	688.9

¹⁾ Interest terms are Stibor 3M. Interest is paid quarterly. A simulated parallel shift of +1 percentage point in the underlying swap curves would, all else being equal, result in a revaluation of Intea's interest rate derivatives of SEK 298.9 million.

A 1 percent decrease in market interest rates would affect the Group's result by SEK -298.9 million.

NOTE 19

COLLATERAL AND CONTINGENT LIABILITIES

Amounts in SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Shares in subsidiaries</i>	9,915.3	6,706.0	4,478.4	4,333.9
Collateral, pledges for loans from credit institutions	5,208.2	2,324.4	5,108.2	—
Total	15,123.5	9,030.4	9,586.6	4,333.9
<i>Contingent liabilities</i>				
Guarantee for subsidiaries	—	—	908.2	908.2
Guarantee for associated company	200.0	200.0	200.0	200.0
Total	200.0	200.0	1,108.2	1,108.2

The guarantee for subsidiaries relates to the performance of guarantees in favour of projects in subsidiaries.

NOTE 20

ADDITIONAL DISCLOSURES ON CASH FLOWS

Acquisition of shares in subsidiary, Intea AB		
Amounts in SEKm	2022	2021
<i>Acquired assets and liabilities</i>		
Financial assets	—	3.8
Operating receivables	—	81.2
Cash and cash equivalents	—	17.1
Total assets	—	102.1
Amounts in SEKm	2022	2021
Deferred tax liability	—	5.7
Current liabilities	—	44.4
Total provisions and liabilities	—	50.1
Purchase price	—	-217.0
Promissory note	—	165.0
Less cash and cash equivalents of the acquired business	—	17.1
<i>Impact on cash and cash equivalents</i>	—	-34.9

NOTE 20 (cont.)

Changes in liabilities related to financing activities – Group

2022	31 DEC 2021	Cash flow	Non cash flow		31 DEC 2022
			Borrowing costs	Reclassification	
Current interest-bearing liabilities	4,390.0	2,424.1	2.9	-4,102.0	2,715.0
Non-current interest-bearing liabilities	5,424.4	-1,670.1	1.9	4,102.0	7,858.2

2021	31 Dec 2020	Cash flow	Non cash flow		31 Dec 2021
			Borrowing costs	Reclassification	
Current interest-bearing liabilities	1,980.7	1,207.1	2.2	1,200.0	4,390.0
Non-current interest-bearing liabilities	3,777.5	2,844.1	2.8	-1,200.0	5,424.4

NOTE 21

RELATED PARTY TRANSACTIONS

Intea Fastigheter AB (publ) is not under the control of any of Intea's shareholders. Related party transactions have taken place with the owners in the form of payment of share capital at the time of the company's founding, unconditional shareholder contribution, owner loans and interest payments made. The parent company has a related party relationship with its subsidiaries. Transactions between parent companies and subsidiaries have been carried out at arm's length. In previous years, prior to the restructuring of the Group, related party transactions have also taken place with Intea AB from which the company purchased management services on market terms. For further information, see the section on the CEO and Group Management on pages 64–65.

Parent company shareholders	The parent company has 30 shareholders, most of which are institutions. The largest owners in terms of votes are Henrik Lindekrantz and Christian Haglund, who own shares privately or through companies. They each have 14.0 percent of the votes, followed by Svenska Handelsbanken's Pension Foundation with 12.8 percent of the votes. Thus, none of the company's shareholders has a controlling or significant influence. All shareholders are listed on page 60–61.
Board of Directors	Board members are considered to be related parties. Remuneration to the Board is shown in note 5.
Management	Members of management are considered to be related parties. Remuneration to management is shown in note 5.
I Know a Place AB	During the year, Intea Fastigheter AB leased office space to I Know a Place AB, a company partly owned by Henrik Lindekrantz and Christian Haglund through Antea AB.
Subsidiaries	Transactions are shown in the table at page 97.

NOTE 21 (cont.)

Transactions and balances between the parent company and other Group companies (SEK m)	Parent company	
	2022	2021
Sale to subsidiary	64.6	67.5
Sale to I Know a Place AB	4.4	1.6
Interest income from subsidiary	432.3	348.0
Receivables from subsidiary	14,562.7	9,638.2
Liabilities to subsidiary	6,199.0	1,171.5

NOTE 22

EVENTS AFTER THE BALANCE SHEET DATE

In mid-February, Charlotta Wallman Hörlin was appointed new Executive Vice President of Intea Fastigheter AB (publ). Christian Haglund, one of Intea's founders and largest shareholders, left this position to become an advisor to the company.

In February, a bond of SEK 300 million was issued under the existing MTN programme. The bond, with a floating interest rate of 2.10 percent plus 3-month STIBOR, has a two-year maturity and matures in March 2025.

Intea announced at the end of February that the Group's electricity production will be brought together under the company Intea Kraft AB. Following the acquisition, the portfolio now consists of twelve hydropower plants, mainly in electricity area 3, with an estimated total annual electricity production of 11.5 GWh.

On March 14, a 14-year green loan agreement of SEK 410 million was signed with the Nordic Investment Bank (NIB). The loan is to finance the construction of the country's first community control centre (SLC) in Örebro and the new wooden building built on the Campus area in Östersund.

NOTE 23

DISTRIBUTION OF PROFIT

The following funds in the parent company Intea Fastigheter AB (publ) are at the disposal of the Annual General Meeting, with amounts in SEK.

Amounts in SEK

Profit brought forward	337,532,550
Share premium reserve	4,064,557,758
Profit/loss for the year	206,067,600
Funds at the disposal of the Annual General Meeting	4,608,157,908

The Board of Directors proposes that the profit be appropriated as follows (SEK 000)

SEK 0.90 per ordinary share of class A and class B will be distributed to shareholders	133,410,542
SEK 2.0 per Class D ordinary share will be distributed to shareholders	116,144,580
To be transferred to the share premium reserve	4,064,557,758
To be transferred to profit brought forward	294,045,028
Total	4,608,157,908

Explanation

The Group's equity has been calculated in accordance with IFRS as adopted by the EU and in accordance with Swedish law through the application of the Swedish Financial Reporting Board's Recommendation RFR 1 (Supplementary Accounting Rules for Groups). The parent company's equity has been calculated in accordance with Swedish law and with the application of the Swedish Financial Reporting Board's recommendation RFR 2 (Accounting for legal entities).

The Board of Directors finds that the proposed dividend to shareholders is justifiable taking into account the parameters set out in Chapter 17, Section 3, paragraphs 2 and 3 of the Companies Act (nature, scope and risks of the company's activities, consolidation needs, liquidity and position in general).

Nature, scope and risks of the business

The Board of Directors considers that the equity of the company and the Group after the proposed dividend will be sufficient in relation to the nature, scale and risks of the business. In this context, the Board takes into account factors such as the historical performance of the company and the Group, budgeted performance, investment plans and the economic situation.

SIGNATURES OF THE BOARD

Signatures of the Board

To the best of their knowledge, the Board of Directors and the Managing Director declare that the annual accounts have been prepared in accordance with Swedish generally accepted accounting principles and that the consolidated accounts have been prepared in accordance with the international accounting standards referred to in Regulation (EC) No 1606/2002 of the European Parliament and of the Council of 19 July 2002 on the application of international accounting standards. The annual accounts and consolidated accounts give a true and fair view of the position and performance of the parent company and the Group.

The Directors' report for the parent company and the Group provides a true and fair overview of the parent company's and the Group's business operations, financial position and earnings and describes material risks and uncertainties faced by the company and Group companies.

The annual report has been signed on the date shown by our electronic signature

Caesar Åfors
Chairman
Board member

Kristina Alvendal
Board member

Mattias Grahn
Board member

Christian Haglund
Board member

Håkan Hellæus
Board member

Pernilla Ramslöv
Board member

Håkan Sandberg
Board member

Henrik Lindekrantz
Chief Executive Officer

The Annual Report and the Consolidated Financial Statements have been approved for issue by the Board of Directors and the Chief Executive Officer on 27 March 2023, as stated above. The Group's income statement and balance sheet and the parent company's income statement and balance sheet are subject to approval at the Annual General Meeting on 9 May 2023.

Our audit report was submitted on the date shown by our electronic signature

KPMG AB

Peter Dahllöf
Authorised Public Accountant



Auditor's Report

To the general meeting of the shareholders of Intea Fastigheter AB (publ), corp. id 559027-5656

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual accounts and consolidated accounts of Intea Fastigheter AB (publ) for the year 2022, except for the corporate governance statement on pages 53-59. The annual accounts and consolidated accounts of the company are included on pages 42-59 and 66-98 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act, and present fairly, in all material respects, the financial position of the parent company as of 31 December 2022 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31 December 2022 and their financial performance and cash flow for the year then ended in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the corporate governance statement on pages 53-59. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the income statement and statement of financial position for the group.

Our opinions in this report on the the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Key Audit Matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters.

Valuation of investment properties

See disclosure note 9 and accounting principles on pages 75-81 in the annual account and consolidated accounts for detailed information and description of the matter.

Description of key audit matter

- Investment properties are reported in the consolidated accounts at fair value. The Group's investment properties comprise approximately 95 percent of the Group's total assets.
- The fair value of the properties as of December 31, 2022 has been determined based on valuations performed by independent external valuers.
- Given the investment properties' significant share of the Group's total assets and the element of assessments included in the valuation process, this constitutes a particularly important area in our audit.
- The risk is that the book value of investment properties may be overestimated or underestimated and that any adjustment of the value directly affects the profit for the period.

Response in the audit

- We have considered whether the applied valuation methodology is reasonable by comparing it with our experience of how other real estate companies and valuers work and what assumptions are normal when valuing comparable objects.
- We have assessed the competence and independence of the external valuers and we have reviewed the valuers' assignment agreements in order to assess whether there are contractual terms that may affect the scope or direction of the external valuers' assignments.
- We have tested the controls that the company has established to ensure that the input data provided to the external valuers is correct and complete.
- We have randomly tested the established property valuations. In doing so, we have used current market data from external sources, especially regarding assumptions about yield requirements, discount rates, rental levels and vacancies.
- We have checked the accuracy of the information about the investment properties that the company provides in the annual report, especially with regard to elements of assessments and applied key assumptions.

Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1-41, 60-65 and 102-110. The Board of Directors and the Managing Director are responsible for this other information.



Translation from the Swedish original

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts The Board of Directors and the Managing Director are responsible for the

assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intend to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.

— Conclude on the appropriateness of the Board of Directors' and the Managing Director's, use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.

— Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated accounts. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, measures that have been taken to eliminate the threats or related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter.

Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of Intea Fastigheter AB (publ) for the year 2022 and the proposed appropriations of the company's profit or loss.



Translation from the Swedish original

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

Basis for Opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the

group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner.

The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the

proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional scepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined the Board of Directors' reasoned statement and a selection of supporting evidence in order to be able to assess whether the proposal is in accordance with the Companies Act.

The auditor's examination of the corporate governance statement

The Board of Directors is responsible for that the corporate governance statement on pages 53-59 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's auditing standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2-6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

The auditor's opinion regarding the statutory sustainability report

The Board of Directors is responsible for the sustainability report on pages 32-41, and that it is prepared in accordance with the Annual Accounts Act.

Our examination has been conducted in accordance with FAR:s auditing standard RevR 12 The auditor's opinion regarding the statutory sustainability report. This means that our examination of the statutory sustainability report is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinion.

A statutory sustainability report has been prepared.

KPMG AB, Box 382, 101 27, Stockholm, was appointed auditor of Intea Fastigheter AB (publ) by the general meeting of the shareholders on the 18 May 2022. KPMG AB or auditors operating at KPMG AB have been the company's auditor since 2016.

Our audit report was submitted on the date indicated by our electronic signature.

KPMG AB

Peter Dahllöf

Authorized Public Accountant

Property inventory

As at 31 December 2022, the company owned and managed a property portfolio in Sweden of 37 properties with a total market value of SEK 20,157.7 million. The property portfolio is diversified across 18 municipalities and has a total area of 494,000 sqm.

By property category			Lettable area, 000 sqm					Total
Property	Address	Municipality	Justice	Higher education	Health care	Other public sector	Non-public	
Fanan 54	Spetsvinkelgatan 11-19	Halmstad		10				10
Fanan 55	Spetsvinkelgatan 9	Halmstad		2				2
Fanan 57	Spetsvinkelgatan 21-29	Halmstad		12				12
Fanan 60	Linjegatan 12	Halmstad		3				3
Fanan 62	Spetsvinkelgatan 11	Halmstad		10				10
Fanan 63	Diagonalen 4	Halmstad						0
Fanborgen 3	Kristian IV:s väg 1-3	Halmstad		21		2		24
Fanan 66	Linjegatan 8-10	Halmstad				7		7
Fanan 65	Linjegatan 5-7	Halmstad					5	5
Smedstad 1:21	Brigadgatan 26	Linköping	65		11	6	5	87
Artilleristen 1	Student plan 2 etc.	Östersund		28	4	15	5	52
Åkeriet 10	Prästgatan 53	Östersund				2		2
Lagmannen 6	Köpmangatan 21	Östersund			7			7
Onkel Adam 9	Köpmangatan 16-20	Östersund				6		6
Tingshuset 7	Storgatan 6	Östersund	4					4
Eric Uggla 2	Eric Ugglas plats 2	Skövde	4					4
Stora Mörke 18	Högskölevägen 2-4, 6A-B, 8	Skövde	15					15
Ringaren 6	Kanikegränd 1-3, Kaplansgatan 9	Skövde	13					13
Karlsro 1	Karlsrogatan 2	Solna	13					13
Lasarettet 2	Vänerparken 1 etc.	Vänersborg			15	21		36
Lasarettet 6, 7 & 8	Vänerparken 11, 12	Vänersborg				3		3
Haren 3	Korsgatan 20, 22	Vänersborg				6		6
Tullen 6	Esplanaden 1	Norrtälje	6					6
Eldaren 6	Norra Kajplan 6	Kalmar		29				29
Landsdomaren 6	Baravägen 1	Lund			27			27
Anneborg 2:4	Spårvägen 1	Falköping				4		4
Näsby 34:24	Elmetorpsvägen 15	Kristianstad		33				33
Niagara 2	Nordenskiöldsgatan 1 etc.	Malmö		21				21
Höggvarteret 1&2	Berga Allé 21, 25	Helsingborg	38					38
Rönneholm 6:2	Rönneholm Castle	Eslöv	8					8
Duvan 1	Hospitalsgatan 6	Härnösand	8					8
Total property units under management			172	171	64	71	15	494
Seglet 1	Skjutbanevägen 16	Örebro						0
Kasematten 1	Vattentornsvägen 5 A-D	Kristianstad						0
Hjältan 4:11	Hjältan 350	Ånge						0
Jälla 2:25	Jälla 59	Uppsala						0
Total project properties¹⁾			0	0	0	0	0	0
Total property portfolio			172	171	64	71	15	494

¹⁾ The estimated lettable area of the project properties totals 66,500 sqm.

PROPERTY INVENTORY

By region			Lettable area, 000 sqm				
Property	Address	Municipality	South	East	West	North	Total
Fanan 54	Spetsvinkelgatan 11	Halmstad	10				10
Fanan 55	Spetsvinkelgatan 11	Halmstad	2				2
Fanan 57	Spetsvinkelgatan 21	Halmstad	12				12
Fanan 60	Linjegatan 12	Halmstad	3				3
Fanan 62	Spetzvinkelgatan 11	Halmstad	10				10
Fanan 63	Diagonalen 4	Halmstad					0
Fanborgen 3	Kristian IV:s väg 1-3	Halmstad	24				24
Fanan 66	Linjegatan 8-10	Halmstad	7				7
Fanan 65	Linjegatan 5-7	Halmstad	5				5
Smedstad 1:21	Brigadgatan 26	Linköping		87			87
Artilleristen 1	Student plan 2 etc.	Östersund				52	52
Åkeriet 10	Prästgatan 53	Östersund				2	2
Lagmannen 6	Köpmangatan 21	Östersund				7	7
Onkel Adam 9	Köpmangatan 16-20	Östersund				6	6
Tingshuset 7	Storgatan 6	Östersund				4	4
Eric Ugglä 2	Eric Ugglas plats 2	Skövde			4		4
Stora Mörke 18	Högskolevägen 2-4, 6A-B, 8	Skövde			15		15
Ringaren 6	Kanikegränd 1-3, Kaplansgatan 9	Skövde			13		13
Karlsro 1	Karlsrogatan 2	Solna		13			13
Lasarettet 2	Vänerparken 1 etc.	Vänersborg			36		36
Lasarettet 6, 7 & 8	Vänerparken 11, 12	Vänersborg			3		3
Haren 3	Korsgatan 20, 22	Vänersborg			6		6
Tullen 6	Esplanaden 1	Norrköping		6			6
Eldaren 6	Norra Kajplan 6	Kalmar	29				29
Landsdomaren 6	Baravägen 1	Lund	27				27
Anneborg 2:4	Spårvägen 1	Falköping			4		4
Näsby 34:24	Elmetorpsvägen 15	Kristianstad	33				33
Niagara 2	Nordenskiöldsgatan 1 etc.	Malmö	21				21
Högkvarteret 1&2	Berga Allé 21, 25	Helsingborg	38				38
Rönneholm 6:2	Rönneholm Castle	Eslöv	8				8
Duvan 1	Hospitalsgatan 6	Härnösand				8	8
Total property units under management			230	106	79	78	494
Seglet 1	Skjutbanevägen 16	Örebro					0
Kasematten 1	Vattentornsvägen 5 A-D	Kristianstad					0
Hjältan 4:11	Hjältan 350	Ånge					0
Jälla 2:25	Jälla 59	Uppsala					0
Total project properties¹⁾			0	0	0	0	0
Total property portfolio			230	106	79	78	494

¹⁾ The estimated lettable area of the project properties totals 66,500 sqm.

Multi-year review

Amounts in SEKm	2022	2021	2020	2019	2018
Income statement					
Income	918.3	733.2	548.6	487.8	371.8
Property expenses	-179.6	-124.3	-98.3	-105.3	-93.7
Net operating income	738.7	608.9	450.3	382.5	278.2
Central expenses	-63.5	-240.9	-66.9	-61.4	-45.9
Financial items	-177.7	-201.0	-238.1	-202.3	-146.5
Profit from property management	497.4	167.0	145.3	118.8	85.9
<i>of which profit from property management excl. interest on shareholder loans</i>	497.4	245.7	279.4	241.4	176.1
Changes in value of investment properties	143.2	2,207.0	452.5	446.4	206.1
Changes in the value of derivative instruments	639.2	126.9	-42.6	-33.0	-16.0
Tax	-374.3	-531.6	-143.0	-133.4	-52.2
Profit/loss for the year	905.6	1,969.3	412.2	398.7	223.8
Balance sheet					
Investment properties	20,157.7	17,797.4	10,237.9	9,371.0	7,004.1
Other non-current assets	1,178.0	543.8	182.7	107.5	88.7
Cash and cash equivalents	214.7	197.7	395.4	143.8	133.6
Total assets	21,550.4	18,538.9	10,816.0	9,622.3	7,226.4
Shareholder equity	8,990.0	7,206.5	1,944.9	1,588.3	1,066.0
Deferred tax liability	1,334.7	970.8	438.7	295.1	169.8
Derivatives	—	—	77.2	34.7	1.7
Shareholder loans	—	—	2,235.4	2,235.4	1,763.4
Interest-bearing loans	10,573.2	9,814.4	5,758.3	5,199.4	3,948.4
Non-interest-bearing liabilities	652.5	547.2	361.5	269.3	277.2
Total equity and liabilities	21,550.4	18,538.9	10,816.0	9,622.3	7,226.4

Key performance indicators

Key performance indicators	2022	2021	2020	2019	2018
Property and operational key performance indicators					
Property value, SEKm	20,157.7	17,797.4	10,237.9	9,371.0	7,004.1
Yield, %	4.7	4.4	4.9	4.7	4.9
Lettable area, sqm	493,893	454,310	324,792	297,436	269,205
Rental value, SEK/sqm	2,089	1,910	1,827	1,718	1,590
Economic occupancy rate, %	97.9	99.0	98.7	98.8	98.8
Surplus ratio, %	80.4	83.1	82.1	78.4	74.8
Share of public-sector tenants, %	94.8	94.0	93.8	93.6	93.4
Remaining contract period, years	5.9	6.0	6.2	6.6	6.3
Net investments, SEKm	1,677	5,352	414	1,936	1,468
Profit from property management, SEKm	497.4	167.0	145.3	118.8	85.9
Profit/loss from property management, excluding interest on shareholder loans	497.4	245.7	279.4	241.1	176.1
Credit key performance indicator					
Loan-to-value ratio ¹⁾ , %	51.0	53.8	52.4	53.9	54.4
Interest coverage ratio, multiple	3.9	3.0	3.7	4.0	4.1
Capital commitment, years	2.3	3.3	3.3	3.4	3.8
Fixed-rate period, years	3.0	3.2	4.9	4.7	4.4
Average interest rate, %	2.53	1.31	1.63	1.59	1.39
Average interest rate excl. unutilised credit facilities, %	2.48	1.24	1.52	1.46	1.36
Share of secured debt, %	24.2	12.6	15.6	17.7	11.9
Equity/assets ratio, %	41.7	38.9	38.6	39.7	39.2
Key performance indicators per Class A and Class B share					
Adjusted long-term net asset value, SEK	50.03	46.87	30.19	25.32	20.51
Growth in adjusted long-term net asset value, %	7.7	55.2	19.3	24.9	17.7
Adjusted profit from property management, excl. interest on shareholder loans, SEK	2.74	2.47	1.79	1.59	1.43
Growth in profit from property management, %	11.1	38.2	12.3	11.4	46.8
Dividend, SEK	0.46	2.22	0.56	0.56	0.19
Profit for the period attributable to shareholders of the parent, SEK	5.58	15.60	3.71	4.43	2.62
Number of shares at end of period, million	148.2	137.9	111.0	111.1	94.7
Average number of shares during the period, million	143.1	124.6	111.0	111.1	85.3
Key performance indicators per Class D share²⁾					
Shareholder equity, SEK	33.00	33.00	-	-	-
Profit, SEK	1.93	0.50	-	-	-
Dividend, SEK	1.80	0.50	-	-	-
Number of shares at end of period, million	58.1	50.5	-	-	-
Average number of shares during the period, million	54.3	50.5	-	-	-

¹⁾ The definition of loan-to-value ratio has changed compared with the previous year. With this change, investments in associated company, receivables from associated company and other non-current assets have been included in the calculation base.

²⁾ Class D shares did not exist before 2021.

Basis for key performance indicators

Intea publishes a number of financial key performance indicators that are not defined by IFRS and are therefore alternative performance measures according to the European Securities and Markets Authority (ESMA). The company believes that these key performance indicators provide valuable additional information about its performance and position.

Amounts in SEKm	Full year 2022	Full year 2021
Share of public-sector tenants, %		
Contractual rental value, public-sector tenants, SEKm	957.5	807.1
(÷) Contractual rental value, total, SEKm	1,009.9	858.6
Share of public-sector tenants, %	94.8	94.0
Loan-to-value ratio, %		
Interest-bearing liabilities ¹⁾ , SEKm	10,573.2	9,814.4
(-) Cash and cash equivalents and short-term investments, SEKm	-214.7	-197.7
Net debt, SEKm	10,358.6	9,616.7
Fair value of properties, SEKm	20,157.7	17,797.4
Investments in associated company	3.2	2.3
Receivable from associated company	130.0	63.2
Other non-current assets	25.3	5.3
Total assets	20,316.2	17,868.2
Loan-to-value ratio, %	51.0	53.8
Economic occupancy rate, %		
Contractual rental value on an annual basis, SEKm	1,009.9	858.6
(÷) Rental value on an annual basis at the end of the period, SEKm	1,031.8	867.6
Economic occupancy rate, %	97.9	99.0
Adjusted profit from property management per Class A and Class B share, SEK		
Property management, excl. interest on shareholder loans, SEKm	497.4	245.7
Reversal cost of management agreement, SEKm	—	165.0
(-) Dividend Class D shares, SEKm	104.8	98.4
Total	392.6	312.3
(÷) Adjusted average number of Class A and Class B shares, millions	143.1	126.2
Adjusted profit from property management per Class A and Class B share, SEK	2.74	2.47
Average interest rate at the end of the period, %		
Interest expense ²⁾ on an annual basis at the end of the period, SEKm	267.5	128.6
(÷) Interest-bearing liabilities ¹⁾ at the end of the period according to the balance sheet, SEKm	10,573.2	9,814.4
Average interest rate at the end of the period, %	2.53	1.31

¹⁾ Interest-bearing debt excluding lease liability.

²⁾ Interest expense excluding interest expense on shareholder loan and lease liability.

BASIS FOR KEY PERFORMANCE INDICATORS

Amounts in SEKm	Full year 2022	Full year 2021
Adjusted long-term net asset value, SEKm		
Equity attributable to owners of the parent	8,686.4	7,206.5
of which Class D shares, SEKm	1,916.4	1,666.4
Issuance from shareholder loans, SEKm	—	—
Deferred tax liabilities, SEKm	1,334.7	970.8
Derivatives, SEKm	-688.9	-49.7
Adjusted long-term net asset value, SEKm	7,415.8	6,461.2
Adjusted long-term net asset value per Class A and Class B share, SEKm		
Long-term net asset value, SEKm	7,415.5	6,461.2
(/) Number of Class A and Class B shares at end of period, million	148.2	137.9
Adjusted long-term net asset value per ordinary share, SEK	50.03	46.87
Adjusted long-term net asset value with reversed dividend, SEK		
Long-term net asset value, SEKm	7,415.8	6,461.2
Reversed dividend Class A and Class B shares	68.9	200.0
Adjusted long-term net asset value with reversed dividend per ordinary share, SEK	7,484.4	6,661.2
Adjusted long-term net asset value with reversed dividend per Class A and Class B share, SEK		
Long-term net asset value, SEKm	7,484.4	6,661.2
(/) Number of Class A and Class B shares at end of period, million	148.2	137.9
Adjusted long-term net asset value with reversed dividend per ordinary share, SEK	50.49	48.30
Net investments, SEKm		
Acquisitions during the period, SEKm	593.4	4,970.5
(-) Investments in new-builds, extensions and redevelopment, SEKm	1,083.7	382.0
Net investments, SEKm	1,677.1	5,352.5
Equity/assets ratio, %		
Equity, SEKm	8,990.0	7,206.5
Assets, SEKm	21,550.4	18,538.9
Equity/assets ratio, %	41.7	38.9
Interest coverage ratio, multiple		
Profit/loss before financial items, SEKm	675.1	368.0
Net financial income for the period excl. interest on shareholder loans and site leasehold, SEKm	-173.5	-121.4
Interest coverage ratio, multiple	3.9	3.0
Surplus ratio, %		
Operating surplus for the period, SEKm	738.6	608.9
Rental income for the period, SEKm	918.3	733.2
Surplus ratio, %	80.4	83.1

Definitions and purpose

Key performance indicators	Definition	Purpose
Adjusted long-term net asset value, SEKm	Equity attributable to shareholders of the parent company at the end of the period, net of deferred tax, interest rate derivatives as shown in the balance sheet and less a maximum of SEK 33 per Class D share multiplied by the number of Class D shares outstanding.	The performance indicator is an established measure of the long-term net asset value of the company and other listed companies, which allows for analyses and comparisons.
Adjusted long-term net asset value per Class A and Class B share, SEK	Long-term net asset value in relation to the number of Class A and Class B shares out standing at the end of the period.	The performance indicator highlights the long-term net asset value share of holders of Class A and Class B shares.
Adjusted profit from property management per Class A and Class B share, SEK	Profit/loss from property management less, where appropriate, the profit/loss for the period attributable to Class D shares or interest expense on shareholder loans in relation to the average number of Class A and Class B shares outstanding during the period.	The performance indicator is used to illustrate the company's earnings from property management per Class A and Class B share in a way that is consistent for listed companies.
Average interest rate at the end of the period, %	Average interest on interest-bearing liabilities excluding, where applicable, shareholder loans and lease liability, including costs of committed lines of credit and including the interest discount in derivatives.	The performance indicator is used to highlight the interest rate risk of the company's interest-bearing liabilities.
Contractual annual rental value, SEKm	Contractual rental income on an annual basis less rent discounts and vacancies.	
Economic occupancy rate, %	Contractual annual rental value at the end of the period in relation to the sum of contractual income, estimated market rent for unlet space and, where applicable, discounts on an annual basis.	The performance indicator illustrates the economic utilisation rate of the company's lettable area.
Equity/assets ratio, %	Total equity divided by total assets at the end of the period.	The ratio is used to show the proportion of the company's assets that are financed by equity and is included to enable investors to assess the company's capital structure.
Fixed-rate period, years	Average fixed-rate period at the end of the period of interest-bearing liabilities and lease liability, but including the discount rate of interest-rate derivatives.	The performance indicator is used to highlight interest rate risk. A long fixed-rate term indicates lower interest rate risk.
Interest coverage ratio, multiple	Profit/loss from property management for the period, excluding interest expense on shareholder loans, as a percentage of net financial income for the period.	The performance indicator illustrates interest rate risk by highlighting the sensitivity of the company's profit/loss from property management to changes in interest rates.
Like-for-like portfolio	Properties owned for entire comparable periods that have not been classified as project properties during those periods.	
Loan-to-value ratio¹⁾, %	Interest-bearing liabilities and lease liability where applicable, cash and cash equivalents and short-term investments in relation to the fair value of the properties, Investments in associated companies, receivables from associated companies and other non-current assets.	This performance indicator is used to highlight the financial risk of the company and shows the proportion of the business that is financed by interest-bearing liabilities.
Loan commitment, years	Average remaining maturity at the end of the period of interest-bearing liabilities.	The performance indicator is used to highlight risk associated with refinancing. A long maturity indicates lower refinancing risk.
Net investments, SEKm	The sum of cash flow from investments made in investment and development properties, adjusted for any sales during the period.	Key performance indicator to highlight the company's ability to achieve operational objectives.

¹⁾ The definition of loan-to-value ratio has changed compared with the previous year. With this change, investments in associated company, receivables from associated company and other non-current assets have been included in the calculation base.

DEFINITIONS AND PURPOSE

Key performance indicators	Definition	Purpose
Profit from property management, SEKm	Profit/loss before changes in value, tax and, where applicable, including interest expense on shareholder loans.	The performance indicator illustrates the profitability of property management, including the cost of shareholder loans.
Profit from property management, excluding interest on shareholder loans, SEKm	Profit/loss before changes in value, tax and, where applicable, interest expense on shareholder loans.	The performance indicator illustrates the profitability of the property management.
Project property	A property or a well-defined part of a property where land has been set aside for the purpose of converting and improving the property. Project properties also include buildings under construction and properties with an investment of at least 20 percent of its fair value. The reclassification from project property to completed property is carried out at 1 January of the year following completion.	
Property category	Main activity in the property calculated on contractual annual rental value per property unit. There may be areas within a property category that relate to activities other than the main category. Intea's property categories are Justice, Higher Education, Health care, Other public sector and Non-public.	
Property units	A registered property or, as the case may be, if the registered property is occupied by several buildings in which the main uses vary within Intea's property categories, such buildings constitute property units.	
Property value, SEKm	The amount at which the company's investment properties are carried in the balance sheet at the end of the period.	The performance indicator highlights the value of the company's property portfolio.
Public-sector tenants	Tenants for which the credit risk of the tenancy is borne by the state, a municipality or region.	The performance indicator is used to highlight the credit risk in the company's income.
Remaining contract period, years	The average remaining lease term for public-sector tenants weighted based on contractual rental value.	The key performance indicator is used to highlight the company's rental risk.
Rental value, SEKm	Contractual annual rental value plus rent discounts and vacancies on an annual basis.	
Share of public-sector tenants, %	Contractual annual rental value from public-sector tenants divided by total contractual annual rental value.	The performance indicator is used to highlight the overall credit risk of the company's tenants. A high proportion of income from public-sector tenants contributes to lower credit risk.
Share of secured debt, %	Secured debt as a percentage of total assets.	The performance indicator is a measure of the degree of structural subordination to unsecured debt.
Surplus ratio, %	Net operating income in relation to total rental income during the period.	The performance indicator illustrates the profitability of the property management activities.
Tenant category	Based on the activities of the tenants, the categories are Justice, Higher Education, Health Care, Other Public Sector and Non-Public Sector.	
Yield, %	The net operating income on an annual basis for the property portfolio at the end of the period in relation to the value of the property portfolio at the end of the period less the value of ongoing projects and unused building rights.	The key performance indicator shows the profit generation before financial expense and costs for central administration are taken into account.

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Annual General Meeting

Intea Fastigheter AB (publ)'s Annual General Meeting will be held on 9 May in Stockholm with an option to participate digitally.

Calendar

Financial statements

Interim report January–March 2023	9 May 2023
Annual General Meeting 2023	9 May 2023
Interim report January – June 2023	18 July 2023
Interim report January – September 2023	26 October 2023
YEAR-END REPORT 2023	20 February 2024

Under construction

Intea in collaboration with Korp Kommunikation

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