



ANNUAL AND SUSTAINABILITY REPORT 2024

**We acquire, manage and  
improve living environments  
– today and for the future**



- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
- OTHER

# Contents

INTRODUCTION

KlaraBo in brief	3
The year at a glance	4
Comments from the CEO	5

STRATEGY

Business concept and model for value creation	7
Goals and outcome	8

THE SHARE

The share	9
-----------	---

SUSTAINABILITY REPORT

Our sustainability agenda in brief	11
KlaraBo’s role in the value chain	12
Stakeholder dialogue	13
Material sustainability matters	14
KlaraBo’s key sustainability matters	16
Climate and energy	17
Resource-efficient neighbourhoods	21
Our employees	23
Secure and pleasant neighbourhoods	27
People in our value chain	29
Responsible business	30
Assurance statement	31

FINANCIAL STATEMENTS

Administration Report	32
Risks and risk management	34
Multi-year overview and key performance indicators	38

Consolidated financial statements	39
Parent Company financial statements	43
Notes	46
Signatures of the Board of Directors	71
Auditor’s report	72

CORPORATE GOVERNANCE

Corporate Governance Report	76
Board of Directors	81
Management	83
Auditor’s report on the Corporate Governance Statement	84

OTHER

List of properties	85
Key performance indicators/definitions	89
Financial Calendar	90
The history of KlaraBo	91

CONTENTS

INTRODUCTION

- KlaraBo in brief
- The year at a glance
- Comments from the CEO

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER


# KlaraBo in brief

KlaraBo Sverige AB is a listed property company with a long-term management perspective specialising in residential properties. Operations focus on management, improvements and renovations of the portfolio. Additionally, under the right market conditions, older portfolios are acquired and new rental apartments are produced. KlaraBo’s head office is in Malmö, Sweden, but it operates nationwide.

OPERATIONS

88%

Share of housing units

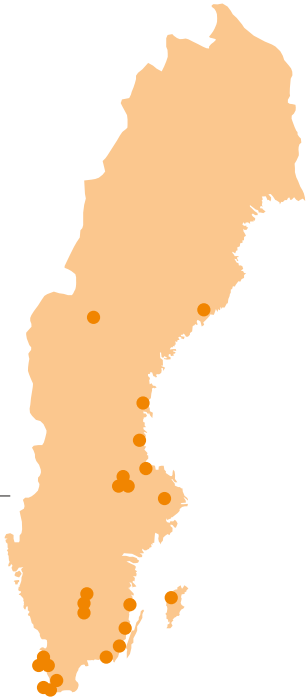
60%

Portfolio with renovation potential

PROPERTY PORTFOLIO

## Investment properties Project portfolio

The property portfolio comprises investment properties with 6,694 apartments and a project portfolio consisting of 974 apartments. The properties are located from Trelleborg in the south and Visby in the east to Umeå in the north, and are divided into four administrative regions: South, East, Central and North.



499,000 (499,500)

Total lettable area, sq. m.

1.44 (-2.91)

Earnings per share, SEK

33.7 (32.0)

Long-term net realizable value per share, SEK

51.4 (52.2)

Loan-to-value ratio, %

9,215 (9,007)

Total market value, properties, SEK m

43.6 (42.6)

Equity/assets ratio, %

6,694 (6,604)

Number of rental apartments

80.2 (79.9)

Interest-rate hedging ratio, %

3.3 (3.7)

Fixed-rate term, years

## CONTENTS

## INTRODUCTION

KlaraBo in brief

## ● The year at a glance

Comments from the CEO

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# The year at a glance

## Q1

General rent increases for 2024 averaged 5.6 per cent for homes.

KlaraBo developed its sustainability reporting in accordance with the GRI standards, with the climate report including Scope 3 in accordance with the Greenhouse Gas (GHG) Protocol.

## Q2

KlaraBo signed a land allocation agreement with the City of Malmö regarding a completely new block east of the Malmö Exhibition and Convention Centre in the Hyllie district. The agreement pertains to over 300 apartments as part of the city's Mallbo project, which is aimed at a broad target audience. KlaraBo is working on the project in partnership with OBOS.

The company resolved to buy back additional shares at a value of SEK 30 million, in accordance with the authorisation provided at the Annual General Meeting on 3 May 2024.

## Q3

A framework agreement was signed with Swedbank regarding sustainability-linked financing for approximately 10 per cent of KlaraBo's total loan portfolio. The agreement means that the pricing of the financing is partially linked to the company's sustainability targets, additional incentives for KlaraBo's continued sustainability efforts.

Two properties with a total of 80 apartments – 80 per cent of which have potential for renovation – were acquired in Falun. At the same time, two commercial properties in Borlänge were divested to Diös. The acquisition took place at an underlying value of SEK 80 million, and the divestment at an underlying property value of SEK 133 million.

## Q4

KlaraBo signed an agreement on the acquisition of a property portfolio in Helsingborg from Rikshem at a property value of SEK 850 million. The transaction encompassed 740 apartments with approximately 57,000 square metres of lettable area. To partially finance the acquisition, a preferential rights issue of approximately SEK 391 million was carried out. The transaction is expected to contribute positively to income from property management per share, strengthen the interest-coverage ratio and provide a stable and continuous return. The acquisition was completed on 31 January 2025.

The preferential rights issue, which was carried out in December and completed on 2 January 2025, encompassed 26 million Class B shares and was substantially oversubscribed by 95.2 per cent. The rights issue generated proceeds for the company of approximately SEK 391 million before issue costs and enabled strategic investments, including the acquisition in Helsingborg.

## CONTENTS

## INTRODUCTION

KlaraBo in brief

The year at a glance

● Comments from the CEO

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER



# Improved market climate creates opportunities for growth

KlaraBo's operations performed well during the year, demonstrating that our concept and offering still yield results even when the market is not faring as well. Income from property management rose 9 per cent during the year, driven by higher rental levels, efficient property management and continued cost control as well as the fact that inflation now appears to be under control and the Riksbank made a number of interest-rate cuts in the latter half of the year. Our assessment is that the rent level will exceed inflation over the next few years and continue to offset elevated cost levels. This is expected to lead to a continued positive trend for both our financial and operating activities in 2025, which will also be strengthened by the acquisition of a property portfolio in Helsingborg, which we consolidated on 31 January.

## Diversified portfolio with a low risk of vacancies

Our existing portfolio developed according to plan, an important aspect of which was upgrades. This resulted in increased rental revenue and reduced operating and maintenance costs, in part thanks to energy-efficient sustainable solutions. Along with the general rent increase, the measures to raise standards contributed to an increase of 5.9 percentage points in the rental value of our residential properties during the year, while the real occupancy rate remained essentially on a par with previous years. KlaraBo's portfolio, which now comprises over 7,000 apartments, is geographically diversified across Sweden, with strong clusters in Trelleborg, Helsingborg, Visby and Östersund. These four clusters, located in attractive areas with long-term population growth and significant infrastructure projects, now account for a total of 53 per cent of the market value of our total property portfolio of approximately SEK 10 billion. With a very high occupancy rate and a well-managed, diversified portfolio, we are well equipped to deliver profitable growth and, as a result, value to our tenants and shareholders.

## Financial stability

KlaraBo is a financially stable company with an equity/assets ratio of 43.6 per cent and a loan-to-value ratio of 51.4 per cent. In addition, 100 per cent of our financing takes place with Nordic banks, of which a full 80 per cent was hedged as of the closing date. This allowed us to maintain our financial targets

## CONTENTS

## INTRODUCTION

KlaraBo in brief

The year at a glance

● Comments from the CEO

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

in conjunction with the annual strategy review: at least 15 per cent average growth in net realizable value per year and annual growth of at least 12 per cent per share in income from property management. Further targets – for the interest-coverage ratio to exceed a multiple of 1.75 and for the loan-to-value ratio to remain below 60 per cent over time – were added to ensure that our financial foundation remains stable. In addition, it was clarified that while KlaraBo will eventually issue dividends, the company's immediate priority will be growth through investments in the existing portfolio as well as through acquisitions and select projects, since we foresee positive growth opportunities ahead.

#### Continued progress on our strategic sustainability efforts

During the year, we made significant progress on our strategic sustainability efforts. We have set new ambitious targets and have commenced preparations for reporting under the EU Corporate Sustainability Reporting Directive (CSRD) to which we are gradually adapting to. The annual report for 2024 addresses these requirements, but we are awaiting clarification on the Omnibus proposal to understand how it will impact KlaraBo. We have completed our double materiality assessment, which has provided us with valuable insights into how our operations both impact and are impacted by sustainability matters, from both a financial and a sustainability perspective. This assessment involved analysing the impact of our activities on the environment and society as well as the impact of sustainability matters and external factors on our financial position and business model. This increased understanding strengthens our ability to create value for our tenants, shareholders and society at large through strategic initiatives.

One example of an initiative implemented during the year is the investment of approximately EUR 25 million to improve the energy performance of the property portfolio in the coming years. The aim is to raise the performance of properties in energy class F and G by 2030 at the latest, which is expected to be possible within the framework of our planned maintenance. This initiative will not only improve the living environment for our tenants and reduce our climate impact, but are also expected to generate a return of about 10 per cent in the form of lower operating costs. This investment is part of KlaraBo's climate roadmap, with the long-term goal of achieving climate neutrality throughout the value chain by 2045 at the latest.

#### Optimism for 2025

We concluded the year by announcing one of the company's largest agreements to date – the acquisition of 740 rental apartments in Helsingborg – and we are starting the year by taking possession of these units. While 2024 brought numerous challenges, we are optimistic thanks to our dedicated employees and our commitment to delivering on our strategies over the long term.

Inflation rates at the beginning of 2025 were higher than the Riksbank's previous expectations, reducing the likelihood of further interest rate cuts in the short term. Despite this, we are looking ahead with cautious optimism. With a large part of the loan portfolio hedged, a well-diversified portfolio and a business model that continually creates value in our property portfolio and strengthens our cash flow over time, we are well equipped to deliver long-term value, even if we were to face further macroeconomic headwinds.

Andreas Morfiadakis, CEO of KlaraBo

**“With stable operations that continue to deliver growth, a strong financial position and a diversified property portfolio with low vacancy risk, we are well positioned to take advantage of future opportunities. Through our largest acquisition to date and continued investments in our existing portfolio, we are creating long-term value for both our tenants and our shareholders.”**

## CONTENTS

## INTRODUCTION

## STRATEGY

● Business concept and model for value creation

## Goals and outcome

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Business concept and model for value creation

## Business concept

**KlaraBo will manage, develop and acquire attractive housing in Swedish growth regions.**

### Assets and resources

#### Human capital

- 68 employees with expertise and experience (as of 31 December).

#### Structure capital

- Work methods and project references.
- An increasingly stronger brand and employer brand.
- Own property management.

#### Social and relationship capital

- Long-term and sound relationships with tenants, shareholders, suppliers and municipalities.

#### Manufactured capital and other resources

- Approximately 200 properties and land assets.

#### Financial capital

- SEK 9,374 million in equity and loans.
- Strong cash flow and stable balance sheet.
- Stable balance sheet.

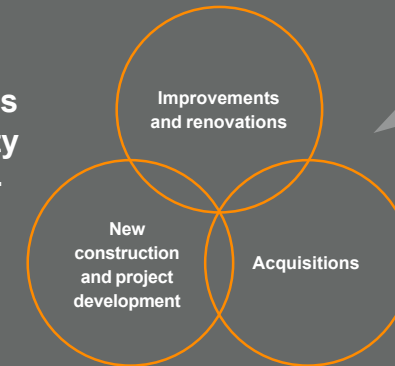
## Business model

**KlaraBo's business model is based on long-term property management through renovation, acquisitions and new construction.**

### Cornerstones of the business model

- **Proven renovation strategy** of upgrading apartments after they are vacated, which leads to gradually increasing cash flow and net operating income as well as reducing recurring maintenance costs.
- **Value-creating measures in properties** through different customer offerings, leading to an increased standard in the property and contributing to higher cash flow and net operating income.
- **Own management** permits a continual focus on optimisation and control of operating and maintenance costs. It also enables better adaptation of the offering by meeting customer needs and demands at every opportunity.
- **Acquisitions in growth regions** focusing on existing residential properties and land for new construction.
- **New construction and project development** of environmentally certified and cost- and space-efficient housing units through self-developed and industrially produced KlaraBo buildings.

Operational focus will be adapted to the market situation. In 2024, KlaraBo focused primarily on acquisitions and value-creation measures in the existing portfolio.



To the left is an illustration of KlaraBo's operations and value creation: which resources the company uses, how they are enhanced in the operations and which values they create for various stakeholders.

## Create value

### For the owners

Stable business and long-term profitability, growth and returns to the owners.

### For the employees

Focus on decent working conditions, health, diversity and inclusion. Development potential.

### For the customers

Properties in the older portfolio that have been renovated and had their energy efficiency enhanced. Space-efficient and modern housing units in the newly constructed portfolio. Secure and pleasant living environments in both the newer and the older portfolios.

### For society

Satisfy local housing needs. Work to reduce the company's GHG emissions in accordance with the Paris Agreement.

CONTENTS

INTRODUCTION

STRATEGY

Business concept and model for value creation

● Goals and outcome

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

# Goals and outcome

KlaraBo’s overall goal is to create value for the company’s shareholders on a long-term basis by owning, developing and actively managing sought-after residential properties in growth regions. Value creation is measured as growth in net realizable value and income from property management per share. In 2024, the Board of Directors decided to introduce financial targets for the interest-coverage and loan-to-value ratios. At the same time, targets for how much residential space the company should own and manage were announced, as was the target for the number of construction starts.

Overall goal		Goal	Outcome 2024	Comments
Interest-coverage ratio	The interest-coverage ratio is not to fall below a multiple 1.75 over time.	>1.75, multiple	1.78, multiple	Target introduced in 2024.
Loan-to-value ratio	The loan-to-value ratio is not to exceed 60 per cent over time	<60%	51.4%	Target introduced in 2024.
Rental value	The rental trend for our existing housing units that can be renovated is to significantly exceed the general annual rental increase through active management and investments.	>General rent increase	1.7 percentage points	With a total of 150 fully renovated apartments in 2024, this target was met.
Long-term net realizable value	KlaraBo is to achieve average annual growth in net realizable value per share of at least 15 per cent including any value transfers over the course of a business cycle.	>15%	33.7%	Average annual growth since 2019 amounts to 19 per cent.
Income from property management	KlaraBo is to achieve average annual growth in income from property management per share of at least 12 per cent over the course of a business cycle.	>12%	9.8%	Average annual growth since 2019 amounts to 26 per cent.
Dividends	KlaraBo will eventually issue dividends, but the immediate priority will be growth through investments in the existing portfolio, acquisitions and the company’s project portfolio.	–	–	KlaraBo is continuing to prioritise reinvestment in the operations above dividends in accordance with the dividend policy.
Sustainability	Only renewable energy will be used for electricity, heating and vehicles in the company’s operations by 2030. The company will be climate-neutral throughout the value chain by 2045. For other sustainability targets, see the section <i>KlaraBo’s key sustainability matters</i> on page 16.	2030 – Only renewable energy 2045 – Climate-neutral		In 2024, measures to reduce KlaraBo’s carbon emissions in its own operations were prioritised.

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
- OTHER

# The share

KlaraBo has two classes of shares, Class A and Class B shares, with each Class A share entitling the holder to ten votes and each Class B share entitling the holder to one vote. On 31 December 2024, the number of Class A shares was 16,300,000 and the number of Class B shares was 115,527,883. The share capital amounted to SEK 6,591,394 and the quotient value per share was therefore SEK 0.05. KlaraBo’s Class B share has been listed on Nasdaq Stockholm since 2 December 2021.

### Shareholders and ownership structure

The 15 largest shareholders controlled 66.01 per cent (71.10) of the capital and 79.80 per cent (82.40) of the votes as of 31 December 2024. Swedish companies, funds and private individuals owned 81.20 per cent (78.10) of the share capital while foreign shareholdings amounted to 18.80 per cent (21.90) of the capital. The number of shareholders totalled 6,442 (5,829).

### Turnover and trading

In total, 44.3 million (21.0) of KlaraBo’s shares were traded in 2024 at a combined value of SEK 851.4 million (304.8). The largest trading venue was OMX Stockholm, with 79.22 per cent of the year’s transactions. The second largest was the Chicago Board Options Exchange (CBOE), which accounted for 15.26 per cent of trading.

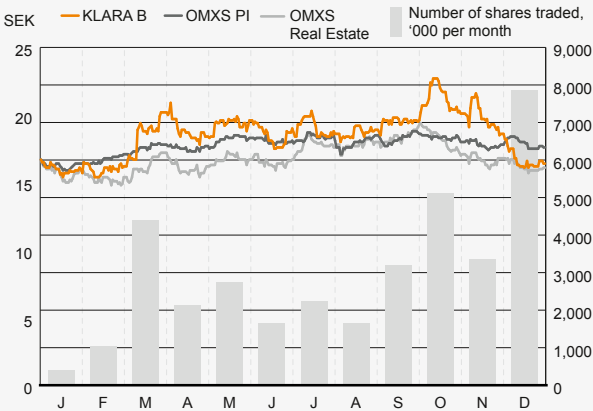
### Share performance

In 2024, KlaraBo’s share price declined by 1.51 per cent from SEK 16.65 to SEK 16.40. The highest closing price for the year was SEK 22.71 on 11 October and the lowest closing price was SEK 15.39 on 12 February 2024. During the year, OMX Stockholm PI increased 5.73 per cent while OMX Stockholm Real Estate PI declined 3.50 per cent. As a result, KlaraBo underperformed the stock market index but outperformed the industry index. KlaraBo’s market capitalisation was SEK 2.2 billion (2.3) as of 31 December 2024.

### Dividend policy

KlaraBo has a long-term goal of distributing 50 per cent of the taxed income from property management every financial year. However, in the next few years KlaraBo will primarily prioritise growth via investments in the existing portfolio and acquisitions, which is why a dividend may not be distributed.

### Share performance 2024



### 15 largest owners

	Capital	Voting rights
Investment AB Spiltan	11.72%	11.80%
Rutger Arnhult	7.57%	3.58%
Ralph Mühlrad	6.66%	7.30%
Wealins S.A.	5.84%	2.76%
Anders Pettersson and family	5.15%	13.64%
Lennart Sten	4.65%	10.26%
Pensionskassan SHB Försäkringsförening	4.60%	2.18%
Samhällsbyggnadsbolaget i Norden AB	4.28%	2.03%
Länsförsäkringar Fonder	3.71%	1.76%
ODIN Fonder	3.18%	1.51%
Avanza Pension	2.12%	1.00%
Mats Johansson	2.05%	9.69%
Andreas Morfiadakís	1.88%	8.52%
Richard Mühlrad	1.39%	3.19%
Carnegie Fonder	1.21%	0.57%
Other	33.99%	20.20%

Source: Holdings

Source: Holdings

## CONTENTS

### INTRODUCTION

### STRATEGY

### THE SHARE

### ● SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

### FINANCIAL STATEMENTS

### CORPORATE GOVERNANCE

### OTHER

## SUSTAINABILITY REPORT 2024

# Greater responsibility for our impact on people and the environment

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

- Our sustainability agenda in brief
- KlaraBo's role in the value chain
- Stakeholder dialogue
- Material sustainability matters
- KlaraBo's key sustainability matters
- Climate and energy
- Resource-efficient neighbourhoods
- Our employees
- Secure and pleasant neighbourhoods
- People in our value chain
- Responsible business
- Assurance statement
- FINANCIAL STATEMENTS**
- CORPORATE GOVERNANCE**
- OTHER**

# Our sustainability agenda in brief

At KlaraBo, we take sustainability seriously. With a clear direction and purposeful work, we made crucial progress in 2024 in taking greater responsibility for our impact on people and the environment.

## Our sustainability governance

KlaraBo's Board of Directors bears the ultimate responsibility for the company's sustainability strategy and decides on strategic priorities, areas of focus and sustainability targets. The Board has not established a specific committee for sustainability matters, but sustainability is a standing item on the agenda at Board meetings. Reports on the routine work with sustainability matters are presented on a regular basis and monitored in conjunction with these meetings. Information on significant sustainability measures are included in interim reports while more comprehensive reporting, including climate reports and sustainability-related key performance indicators (KPIs), is presented in KlaraBo's Annual and Sustainability Report. The Board is also responsible for approving both interim reports and the Annual and Sustainability Report.

In 2024, the Board established KlaraBo's key sustainability matters on the basis of the double materiality assessment carried out during the year. More information on these efforts is available on page 14. In addition, the Board adopted a new Sustainability Policy based on these priority matters.

## Our Sustainability Policy

In 2024, we established a new Sustainability Policy. The purpose of the policy is to prevent, mitigate and remediate actual impacts linked to environmental and climate-related risks, our employees and workers in our value chain as well as to ensure responsible corporate governance. This policy is based on KlaraBo's material sustainability matters and describes the requirements we have set for our employees, suppliers and partners in these

areas. The insights that emerged in our dialogue with key stakeholder groups also form the basis for this policy. The Sustainability Policy is adopted by the Board of Directors and is to be reviewed annually in conjunction with the review of the double materiality assessment.

The Board adopts the company's sustainability targets and follows them up annually. Every Board member is expected to secure the relevant competence in the field. At present, the Board is not being evaluated on the basis of its sustainability initiatives. In 2025, processes will be developed for how the Board keeps itself informed, evaluates sustainability-related risks, manages complaints and deviations, and communicates on sustainability.

Responsibility for governance and follow-up of KlaraBo's sustainability initiatives lies with the management group, with KlaraBo's HR manager and sustainability communications officer assuming more operational responsibility in close collaboration with a sustainability consultant. Actions are prioritised on the basis of expected impact and reasonable cost. Implementation and follow-up are handled by our property management organisation.

Our approach to monitoring sustainability risks is presented in the section *Risks and risk management*.

## Our Sustainability Report

KlaraBo reports on its sustainability work on an annual basis in its Annual and Sustainability Report, an initiative that began in 2022. The Sustainability Report covers all of KlaraBo Sverige AB and pertains to the reporting period from 1 January to

31 December 2024. The report has been reviewed and approved by KlaraBo's Board of Directors. In addition to the auditor's report on the statutory sustainability report, a selection of the KPIs presented is also reviewed in a separate report that is sent only to the bank and is not included in the annual report. The contact person for the Sustainability Report is: Sustainability Communications Officer Zandra Björk, [zandra.bjork@klarabo.se](mailto:zandra.bjork@klarabo.se).

## Restatements of information

In last year's Sustainability Report, we used the GRI Standards 2021 as the reference framework. This year, instead, we began transitioning to the new European Sustainability Reporting Standards (ESRS). Although we have not yet reported in full compliance with the ESRS, we consider this to be an important step in meeting future requirements and increasing the transparency of our reporting. In this year's report, we have made certain adjustments to the reporting of GHG emissions in 2023 to better align with the forthcoming ESRS environmental disclosures.

As a result of the prevailing uncertainty that the European Commission's Omnibus proposal has created with regard to the EU Taxonomy and the CSRD, KlaraBo has elected to refrain from reporting in full compliance with these upcoming regulations.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

## ● KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# KlaraBo's role in the value chain

Impacts, risks and opportunities linked to sustainability reach beyond our own operations to include our suppliers, partners and customers.

## Our business model and value chain

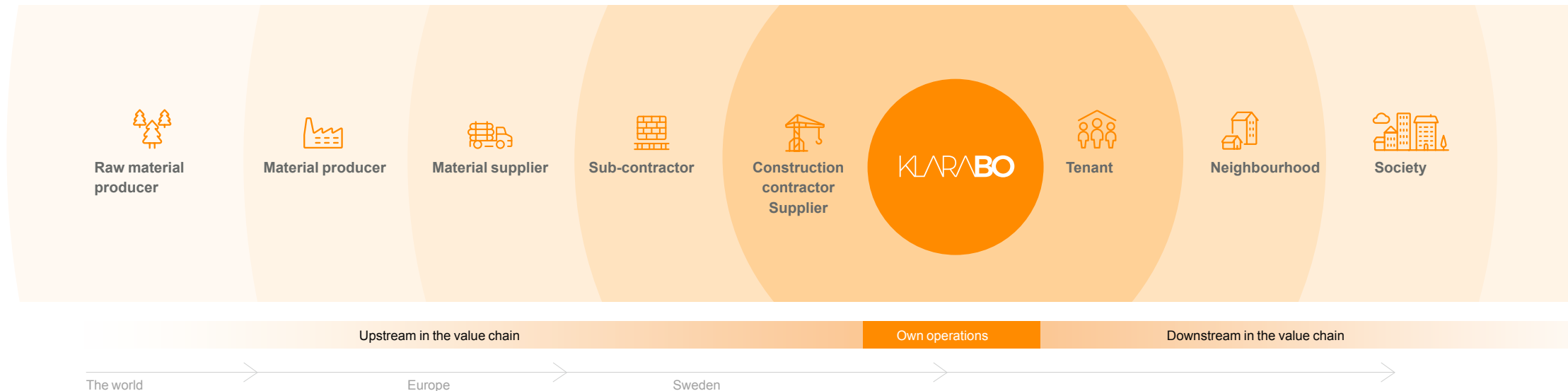
KlaraBo's business model is based on long-term property management, acquisitions, renovations and new construction. A central component of our business is acquiring housing units for long-term ownership and management. We can gradually renovate apartments when they are vacated or upon request from the tenant, which allows for an improved standard, adaptations for accessibility, and disposing of and replacing hazardous substances. In conjunction with new construction, the buildings are certified under the Nordic Swan ecolabel or the Miljöbyggnad standard, which imposes requirements on features such as energy, materials and indoor environment. By building in accordance with a standardised process, we can

offer modern housing units at reasonable rents. On page 7 you can read more about our business model.

KlaraBo's value chain encompasses activities, resources and relationships – from raw material extraction to tenants, neighbourhoods and society. Our value chain was mapped out as part of the work on the double materiality assessment (refer to page 14); see the schematic below. In our renovation, conversion and new construction projects, we depend on contractors, material suppliers and – ultimately – also on material manufacturers and raw material producers, with materials that sometimes come from different parts of the world. Since traceability is low upstream in the value chain, we set requirements with respect to human rights, working

conditions, the environment and anti-corruption for our direct suppliers. We are also committed to improving traceability over the long term and promoting sustainability throughout the value chain. Downstream in the value chain, there are not only our tenants, spread among approximately 6,700 apartments, but also the neighbourhoods where they live and the community where we operate. Here, we have a major responsibility for creating and maintaining secure and pleasant neighbourhoods. Our sustainability initiatives focus not only on providing good housing, but also on our contribution to strengthening and developing the areas where we operate. Read more about how we create secure and pleasant neighbourhoods on page 27.

## KlaraBo's value chain



CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

● Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

# Stakeholder dialogue

By engaging in a dialogue with our stakeholders, we strengthen our understanding of sustainability matters and can better identify both risks and opportunities related to environmental, social and economic sustainability.

Dialogue with our stakeholders

KlaraBo's key stakeholder groups include tenants, employees, suppliers, the Board and owners, lenders and the Swedish Union of Tenants. To ensure a continual and meaningful dialogue with these groups, we engage with them regularly through meetings, surveys and interviews.

In 2022, we carried out an in-depth stakeholder dialogue, with the stakeholder groups being given an opportunity to assess the significance of various sustainability matters for KlaraBo via an online survey. In-depth interviews were also conducted with representatives of the owners and the Swedish Union of Tenants to gain deeper insights into their expectations and priorities.

As part of our double materiality assessment, we expanded further on these efforts in 2024 by including more stakeholders in the value chain such as providers of caretaking services and household appliances as well as a bank. By listening to different perspectives, from tenants and suppliers to financiers, we obtain a clearer overview of the risks and opportunities that impact social, environmental and economic sustainability.

Stakeholder groups from the value chain	Form of dialogue	Relevant sustainability matters
Tenants	Survey 2022 Routine tenant dialogues Customer service	Decent working conditions Secure and pleasant neighbourhoods Business conduct Safe materials
Employees	Survey and management group workshop 2022 Employee appraisals Employee survey	Decent working conditions Secure and pleasant neighbourhoods Business conduct
Construction contractor New	Framework agreement Project procurement	Working conditions Health and safety Business conduct
Service provider New	In-depth interview 2024 Framework agreement	Climate (fossil-free management) Chemicals Working conditions
Product supplier New	In-depth interview 2024 Framework agreement	Energy consumption and water consumption Re-use Working conditions in own operations and in the value chain
Other stakeholder groups		
Board of Directors and owners	Survey and workshop 2022	Secure and pleasant neighbourhoods Climate and energy Diversity and inclusion Business conduct
Lenders	Survey 2022 In-depth interview 2024	Business conduct Secure and pleasant neighbourhoods Climate and energy Diversity and inclusion Circular economy New Water New
The Swedish Union of Tenants	Survey and in-depth interview 2022	Climate and energy Secure and pleasant neighbourhoods Sustainable business model

Matters marked as "New" have been added as a result of the stakeholder dialogues in conjunction with the double materiality assessment.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

## ● Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Material sustainability matters

In 2024, KlaraBo conducted a double materiality assessment to identify which sustainability matters we would report on in connection with the CSRD. In this assessment, we looked at how we as a company impact – and are impacted by – a range of sustainability aspects, which helped us to identify six sustainability areas that are particularly pressing for our operations and our stakeholders.

## Double materiality assessment

The double materiality assessment is a method that was introduced in connection with the new EU CSRD. This method is based on analysing sustainability matters from a dual perspective: on the one hand, the negative and positive impacts the company has on society, the environment and the climate, and on the other, the financial impact of the sustainability topics on the company. Our starting point in these efforts was the procedure described in the ESRS.

The double materiality assessment is based on a survey of KlaraBo's value chain (refer to page 12) and dialogues with key stakeholders (refer to the preceding page).

On the basis of the survey of the value chain and the insights that emerged in the stakeholder dialogues, internal and external sustainability experts analysed and assessed KlaraBo's impact on the sustainability topics defined in the ESRS. Altogether, this includes ten general environment, social and governance topics as well as 36 related sub-topics. Impacts were assessed with regard to both the company's own operations and the indirect impact in the value chain through products, services and business relationships. Both positive

and negative impacts were assessed. Whether the impacts are actual or potential impacts was also assessed, as was the likelihood of their occurrence. For negative impacts, severity, scale, scope and irremediable character were taken into account. For positive impacts, scale and scope were taken into account.

To assess how sustainability matters impact KlaraBo, an external sustainability consultant – supported by KlaraBo's CFO – evaluated and prioritised risks and opportunities from a financial materiality perspective. The time horizon, severity and likelihood of financial impacts were considered in the assessment.

The findings of the double materiality assessment were subsequently reviewed and adjusted by KlaraBo's management group and then finally validated and adopted by the Board of Directors. In total, six of the ESRS topics and 12 of the ESRS sub-topics were assessed as material for KlaraBo. The matrix on the following page shows how the respective sub-topics were assessed.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

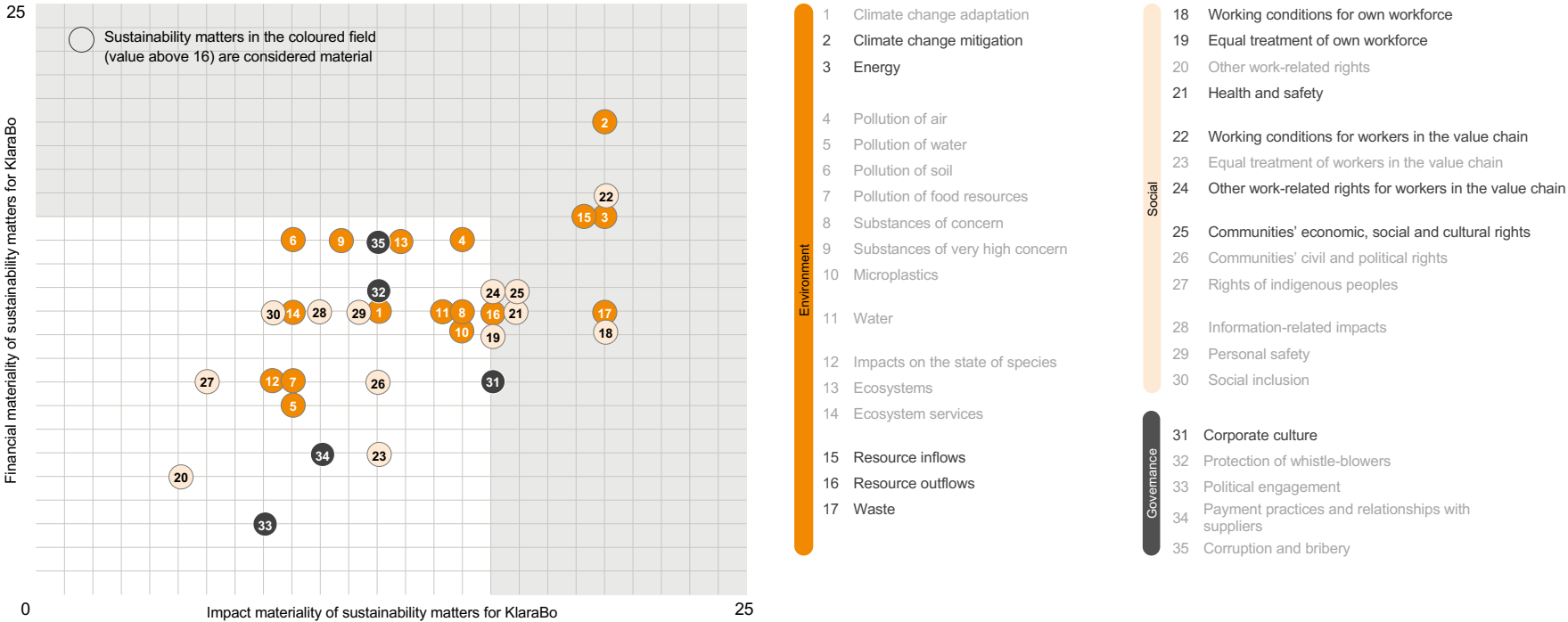
Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

Matrix of KlaraBo's material sustainability matters



Double materiality assessment

In assessing KlaraBo's impact on sustainability matters and the financial impact of the sustainability matters on KlaraBo, a scale from 0 to 5 was used to quantify both severity and likelihood. The total impact materiality and the total financial materiality were subsequently calculated by multiplying the value for severity by the value for likelihood. Sustainability matters that were assessed as having a value higher than 16 are considered to be material for KlaraBo.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

## ● KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# KlaraBo's key sustainability matters

Based on the results of the double materiality assessment, we revised our model for KlaraBo's key sustainability matters during the year. All areas that were previously identified as material were validated by the double materiality assessment, but we also supplemented this with a new focus area: people in our value chain.



## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

## ● Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Climate and energy

Our long-term goal is to be climate-neutral throughout the entire value chain by 2045, which is in line with the UN SDGs and the Paris Agreement. During the year, we worked on the measures in our climate roadmap.

## Impacts, risks and opportunities

The construction and property sector accounts for just over 20 per cent of Sweden's total GHG emissions (National Board of Housing, Building and Planning, 2021). Around half of the GHG emissions during the life cycle of a building are linked to the construction phase, primarily the production of construction materials. The other half comprises emissions during the service life of the completed building in the form of energy consumption. KlaraBo's property portfolio comprises mostly older buildings with relatively high energy consumption.

Reducing our GHG emissions is important for several reasons – not only from an environmental and human perspective, but also for our business. If we do not act on this issue, we risk not meeting our stakeholders' requirements and expectations as well as losing out on opportunities for green financing. By reducing the energy consumption of our properties, we can meet forthcoming energy performance requirements while increasing the value of our properties, providing us with improved access to capital and contributing to lower financing costs. Moreover, enhancing energy efficiency can result in more stable, and lower, costs for heating and cooling.

## Policies and guidelines linked to the area:

- Sustainability Policy
- Roadmap for a Climate-Neutral KlaraBo

## Targets linked to the area:

- We are to be climate-neutral in our entire value chain by 2045.
- Only renewable energy will be used for electricity, heating and vehicles in our operation by 2030.
- By 2025, energy consumption per square metres in KlaraBo's property portfolio will be reduced by at least 10 per cent compared with 2021.
- All of our newly constructed housing units are to be certified under the Nordic Swan ecolabel or the Miljöbyggnad standard.
- Wooden frames are to receive priority for new construction.
- All of our properties are to be climate-proofed.

## Governance and strategy

Our efforts to follow up and work towards our climate and energy targets build on our climate roadmap, which is based on the GHG Protocol categories for GHG emissions. Our climate roadmap includes goals and targets for the respective areas and describes a number of key actions that are crucial for our success in reducing our emissions.

These include:

- Phasing out fossil fuels by 2030 through electrification of the vehicle fleet and property operation and converting properties with fossil heating to district heating.
- Transitioning to purchasing district heating with guarantees of origin and electricity with an environmental product declaration (EPD).
- Over the long term, the aim is reduce Scope 3 emissions through increased re-use and choosing materials with a lower climate impact.

- Facilitating tenants' waste sorting and reducing their energy needs through energy efficiency enhancements.
- Improving the energy efficiency of the property portfolio. KlaraBo will invest an estimated SEK 25 million in energy efficiency enhancements with the aim of raising the energy performance of properties in energy class F and G by 2030 at the latest.
- Choosing sustainability-linked financing.

The climate roadmap clarifies which unit at KlaraBo is responsible for implementing the key actions. Each responsible unit is in turn responsible for more detailed planning of the activities. The roadmap is updated annually by KlaraBo's management.



Climate  
and energy

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

● Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

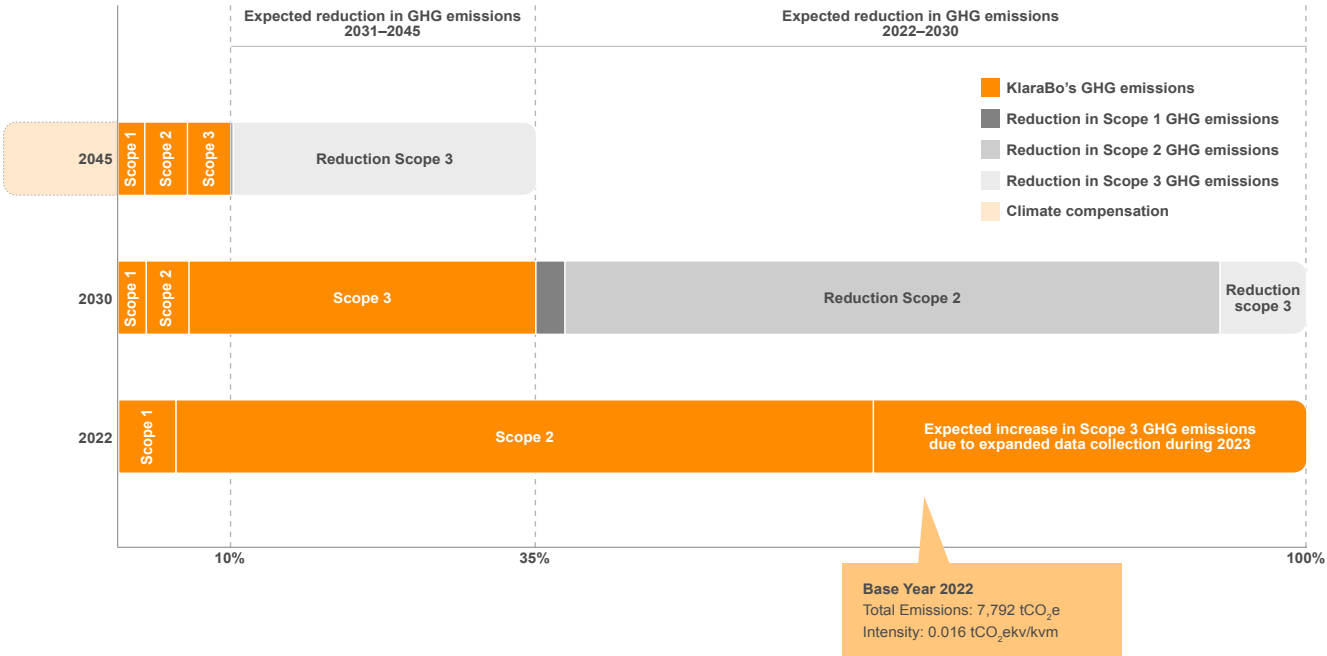
Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER



Climate and energy actions during the year

Choosing fossil-free energy sources for electricity, heating and vehicles is critical to reducing carbon emissions from the company's own operations. KlaraBo has chosen guarantee-of-origin electricity from nuclear energy with Vattenfall's own EPD. An EPD is an appendix in which Vattenfall presents a life-cycle analysis for each calendar year. Heating comprises mostly district heating, but some properties are heated with biogas, and one property uses pellets and oil. During the year, we also signed agreements for guarantee-of-origin district heating in Bollnäs and Sundsvall. Along with transferring more properties to the Group-wide electricity agreement, this resulted in a reduction in GHG emissions.

In 2024, we installed solar panel systems on our properties in Bjuv and Svalöv, enabling us to expand our annual solar energy production by approximately 47,000 kWh in Bjuv and by approximately 44,000 kWh in Svalöv. In total, our energy

consumption has decreased 6.9 per cent since we began measuring it in 2021. In 2024, for example, we improved the energy performance of our properties. One example of this is our properties in Trelleborg, where we have chosen biogas – a solution with a significantly lower climate impact compared with natural gas. This change also improved the energy class of the properties with gas heating.

To reduce our climate impact in conjunction with new construction, our target is to certify all newly constructed properties under the Nordic Swan ecolabel or the Miljöbyggnad standard. In 2024, our newly constructed residential building Munken 4 in Motala was certified as Miljöbyggnad Silver – a certification indicating that the building's energy performance significantly exceeds the legal requirements.

Since 2023, KlaraBo has had a vehicle policy focused on electric and hybrid service vehicles.

KPI, energy

Total energy consumption for 2021–2024

	2024	2023	2022	2021
District heating (MWh)	54,601	58,383	56,105	49,859
Of which, fossil (%)	1.8	1.7	1.4	–
Electricity (MWh)	12,826	12,336	11,796	10,381
Of which, fossil (%)	10.8	20.0	28.0	–
Of which, renewable (%)	1.0	76.3	–	–
Of which, nuclear (%)	88.2	3.7	–	–
Energy intensity (MWh/lettable area)	0.135	0.142	0.136	0.145
Energy intensity (MWh/net revenue)	104.1	119.9	–	–

A reduction of 6.9 per cent compared with 2021.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

KPI, greenhouse gases (tCO<sub>2</sub>e)

	2024	2023
Scope 1		
KlaraBo's boilers	20.7	18.2*
KlaraBo's vehicles	4.3	8.4*
Other fuel	23.3	49.7*
Refrigerant leakage	232.7	0
Total Scope 1	280.9	76.3*
Scope 2		
Electricity, market-based	918.3	1,641.2*
Electricity, location-based	892.3	859.0*
District heating, market-based	1,251.0	2,298.6*
District heating, location-based	2,604.5	2,780.2*
Total Scope 2, market-based	2,169.4	3,939.8*
Total Scope 2, location-based	3,496.7	3,639.2*
Scope 3		
Category 1 – Purchased goods and services	2.9	3.6
Category 2 – Capital goods	411.0	697.0
Category 3 – Fuel- and energy-related activities	418.8	472.3*
Category 5 – Waste generated in operations	2.9	1.9*
Category 6 – Business travel	4.1	2.0*
Category 13 – Downstream leased assets	1,666.2	1,666.2*
Total Scope 3	2,505.9	2,843.0*
Total emissions, market-based	4,956.2	6,859.1*
Total emissions, location-based	6,283.5	6,558.5*
GHG intensity (tCO <sub>2</sub> e/sq. m.), market-based	0.010	0.014*
GHG intensity (tCO <sub>2</sub> e/sq. m.), location-based	0.013	0.013*
GHG intensity (tCO <sub>2</sub> e/SEK m revenue), market-based	6.6	9.3
GHG intensity (tCO <sub>2</sub> e/SEK m revenue), location-based	9.8	11.1
Total, biogenic emissions (tCO <sub>2</sub> e)	1,422.8	1,793.1

**\* These items have changed from the 2023 Sustainability Report** Figures have been restated due to changes in emission factors and to provide a clearer distinction between location-based and market-based emissions. The scope is the same, but the names of the items in this year's table reflect the respective Scope 3 category. In Category 13, the item *Tenant vehicle operation* has been removed since the company is not deemed to have direct influence in accordance with the GHG Protocol's definition.

**Calculation principles**  
KlaraBo's climate report has been prepared in accordance with the international GHG Protocol. The following GHGs are converted into carbon dioxide equivalents (CO<sub>2</sub>e): CO<sub>2</sub> (carbon dioxide), CH<sub>4</sub> (methane), N<sub>2</sub>O (nitrous oxide), SF<sub>6</sub> (sulphur hexafluoride), HFCs (hydrofluorocarbons), PFCs (perfluorocarbons) and NF<sub>3</sub> (nitrogen trifluoride). Biogenic CO<sub>2</sub> emissions are calculated for the company's own boilers.

**Method**  
The climate report has been prepared using the Stratsys platform, which includes emission factors, but has been supplemented with additional factors from established and reliable sources such as SMED, the Swedish Environmental Protection Agency and DEFRA. Data coverage is favourable in Scopes 1 and 2, while Scope 3 reporting has commenced but is not yet comprehensive. Data collection follows the company's hierarchy: company-wide, regions and towns. KlaraBo has reported GHG emissions since 2022.

**Explanation of emissions items**  
*Scope 1*  
The item *KlaraBo's vehicles* includes service vehicles and company cars, while *Other fuel* includes fuel from the company's own operations and maintenance. *KlaraBo's boilers* includes the combustion of pellets, oil-fired heating and biogas for heating properties without a district heating connection. *Refrigerant leakage* pertains to the amount that has leaked during the year. Data coverage is favourable.

*Scope 2*  
*Market-based and location-based*  
This item comprises electricity and district heating for electric vehicles, offices and properties. The market-based method uses emission factors from the company's specific electricity and district heating agreements, while the location-based method is based on the Nordic electricity mix and average values for district heating in Sweden. For electric vehicles, the emission

factor for the Nordic electricity mix has been used in both methods. KlaraBo purchases guarantee-of-origin district heating in Sundsvall and Bollnäs. Data coverage is favourable.

*Scope 3*  
*Category 1 – Purchased goods and services*  
This item includes purchased electronics for employees, with specific emission factors where available and otherwise general values.

*Category 2 – Capital goods*  
The item includes building materials for ROT projects, with Prodikt used to calculate the climate impact of an average apartment that is used as a standard amount. Building materials for ongoing maintenance and major projects are not included due to lack of available data.

*Category 3 – Fuel- and energy-related activities*  
This item comprises upstream emissions from fuel and energy-related activities that are not included in Scope 1 or Scope 2. Data coverage is favourable.

*Category 5 – Waste generated in operations*  
This item includes waste from major projects. Actual waste quantities are used. For ROT renovations, standard amounts are mostly used. For material and energy recovery, only emissions from transportation to the waste facility are reported, in accordance with the GHG Protocol.

*Category 6 – Business travel*  
This item covers business travel by plane or train. Data coverage is favourable.

*Category 13 – Downstream leased assets*  
This item includes tenants' electricity consumption and household waste. The calculations are based on standard amounts.

*Biogenic CO<sub>2</sub> emissions*  
This item includes biogenic emissions from KlaraBo's own boilers through the combustion of pellets and biogas.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

● Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

Climate risks	No. of properties with risk factor 6	Share of properties with risk factor 6 (%)	No. of properties with risk factor 9	Share of properties with risk factor 9 (%)
Risk of flooding from seas, lakes or rivers	16	11	0	0
Risk of flooding from rainfall	11	7	0	0
Risk of heavy snowfall	24	16	0	0
Risk of a warmer and drier climate	39	26	0	0
Risk of fire	49	33	0	0
Risk of collapse, landslides and erosion	1	0.5	0	0

Climate risk inventory of the property portfolio

A warmer climate can mean increased risks for our properties. In 2023, we inventoried our property portfolio with regard to vulnerability to physical climate risks. 148 properties were assessed for six different climate risks:

- Risk of flooding from seas, lakes or rivers
- Risk of flooding from rainfall
- Risk of heavy snowfall
- Risk of a warmer and drier climate
- Risk of fire
- Risk of collapse, landslides and erosion

For each risk, likelihood and risk of damage were assessed. Together they generate a risk factor between 1 and 9, where 1–3 indicates no risk, 4–6 indicates moderate risk and a factor greater than 6 indicates significant risk. The inventory showed that none of KlaraBo's properties are considered to be in the highest category. However, several properties fall into the moderate category, with a certain risk of negative impacts. The largest climate risks facing the portfolio are risk of fire and risk of a warmer and drier climate, since a large portion of the properties are located in southern Sweden and were built more than 50 years ago. In 2024, we continued the discussions concerning properties with risk factor 6. However, no formal action plans have been established.

The topic of climate adaptations was addressed in conjunction with the double materiality assessment, and the assessment was that the topic is not material owing to the relatively low level of physical climate risks in the property portfolio.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

● Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Resource-efficient neighbourhoods

To reduce the need for new raw materials, we are making an effort to increase the proportion of re-used and recycled materials in our properties. Through these efforts, we create more resource-efficient neighbourhoods together.

## Impacts, risks and opportunities

The property sector is a major consumer of building materials, accounting for approximately 40 per cent of all waste in Sweden (National Board of Housing, Building and Planning, 2024) Using resources more efficiently and increasing the proportion of re-used material will require adjustments to purchasing processes, follow-up and reporting, which could entail costs for KlaraBo over the short term. At the same time, this will also create opportunities to reduce our costs and climate impact over time. By investing in circular solutions, we can reduce our resource consumption and waste while attracting investors, partners and tenants.

## Material and re-use

Renovations, conversions and new construction use large amounts of material, which makes material choices and re-use key focus areas for KlaraBo. By looking after the current property portfolio and re-using materials, we can reduce our resource consumption and promote more circular operations. Re-use inventories are carried out for all ROT renovations,

## Policies and guidelines linked to the area:

- Sustainability Policy
- Roadmap for a Climate-Neutral KlaraBo

## Targets linked to the area:

- It will be possible to sort household waste in all of our neighbourhoods.
- 70 per cent of all building materials will be sorted for recycling in connection with conversions and new construction.
- Before renovating an apartment, we will take an inventory of which products can be preserved or re-used.
- We will conduct a pilot project for sharing items in the properties.



Resource-efficient  
neighbourhoods

By looking after the current property portfolio and re-using materials, we can reduce our resource consumption and promote more circular operations.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

in which we identify materials in good condition that can be re-used on site, used in other properties or sold onward. To further promote re-use, a recycling warehouse is planned in Östersund in 2025, and at some locations, there are already smaller recycling warehouses at our offices. The largest warehouse is located in Visby. Unfortunately, our target to conduct a pilot project for sharing items at our properties was not implemented during the year. On the other hand, an Environment Week was arranged at several of our locations, where we cleaned shared spaces, collected trash and coordinated an exchange and re-use table together with our tenants. These initiatives promote re-use while contributing to cleaner and more pleasant areas.

Water

Water consumption is also a key aspect when it comes to managing resources more efficiently and responsibly. Despite good access to water in many parts of Sweden, consumption per capita is high and local watering bans are becoming more common. In conjunction with our ROT renovations, we are continuing our efforts to reduce water consumption by installing low-flow toilets, shower heads and taps when renovating. On Gotland, we collect rainwater for watering during the period when watering bans are in effect between April and September.

Waste

In Sweden, the construction industry is the industry that generates the largest amount of waste. KlaraBo has set a requirement that at least 70 per cent of the waste generated in new construction and ROT renovations is to be sorted for recycling, with at most 30 per cent consisting of combustible or mixed waste. Currently, it is difficult for us to our targets for waste sorting and reporting owing to shortcomings among our suppliers. At present, we report standard amount for construction waste in

conjunction with ROT projects, but we are continuing to work on implementing stricter requirements in 2025. For now, we report an average based on average apartments and material consumption, depending on the ROT project being carried out. We will continue working towards this target in 2025 to ensure that we achieve the desired degree of sorting for construction waste.

Apart from construction waste, our tenants also generate large amounts of household waste. That is why we are focused on establishing the right conditions for waste sorting at all properties. There are good opportunities for sorting in most of our locations, and in 2025 we are planning to construct waste sorting sheds in Härsta and Sunsdvall, where they are still lacking. During Environment Week, we collaborated with our tenants to collect trash, and put out containers to give them the opportunity to clear out and throw away or give away items. Containers were also put out for our tenants in Region Central.



KPI, water

	2024	2023	2022	2021
Water consumption, m³	670,245	606,807	698,664	523,978
Water intensity, m³/sq. m.	1.34	1.2	1.4	1.26

Water consumption varies somewhat over time. Our assessment is that this is due to the fact that we take readings manually, and that it varies depending on the time of year the readings are taken. We will review this measurement method going forward.

Re-used material

	2024	2023
Interior doors and wardrobe doors	61	96
Bathroom furnishings	125	192
Appliances	231	202
Other	54	17



## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

## ● Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Our employees

At KlaraBo, our employees are our most important resource and the key to creating long-term sustainable housing and neighbourhoods.

## Impacts, risks and opportunities

There are several key aspects linked to employee- and work environment-related impacts, risks and opportunities. We face challenges when it comes to reducing stress, creating a greater sense of security among our employees and ensuring integrity. Work environment risks may also arise for employees in conjunction with property management. If we do not comply with labour legislation or are unsuccessful in ensuring employee security and safety, this could lead to a decrease in employee well-being, increased costs, and a loss of confidence and damaged relationships with our partners. Through preventive actions and efficient procedures for equal treatment and by improving employee well-being, we can reduce risks, increase employee satisfaction and strengthen our relationships.

## Strategy

At KlaraBo, the interests, opinions and rights of our employees are highly important for our strategy and business model. We ensure respect for their human rights through present and attentive leadership as well as continually developing our work environment procedures and training initiatives. This promotes both employee well-being and our company's long-term sustainability.

## Policies and guidelines linked to the area:

- Code of Conduct for Employees
- HR Policy
- Personnel Handbook

## Targets linked to the area:

- We will enable internal career development or career advances for at least five employees per year. Examples include taking on a new role, or new or expanded responsibility within the employee's current function.
- We will have reached a long-term even gender distribution (40/60) and reflect society with respect to international background by no later than 2025.
- At least 70 per cent of employees will have utilised their health care allowance.
- All employees will be provided with introductory training in KlaraBo's sustainability work and Code of Conduct.



## Dialogue channels

In 2024, we intensified our efforts to strengthen our internal communication and exchange of information. We continued with our monthly newsletter for our employees and monthly online informational meetings to provide information about ongoing activities in the company. In May, all of KlaraBo gathered together for a two-day conference where we had the opportunity to exchange experiences and knowledge, get to know one another better and build our culture together.

We also took several measures to increase security and protect employee integrity. These measures included anonymising e-mail addresses on websites and introducing privacy screens in certain locations. In high-risk areas, we implemented security portals in entrances and established requirements for scheduling visits. There is also an opportunity to have a personal alarm. These measures are adapted according to need and approved by



## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

## ● Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

the area managers. We are continuing our active efforts to ensure our employees feel comfortable using our whistleblower service, that our procedures for managing reported cases is efficient and that cases are handled with care and respect.

**Working conditions**

In its property management operations, KlaraBo applies collective bargaining agreements for both salaried employees and employees under collective agreements. For the central functions at the head office, we offer secure employment with similar conditions via signed assurances. To ensure a statistically correct salary range, we applied Fastigo's salary classification system in 2024. In conjunction with major life events, protection against loss of income is offered in accordance with existing legislation and collective bargaining agreements. This includes, for example, sickness benefits, parental leave allowance, and compensation for employment injuries.

Employee turnover in 2024 was 20 per cent, a slight improvement from 21 per cent in 2023. All of our employees participated in performance reviews during the year. When employees leave, we conduct exit interviews to gain deeper insights and continue to improve as an employer.

**Equality and diversity**

Gender equality, diversity and equal opportunity are central to KlaraBo's operations. The goal is to achieve an even gender distribution and to reflect society's diversity in terms of international backgrounds by 2025. While men remain over-represented, the proportion of women increased somewhat in 2024, from 33 to 35 per cent. In conjunction with new recruitment, we ensure that both genders are represented, and we conduct a salary survey annually. No unfounded pay gaps were identified in 2024, and minor discrepancies from 2023 have been addressed. No incidents of discrimination were reported, and the employee survey shows that KlaraBo is still perceived as a workplace that is free from discrimination.

**Training**

Training is a central part of our strategy to promote employee development and support the career ladder. Our goal is to give at least five employees per year the opportunity to develop in their career. In 2024, one employee took on a new role, and through our training initiatives, we prepared for another employee to take the next step in their career as soon as the opportunity presents itself.

During the year, we established a training matrix that clarifies the recommended training for all roles in the company. We also introduced digital onboarding, ensuring new employees receive important information about the company and get to know the management team. As part of this introduction, all new employees sign our Code of Conduct, which is part of the employment contract. Starting in 2025, a sustainability perspective will be integrated into the onboarding programme. We are also planning group training in threats and violence for employees who have not yet taken this course. KlaraBo's HR manager hosts regular manager forums to offer development opportunities and provide support for managers related to the company's HR procedures and to develop their competence in personnel-related areas.

**Health and safety**

At KlaraBo, we systematically focus on ensuring a good work environment, even if our procedures are not certified under any specific management system. These procedures apply to all employees. As principal contractor (referred to as BAS-U), KlaraBo also has work environment responsibility for contractors working in our properties to ensure that they comply with existing work environment requirements.

In 2024, we implemented a new incident reporting system – the IA system – for structured management of work environment-related events such as incidents and accidents. The system, which is app-based, makes it simple for all employees to report incidents. We have seen an increase in reported incidents, which we consider positive since it indicates increased awareness and willingness to report. Our safety officers play a central role and are active in work environment initiatives.

KlaraBo partners with Avonova for occupational health care, and in an effort to prevent work-related health problems, all employees over the age of 50 have undergone health examinations. KlaraBo offers a health care allowance of SEK 3,000, which was utilised by 56 per cent of employees in 2024. Sick leave levels were low during the year.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

● Our employees

Secure and pleasant neighbourhoods

People in our value chain


Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER



**At KlaraBo, our employees are  
our most important resource and the  
key to creating long-term sustainable  
housing and neighbourhoods.**

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

Employment forms

	Women	Men	Total
Number of permanent employees, full time	24	44	68
Number of permanent employees, part-time	1	0	1
Number of employees with other form of employment (probationary)	4	5	9
Number of hourly employees (summer jobs)	2	4	6
Number of non-employees (consultants)	1		
Number of new employees	6	11	17
Number of employees on parental leave	3	2	5
Employee turnover	43% of total	57% of total	20%

Proportion of women (%)

	2024	2023	2022
Board of Directors	29	25	25
Senior executives	25	25	33
Total at KlaraBo	35	33	31

Age distribution (%)

	2024	2023
Under 30 years old	6	6
30–50 years old	56	61
Over 50 years old	38	33

Sick leave (%)

	2024	2023
Short-term sick leave	2.6	1.67
Long-term sick leave	0.5	0.77
Total sick leave	3.1	2.44

Work-related injuries (number and frequency)

	2024		2023	
	Employees	Partners	Employees	Partners
Number of serious work-related injuries*	0	0	2	1
Type of injury			Crush injury of finger, bicycle accident, mild head injury	
Number of work-related injuries with one more days of absence	0	0	0	–
Number of work-related injuries with one more days of absence	0	0	0	–
Other incidents	7		0	–
Number of incidents	9	0	5	–
Number of cases of documented work-related ill health	1	–	–	–
Number of workdays lost as a result of documented work-related ill health	51.5 days			

Relationship between women's and men's basic salary and remuneration (%)

	2024		2023	
	Women	Men	Women	Men
Management	*	*	*	*
Other employees	112	90	114	88

\*Since the underlying statistics are insufficient, we have chosen not to publish any data.

Discrimination, harassment and human rights violations (number and SEK)

	2024
Number of cases of discrimination, harassment and other complaints submitted	0
Fines, penalties and compensation for above incidents (SEK)	0

## CONTENTS

### INTRODUCTION

### STRATEGY

### THE SHARE

### SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

● Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

### FINANCIAL STATEMENTS

### CORPORATE GOVERNANCE

### OTHER

# Secure and pleasant neighbourhoods

Secure and pleasant neighbourhoods are crucial for social sustainability in communities. Through local initiatives and close partnerships, KlaraBo contributes to the creation of inclusive communities where people can thrive and develop.

## Impacts, risks and opportunities

Many residential areas in Sweden are characterised by socioeconomic vulnerability and a significant need for security-building initiatives. These challenges can impact both local communities and property owners, and mean that as an industry we have a unique opportunity to help find solutions to social challenges. At KlaraBo, we are actively engaged in making our neighbourhoods more secure through measures such as security rounds, where we identify places that are perceived as unsafe due to tall bushes, fences or insufficient lighting, for example. We supplement these with leisure activities and internships, with the goal of creating secure and pleasant neighbourhoods.

Although these initiatives entail costs over the short term, they strengthen both the local community and KlaraBo's brand while also promoting stronger engagement among tenants as well as our long-term earnings. Through partnerships with

public players and local organisations, we strengthen KlaraBo's credibility as a responsible private-sector player.

## Dialogue channels

KlaraBo strives to engage in a close dialogue with the local community. We offer tenants several contact channels, including local offices, customer service for reporting complaints, and a "My Pages" section of our website for easy access to information. By arranging activities, meetings and job opportunities in our neighbourhoods, we strengthen the relationship between our tenants and our operations. In addition, we support local initiatives, such as cultural events and sports clubs, in the areas where we operate in order to promote meaningful leisure time for young people in our residential districts.

## Security-building measures

During the year, we continued making our neighbourhoods more secure through programmes such as Huskurance, an

## Policies and guidelines linked to the area:

- Sustainability Policy

## Targets linked to the area:

- We will perform annual security rounds in all of our neighbourhoods.
- We will establish partnerships with local sports organisations in all of our neighbourhoods, with the aim of creating meaningful recreational activities for young people.
- We will offer 50 summer jobs or employment opportunities to residents of our residential areas, through 2025.

Secure and pleasant neighbourhoods



CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

initiative in Smedjebacken Municipality that encourages neighbours to act on suspicions of domestic violence. In Smedjebacken – and in Östersund, as part of the “En vecka fri från våld” or “A Week Free From Violence” initiative – we partnered with the municipality, the police and the Swedish Union of Tenants to provide tenants with information about who they could turn to. Our security rounds, which were introduced in 2023, make the physical environment safer, for example by trimming hedges that obscure visibility and adding additional lighting. In Borlänge, security rounds are conducted in partnership with the municipality and the police, and tenants in Region North are directly involved in the rounds. In Trelleborg, security rounds are conducted together with the police and municipal security



guards. During the year, we conducted nine security rounds in the neighbourhoods where we have most apartments. Our goal is to conduct annual security rounds in all of our residential neighbourhoods.

**Employment opportunities in our neighbourhoods**  
At KlaraBo, we promote social sustainability by offering employment opportunities in our neighbourhoods. The target is to provide 50 summer jobs or employment opportunities by 2025. In 2024, only four summer jobs were arranged in our neighbourhoods. We had few applicants, many of whom did not meet the criteria – for example, which period in the summer they were able to work. In Grängesberg, on the other hand, two tenants performed maintenance and painting work; in Västervik, one tenant was responsible for green spaces; and

in Trelleborg, we gave one young person a summer job that resulted in work experience and a positive outcome.

**KlaraBo Day**  
KlaraBo Day is an annual event to which we invite the tenants in our larger locations to create a sense of community and provide them with an opportunity to meet their neighbours and our employees. In 2024, a KlaraBo Day was arranged in Visby, while in Östersund, we hosted the highly appreciated KlaraBo bonfire that drew over 2,000 visitors. KlaraBo Day is a popular tradition in Trelleborg, while in smaller locations we are finding it challenging to carrying out larger events. For 2025, we are planning a more adapted and feasible concept for our smaller locations, where the goal is to create an engaging and welcoming day for all of our tenants.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

## ● People in our value chain

Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# People in our value chain

By increasing traceability in our supply chain and developing our purchasing procedures, we strive to ensure that our business decisions have positive impacts on people and the communities in our value chain.

## Impacts, risks and opportunities

In the construction and service sectors, there is a significant risk of inadequate work environments as well as safety risks, such as poor working conditions and, in the worst case scenario, exploitation. As a result of insufficient transparency upstream in the value chain, ensuring that the products and materials that we use have been manufactured under ethical conditions – free from child labour and forced labour – is particularly challenging. Since insufficient management of these issues could damage both our own reputation and that of other companies, it is crucial that, as an industry, we begin to devote greater focus to assuming responsibility for this area and on fair conditions.

## Dialogue channels

Our Sustainability Policy and Code of Conduct govern our activities and define the values and expectations we have in relation to our employees and suppliers. The Code of Conduct for Suppliers, which was developed in 2022, is based on the UN Global Compact principles for human rights, labour, environment and anti-corruption. It is a mandatory appendix to all supplier contracts, and we require all of our suppliers to sign it. In 2024, we expanded our stakeholder dialogues (see page 13) through in-depth interviews with providers of property maintenance

## Policies and guidelines linked to the area:

- Sustainability Policy
- Code of Conduct for Suppliers

## Targets linked to the area:

- Code of Conduct for Suppliers signed by 100 per cent of suppliers



People in  
our value chain

services and appliance suppliers to gain a better understanding of our value chain and identify additional needs. Engaging in a dialogue beyond the initial stages of the value chain is a challenge, and this is where the risks related to, for example, human rights and working conditions are often greatest.

## Work environment in our projects

The construction and property industry is one of the riskiest sectors when it comes to work environments and safety. To ensure a safe workplace, KlaraBo requires its contractors to provide approved personal protective equipment and a work environment plan as well as to assume responsibility as principal designer (BAS-P) and principal contractor (BAS-U). The contractor must immediately report accidents or serious incidents, and inform the company of absences due to accidents. These measures are part of our long-term programme for creating a safe and sustainable work environment in our projects.

## Due diligence

Due diligence means systematically identifying, preventing, limiting and stopping negative impacts on people, the environment and society – both in the company's own operations and throughout the value chain. During the double materiality

assessment, KlaraBo conducted an initial survey of its value chain and began identifying risks. We also took tangible steps to make more responsible choices in purchasing. One example of this is the selection of solar panels, a product that is linked to risks of forced labour. We considered these risks carefully and selected a supplier that offers a high level of transparency and clear traceability for their sub-components in order to minimise the risk that our purchases would contribute to human rights violations.

This is an important start for us, and in 2025 we plan to further develop our due diligence process in line with the UN Guiding Principles on Business and Human Rights as well as the OECD Guidelines for Multinational Enterprises on Responsible Business Conduct. An initial step in this work will be to continue surveying our value chain and investigating risks beyond the initial supply chain. We will also review our procedures and ensure that our policies are adapted to meet our commitments and international guidelines.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

● Responsible business

Assurance statement

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

# Responsible business

Responsible business conduct means to making the right choices every day. Through honesty, transparency and clear guidelines, we create a sense of security, reduce risks and lay the foundation for strong relationships with tenants, investors and partners.

## Impacts, risks and opportunities

Responsible business conduct and a good corporate culture must be built on clear values and effective procedures – which create a sense of security, both internally and in our partnerships. Building strong long-term relationships with tenants, investors and other stakeholders is important for us as a property company. With a sound and stable culture, we reduce the risk of unclear decisions while also becoming a stronger and more attractive company.

## Corporate culture

During the year, KlaraBo devoted significant focus to strengthening its corporate culture by developing its internal communication and creating more possibilities for dialogue and exchanges of experiences. Under “Our employees” on pages 23–26 you can read more about our activities in this area.

## Policies and guidelines linked to the area:

- Code of Conduct for Suppliers
- Code of Conduct for Employees
- Financial Policy
- Corporate Governance Policy
- Whistleblower Policy

## Targets linked to the area:

- No reported cases in the whistleblower function.
- Code of Conduct for Suppliers signed by 100 per cent of suppliers and Code of Conduct for Employees signed by 100 per cent of employees

Responsible business



## Responsible business conduct

Raising awareness of business conduct and healthy competition lays the groundwork for a fair construction and property industry. KlaraBo's Code of Conduct for Employees describes the ethical guidelines that all of our employees are expected to follow. KlaraBo's Code of Conduct for Employees is signed by all employees, and new employees undergo a review of the Code when they start their employment. KlaraBo's Code of Conduct for Suppliers, which is based on the UN Global Compact principles for human rights, labour, environment and anti-corruption, describes the requirements we set for our suppliers and subcontractors. The Code is a mandatory appendix to all contracts entered into with suppliers and is signed by all suppliers. Procurements for contractor services also set requirements that construction contractors must use ID06, a system for validating the identity of the individuals

present at a worksite. The aim of the system is to promote healthy competition and safeguard worksites in the industry. We also set requirements that UE2021 is followed for controls of subcontractors.

KlaraBo's whistleblower function makes it possible to anonymously report suspected violations of laws and regulations with respect to business conduct, working conditions or human rights. In 2024, cases were submitted through the whistleblower service, but none of them were classified as whistleblowing cases – instead, they were complaints about neighbours and the cases could be managed in accordance with the company's established process. Nor was KlaraBo involved in any legal proceedings related to corruption, matters of no confidence or violations of antitrust laws.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

Our sustainability agenda in brief

KlaraBo's role in the value chain

Stakeholder dialogue

Material sustainability matters

KlaraBo's key sustainability matters

Climate and energy

Resource-efficient neighbourhoods

Our employees

Secure and pleasant neighbourhoods

People in our value chain

Responsible business

Assurance statement

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

# Auditor's report on the statutory sustainability report

To the general meeting of the shareholders in KlaraBo Sverige AB (publ), corporate identity number 559029-2727

## Engagement and responsibility

It is the board of directors who is responsible for the statutory sustainability report for the year 2024 on pages 10-30 and that it has been prepared in accordance with the Annual Accounts Act in accordance with the older wording that applied before 1 July 2024.

## The scope of the audit

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 substantially different and 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.

## Opinion

A statutory sustainability report has been prepared.

Malmö, 3 April 2025

Öhrlings PricewaterhouseCoopers AB

Mats Åkerlund  
Authorized Public Accountant

This is a translation of the Swedish language original. In the event of any differences between this translation and the Swedish language original, the latter shall prevail.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

# Administration Report

The Board of Directors and CEO of KlaraBo Sverige AB, corporate registration number 559029-2727, hereby present the company's annual report for the 2024 financial year.

### OPERATIONS

The company's business concept is to offer attractive housing at reasonable rents. Our strategy is to acquire existing residential properties with renovation and development potential in growth regions. The Group is a long-term property investor in the housing segment.

As of 31 December, the lettable area in the property portfolio amounted to approximately 499,500 square metres distributed across 6,694 apartments and commercial premises, with total contracted annual rent of about SEK 656 million. Housing accounted for 88% of contracted rent. The portfolio also included 974 apartments under project development.

### OUR MARKET

According to KlaraBo's assessment, demand for housing is favourable in the towns the Group is established. The company has a stable and high occupancy rate, although the weak economy in recent years has resulted in a slightly weaker rental market. The Swedish National Board of Housing, Building and Planning's forecast from January 2025 indicates that the expected housing requirement per region in the coming years is a good match with KlaraBo's geographic presence.

The strong demand for KlaraBo's housing units confirms that the company's offering meets the market's demand for good housing for reasonable rents.

The business model involves the gradual renovation of apartments to create value for both customers and the company's shareholders. While renovation primarily takes place after a tenant has moved out, existing tenants can also request that the standard be raised. Customer satisfaction among both existing and new tenants increases when the company is able to offer attractive housing at reasonable rents.

### MULTI-YEAR COMPARISON

SEK m	Group				
	2024	2023	2022	2021	2020
Rental revenue	619.0	577.2	491.4	337.6	176.7
Net operating income	362.2	337.2	278.9	189.9	96.8
Profit/loss before tax	273.1	-455.5	183.6	824.6	441.3
Total assets	9,799.9	9,249.9	9,692.0	8,527.7	3,666.2
Equity/assets ratio (%)	43.6	42.6	44.6	49.3	39.9
Average number of employees	67.0	66.0	59.2	54.9	24.0

SEK m	Parent Company				
	2024	2023	2022	2021	2020
Net sales	25.5	25.0	13.5	10.0	7.4
Profit/loss after financial items	635.3	-93.4	-143.9	18.4	-16.0
Total assets	6,683.6	5,613.2	6,078.5	4,183.5	843.0
Equity/assets ratio (%)	61.6	55.5	52.3	78.5	86.8
Average number of employees	13.0	12.0	8.8	4.6	8.0

### FINANCIAL POSITION AND FINANCING

For the 2024 financial year, the Group's income from property management grew by 9 per cent to SEK 135.9 million (124.2). The improvement in income from property management was mainly due to higher revenue as a result of annual rent increases and investments in renovation.

The net value change for investment properties totalled SEK 111.0 million (-439.9). The value change was mainly attributable to higher rent adjustments than the assumptions used in the property valuations. The average yield requirement for the property portfolio on the balance sheet date was 4.9 per cent.

At 31 December 2024, equity amounted to SEK 4,484.2 million (3,936.3). The change was attributable to the ongoing rights issue, to profit for the period and to the company buying back shares for SEK 16.2 million during 2024.

Interest-bearing liabilities pertain primarily to financing of the Group's investment properties. Financing for investment properties amounted to SEK 4,890.2 million (4,878.8) on the balance sheet date. Lease liabilities pertaining to IFRS 16 amounted to SEK 13.0 million (14.4) and pertained to a site leasehold and office properties. Repayments for the next 12 months amounted to SEK 50.1 million (47.8) at the end of the period. The Group's cash equivalents totalled SEK 143.0 million (168.5), and in addition KlaraBo had available credit facilities amounting to SEK 200 million on the balance sheet date.

The Group's loan portfolio consists mainly of credits with a floating interest rate but also fixed rate credits. To hedge against fluctuations in the interest-rate market and reduce interest-rate risk, interest-rate derivatives are utilised to impact the fixed-rate term. The total derivative portfolio amounted to SEK 2,750 million (2,750) at the end of the period. Including fixed interest-rate credits, the Group's interest-rate hedging ratio, meaning the share of liabilities that had a fixed-interest rate, was 80.2 per cent (79.9). The loan portfolio's fixed-rate term amounted to 3.3 years (3.7). Cash flow from the Group's interest-rate swaps and swaptions remained positive, which limited KlaraBo's interest expenses. The average interest rate, including derivatives, was 3.3 per cent (3.5) on the balance sheet date. The year-on-year change was attributable to lower market interest rates and lower margins on the credits renegotiated during the fourth quarter of 2024. Extended credits comprised a total of approximately SEK 1,800 million. The average loan-to-maturity period was 2.1 years (2.1).

The loan-to-value ratio for the Group on 31 December 2024 was 51.4 per cent (52.2).

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

● Administration Report

Risks and risk management

Multi-year overview  
and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

**CASH FLOW**

Cash flow from operating activities before changes in working capital increased 16.7 per cent to SEK 118.2 million (101.3). Cash flow from investing activities amounted to a net outflow of SEK 103.1 million (279.1), which was primarily attributable to investments in existing investment properties.

**EARNINGS**

Profit for the year amounted to SEK 187.9 million (-381.5). The positive result was mainly due to income from property management and the positive development in the value of the Group's property portfolio.

**PROPOSED APPROPRIATION OF RETAINED EARNINGS**

The following funds are available for distribution by the AGM (SEK):

Share premium reserve	3,604,435,074
Retained earnings	-134,987,763
Profit for the year	638,952,089
<b>Total</b>	<b>4,108,399,400</b>

The Board of Directors proposes that the above earnings be appropriated as follows:

Carried forward	4,108,399,400
<b>Total</b>	<b>4,108,399,400</b>

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
  - Administration Report
  - Risks and risk management
    - Multi-year overview and key performance indicators
    - Consolidated financial statements
    - Parent Company financial statements
    - Notes
    - Signatures of the Board of Directors
    - Auditor's report
- CORPORATE GOVERNANCE
- OTHER

# Risks and risk management

## STRATEGIC RISKS

Strategic risks include risks that may prevent KlaraBo from achieving the Group's vision and goals.

### Environmental risks

#### *Description of risk*

Both the construction of buildings and the activities subsequently carried out on the properties have an impact on the environment. Property management companies are therefore subject to environmental, health and safety laws and other regulations related to the acquisition, ownership and management of properties. There is a risk that the company will be held liable for pollution on existing or future acquired properties and be required to decontaminate the sites, regardless of whether or not the company itself caused the pollution. There is also a risk that different types of extreme weather conditions, such as flooding, could affect the properties.

#### *Exposure*

Environmental risks in KlaraBo's operations mainly refer to the risk that pollution and toxic substances will be discovered in the company's properties. In that part of the portfolio which dates from the 1960s and 1970s, there is a risk that environmental toxins will be discovered, which could lead to a requirement for investigations and remediation.

Construction activities also entail a risk that known or unknown soil contaminants will be spread during excavation and other earthworks. As a result of KlaraBo's acquisition and development of properties, there is a risk that a potential impact on existing contaminated soil could mean that KlaraBo will be held liable as the operator and be required to carry out and bear the cost of the necessary remedial measures, regardless of whether or not KlaraBo caused the contamination.

Such operator liability could result in unforeseen costs and add to the time required to complete an ongoing project, which could also have a negative impact on KlaraBo's earnings. If the above

risks were to materialise, this could result in increased costs due to decontamination measures, for example, or reduced income due to delays in the company's projects. This in turn could have a negative impact on the Group's operating profit and profit margin. Currently, there are no known significant environmental requirements that KlaraBo could be required to meet.

#### *Management*

Prior to an acquisition, KlaraBo conducts technical inspections of the properties in collaboration with external technical consultants in order to minimise the risks of environmental impact. Adequate insurance coverage for the property portfolio is aimed at minimising the risk of having to cover any damage resulting from extreme weather events or other circumstances. Furthermore, KlaraBo's property management teams conduct fire, safety and other inspections at predefined, regulated intervals in order to meet mandatory regulatory requirements.

### Political decisions and risks linked to laws and permits

#### *Description of risk*

The construction and management of properties is highly dependent on laws and other regulations and decisions by public authorities on aspects such as planning and construction measures, the environment, subsidies, and safety and construction standards. Laws and regulations governing the property market are often determined by political opinions and may therefore change at short notice, which can affect the Group's operations in various respects. Changes to subsidies such as investment aid, tax legislation and regulations can materially affect KlaraBo's operating environment.

Different political parties have widely differing views on the size and use of corporation tax, VAT and property tax as well as other levies and subsidies, and Sweden's corporate tax legislation is often subject to review.

Moreover, part of KlaraBo's business consists of new construction and development of existing properties. To ensure

that KlaraBo's investment properties and projects can be used and developed as intended, various permits and decisions may be required, such as building permits, detailed development plans and the registration of properties.

#### *Exposure*

Potential future changes to laws such as tax laws, regulations and administrative provisions may create challenges for KlaraBo and require that the company adapt to such changes, and could have a negative effect on the Group's earnings.

Furthermore, even if KlaraBo is granted permits or obtains decisions necessary for its operations, there is a risk that these will be appealed or otherwise delayed, creating a risk that construction projects cannot be completed on schedule, resulting in significant delays to ongoing or planned projects.

#### *Management*

The political landscape needs to be monitored and evaluated continuously in order to ensure that KlaraBo has a proactive understanding of how to adapt its business. Specialists and advisers, such as external tax experts, are engaged to manage the effects of legal and regulatory changes, and KlaraBo carefully follows and has open and transparent relationships with the relevant authorities. KlaraBo should not engage in aggressive tax planning transactions. Furthermore, as a member of the Swedish Property Federation, the Group is able to remain informed and up to date on issues that affect its day-to-day operations. By being active in the trade association, the Group is also able to influence issues relating to the property market such as housing policy, urban development, digitisation and sustainability.

## OPERATIONAL RISKS

Operational risks are risks related to the efficiency and management of resources in the Group.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## Administration Report

## ● Risks and risk management

Multi-year overview  
and key performance indicators

## Consolidated financial statements

## Parent Company financial statements

## Notes

## Signatures of the Board of Directors

## Auditor's report

## CORPORATE GOVERNANCE

## OTHER

**Changes in rental revenue, rental growth and rent setting***Description of risk*

KlaraBo's revenue mainly consists of rental revenue, which is affected by the properties' and premises' occupancy rates and rent levels and the tenants' ability to meet their payment obligations. There is a big difference between how rents are set for commercial and residential premises. Rental growth for commercial premises depends on the strength of the economy and is mainly affected by factors such as demand, type of premises, design, standard and location. Tenants engaged in tax-financed activities may be subject to political decisions or cost savings. This in turn may affect KlaraBo's ability to renew expiring leases with these tenants on terms favourable to KlaraBo. Residential rents are negotiated with local tenants' associations within the framework of the collective bargaining system, which also covers "presumption rents".

*Exposure*

Lower occupancy rates, lower rents, reduced ability to pay and incorrect assumptions about the market, competition and customers can affect the Group's earnings, cash flows and property values. The regulation of rents for private rental apartments also creates a risk that general cost increases will not be reflected in rental growth, or that such increases will feed through with a delay, and that rents will change in a way that is unfavourable to the property owner. If KlaraBo fails to compensate for increased housing costs by increasing rents, this would have a negative impact on the Group's operating profit and profit margin.

KlaraBo considers the risk of lower rental revenue from residential properties to be low as there is a housing shortage in Sweden. The risk of lower rental revenue in the commercial portfolio is higher than in the residential portfolio. In 2024, about 88 per cent of KlaraBo's revenue came from residential properties and about 12 per cent from commercial premises/community service properties as well as storage and parking spaces.

*Management*

There is still a significant shortage of housing in Sweden and strong demand for housing units. KlaraBo is actively engaged in its residential areas, mainly through local offices and job creation initiatives, with the aim of increasing the well-being and stability of the areas.

**Changes in operating and maintenance costs***Description of risk*

KlaraBo's operating costs mainly comprise costs for electricity, heating, water and cleaning. Changes in operating and maintenance costs can have a negative effect on the Group's operations, financial position and earnings. KlaraBo is also obliged to maintain the standard of its buildings and housing units under lease provisions and regulatory requirements. This entails maintenance costs, including costs for the technical maintenance of properties, which can be affected by structural defects, other hidden defects and deficiencies, damage (such as power cuts, moisture damage, fire, asbestos or mould) and contamination. A large part of KlaraBo's expenses is therefore also attributable to maintenance costs. Unforeseen and extensive renovation needs can significantly increase maintenance costs.

*Exposure*

Several goods and services for the operation of the properties can only be purchased from one or a few providers, which could force KlaraBo to accept the current price levels in the absence of alternatives. Heating costs, for example, are subject to seasonal variations and increase in the winter, which means that KlaraBo's ability to control these costs is limited. Increased operating and maintenance costs could have a negative effect on KlaraBo's operations, financial position and earnings.

*Management*

KlaraBo manages its properties actively and continuously evaluates improvements to increase revenue and reduce operating costs, and also evaluates energy efficiency improvements. KlaraBo is gradually eliminating internal maintenance needs in its properties by renovating apartments in need of maintenance. Renovations are expected to reduce the need for ongoing maintenance as the apartments are brought up to the same standard internally as newly constructed apartments. To control changes in operating costs, the Group conducts ongoing reviews of contracts and terms in order to achieve the most advantageous solution, and strives to choose energy-efficient solutions when investing in the properties. In procurements, the Group strives to conclude central agreements to keep property expenses down. Maintenance costs are expensed to the extent that they represent repairs and maintenance to

maintain the original standard of the property. Other expenses of a maintenance nature are capitalised in the balance sheet to the extent that the measures are considered to increase the value of the properties.

**Risks related to KlaraBo's new construction and project development***Description of risk*

KlaraBo's operations consist partly of new construction projects and partly of adapting existing properties to tenant requirements through conversions and extensions and tenant improvements. New construction and major improvement projects are associated with costly investments, and there is a risk that the costs of such investments cannot be offset by increased rents or cost reductions.

KlaraBo also depends on strategic suppliers of materials and customised solutions in connection with construction projects as well as other contractors for the performance of various types of work on the properties. If a particular supplier or contractor is unable to fulfil the contracts, for example by failing to deliver the right equipment or the right quality or to deliver on time, or if KlaraBo's collaboration with a supplier or contractor is terminated due to bankruptcy or for other reasons, or if the collaboration is not successful, this could lead to significant delays in KlaraBo's construction projects.

*Exposure*

Investment and project costs may be higher than expected due to delays and unforeseen events or for other reasons, including changes to regulations or detailed development plans, with the result that the residential and/or commercial premises cannot be occupied from the expected date. In the event that KlaraBo is unable to compensate for such increased costs or loss of income, the realisation of the above risks could have a negative effect on KlaraBo's operations, financial position and earnings.

In the event that contracts with key suppliers or contractors were to be delayed or terminated at short notice, there is a risk that KlaraBo will be unable to engage another supplier or contractor on equivalent terms or at short notice, which could result in increased costs for supplier or contractor services and delays in the projects. There is also a risk that warranty obligations will not be fulfilled if a supplier or contractor is forced into bankruptcy.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

## ● Risks and risk management

Multi-year overview  
and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

*Management*

KlaraBo engages experienced project managers externally and internally in its new construction and conversion projects in order to minimise cost increases in the projects. In cases where KlaraBo bears the cost of investments in adaptations to premises, the Group is in many cases compensated for these costs by investment surcharges in the leases. Bank guarantees are used to obtain protection against any failures on the part of suppliers and/or contractors. Prior to a new construction project, market assessments are made to gauge demand and payment behaviour in the town.

**Retain and recruit skilled personnel***Description of risk*

KlaraBo needs to succeed in retaining and continuing to motivate its employees, and in attracting and recruiting qualified staff in the future. This depends on a number of factors, including recruitment procedures, culture and leadership, salaries and other remuneration, benefits and workplace location. If the Group were to fail to retain and motivate or attract senior executives and other key personnel, this could have a negative impact on the Group's operations, financial position and earnings.

*Exposure*

KlaraBo conducts its business through a small organisation with a limited number of employees. KlaraBo's future performance is to a high degree dependent on the skills and experience of its management team and other key personnel.

*Management*

KlaraBo continually seeks to increase its attractiveness as an employer through various initiatives. Efforts to strengthen and establish the Group's values continued in 2024.

**LEGAL RISKS**

Legal risks include risks linked to laws, regulations and other rules.

**Property acquisitions***Description of risk*

A part of KlaraBo's business consists of the acquisition of properties. KlaraBo will only make acquisitions if the supply in the

market meets KlaraBo's expectations and investment capacity with regard to location, expected return and other criteria. The supply of and demand for properties and development rights, as well as factors such as competition, access to financing, planning and local regulations, could limit the Group's ability to complete acquisitions on terms favourable to the Group. Risks in connection with property transactions can have a negative impact on KlaraBo's operations, financial position and earnings.

*Exposure*

The acquisition of properties involves risks related to the acquired property, such as the risk of incorrect assumptions about the future yield of the acquired asset, the risk of loss of tenants or of unforeseen costs to meet environmental requirements. Property transactions can also give rise to significant transaction costs that may not be compensated for, for example if a transaction is not completed or if an acquisition is reversed due to the triggering of contractual provisions or financing clauses. Exposure to risks in connection with property transactions can have a negative impact on KlaraBo's operations, financial position and earnings.

*Management*

In connection with acquisitions, technical, environmental, legal and tax assessments are made of the status of the properties and companies. These are performed internally as well as by external parties in the form of independent external consultants. Market analyses of potential portfolios are made and existing commercial leases are analysed.

**FINANCIAL RISKS**

Financial risks are related to exposure to property valuations, interest rates, liquidity and credits as well as other financial risks.

**Risks related to exchange rates***Description of risk*

Currency risk is the risk that changes in foreign exchange rates will adversely affect the company's financial position, profitability or cash flows. Exposure to foreign exchange risk arises from the purchase of products or services in currencies other than SEK, which is the company's reporting currency.

*Exposure*

While KlaraBo's operations involve limited exposure to foreign currencies, the exposure could increase if the company were to resume new construction activities.

*Management*

KlaraBo manages currency risk by ensuring that it has the necessary internal expertise and by hedging large purchases in EUR related to new construction using currency derivatives in order to reduce the risk arising from currency fluctuations. See Note 3 for further information on the management of currency risk in accordance with the company's financial policy.

**Changes in market interest rates***Description of risk*

KlaraBo raises funds by borrowing from credit institutions, with the majority of the Group's non-current liabilities having variable interest rates. Interest expense is therefore one of KlaraBo's largest expense items. KlaraBo is thus exposed to interest-rate risk, which is the risk that changes in interest rates will affect KlaraBo's interest expense and have a negative effect on the Group's earnings and cash flows.

*Exposure*

KlaraBo's interest expense is mainly affected by current market interest rates, the margins applied by credit institutions and KlaraBo's chosen fixed interest rate strategy. Market interest rates are mainly affected by the expected inflation rate, and shorter-term interest rates are mainly affected by the Riksbank's key interest rate. Market interest rates can also affect the portion of KlaraBo's liabilities covered by interest-rate swaps. Interest-rate derivatives are recognised at fair value in the balance sheet. As market interest rates change, a theoretical premium or discount on the interest-rate derivatives arises that is of a non-cash nature. If market interest rates fall, the market value of KlaraBo's interest-rate derivatives will decrease, which could have a negative impact on KlaraBo's earnings.

*Management*

KlaraBo manages interest-rate risk partly by maintaining a good dialogue with Swedish commercial banks in order to obtain loans

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

## ● Risks and risk management

Multi-year overview  
and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

on normal market terms, and partly by reducing interest-rate risk through the use of interest-rate derivatives. The Group's financial policy sets goals regarding interest-rate exposure for the Group's loan portfolio based on the following principles:

- Fixed-rate term: a spread of fixed-rate end dates based on specified periods.
- At least 20 per cent of the loan portfolio is to have unhedged variable interest rates.
- Interest-coverage ratio: at least 1.75x.

**Financing and refinancing***Description of risk*

Financing and refinancing risk refers to the risk that KlaraBo will be unable to obtain the necessary financing or that the financing cannot be renewed at the end of its term, or that it can only be obtained or renewed on terms that are less favourable to KlaraBo.

*Exposure*

A large part of KlaraBo's operations is financed with external capital. KlaraBo raises funds through traditional bank loans secured by property mortgages. There is a risk that additional financing will not be obtained when considered necessary, that existing loans will be called for immediate payment or that new loans can only be obtained on terms that are less favourable to KlaraBo. This could lead to reduced revenue as a result of KlaraBo's inability to take advantage of investment opportunities, or to increased costs due to more expensive financing.

Some of KlaraBo's agreements with lenders contain covenants that KlaraBo is required to meet, for example with regard to interest-coverage ratio, loan-to-value ratio and equity/assets ratio. If KlaraBo were to breach such loan covenants or other commitments in the future, this could give the lender a right to call the loans for immediate payment, demand additional repayments or claim collateral. In such case, the Group could need to raise additional external capital in order to fulfil its obligations. All covenants were complied with during the financial year.

*Management*

KlaraBo manages financing and refinancing risk by maintaining a good dialogue with commercial banks in the market and by entering

into longer-term credit agreements with a diversified maturity structure. KlaraBo also continuously reviews options to use alternative sources of financing. Furthermore, KlaraBo's financial policy sets goals regarding maturities for the Group's loan portfolio, the main goals being:

- A liquidity reserve of at least three months must be available at all times.
- No more than 30 per cent of the debt may fall due in a 12-month period.
- The number of lenders for bank loans should be at least two, and no single lender may account for more than 60 per cent of the total outstanding volume of bank loans in the long term.
- A well-balanced spread of loan maturities should be sought.

**The value of KlaraBo's properties***Description*

All properties owned by KlaraBo are classified as investment properties and are therefore recognised in the balance sheet at fair value. Fair value is determined by assessing the market value of each individual property. The value of KlaraBo's properties is affected by a number of factors, including property-specific factors such as vacancy rates, rents, contract length and operating costs, as well as market-specific factors such as yield requirement and discount rates derived from comparable transactions in the property market. Adverse changes in property- and market-specific factors can lead to a decline in property values, which could have a negative impact on the Group's operations, financial position and earnings.

*Exposure*

A property valuation is an estimate of the price that an investor is willing to pay for a property at a given time. The valuation is based on generally accepted models and assumptions about various parameters. The market value of a property can only be determined in a transaction between two independent parties and property valuations need to include an uncertainty interval to reflect the uncertainty in the assumptions used and calculations made. As KlaraBo's recognised assets predominantly comprise properties, a decline in value would have negative consequences for the Group. A decline in property values could create a risk that KlaraBo will

be unable to obtain new financing or that new financing can only be obtained at a higher price than previously. This in turn could lead to reduced revenue as a result of KlaraBo's inability to take advantage of investment opportunities or to increased costs due to more expensive financing. A decline in property values also has a negative effect on equity. A sensitivity analysis for investment properties can be found in Note 14.

*Management*

The property portfolio is valued externally on a quarterly basis. KlaraBo has a good knowledge of the property market and manages its properties close to the tenants. The properties are constantly being developed with the aim of increasing revenue and reducing costs in various ways. Social initiatives in residential areas help to increase stability and residents' sense of security and help to increase the attractiveness of the areas, which also has a positive impact on property values.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

● Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Multi-year overview and key performance indicators

SEK m	2024	2023	2022	2021	2020
Property-related					
Rental revenue, SEK m	619.0	577.2	491.4	337.6	176.7
Income from property management, SEK m	135.9	124.2	113.4	76.4	35.8
Profit/loss for the period, SEK m	187.9	-381.5	125.1	640.5	345.2
Surplus ratio, %	57.5	57.2	55.6	55.2	54.1
Real occupancy rate, %	97.2	97.8	98.1	98.6	99.3
Investment properties, SEK m	9,243.9	9,031.9	9,170.7	7,719.3	3,452.1
Market value per sq. m.	18,469	18,032	18,044	18,527	15,918
Total lettable area, '000 sq. m.	499.0	499.5	498.7	416.6	208.8
Number of apartments under management	6,694	6,604	6,533	5,412	2,682
Number of apartments in project development	974	1,098	1,509	1,494	1,159
Financial					
Equity/assets ratio, %*	43.6	42.6	44.6	49.3	39.9
Loan-to-value ratio, %	51.4	52.2	49.7	41.6	52.8
Interest-coverage ratio, multiple	1.8	1.8	2.0	2.1	2.0
Long-term net realizable value, SEK m*	4,387.8	4,189.1	4,525.6	4,471.9	1,157.3
Share-based					
Income from property management per share, SEK	1.04	0.95	0.86	0.93	0.47
Equity per share, SEK*	31.5	30.0	32.9	31.9	21.9
Long-term net realizable value per share, SEK*	33.7	32.0	34.5	33.9	23.7
Annual growth, income from property management per share, %	9.8	10.0	-7.3	98	41
Annual growth, long-term net realizable value per share, %	5.4	-7.3	1.7	43	55
Number of shares at the end of the period before dilution, million	130.3	131.1	131.2	131.8	48.8
Weighted average number of shares during the period before dilution, million	130.7	131.1	131.7	82.3	41.0

\*Adjusted for new issue of unsubscribed shares

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview  
and key performance indicators

● Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Consolidated statement of comprehensive income

SEK m	Notes	2024	2023
Rental revenue	1, 2, 3, 4, 5 6	619.0	577.2
Other operating income		11.4	12.5
Property expenses	7.8	-268.2	-252.5
<b>Net operating income</b>		<b>362.2</b>	<b>337.2</b>
Central administrative costs	9, 10, 11	-51.7	-51.3
<b>Operating profit/loss</b>		<b>310.5</b>	<b>285.9</b>
Financial income	12	4.5	7.5
Financial expenses	12	-179.1	-169.0
<b>Income from property management</b>		<b>135.9</b>	<b>124.4</b>
Changes in value of properties	13	111.0	-439.9
Changes in value of derivatives	14	26.2	-139.8
Share of profit/loss after tax of jointly controlled companies	15	0.0	-0.2
<b>Profit/loss before tax</b>		<b>273.1</b>	<b>-455.5</b>
Tax expense	16	-85.2	73.9
<b>Profit for the year*</b>		<b>187.9</b>	<b>-381.5</b>
Earnings per share, SEK		1.44	-2.91

\*The Group has no other comprehensive income, and consolidated profit for the year thus corresponds to comprehensive income for the year.

CONTENTS
INTRODUCTION
STRATEGY
THE SHARE
SUSTAINABILITY REPORT
FINANCIAL STATEMENTS
Administration Report
Risks and risk management
Multi-year overview and key performance indicators
● Consolidated financial statements
Parent Company financial statements
Notes
Signatures of the Board of Directors
Auditor's report
CORPORATE GOVERNANCE
OTHER

## Consolidated statement of financial position

SEK m	Notes	31 Dec 2024	31 Dec 2023
<b>ASSETS</b>	1, 2, 3, 4, 5		
<b>Intangible assets</b>			
Intangible assets		0.2	0.3
<b>Total intangible assets</b>		<b>0.2</b>	<b>0.3</b>
<b>Property, plant and equipment</b>			
Investment properties	13	9,243.9	9,031.9
Equipment	17	5.5	7.7
<b>Total property, plant and equipment</b>		<b>9,249.4</b>	<b>9,039.6</b>
<b>Financial non-current assets</b>			
Participations in jointly controlled companies	15	0.0	17.2
Receivables from jointly controlled companies		–	2.8
<b>Total financial non-current assets</b>		<b>0.0</b>	<b>20.0</b>
Deferred tax assets	16	0.0	0.1
<b>Total non-current assets</b>		<b>9,249.6</b>	<b>9,060.0</b>
<b>Current assets</b>			
Trade and rent receivables		3.5	3.4
Other receivables		393.7	12.4
Prepaid expenses and accrued income	18	10.0	5.7
<b>Total current assets</b>		<b>407.2</b>	<b>21.5</b>
Cash and cash equivalents		143.0	168.5
<b>Total assets</b>		<b>9,799.9</b>	<b>9,249.9</b>

SEK m	Notes	31 Dec 2024	31 Dec 2023
<b>EQUITY AND LIABILITIES</b>	1, 2, 3, 4, 5		
<b>Equity</b>	19		
Share capital		6.6	6.6
Other contributed capital		3,604.1	3,221.6
Retained earnings including profit/loss for the year		873.5	708.2
<b>Total equity</b>		<b>4,484.2</b>	<b>3,936.3</b>
<b>Non-current liabilities</b>			
Interest-bearing liabilities	20	3,762.0	4,762.7
Deferred tax liability	16	269.2	216.0
Other non-current liabilities		1.3	1.1
<b>Total non-current liabilities</b>		<b>4,032.5</b>	<b>4,979.8</b>
<b>Current liabilities</b>			
Interest-bearing liabilities	20	1,128.2	116.1
Derivatives	14	10.6	36.7
Trade payables		22.3	26.3
Current tax liability	16	15.3	19.7
Other current liabilities		4.3	33.5
Accrued expenses and deferred income	18	102.5	101.4
<b>Total current liabilities</b>		<b>1,283.2</b>	<b>333.8</b>
<b>Total liabilities</b>		<b>5,315.7</b>	<b>5,313.6</b>
<b>Total equity and liabilities</b>		<b>9,799.9</b>	<b>9,249.9</b>

# CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

### Administration Report

### Risks and risk management

### Multi-year overview and key performance indicators

### ● Consolidated financial statements

### Parent Company financial statements

### Notes

### Signatures of the Board of Directors

### Auditor's report

## CORPORATE GOVERNANCE

## OTHER

# Consolidated statement of changes in equity

SEK m	Share capital	Other contributed capital	Retained earnings	Total equity
<b>Opening equity 1 Jan 2023</b>	<b>6.6</b>	<b>3,223.7</b>	<b>1,089.7</b>	<b>4,320.0</b>
Profit for the year	–	–	-381.5	-381.5
Share buybacks	–	-2.1	–	-2.1
<b>Closing equity 31 Dec 2023</b>	<b>6.6</b>	<b>3,221.6</b>	<b>708.2</b>	<b>3,936.3</b>
<b>Opening equity 1 Jan 2024</b>	<b>6.6</b>	<b>3,221.6</b>	<b>708.2</b>	<b>3,936.3</b>
Profit for the year	–	–	187.9	187.9
New share issue under registration	–	390.9	–	390.9
Costs attributable to new share issues, incl. tax effect	–	-14.8	–	-14.8
Adjustment of prior years' share buybacks	–	6.4	-6.4	–
Share buybacks	–	–	-16.2	-16.2
<b>Closing equity 31 Dec 2024</b>	<b>6.6</b>	<b>3,604.1</b>	<b>873.5</b>	<b>4,484.2</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview  
and key performance indicators

● Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Consolidated statement of cash flows

SEK m	Notes	2024	2023
<b>Operating activities</b>			
Operating loss		310.5	285.9
Adjustments for non-cash items (depreciation of equipment)		2.5	2.7
Interest received/paid		-171.3	-163.7
Tax paid		-23.4	-23.6
<b>Cash flow from operating activities before changes in working capital</b>		<b>118.2</b>	<b>101.3</b>
<b>Cash flow from changes in working capital</b>			
Decrease(+)/increase(-) in operating receivables		-3.7	11.6
Decrease(-)/increase(+) in operating liabilities		-32.1	19.8
<b>Cash flow from operating activities</b>		<b>82.4</b>	<b>132.7</b>
<b>Investing activities</b>			
Acquisition of investment properties		-77.3	–
Sale of investment properties via companies		123.6	–
Investments in investment properties		-144.0	-161.5
Investments in new construction		-5.2	-117.1
Acquisition of property, plant and equipment		-0.2	-0.6
<b>Cash flow from investing activities</b>		<b>-103.1</b>	<b>-279.1</b>
<b>Financing activities</b>			
New financial liabilities	20	100.0	30.8
Borrowing costs	20	-4.5	–
Repayment of financial liabilities	20	-84.0	-52.1
Share buybacks		-16.2	-2.1
<b>Cash flow from financing activities</b>		<b>-4.7</b>	<b>-23.4</b>
<b>Cash flow for the period</b>		<b>-25.4</b>	<b>-169.8</b>
Cash and cash equivalents at the beginning of the year		168.5	338.3
<b>Cash and cash equivalents at the end of the year</b>		<b>143.0</b>	<b>168.5</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview  
and key performance indicators

Consolidated financial statements

● Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

# Parent Company income statement

SEK m	Notes	2024	2023
	1, 2, 3, 4, 5		
Net sales	21	25.5	25.0
Other external expenses	10	-22.3	-25.1
Personnel costs	8	-21.3	-18.6
Depreciation of property, plant and equipment		-0.2	-0.2
<b>Operating profit/loss</b>		<b>-18.4</b>	<b>-18.9</b>
Profit from participations in Group companies	11	562.6	-71.1
Interest income and similar profit/loss items	12	291.5	270.7
Changes in value of derivatives		38.0	-66.2
Interest expense and similar profit/loss items	12	-238.5	-207.8
<b>Loss after financial items</b>		<b>635.3</b>	<b>-93.4</b>
Group contributions received		18.4	19.2
<b>Profit/loss before tax</b>		<b>653.7</b>	<b>-74.2</b>
Tax expense	16	-14.8	13.6
<b>Profit/loss for the year</b>		<b>639.0</b>	<b>-60.6</b>

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS

- Administration Report
- Risks and risk management
- Multi-year overview and key performance indicators
- Consolidated financial statements
- Parent Company financial statements
- Notes
- Signatures of the Board of Directors
- Auditor's report
- CORPORATE GOVERNANCE
- OTHER

## Parent Company balance sheet

SEK m	Notes	31 Dec 2024	31 Dec 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
<i>Property, plant and equipment</i>			
Equipment	17	0.4	0.6
<b>Total property, plant and equipment</b>		<b>0.4</b>	<b>0.6</b>
<i>Financial non-current assets</i>			
Participations in Group companies	22	2,444.2	2,294.8
Receivables from Group companies	21	2,751.1	2,942.9
Participations in jointly controlled companies	15	–	16.3
Deferred tax assets	16	2.7	13.6
<b>Total financial non-current assets</b>		<b>5,198.0</b>	<b>5,267.7</b>
<b>Total non-current assets</b>		<b>5,198.4</b>	<b>5,268.3</b>
<b>Current assets</b>			
Receivables from Group companies	21	964.9	181.6
Receivables from jointly controlled companies		0.0	2.7
Other receivables		4.7	2.4
Receivable for subscribed but not paid-up share capital		381.5	0.0
Prepaid expenses and accrued income	18	2.8	2.3
<b>Total current assets</b>		<b>1,353.8</b>	<b>188.9</b>
Cash and bank balances		131.5	156.0
<b>Total assets</b>		<b>6,683.6</b>	<b>5,613.2</b>

SEK m	Notes	31 Dec 2024	31 Dec 2023
<b>EQUITY, PROVISIONS AND LIABILITIES</b>			
<b>Equity</b>			
<i>Restricted equity</i>			
Share capital		6.6	6.6
Share capital under registration		1.3	0.0
<b>Total restricted equity</b>		<b>7.9</b>	<b>6.6</b>
<i>Non-restricted equity</i>			
Share premium reserve		3,604.4	3,223.1
Retained earnings		-135.0	-51.9
Profit for the year		639.0	-60.6
<b>Total non-restricted equity</b>	24	<b>4,108.4</b>	<b>3,110.6</b>
<b>Total equity</b>		<b>4,116.3</b>	<b>3,117.2</b>
<b>Non-current liabilities</b>			
Liabilities to Group companies	21	2,215.0	2,161.9
Derivatives		13.0	51.0
<b>Total non-current liabilities</b>		<b>2,228.0</b>	<b>2,212.9</b>
<b>Current liabilities</b>			
Liabilities to Group companies	21	322.4	276.4
Trade payables		3.0	1.9
Current tax liability	16	0.1	0.0
Other current liabilities		0.7	3.8
Accrued expenses and deferred income	18	13.1	1.0
<b>Total current liabilities</b>		<b>339.3</b>	<b>283.1</b>
<b>Total liabilities</b>		<b>2,567.3</b>	<b>2,496.0</b>
<b>Total equity, provisions and liabilities</b>		<b>6,683.6</b>	<b>5,613.2</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview  
and key performance indicators

Consolidated financial statements

● Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Parent Company statement of changes in equity

SEK m	Share capital	Share capital under registration	Share premium reserve	Other non-restricted equity	Total equity
<b>Amount at the beginning of the year 1 Jan 2023</b>	<b>6.6</b>		<b>3,223.0</b>	<b>-49.8</b>	<b>3,179.8</b>
Profit for the year				-60.6	-60.6
Share buybacks				-2.1	-2.1
<b>Amount at the end of the year 31 Dec 2023</b>	<b>6.6</b>		<b>3,223.0</b>	<b>-112.4</b>	<b>3,117.2</b>
<b>Amount at the beginning of the year 1 Jan 2024</b>	<b>6.6</b>		<b>3,223.0</b>	<b>-112.4</b>	<b>3,117.2</b>
Profit for the year				639.0	639.0
New share issue		1.3	389.6		390.9
Costs attributable to new share issues			-18.6		-18.6
Tax effect on share issue costs			3.8		3.8
Share buybacks				-16.2	-16.2
Adjustment of prior years' share buybacks			6.4	-6.4	0.0
<b>Amount at the end of the year 31 Dec 2024</b>	<b>6.6</b>	<b>1.3</b>	<b>3,604.4</b>	<b>504.0</b>	<b>4,116.3</b>

## Parent Company statement of cash flows

SEK m	Notes	2024	2023
<b>Operating activities</b>			
Operating loss		-18.4	-18.9
Adjustments for non-cash items (depreciation of equipment)		0.2	0.2
Interest received/paid		40.4	29.8
Tax paid		0.1	-0.2
<b>Cash flow from operating activities before changes in working capital</b>		<b>22.3</b>	<b>11.0</b>
<b>Cash flow from changes in working capital</b>			
Decrease(+)/increase(-) in operating receivables		154.9	562.7
Decrease(-)/increase(+) in operating liabilities		-424.2	-705.9
<b>Cash flow from operating activities</b>		<b>-247.0</b>	<b>-132.3</b>
<b>Investing activities</b>			
Acquisition of subsidiaries		-6.4	–
<b>Cash flow from investing activities</b>		<b>-6.4</b>	<b>0.0</b>
<b>Financing activities</b>			
Change in long-term intercompany transactions		245.0	17.9
Share buybacks		-16.2	-2.1
<b>Cash flow from financing activities</b>		<b>228.8</b>	<b>15.9</b>
<b>Cash flow for the period</b>		<b>-24.6</b>	<b>-116.5</b>
Cash and cash equivalents at the beginning of the year		156.0	272.5
<b>Cash and cash equivalents at the end of the year</b>		<b>131.5</b>	<b>156.0</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Notes

## Note 1

## General information

KlaraBo acquires, builds, owns and manages attractive homes with reasonable rents. We do this by acquiring development rights and building cost-, space- and production-efficient self-developed KlaraBo buildings. We can effectively combine the number of apartments and apartment sizes based on the needs of the municipality. Thanks to our flexible construction method, we can also easily adapt to the size and shape of the building plot. KlaraBo began operating in 2017, is headquartered in Malmö and operates throughout Sweden.

From 1 January 2019, KlaraBo has applied the International Financial Reporting Standards (IFRS) as adopted by the EU and the interpretations of these (IFRIC). The Swedish Financial Reporting Board's recommendation RFR 1 Supplementary Accounting Rules for Groups has also been applied.

KlaraBo Sverige AB, corporate registration number 559029-2727, has its registered office in Malmö. The company's street address is Hyllie Vattenparksgata 11A, Malmö. These annual accounts and consolidated financial statements were approved by the Board of Directors on 3 April 2025 and will be presented for approval to the AGM on 29 April 2025.

## Note 2

## Summary of significant accounting policies

The significant accounting policies applied in preparing these consolidated financial statements are described below. Unless otherwise stated, these policies have been applied consistently for all the years presented. The financial statements are presented in millions of Swedish kronor (SEK million) and rounded to one decimal place. As a result, figures and percentages presented on individual rows do not always add up to the rounded totals presented in the same table.

## Basis of preparation of financial statements

The consolidated financial statements of the KlaraBo Group have been prepared in accordance with the IFRS published by the International Accounting Standards Board (IASB) and the interpretations issued by the IFRS Interpretations Committee (IFRS IC), as adopted by the EU. The Group also applies the Swedish Annual Accounts Act and the Swedish Financial Reporting Board's recommendation RFR 1 Supplementary Accounting Rules for Groups. The Parent Company applies the Swedish Annual Accounts Act and RFR 2 Accounting for Legal Entities. In cases where the Parent Company applies other accounting policies than the Group, these are presented in a separate section at the end of this note. The consolidated financial statements have been prepared using the cost method except in respect of investment properties and certain financial assets and liabilities (including derivatives) that are measured and recognised at fair value through profit or loss.

The preparation of financial statements in accordance with the IFRS Accounting Standards requires that senior management make judgements and estimates as well as assumptions about the accounting policies and carrying amounts of items such as assets, liabilities, revenue and expenses. Estimates and assumptions must be based on past experience and other factors considered reasonable under the current circumstances. Group management is required to take into account changes to and current information about the Group's significant accounting policies, and assess the choice of policies and their application. Areas which involve a high degree of judgement, are complex, or where assumptions and estimates have a material impact on the consolidated financial statements are described in Note 4.

## New standards, amendments and interpretations of existing standards that have not been applied in advance

*New standards that became effective in 2024*

The same accounting and valuation policies described in the 2023 Annual Report have been used in the preparation of the consolidated financial statements. Amended standards approved

by the EU and interpretations of the IFRS IC are currently not considered to have a significant impact on KlaraBo's earnings or financial position. Amendments implemented in 2024 have not had any significant impact on KlaraBo's financial statements.

*New standards that will become effective in 2024 and beyond*

The International Accounting Standards Board (IASB) has published a new reporting standard, IFRS 18 Presentation and Disclosure in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. The standard will come into force on 1 January 2027 and be applied retroactively. IFRS 18 can also be applied in advance, provided it is approved by the EU. IFRS 18 will not impact the recognition or measurement of items in the financial statements, but it may change what companies are to report as "operating profit." The application of the standard will require a number of new assessments and may require changes to the financial statements, both the primary statements and the notes. The main new concepts introduced in IFRS 18 relate to:

- Presentation of the income statement;
- Mandatory information in the financial statements for certain performance measures reported outside a company's financial statements. These are referred to as management-defined performance measures (MPMs).
- Enhanced principles of aggregation and disaggregation applicable to the primary financial statements and notes in general.

KlaraBo has begun an assessment of how this new standard will impact its reporting.

## Consolidated financial statements

*Subsidiaries*

All entities over which the Group has control are classified as subsidiaries. The Group has control over an entity when it is exposed to or has the right to a variable return on its investment in the entity and is able to affect the return through its influence in the entity. Subsidiaries are included in the consolidated financial statements from the date on which control is transferred to

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## ▷ Note 2, cont.

the Group. They are excluded from the consolidated financial statements from the date when control is lost.

Non-controlling interests in subsidiaries' earnings and equity are presented separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position.

*Business combinations and asset acquisitions*

When an acquisition is made, an assessment is carried out to determine whether the acquisition is an asset acquisition or a business combination. For each acquisition, management makes an assessment of which criteria are met.

Companies can choose to perform a "concentration test" which, if it shows that the acquisition is an asset acquisition, means that no further assessment is required. If essentially all of the fair value of the gross assets acquired is concentrated in a single asset or group of similar assets, the voluntary test shows that the acquisition is an asset acquisition. If the test is carried out and it is not possible to show that the acquisition is an asset acquisition, a further assessment needs to be made to determine whether or not the acquisition is a business combination.

In an asset acquisition, the cost is allocated to the individual assets and liabilities based on their fair values at the acquisition date. While no deferred tax attributable to the property value is recognised in an asset acquisition, any discount will reduce the cost of the property. This means that changes in value will be affected by the tax rebate on subsequent measurement. Full deferred tax is recognised for temporary differences arising after the acquisition. Acquired investment properties are recognised at fair value at the next closing date, which may deviate from their cost.

The Group's business combinations are recognised using the purchase method. Under the purchase method, an acquisition of an entity is regarded as a transaction in which the acquiring entity (Parent Company) indirectly acquires the assets and liabilities of the acquired entity (subsidiary). The consideration paid for the acquisition comprises the fair value of the transferred assets, liabilities and any shares issued by the Group. The consideration also includes the fair value of all assets or liabilities that are a con-

sequence of a contingent consideration arrangement. Contingent considerations are recognised at fair value at the acquisition date. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities assumed in a business combination are initially measured at fair value at the acquisition date. For each acquisition, the Group determines whether to recognise non-controlling interests in the acquired entity at fair value or at the interest's proportional share of the acquired entity's net assets. The amount by which the consideration, any non-controlling interest and the fair value of previous shareholdings at the acquisition date exceed the fair value of the Group's share of acquired identifiable net assets is recognised as goodwill. If the amount is less than the fair value of the acquired entity's assets, the difference is recognised directly in the statement of comprehensive income. As of the acquisition date, the acquired entity's income, expenses, identifiable assets and liabilities and any resulting goodwill are included in the consolidated financial statements.

Based on KlaraBo's business model, which involves acquiring, building and developing properties, all acquisitions made by KlaraBo are considered asset acquisitions.

*Joint arrangements and joint ventures*

Through contractual arrangements with one or more parties, KlaraBo has collective control of other entities (joint arrangements). Joint arrangements are classified as joint ventures or joint operations depending on whether the Group has direct rights to the assets and obligations for the liabilities (joint operation) or not (joint venture). All joint arrangements in KlaraBo are classified as joint ventures since neither the contractual terms nor the legal form of the entity give the parties rights to assets and obligations for liabilities relating to the arrangement but rights to the net assets of the business.

Under the equity method, investments in associated companies and joint ventures are initially recognised at cost in the consolidated balance sheet. The carrying amount is subsequently increased or decreased to recognise the Group's share of the post-acquisition profit or loss and movements in other comprehensive income of its associated companies and joint ventures.

The Group's share of profit or loss is included in consolidated profit or loss and the Group's share of movements in other comprehensive income is included in consolidated other comprehensive income. Dividends from joint ventures are recognised as a decrease in the carrying amount of the investment. If the loss in joint ventures exceeds the Group's share, the Group does not recognise further losses unless it has incurred obligations or made payments on behalf of the joint venture.

*Transactions eliminated on consolidation*

In preparing the consolidated financial statements, intercompany assets and liabilities, income and expenses and unrealised gains and losses arising from intercompany transactions between Group companies are fully eliminated. Unrealised gains arising from transactions with joint ventures are eliminated to the extent corresponding to the Group's interest in the entity. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no indication of impairment.

*Functional currency*

The consolidated financial statements are presented in SEK, which is also the functional currency of the Parent Company. SEK is also the functional currency of all legal entities in the Group.

**Revenue***Rental revenue*

KlaraBo currently classifies all leases as operating leases and accounts for rental revenue as operating leases. Rental revenue, including any discounts or additional charges, is notified in advance and rent payments are recognised on a straight-line basis so that only the part of the rent that relates to the period is recognised as revenue. Revenue is recognised at the fair value of the consideration received or receivable.

Rental revenue and rent discounts are recognised on a straight-line basis in profit or loss based on the terms of the leases. Advance rent is recognised as prepaid rental revenue. In some cases, rental revenue includes invoiced additional charges for costs such as electricity, heating and property tax. In cases where a tenant is granted a rent reduction for a certain period and

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 2, cont.

is charged a higher rent at other times, this reduced or increased rent is allocated on a straight-line basis over the lease term unless the reduction is due to staggered occupancy or similar circumstances. Revenue from early termination of leases is recognised as revenue in the period in which the payment is received, if no further performance obligations are required of KlaraBo. Revenue in the form of compensation for tenant improvements that is billed to the tenant for completed improvements to commercial or residential premises is recognised in the form of increased rent over all or part of the lease term. Regardless of the approach, the revenue received is classified as rent and should be recognised as rental revenue in accordance with IFRS 16. KlaraBo has assessed the recognition of revenue based on IFRS 15 Revenue from Contracts with Customers and examined the demarcation between revenue recognition under IFRS 16 Leases and IFRS 15 Revenue from Contracts with Customers. It was judged that facility management services represent a non-significant portion and no separation of revenue for services is therefore made for recognition in accordance with IFRS 15. This revenue is recognised in accordance with IFRS 16, which means that revenue from facility management services is allocated based on the same principles as for rental revenue. It is our assessment that this does not result in significant differences in respect of amounts or timing compared with how the revenue would have been recognised under IFRS 15.

Invoiced property tax is recognised as revenue in the period to which it relates.

**Operating segments and segment reporting**

KlaraBo has previously identified two operating segments: Property Management and Project Development. Since the decision was made to temporarily suspend new construction, the Project Development segment does not meet the 10 per cent quantitative thresholds (in terms of revenue, profit or assets) set out in IFRS 8 Operating Segments (paragraph 13). As a result, KlaraBo's entire operations are seen as one segment and no breakdown is reported.

**Foreign currency***Transactions in foreign currency*

Transactions in foreign currency are translated to the functional currency at the transaction date exchange rate. Monetary assets and liabilities are translated at the closing rate. Foreign exchange differences arising on translation are recognised in the statement of other comprehensive income. Operating foreign exchange gains and losses are recognised in operating profit.

**Employee benefits**

All pension plans in KlaraBo are recognised as defined contribution plans. In a defined contribution pension plan, the Group pays contributions to publicly or privately managed pension schemes on a mandatory, contractual or voluntary basis. Once the contributions have been paid, KlaraBo has no further payment obligations. The contributions are recognised as personnel costs when they fall due. Prepaid contributions are recognised as an asset to the extent that cash repayments or reductions of future payments may accrue to KlaraBo.

**Income taxes**

Income taxes consist of current tax and deferred tax.

*Current income tax*

Current tax is the tax payable on the taxable profit for the period. Taxable profit differs from reported profit in that it has been adjusted for non-taxable and non-deductible items. Current tax is recognised in the statement of other comprehensive income, except when the underlying transaction is recognised in other

comprehensive income or directly in equity, in which case the associated tax effect is recognised in other comprehensive income or in equity. Current tax is tax payable or recoverable for the current year, using tax rates enacted or substantively enacted at the balance sheet date. The item includes any adjustments of current tax relating to prior periods.

*Deferred tax*

Deferred tax is calculated using the balance sheet method for all temporary differences between the carrying amounts and tax bases of assets and liabilities. Deferred tax assets arising from deductible temporary differences and loss carryforwards are recognised to the extent that it is likely that these will result in lower tax payments in future. The measurement of deferred tax assets is reduced when it is no longer expected that it will be possible to use the assets. Deferred tax is calculated based on tax rates and tax rules enacted or substantively enacted at the balance sheet date.

The following temporary differences are not taken into account in KlaraBo:

- Initial recognition of assets and liabilities that are not business combinations and that at the time of the transaction do not affect either the accounting or taxable profit.
- Temporary differences arising from participations in subsidiaries and associated companies that are not expected to be reversed in the foreseeable future.

The measurement of deferred tax is based on how the carrying amounts of assets and liabilities are expected to be realised or settled. It is assumed that the carrying amount of the Group's investment properties will be realised through sales. The tax rate on the gain is that which would apply to a direct sale of a property recognised in the consolidated statement of financial position, regardless of whether the Group structured the sale as a divestment of a subsidiary, which could result in a different tax rate. The deferred tax is then calculated based on the temporary differences and tax consequences arising from the sale.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 2, cont.

In an asset acquisition, no deferred tax is recognised on any surpluses. All of the Group's completed acquisitions have been classified as asset acquisitions, and no deferred tax related to properties included in these acquisitions was therefore recognised initially.

**Property, plant and equipment***Equipment*

In the Group, property, plant and equipment are recognised at cost less accumulated depreciation and any impairment losses. Cost includes the purchase price and costs directly attributable to the asset.

Assets are depreciated on a straight-line basis over their estimated useful lives. The assets' residual values, useful lives and methods of depreciation are reviewed at the end of each financial year and adjusted prospectively at the end of each accounting period, if necessary.

Estimated useful lives, years:

Equipment 3–10 years

**Investment properties**

Investment property refers to a property held for the purpose of earning rental revenue or for capital appreciation or a combination of the two. Properties under construction are also included in this category. Investment properties are initially recognised in the balance sheet at cost, which includes costs directly attributable to the acquisition. Investment properties are subsequently recognised in the balance sheet at fair value in accordance with IAS 40. Unrealised and realised changes in value are recognised in the statement of comprehensive income under the change in the value of investment properties. The unrealised change in value is calculated based on the valuation at the end of the period compared with the valuation at the beginning of the period or based on cost, if the property was acquired during the period with regard to the investments for the period. The market value is calculated for each quarter.

KlaraBo values 100 per cent of its property portfolio externally. Property values are updated quarterly by updating the existing

valuations with current rents, vacancies and market data from external independent valuers in the form of yields and operating and maintenance costs. Investment properties are classified as Level 3 in the fair value hierarchy. In an acquisition of a property or company, the transaction is usually recognised at the completion date, as the risks and rewards of ownership are normally transferred on this date.

Subsequent expenditures are also added to the carrying amount, but only if it is likely that the future economic benefits associated with the asset will accrue to the company and the cost can be reliably calculated. All other subsequent expenditures are expensed in the periods in which they are incurred. Repairs are expensed as incurred.

*Unrealised increase in value of investment properties in project development*

The Group conducts a market valuation and 20 per cent of the difference between fair value on completion and total estimated production costs on completion is recognised as revenue on the day when (i) a building permit has been obtained, and (ii) binding construction contracts have been entered into with one or several contractors. This is because a building permit in combination with a construction contract entered into represents an actual increase in the value of the project and because KlaraBo, based on a proven business model, is able to forecast the outcome of the project with a high degree of probability at that time. The assessment of the fair value of the project may be done partly by an external valuer and partly by KlaraBo's Project Development Organisation based on a cost estimate for the project.

As the project advances, unrealised changes in value are then calculated based on the stage of completion. The stage of completion is calculated as project costs incurred at the balance sheet date in relation to total estimated costs for completing the project. When 50 per cent of the costs have been realised, an additional 30 per cent of the difference between the fair value and the costs is recognised in profit or loss. When a final decision is received from the planning authority, the remaining 50 per cent is recognised.

**Financial instruments**

Financial instruments recognised in the statement of financial position include, on the asset side, cash and cash equivalents, trade and rent receivables, interest-rate derivatives measured at fair value through profit or loss, and other receivables. The Group's financial liabilities essentially comprise interest-bearing liabilities, interest-rate derivatives measured at fair value through profit or loss, trade payables and other current liabilities.

*Recognition and derecognition*

Financial assets and liabilities are recognised when the Group becomes party to the contractual provisions of the instrument. Transactions with financial assets are recognised at the transaction date, which is the date on which the Group commits to purchase or sell the assets. Trade receivables are recognised in the balance sheet when an invoice has been sent and the company has satisfied the agreed performance obligations. Liabilities are recognised when the counterparty has satisfied all performance obligations and there is a contractual obligation to pay, even if no invoice has been received. Trade payables are recognised when an invoice has been received.

A financial asset is derecognised from the statement of financial position (wholly or partly) when the contractual rights are extinguished or expire, or when the Group no longer has control over the asset.

A financial liability is derecognised from the statement of financial position (wholly or partly) when the contractual obligation is discharged or otherwise extinguished.

A financial asset and financial liability are offset and the net amount recognised in the statement of financial position when there is a legal right to offset the recognised amounts and an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

*Classification and measurement of financial assets/debt instruments*

The Group's debt instruments are classified at amortised cost. Financial assets classified at amortised cost are initially measured at fair value plus transaction costs. Subsequently,

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## ▷ Note 2, cont.

the assets are measured using the effective interest method and provisions are made for expected credit losses. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial asset (or financial liability) to the gross carrying amount for a financial asset (or the amortised cost for a financial liability). When calculating the effective interest rate, the expected cash flows should be estimated by taking into account all contractual provisions of the financial instrument but not the expected credit losses. The calculation includes all fees paid or received between the parties to the contract that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts.

Assets with short maturities are not discounted as the amounts are insignificant. This category comprises rent receivables, trade receivables, and cash and cash equivalents. Trade receivables are recognised at the amounts expected to be received, meaning less doubtful debts, which are assessed individually. Other receivables are classified as non-current receivables if they are expected to be held for more than one year, and if not, as other receivables. Financial assets measured at amortised cost are included in current assets, with the exception of items maturing later than 12 months after the balance sheet date, which are classified as non-current assets.

*Impairment of financial assets*

The Group's financial assets are subject to impairment for expected credit losses. This includes impairment of rent receivables.

KlaraBo applies the simplified approach in which trade and rent receivables are based on historical bad debts combined with prospective factors (such as a deteriorating economic outlook, increased construction and letting activity or a larger share of older apartments in the portfolio) based on a simplified approach to estimating expected credit losses. A provision for credit losses is recognised for the remaining life of the receivable or asset, which is expected to be less than one year for all receivables.

The Group's customers are generally a homogeneous group with similar risk profiles, and the credit risk is therefore initially assessed collectively for all customers. However, any significant individual receivables or individual holdings are assessed individually for each counterparty or holding. The Group writes

off a receivable when it is no longer expected that payment will be received and active measures to collect payment have been terminated.

*Classification and measurement of financial liabilities*

Financial liabilities are classified at amortised cost with the exception of derivatives. Financial liabilities measured at amortised cost are initially measured at fair value plus transaction costs and are subsequently measured using the effective interest method.

Non-current liabilities have an expected maturity of more than one year while current liabilities have a maturity of less than one year.

*Classification and measurement of derivatives*

Derivatives are initially recognised at fair value, which means that all transaction costs are charged to profit or loss for the period. Subsequently, derivatives are measured at fair value and changes in the value of derivatives are recognised in the consolidated statement of other comprehensive income. The Group does not apply hedge accounting.

KlaraBo holds interest-rate swaps, which are classified at fair value through profit or loss and for which changes in value are recognised in profit or loss. Interest-rate swaps have been entered into to hedge cash flow risks from interest-rate exposure arising from the Group's liabilities.

The Group has a swaption that entitles the bank to enter into an interest-rate swap at a fixed rate of 2.58 per cent from May 2025. Derivatives with positive and negative fair values are recognised as financial assets and liabilities, respectively.

**Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of major extensions to or conversions of an asset that takes a substantial period of time to get ready for its intended use or sale are included in the original cost of the asset. Borrowing costs are capitalised when it is probable that they will result in future economic benefits and the costs can be measured reliably. Any additional mortgage costs are accounted for in the same way as borrowing costs. All other borrowing costs are expensed as incurred.

**Equity***Share capital*

Share capital refers to the share capital of the Parent Company. KlaraBo holds Class A and B ordinary shares.

*Other contributed capital*

Other contributed capital consists of capital contributed by the Group's owners, such as share premiums in connection with share subscriptions and shareholder contributions received as well as proceeds from the sale of warrants.

*Retained earnings, including profit for the year*

Retained earnings refer to profits earned in the Group less potential dividends paid, which are recognised as a reduction in equity and liability following approval of the dividend by the AGM or an Extraordinary General Meeting.

**New share issue**

New shares are issued to capitalise the Group. A new share issue increases equity (share capital and other contributed capital) and a corresponding asset item depending on whether the capital is contributed in cash or kind. Transaction costs directly attributable to the issue of new ordinary shares or warrants are recognised in equity less a deduction from the proceeds of the issue.

**Provisions and contingent liabilities**

A provision is recognised in the statement of financial position when the Group has an existing legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required to settle the obligation and the amount can be reliably estimated. The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

A contingent liability is recognised when there is a possible obligation arising from past events, the existence of which is confirmed only by uncertain future events. Contingent liabilities are also recognised when there is an obligation that is not recognised as a liability or provision because it is unlikely that an outflow of resources will be required or because it cannot be reliably estimated.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 2, cont.

**Parent Company accounting policies**

The Parent Company has prepared its annual accounts in accordance with the Swedish Annual Accounts Act and additional information in accordance with the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities, which means that the Parent Company applies all EU-adopted IFRS Accounting Standards and interpretations in the annual accounts for the legal entity to the greatest extent possible under the Swedish Annual Accounts Act and with regard to the relationship between accounting and taxation. The recommendation specifies the exceptions and amendments to the IFRS Accounting Standards that must be applied.

The following differences exist between the Group and Parent Company accounting policies:

*Classification and presentation*

The Parent Company income statement and balance sheet are presented in accordance with the templates contained in the Annual Accounts Act. The presentation differs from IAS 1 Presentation of Financial Statements, which is applied in preparing the consolidated financial statements, principally in respect of financial income and expense, and equity.

*Subsidiaries*

In the Parent Company, participations in subsidiaries are recognised using the cost method. This means that transaction costs are included in the carrying amount of the holding in the subsidiary. The carrying amount is compared with the subsidiary's equity on an annual basis.

*Revenue*

The Parent Company's net sales comprise sales of administrative services to subsidiaries. This revenue is recognised in the period to which it refers.

*Property, plant and equipment*

Property, plant and equipment in the Parent Company are recognised at cost less accumulated depreciation and any impairment losses in the same way as for the Group but plus any revaluation.

*Financial guarantees*

The Parent Company's financial guarantee contracts mainly comprise guarantees on behalf of subsidiaries. Under a financial guarantee contract, the company has an obligation to compensate the holder of a debt instrument for losses incurred by the latter in consequence of the failure of a specified debtor to make full payment on the due dates stated in the contract. For recognition of financial guarantees, the Parent Company applies RFR 2, which represents a relaxation of the rules compared with IFRS 9 in respect of guarantees issued on behalf of subsidiaries and associated companies. The Parent Company recognises financial guarantees as a provision in the balance sheet when the company has an obligation for which payment will likely be required to settle the obligation.

*Financial instruments*

With regard to the relationship between accounting and taxation, the rules on financial instruments in IFRS 9 are not applied in the Parent Company as a legal entity. Instead, the Parent Company applies the cost method in accordance with the Annual Accounts Act. In the Parent Company, financial assets are initially recognised at cost including any transaction costs directly attributable to the acquisition of the asset.

*Measurement of financial instruments*

After initial recognition, financial non-current assets are measured at cost (less any impairment losses and plus any revaluation) while financial current assets are subsequently recognised at the lower of cost and net realisable value at the balance sheet date using the lower of cost or market method.

*Measurement of financial liabilities*

Non-current financial liabilities are measured at amortised cost. Costs directly attributable to borrowings are recognised as an adjustment to the cost of the borrowings and allocated using the effective interest method. Non-current liabilities are recognised at cost. Derivatives with negative fair values for which hedge accounting is not applied are recognised as financial liabilities and measured at this value.

*Taxes*

In the Parent Company, untaxed reserves are recognised including deferred tax liability. In the consolidated financial statements, untaxed reserves are divided into deferred tax liability and equity.

*Group contributions and shareholder contributions for legal entities*

The company recognises Group contributions and shareholder contributions in accordance with the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities. Shareholder contributions are recognised directly in equity in the receiving entity and as participations in subsidiaries in the contributing entity, insofar as no impairment loss is required.

When recognising Group contributions, a company may choose to apply either the general approach or the alternative approach. KlaraBo applies the alternative approach, under which Group contributions received and made are both recognised as appropriations.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Note 3

Financial risk factors

KlaraBo is exposed to financial risks, which are described below. The Group accounting department identifies, assesses and in some cases hedges financial risks in close consultation with the Board of Directors. The Board prepares written policies for the Group's overall risk management as well as for specific areas, such as currency risk, interest-rate risk, credit risk and use of derivatives.

The Group's exposure to financial risks and how these risks can affect the Group's future financial results are described on the right.

Risk	Exposure arises from	Management
Currency risk	Future commercial transactions. Recognised financial assets not expressed in SEK.	Assessment of the need for currency derivatives.
Interest-rate risk	Long-term borrowing at variable interest rates.	Assessment of the need for interest-rate derivatives.
Credit risk	Cash and cash equivalents, derivatives, and trade and rent receivables.	Financial counterparties with high creditworthiness, credit information, guarantor and deposit.
Capital risk	Borrowings and other liabilities.	Access to binding loan commitments and credits.

The KlaraBo Group's earnings and financial position may deviate, positively and negatively, as a result of the above risks. Financial risks include the impact of changes in interest expenses for borrowings with variable interest rates, the risk that the Group will be unable to access desired financing for future projects and that the Group will have insufficient liquidity in the short term to cover its payment obligations.

Currency risk

Currency risk refers to the risk that changes in exchange rates will have a negative impact on the consolidated balance sheet and interest expense. Currency risk consists of both transaction exposure and translation exposure.

Transaction exposure

Transaction exposure refers to the impact on net sales and costs arising from companies having sales/purchases in a currency other than the functional currency. KlaraBo had no translation exposure at the closing date. The Group's financial policy states that currency risk should be managed by being fully eliminated using currency derivatives, as follows:

- For purchases of goods and services that will be paid for in future in foreign currency, the currency risk for amounts exceeding SEK 10 million must be eliminated using forward foreign exchange contracts.
- KlaraBo currently has no currency risk of a material nature since this is mainly linked to new construction.

Interest-rate risk and fixed-rate terms

Interest expense is a significant expense item for the Group and the Group's main interest-rate risk arises from long-term borrowing at variable interest rates, which exposes the Group to cash flow interest-rate risk. Earnings are sensitive to increased interest expenses from borrowings as a result of changes in interest rates, and interest expenses are primarily affected by current market interest rates, the margins applied by credit institutions and the Group's chosen fixed interest rate strategy.

The average interest rate on interest-bearing liabilities at 31 December 2024 was just over 3.3 per cent, including interest-rate swaps. Excluding STIBOR and interest-rate swaps, the average loan margin was 1.46 per cent. The Group's interest-rate derivatives are recognised at fair value in the statement of financial

position. As market interest rates change, a theoretical premium or discount on the interest-rate derivatives arises. If market interest rates fall, the market value of KlaraBo's interest-rate derivatives will decrease, which could have a negative impact on KlaraBo's earnings. There is an option of netting obligations under derivatives with the same counterparty.

► Note 3, cont.

## CONTENTS

### INTRODUCTION

### STRATEGY

### THE SHARE

### SUSTAINABILITY REPORT

### FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

### Notes

Signatures of the Board of Directors

Auditor's report

### CORPORATE GOVERNANCE

### OTHER

### Interest rate hedges

31 Dec 2024

Contract	Nominal amount, SEK m	Market value, SEK m	Fixed interest rate, %	Maturity
Interest-rate swap	200.0	2.4	0.181	May 2025
Interest-rate swap	250.0	2.3	2.002	Sep 2027
Interest-rate swap	200.0	-3.3	2.827	Nov 2028
Interest-rate swap	250.0	4.6	2.030	Sep 2029
Interest-rate swap	250.0	-5.0	2.873	Nov 2029
Interest-rate swap	300.0	-7.5	2.945	Nov 2030
Interest-rate swap	300.0	-9.5	3.050	Feb 2031
Interest-rate swap	700.0	17.6	2.205	May 2032
Interest-rate swap	300.0	-10.5	3.055	Feb 2033
<b>Total</b>	<b>2,750.0</b>	<b>-9.0</b>		

31 Dec 2023

Contract	Nominal amount, SEK m	Market value, SEK m	Fixed interest rate, %	Maturity
Interest-rate swap	100.0	2.7	0.287	Jul 2024
Interest-rate swap	200.0	5.7	0.015	Aug 2024
Interest-rate swap	200.0	5.7	0.059	Aug 2024
Interest-rate swap	200.0	9.2	0.181	May 2025
Interest-rate swap	200.0	-4.6	2.827	Nov 2028
Interest-rate swap	250.0	-7.9	2.873	Nov 2029
Interest-rate swap	300.0	-12.7	2.945	Nov 2030
Interest-rate swap	300.0	-14.8	3.050	Feb 2031
Interest-rate swap	700.0	6.6	2.205	May 2032
Interest-rate swap	300.0	-18.4	3.055	Feb 2033
<b>Total</b>	<b>2,750.0</b>	<b>-28.5</b>		

### Sensitivity analysis – interest expense including derivatives

2024

Change in Stibor reference rate, % point	Interest expense, SEK m
1.00	6.7
-1.00	-6.7
0.50	3.3
-0.50	-3.3
0.25	1.7
-0.25	-1.7

2023

Change in Stibor reference rate, % point	Interest expense, SEK m
1.00	14.1
-1.00	-5.2
0.50	9.3
-0.50	-0.4
0.25	6.9
-0.25	-2.0

### Average fixed-rate term including derivatives

31 Dec 2024

Maturity	SEK m	Share, %
2025	2,244	33
2026	0	10
2027	250	27
2028	200	0
>2028	2,189	30
<b>Total</b>	<b>4,883</b>	<b>100</b>
Fixed-rate term, years		3.3

31 Dec 2023

Maturity	SEK m	Share, %
2024	1,465	30
2025	1,285	27
2026	–	–
2027	–	–
>2027	2,050	43
<b>Total</b>	<b>4,800</b>	<b>100</b>
Fixed-rate term, years		3.7

Liabilities related to SEK 13.0 million in IFRS 16 entries and SEK 6.1 million (2.9) in accrued borrowing expenses are excluded.

The Group has a swaption with a nominal value of SEK 300 million and a fixed rate of interest of 2.58 per cent; the potential start date for this swaption is 15 May 2025. Since the swaption did not impact the average fixed-rate term, it was excluded from the tables presenting credit lock-in periods and fixed-rate terms as well as the table presenting swaps outstanding.

### Capital risk

Capital risk consists of refinancing and liquidity risk. These risks arise if the Group is unable to meet payment obligations due to insufficient liquidity or difficulties in obtaining credit from external sources.

Liquidity risk is defined as the risk of not being able to meet payment obligations due to insufficient liquidity or difficulties in obtaining financing.

Refinancing risk is defined as the risk of not being able to access, or being able to access only at increased cost, funds for refinancing, investments and operating activities at any time. In addition to equity, the Group's investments are largely financed by borrowing from credit institutions. The Group's operating activities are normally financed by cash flow, but if the situation deviates from the Group's expectations loan financing may be needed for activities such as maintenance. The use of loan financing exposes KlaraBo to financing risk. If the Group fails to raise the necessary capital on acceptable terms, this could have an adverse impact on the Group's operations, financial position and earnings. Properties, shares and internal debt instruments are pledged as collateral to lenders.

The Group's goal regarding the capital structure is to:

- Ensure the Group's ability to continue as a going concern through a stable long-term capital structure, so that it can continue to generate returns for shareholders and benefits for other stakeholders.
- Maintain an optimal capital structure to keep capital costs down.

The Group's borrowing agreements contain financial covenants that vary between different banks. KlaraBo has, for example, undertaken to maintain a loan-to-value ratio of no more than 70 per cent, an interest-coverage ratio of at least 1.5x and an equity/assets ratio of at least 25 per cent. In the event that KlaraBo were to fail to meet these covenants, the lender usually has the right to demand early repayment of the loan, enforce the pledge and exercise its proprietary rights over the pledged assets, demand additional loan instalments or request changes to the loan terms. If the Group is forced to obtain additional financing, for example due to demands for early repayment or additional instalments, or if a creditor demands changes to the loan terms, this could adversely affect the Group's financial position and earnings.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 3, cont.

At the closing date, KlaraBo was in compliance with all financial covenants in the Group's loan agreements. Political decisions on changes to capital adequacy rules or similar obligations could lead to a tightening of the credit market resulting in a changed financing environment. To limit the refinancing risk, the following guidelines must be followed:

- A liquidity reserve must be available at all times.
- No more than 30 per cent of the total debt may fall due within a rolling 12-month period.
- For bank loans, there should be at least two lenders and no more than 60 per cent of the total outstanding loan debt may be owed to a single lender.
- A well-balanced spread of loan maturities should be sought.

As of the closing date, the above guidelines were complied with. The higher loan maturities in 2027 were approved by the Board of Directors and efforts are under way to further diversify the refinancing risk.

The table below shows the remaining maturities of the Group's financial liabilities. The amounts indicated in the table are the contractual, undiscounted cash flows. Cash flow refers to interest expense, loan repayments, trade payables and other liabilities. Interest expense has been calculated based on the interest rate for each liability at the closing date.

Group 31 Dec 2024, SEK m	<3 months	3–12 months	1–3 years	3–5 years	>5 years	Total
<b>Financial liabilities</b>						
Interest-bearing liabilities to credit institutions	55.8	1,230.8	3,897.3	10.5	84.7	5,279.3
Other interest-bearing liabilities	0.4	1.1	2.9	0.6	9.0	14.1
Trade payables	22.3	–	–	–	–	22.3
Other liabilities	4.3	–	–	–	1.3	5.6
<b>Total</b>	<b>82.8</b>	<b>1,231.9</b>	<b>3,900.3</b>	<b>11.2</b>	<b>95.1</b>	<b>5,321.3</b>
<hr/>						
Group 31 Dec 2023, SEK m	<3 months	3–12 months	1–3 years	3–5 years	>5 years	Total
<b>Financial liabilities</b>						
Interest-bearing liabilities to credit institutions	57.1	170.1	2,627.3	2,746.4	–	5,600.9
Other interest-bearing liabilities	0.5	1.3	2.9	0.8	9.0	14.5
Trade payables	26.3	–	–	–	–	26.3
Other liabilities	7.1	26.4	–	–	1.1	34.6
<b>Total</b>	<b>90.9</b>	<b>197.8</b>	<b>2,630.2</b>	<b>2,747.2</b>	<b>10.1</b>	<b>5,676.3</b>

The Group's objective for the management of liquidity risk is to always have more than one lender that is willing to offer financing on market terms.

**Maturity structure of the Group's interest-bearing liabilities***Loan maturities*

31 Dec 2024

Maturity	SEK m	Share, %
2025	1,077	11
2026	883	8
2027	2,834	61
2028	–	9
>2028	89	10

<b>Total</b>	<b>4,883</b>	<b>100</b>
--------------	--------------	------------

Loan-to-maturity period, years	2.1
--------------------------------	-----

31 Dec 2023

Maturity	SEK m	Share, %
2024	–	–
2025	2,939	61
2026	828	17
2027	1,034	22
>2027	–	–

<b>Total</b>	<b>4,800</b>	<b>100</b>
--------------	--------------	------------

Loan-to-maturity period, years	2.1
--------------------------------	-----

Liabilities related to SEK 13.0 million in IFRS 16 entries and SEK 6.1 million (2.9) in accrued borrowing expenses are excluded.

**Credit risk**

KlaraBo's credit risk refers to the tenants' ability to pay and is managed through careful monitoring of debtor discipline, follow-up of outstanding rent receivables and continuous communication with the tenants. KlaraBo is dependent on tenants paying agreed rents on time. Normal credit checks are done on potential tenants, in which information about the tenants' financial position is obtained. As a rule, references are also obtained from the tenant's previous landlord regarding the tenant's rent payments. In some cases, additional security may be required in the form of a guarantor or deposit. To minimise the risk of non-payment of rent, the Group also applies a strict policy on debt collection, payment deferrals and instalment plans.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## ▷ Note 3, cont.

Nevertheless, there is still a risk that customers will default on their payments or otherwise fail to fulfil their obligations, which could have a negative effect on earnings both directly and indirectly as a result of lower property values.

In addition to the tenants' ability to pay, rental revenue can be affected by other factors such as occupancy rates and the Group's ability to charge market rents. Occupancy rates and rents are governed by factors such as the general economic environment, the rate of production of new properties, changes in infrastructure and population growth, and employment rates. Changes in these factors can lead to increased vacancies,

creating a risk that rents will fall. KlaraBo considers the risk of lost rental revenue to be small since the vacancy rate in the Group's property portfolio is low. KlaraBo's rental policy together with the Group's property management model, which centres on enhancing the value of the properties, limits the risk of a decline in rental revenue and occupancy.

At the balance sheet date, there was no significant concentration of credit exposure, excluding cash and cash equivalents.

At the closing date, the carrying amounts of the Group's trade and rent receivables were as follows. All trade and rent receivables mature within three months of the closing date.

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Trade and rent receivables	14.5	12.0	–	–
Provision for doubtful trade and rent receivables	-11.1	-8.7	–	–
<b>Total trade and rent receivables</b>	<b>3.5</b>	<b>3.4</b>	<b>0.0</b>	<b>0.0</b>

The change in the provision for doubtful trade and rent receivables for the year is shown in the following table.

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Opening provision for doubtful trade and rent receivables	8.7	3.6	–	–
Change for the year	2.4	5.1	–	–
<b>Closing provision for doubtful trade and rent receivables</b>	<b>11.1</b>	<b>8.7</b>	<b>0.0</b>	<b>0.0</b>

KlaraBo applies the simplified approach for impairment of expected credit losses, under which the size of the provision is based on historical bad debts combined with prospective factors.

KlaraBo writes off a receivable when it is no longer expected that payment will be received and active measures have been taken to collect payment.

The Group uses financial counterparties with high creditworthiness to limit the credit risk for cash and cash equivalents and derivatives. The Group's financial policy defines how borrowings and investments of excess liquidity may be handled, stipulating that loans may only be raised from:

- Swedish banks or Swedish financial institutions/insurance companies.
- Foreign banks if the loan is governed by the laws of a Nordic country.
- Borrowing in the Swedish credit market, for example through bonds and/or commercial paper.
- Hybrid bonds
- Preference shares

The company may invest excess liquidity in:

- Entities included in the Group.
- Swedish banks or Swedish financial institutions/insurance companies (with a rating of A- or higher).
- Foreign banks (with a rating of A- or higher) if the investment is governed by the laws of a Nordic country.
- A maximum of SEK 200 million may be invested with an individual counterparty.

Approved instruments are deposits and commercial paper.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 4

## Estimates and judgements

Estimates and judgements are reviewed on an ongoing basis, and are based on historical experiences and other factors, including expectations of future events that are considered reasonable under existing circumstances. The Group makes estimates and assumptions about the future. The resulting accounting estimates will by definition seldom equal the related actual results. Estimates and assumptions which involve a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the next financial year are addressed below.

## Investment properties

An important item in the financial statements that is affected by judgements and estimates is fair value measurement of the Group's property portfolio. The valuations of investment properties have been verified by external valuers. Valuations have been made by independent valuers with recognised and relevant qualifications and up-to-date expertise in valuing properties of the same type and in the same locations as KlaraBo's investment properties. For more information on the Group's investment properties, see Note 13.

*Asset acquisitions and business combinations*

When an acquisition is made, an assessment is carried out to determine whether the acquisition should be accounted for as an asset acquisition or a business combination. If the purpose is to acquire a company's properties, and the company's property management organisation and administration are of secondary importance, the acquisition is classified as an asset acquisition. An acquisition is also classified as an asset acquisition if the consideration paid for the shares in accordance with IFRS 3 is essentially attributable to the market value of the acquired properties. Other acquisitions are accounted for as business combinations. As no deferred tax is recognised in an asset acquisition, any tax rebate received affects the cost of the property. Subsequent changes in value will thus also be affected by the rebate.

## Deferred taxes

Significant judgements are made primarily to determine deferred tax assets/liabilities, not least with regard to the value of loss carryforwards and when it is expected that it will be possible to use them. KlaraBo is required to assess the probability that the loss carryforwards will be used to offset future taxable profits and when this may occur. The actual outcome may differ from KlaraBo's assessments due to factors such as changes in the business climate, changes in tax rules or the result of authorities' or tax courts' not yet completed examination of submitted tax returns. The carrying amount of deferred tax assets is tested at each closing date. For further information on deferred taxes, see Note 16.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## Administration Report

## Risks and risk management

## Multi-year overview and key performance indicators

## Consolidated financial statements

## Parent Company financial statements

## ● Notes

## Signatures of the Board of Directors

## Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 5

## Financial instruments and financial risk management

The following is a presentation of carrying amounts of financial instruments by measurement category.

Group, SEK m	Financial items measured at fair value through profit or loss		Financial items measured at amortised cost	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Financial assets</b>				
Trade and rent receivables	–	–	3.5	3.4
Other receivables	–	–	393.7	12.4
Cash and cash equivalents	–	–	143.0	168.5
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>540.2</b>	<b>184.2</b>
<b>Financial liabilities</b>				
Interest-bearing liabilities to credit institutions	–	–	4,875.7	4,864.3
Other interest-bearing liabilities	–	14.5	14.1	–
Derivatives	10.6	36.7	–	–
Trade payables	–	–	22.3	26.3
Other liabilities	–	–	5.6	34.6
Accrued expenses	–	–	102.5	101.4
<b>Total</b>	<b>10.6</b>	<b>51.3</b>	<b>5,020.2</b>	<b>5,026.5</b>

The fair values of current financial assets and liabilities are considered to approximate their carrying amounts in view of the short maturities and the fact that interest-bearing liabilities have variable interest rates.

All of the Parent Company's financial instruments are measured at amortised cost.

The fair value of financial instruments that are not traded in an active market is determined with the help of valuation techniques. Market information is used to the greatest extent possible if it is available while company-specific information is used to the smallest extent possible. If all significant inputs required for the fair value measurement of an instrument are observable, the instrument belongs to Level 2. See also page 62 for information on the different levels of the fair value hierarchy. Specific measurement techniques used to measure financial instruments include:

- Quoted market prices or dealer quotes for similar instruments.
- The fair value of interest-rate swaps is calculated as the present value of estimated future cash flows based on observable yield curves.
- The fair value of forward foreign exchange contracts is determined as the present value of future cash flows based on forward foreign exchange rates on the balance sheet date.

Other interest-bearing liabilities pertain to lease liabilities calculated at present value based on future cash flows in accordance with IFRS 16. All outstanding derivatives and lease liabilities held by KlaraBo at the closing date are classified in Level 2.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## Administration Report

## Risks and risk management

## Multi-year overview and key performance indicators

## Consolidated financial statements

## Parent Company financial statements

## ● Notes

## Signatures of the Board of Directors

## Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 6

## Rental revenue

A breakdown of the Group's rental revenue is presented in the table below.

SEK m	Group	
	2024	2023
Housing units	540.4	499.1
Commercial premises	66.5	66.3
Other	12.1	11.9
<b>Total</b>	<b>619.0</b>	<b>577.2</b>

The Group leases its investment properties to tenants under operating leases. Future accumulated minimum payments in respect of rental revenue are presented below. The calculation is based on the assumption that all leases will be terminated as soon as possible after the closing date, and not subsequently renewed. Leases for housing units are terminable on three months' notice but are assumed to be long-term contracts. For disclosure purposes, the value of the annual rent for these contracts is shown. The maturity structure of other agreed leases is presented excluding leases for housing units, meaning for commercial premises and community service properties. The maturity structure does not include future indexation of rents.

SEK m	Group
	2024
Leases for housing units, annual rent	577.1
<b>Future contractual lease payments, excluding housing units</b>	
2025	61.5
2026	51.7
2027	35.3
2028	19.3
2029	9.7
After more than five years	13.4
<b>Total</b>	<b>190.7</b>

SEK m	Group
	2023
Leases for housing units, annual rent	539.4
<b>Future contractual lease payments, excluding housing units</b>	
2024	71.1
2025	63.6
2026	54.6
2027	30.5
2028	15.6
After more than five years	16.9
<b>Total</b>	<b>252.3</b>

## Note 7

## Property expenses

SEK m	Group	
	2024	2023
Operating costs	197.4	187.8
Maintenance costs	27.5	24.4
Property management administration	30.7	27.5
Property tax	12.6	12.8
<b>Total</b>	<b>268.2</b>	<b>252.5</b>

Property management administration mainly refers to personnel costs, which are presented in Note 8.

## Note 8

## Employees

## Average number of employees

	Group		Parent Company	
	2024	2023	2024	2023
Women	23	21	8	7
Men	44	45	5	5
<b>Total</b>	<b>67</b>	<b>66</b>	<b>13</b>	<b>12</b>

## Gender distribution

	Parent Company	
	2024	2023
Board of Directors		
Women	2	2
Men	5	6

	Parent Company	
	31 Dec 2024	31 Dec 2023
CEO and management		
Women	1	1
Men	3	3

## Salaries and benefits, social security contributions and pensions

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>Salaries and benefits</b>				
Board, CEO and senior executives	8.0	7.2	8.0	6.9
Other employees	30.4	29.3	5.2	4.9
<b>Total</b>	<b>38.4</b>	<b>36.5</b>	<b>13.2</b>	<b>11.8</b>
<b>Social security contributions</b>				
Board, CEO and senior executives	4.8	4.1	4.8	3.9
(of which retirement pension costs)	(1.7)	(1.4)	(1.7)	(1.3)
Other employees	12.7	12.4	2.8	2.6
(of which retirement pension costs)	(2.5)	(2.4)	(1.0)	(0.9)
<b>Total</b>	<b>17.5</b>	<b>16.5</b>	<b>7.6</b>	<b>6.5</b>

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

► Note 8, cont.

In addition to the CEO, senior executives refer to the CFO, HR Manager and Head of Property Management. The CEO has a notice period of 12 months in the event of termination by the company and six months in the event of termination by the CEO. Other senior executives have a notice period of three to six months both in the event of termination by the employee and in the event of termination by the company.

Remuneration of senior executives

2024				
SEK m	Salary/fee	Benefits	Pension	Total
Lennart Sten, Chairman	0.4			0.4
Anders Pettersson, Board member	0.3			0.3
Lulu Gylleneiden, Board member	0.2			0.2
Mats Johansson, Board member	0.3			0.3
Per-Håkan Börjesson, Board member	0.2			0.2
Sophia Mattsson-Linnala, Board member	0.3			0.3
Joacim Sjöberg, Board member	0.3			0.3
Andreas Morfiadakis, CEO	2.4	0.2	0.7	3.3
Other senior executives (3 individuals)	3.5	0.3	1.0	4.8
Total	8.0	0.4	1.7	10.2

2023				
SEK m	Salary/fee	Benefits	Pension	Total
Lennart Sten, Chairman	0.4			0.4
Anders Pettersson, Board member	0.2			0.2
Håkan Sandberg, Board member	0.2			0.2
Lulu Gylleneiden, Board member	0.2			0.2
Mats Johansson, Board member	0.2			0.2
Per-Håkan Börjesson, Board member	0.2			0.2
Sophia Mattsson-Linnala, Board member	0.3			0.3
Joacim Sjöberg, Board member	0.3			0.3
Andreas Morfiadakis, CEO	2.4	0.2	0.7	3.2
Other senior executives (3–4 individuals)	2.9	0.3	0.7	3.8
Total	7.2	0.5	1.4	9.1

Number of warrants

	Warrants 2020/2024	Warrants 2021/2024:1	Warrants 2021/2024:2	Total
Number of warrants at the beginning of the year	1,367,585	500,000	1,429,440	3,297,025
Expired warrants	-1,367,585	-500,000	-1,429,440	-3,297,025
Number of warrants at the end of the year	0	0	0	0
Exercise price/share, SEK	30	39	39	

Board fees

In 2024, SEK 440,000 (400,000) in Board fees were paid to the Chairman of the Board, and SEK 220,000 (200,000) per person was paid to other Board members. Additional fees for committee work totalled SEK 270,000. The amounts relate to the period from the AGM on 3 May 2024 until the AGM on 29 April 2025.

Incentive programmes

During the year, KlaraBo had three warrant programmes that expired without any shares being subscribed.  
No new warrants were offered under the authorisation provided at the 2024 Annual General Meeting. There were no ongoing incentive programmes at the end of the year

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## Administration Report

## Risks and risk management

## Multi-year overview and key performance indicators

## Consolidated financial statements

## Parent Company financial statements

## ● Notes

## Signatures of the Board of Directors

## Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 9

## Central administrative costs

SEK m	Group	
	2024	2023
Amortisation	2.5	2.7
Employee benefit costs	20.4	18.6
Consulting costs	10.2	11.0
IT and software	5.1	4.4
Audit fees	2.8	3.2
Marketing costs	1.4	1.0
Other expenses	9.4	10.5
<b>Total</b>	<b>51.7</b>	<b>51.3</b>

The item "Other expenses" includes VAT costs for management fees, consumables, travel expenses and ongoing stock exchange-related expenses.

## Note 10

## Audit fees

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Audit assignment	2.4	2.4	0.8	0.9
Audit services in addition to audit assignment	–	–	–	–
Tax advisory services	0.0	0.0	0.0	0.0
Other services	0.4	0.8	0.1	0.3
<b>Total</b>	<b>2.8</b>	<b>3.2</b>	<b>1.0</b>	<b>1.2</b>

Audit assignment refers to the auditor's work on the statutory audit, and audit services in addition to audit assignment refer to various quality assurance services. Other services are services that are not included in the audit assignment, audit services or tax advisory services. Audit fees pertain to PwC.

## Note 11

## Profit from participations in Group companies

SEK m	Parent Company	
	31 Dec 2024	31 Dec 2023
Anticipated dividend from subsidiaries	650.0	453.6
Impairment of shares in subsidiaries	-92.8	-524.7
Reversal of impairment of shares in subsidiaries	5.4	–
<b>Closing cost</b>	<b>562.6</b>	<b>-71.1</b>

## Note 12

## Financial income and expenses

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Interest income from Group companies	–	–	287.5	266.1
Other interest income	4.5	7.5	4.0	4.5
<b>Total financial income</b>	<b>4.5</b>	<b>7.5</b>	<b>291.5</b>	<b>270.7</b>
Interest expense to credit institutions	-177.5	-169.7	26.4	20.3
Interest expense from Group companies	–	–	-264.8	-228.0
Other financial expenses	-1.6	0.8	0.0	-0.1
<b>Total financial expenses</b>	<b>-179.1</b>	<b>-169.0</b>	<b>-238.4</b>	<b>-207.8</b>

The majority of financial income and expenses is attributable to financial assets and liabilities measured at amortised cost.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

● Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Note 13

Investment properties

SEK m	Group	
	31 Dec 2024	31 Dec 2023
Property portfolio 1 January	9,031.9	9,170.7
Acquisitions	79.3	–
Sales	-140.0	–
Investments in investment properties	144.0	161.5
Investments in newly constructed properties	5.2	117.1
IFRS 16	–	3.3
Public subsidies	–	19.2
Unrealised changes in value	123.5	-439.9
Total	9,243.9	9,031.9

The fair value of properties in Project Development is SEK 17.8 million (16.2) and thus represents a non-significant portion of the total property value. No separate presentation is therefore made.

The Group's properties are classified as investment properties, all of which are included in Level 3 of the fair value hierarchy. Under the IFRS Accounting Standards, measurements must be made using the following fair value hierarchy:

**Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted market prices that are observable for the asset or liability.

**Level 3:** Unobservable inputs for the asset or liability.

The item investment properties also includes costs incurred for ongoing new construction projects. Properties under construction are measured at fair value, whereby a predetermined share of the unrealised change in value between fair value on completion and total estimated production costs is recognised based on the stage of completion. This is done based on an escalation

model adopted by the Group in which the property as a whole is valued in connection with the completion of the project. For new construction, cost includes borrowing costs, such as interest expense and credit fees, directly attributable to the production of the property. For 2024, capitalised borrowing costs totalled SEK 3.1 million (8.9).

The property portfolio consists mainly of residential properties, all of which are located in Sweden. The majority of the properties were built in the 1960s and 1970s. All properties, with the exception of ongoing new construction projects, have been valued at the closing date by external valuation companies authorised in accordance with MRICS. The market values of the Group's investment properties have been determined on a fair value basis. The fair values of investment properties are determined using yield-based cash flow models where the present value of forecast cash flows plus residual value are calculated for individual properties over ten or 15 years. This means that future rent payments less estimated operating and maintenance payments and the residual value in year ten or year 15 are discounted to present value.

In all cases, the basis for the valuation consists of information about the property's condition, the lease, current operating costs, vacancies and planned investments as well as an analysis of the existing tenants. An assessment is made of the location, rental growth, vacancy rates and yield requirements for relevant markets and account is taken of normalised operating and maintenance costs. Information regarding the properties' land area and detailed development plans for undeveloped land and development properties is obtained from public sources. The fair values of investment properties are based on valuations made by independent valuers with recognised and relevant qualifications. Physical inspections of the properties are made on an ongoing basis at intervals of three years.

All valuation calculations are based on actual rental revenue and rents at the valuation date. Operating and maintenance costs have been based on weighted historical data and estimated

normalised costs. For property tax, closing costs have been used. Current economic vacancy rates have been taken into account. Rental growth has been judged to follow the assumed inflation rate over the long term, with the exception of year one, which is based on known completed rent negotiations. Inflation follows the Riksbank's long-term inflation target. Using market assumptions based on the valuers' expertise, operating and maintenance costs have been assumed to average SEK 498 (490) per square metre, excluding property tax. The residual value is calculated by dividing normalised net operating income in the year after the end of the calculation period by an estimated yield requirement. The residual value has been calculated using an average yield requirement of 4.9 per cent (4.8). The long-term vacancy rate is assessed individually for each property based on current vacancies, the assumption of a gradual adjustment to market vacancies and individual circumstances. The discount rate is the required rate of return the property owner expects from the capital linked to the property. The required rate of return is based on empirical assessments of the market's required rate of return for similar properties, which in practice is derived by adjusting the estimated yield requirement for inflation. From a theoretical perspective, the discount rate is defined by adding a risk-free real interest rate to inflation expectations as well as a risk factor. The discount rate is assessed individually for each property.

Sensitivity analysis – investment properties

	Change, % points	Change, %	Changes in value, SEK m
Yield requirement	-0.25		503.7
Yield requirement	+0.25		-452.5
Long-term vacancy rate	-0.25		29.6
Long-term vacancy rate	+0.25		-29.7
Rental value*		-2.50	-35.2
Rental value		+2.50	351.9
Operating and maintenance costs		-2.50	127.7
Operating and maintenance costs		+2.50	-127.7

\* Refers to commercial premises only

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 14

## Derivatives

SEK m	Group	
	31 Dec 2024	31 Dec 2023
Opening carrying amount	-36.8	103.0
Change in value for the year	26.2	-139.8
<b>Total</b>	<b>-10.6</b>	<b>-36.7</b>

As of the closing date, the KlaraBo Group had nine (ten) interest-rate derivatives with a closing carrying amount of SEK -9.0 million (-28.5) and a swaption with a closing carrying amount of SEK -1.6 million. The interest-rate derivatives are not linked to specific bank loans, but are separate from other liabilities. At each closing date, all derivatives are measured at fair value, which is obtained from the relevant counterparty (bank).

In the IFRS fair value hierarchy, the fair values of derivatives are measured according to Level 2. This means that the measurement is based on inputs other than quoted market prices that are observable for asset or liabilities either directly or indirectly. In KlaraBo's case, these are market valuations obtained from the banks. The Group does not apply hedge accounting.

## Note 15

## Participations in jointly controlled companies

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Opening cost	17.2	17.3	16.3	16.3
Purchases	0.0	–	0.0	–
Reclassification	-17.2	–	-16.3	–
Share of profit or loss of jointly controlled companies	–	-0.2	–	–
<b>Closing cost</b>	<b>0.0</b>	<b>17.2</b>	<b>0.0</b>	<b>16.3</b>

Company	Corp. reg. no.	Registered office	Share of capital	Carrying amount in Group	Carrying amount in Parent Company
Boostad Hyllie AB	559481-9582	Stockholm	50% 0.0	0.0	0

## Note 16

## Tax

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>Current tax</b>				
Current tax on profit for the year	-22.8	-20.4	0.0	0.0
Tax attributable to previous years	-0.2	1.6	0.0	0.0
<b>Total current tax</b>	<b>-23.0</b>	<b>-18.8</b>	<b>0.0</b>	<b>0.0</b>
<b>Deferred tax</b>				
Change in value of financial instruments	-5.4	28.8	-11.0	13.6
Differences between carrying amounts and tax bases of investment properties	-49.6	64.3	-3.8	0.0
Untaxed reserves	-7.3			
Changes in capitalisation of loss carryforwards	0.0	-0.4	0	0.0
<b>Total deferred tax</b>	<b>-62.2</b>	<b>92.7</b>	<b>-14.7</b>	<b>13.6</b>
<b>Total income tax</b>	<b>-85.2</b>	<b>73.9</b>	<b>0</b>	<b>13.6</b>

The income tax on the consolidated profit before tax differs from the theoretical amount that would have resulted from the use of a weighted average tax rate in consolidated Group companies as follows:

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 16, cont.

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Profit/loss before tax	273.1	-455.5	653.7	-74.2
Tax at applicable tax rate, 20.6%	-56.3	93.8	-134.7	15.3
Tax effects of:				
– non-taxable income	0.1	0.1	144.8	106.4
– non-deductible expenses	-25.0	-18.0	-21.1	-121.7
– deductible expenses not recognised in profit or loss	-4.1	–	-3.8	–
– adjustment of deferred tax attributable to financial instruments	–	–	–	13.6
– adjustment of current tax attributable to previous years	–	–	0.0	–
– loss carryforwards not previously valued	0.1	1.3	–	–
– effect of revaluation of properties	0.0	-3.2	–	–
<b>Tax expense</b>	<b>-85.2</b>	<b>73.9</b>	<b>-14.8</b>	<b>13.6</b>

## Deferred tax asset/liability

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Changes in value of properties	-257.5	-183.5	–	–
Changes in value of financial instruments	2.2	7.6	2.7	13.6
Untaxed reserves	-15.2	–	–	–
Capitalised loss carryforward	–	0.1	–	–
Temporary differences arising from tax depreciation	–	-41.5	–	–
Intercompany profit	1.4	1.4	–	–
<b>Total</b>	<b>-269.2</b>	<b>-216.0</b>	<b>2.7</b>	<b>13.6</b>
<b>Classification in balance sheet</b>				
Deferred tax asset	–	0.1	2.7	13.6
Deferred tax liability	-269.2	-216.0	–	–
	<b>-269.2</b>	<b>-216.0</b>	<b>2.7</b>	<b>13.6</b>

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Opening deferred tax asset/liability	-216.0	-308.7	13.6	0.0
Changes in value of properties	-45.8	73.2	–	–
Temporary differences arising from tax depreciation	-3.8	-8.9	–	–
Changes in value of financial instruments	-5.4	28.8	-11.0	13.6
Untaxed reserves	-7.3	–	–	–
Capitalised loss carryforward	0	-0.4	–	–
Sale of properties	9.0	–	–	–
<b>Closing deferred tax asset/liability</b>	<b>-269.2</b>	<b>-216.0</b>	<b>2.7</b>	<b>13.6</b>

At 31 December, the Group had restricted unutilised loss carryforwards of SEK 7.4 million (4.2). Deferred tax assets arising from net interest expense that could not be utilised have not been recognised.

## Expected maturity structure of deferred tax assets and deferred tax liabilities

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Deferred tax asset</b>				
Utilised after more than 12 months	–	–	2.7	13.6
Utilised within 12 months	0.0	0.1	0.0	0.0
<b>Total</b>	<b>0.0</b>	<b>0.1</b>	<b>2.7</b>	<b>0.1</b>
<b>Deferred tax liability</b>				
Utilised after more than 12 months	-269.2	-216.0	–	–
Utilised within 12 months	–	–	–	–
<b>Total</b>	<b>-269.2</b>	<b>-216.0</b>	<b>0.0</b>	<b>0.0</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 17

## Equipment

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Opening cost	24.2	23.7	1.1	1.1
Sales and disposals	-1.0	-0.3	–	–
Purchases for the year	0.2	0.8	–	–
<b>Closing cost</b>	<b>23.4</b>	<b>24.2</b>	<b>1.1</b>	<b>1.1</b>
Opening depreciation	-16.5	-13.9	-0.5	-0.3
Sales and disposals	0.7	0.1	–	–
Depreciation for the year	-2.2	-2.7	-0.2	-0.2
<b>Closing depreciation</b>	<b>-18.0</b>	<b>-16.5</b>	<b>-0.8</b>	<b>-0.5</b>
<b>Closing carrying amount</b>	<b>5.5</b>	<b>7.7</b>	<b>0.4</b>	<b>0.6</b>

## Note 18

## Accrual items

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Prepaid expenses and accrued income</b>				
Accrued interest income	0.8	–	0.8	–
Accrued refund for energy tax	3.6	–	–	–
Other prepaid expenses	5.5	5.7	1.9	2.3
<b>Total</b>	<b>10.0</b>	<b>5.7</b>	<b>2.8</b>	<b>2.3</b>
<b>Accrued expenses and deferred income</b>				
Accrued project costs	1.5	5.8	–	–
Accrued employee-related expenses	4.5	4.3	2.0	1.3
Accrued interest expense	5.5	3.3	–	-4.1
Accrued issue costs	7.7	–	7.7	–
Other accrued expenses	28.2	36.8	3.5	3.7
Prepaid rental revenue	55.1	51.3	–	–
<b>Total</b>	<b>102.5</b>	<b>101.4</b>	<b>13.1</b>	<b>1.0</b>

The item Other accrued expenses mainly comprises operating costs.

## Note 19

## Equity

## Share capital

At the balance sheet date, the Parent Company's share capital consisted of 131,827,883 shares, divided into 16,300,000 Class A shares and 115,527,883 Class B shares. Each Class A share carries ten votes and each Class B share carries one vote. The quotient value for all shares is SEK 0.05 per share.

## Contributed capital

Contributed capital consists of capital paid to the company through share new share issues.

## Retained earnings

Retained earnings include profit for the year and profit from previous years. Share buybacks are also included in this item.

## Share capital history

	Number of shares	Quotient value/share, SEK	Share capital, SEK
At the beginning of the year 1 Jan 2023	131,827,883	0.05	6,591,394
At the end of the year 31 Dec 2023	131,827,883	0.05	6,591,394
At the beginning of the year 1 Jan 2024	131,827,883	0.05	6,591,394
At the end of the year 31 Dec 2024	131,827,883	0.05	6,591,394

The announced rights issue of 26,057,868 Class B shares finalised in January 2025 is not included above.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 20

## Borrowings

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Non-current interest-bearing liabilities</b>				
Interest-bearing liabilities to credit institutions	3,750.1	4,749.6	–	–
Other interest-bearing liabilities	11.9	13.0	0.0	2.1
<b>Total</b>	<b>3,762.0</b>	<b>4,762.7</b>	<b>0.0</b>	<b>2.1</b>
<b>Current interest-bearing liabilities</b>				
Interest-bearing liabilities to credit institutions	1,128.2	116.1	0.0	1.0
<b>Total</b>	<b>1,128.2</b>	<b>116.1</b>	<b>0.0</b>	<b>1.0</b>

Liabilities to credit institutions mainly refer to borrowings linked to the Group's property portfolio. These liabilities are secured mainly by mortgages on properties. Other interest-bearing liabilities refer to construction credits linked to the Group's new construction projects as well as liabilities pertaining to IFRS 16 entries for a site leasehold and two office properties.

The Group raises loan financing in the form of loans from Nordic banks. Total borrowing consists of bank loans including construction credits.

The bank loans mainly have two interest components in the form of predetermined margins and a variable reference interest rate with quarterly payments of interest and principal. The loan agreements are subject to financial covenants, including loan-to-value ratio, equity/assets ratio and interest-coverage ratio, which are continuously monitored and reported. The financial covenant commitments differ from one bank to another, but KlaraBo has committed to maintaining a loan-to-value ratio of no more than 70 per cent, an interest-coverage ratio of at least 1.5x and an equity/assets ratio of at least 25 per cent. In the event that KlaraBo were to fail to meet these covenants, the lender usually has the right to demand early repayment of the loan, enforce the pledge and exercise its proprietary rights over the pledged assets, demand additional loan instalments or request changes to the loan terms. The loan agreements also specify a number of other commitments, such as a requirement for annual valuations of the properties and defined events that give the lenders the right to terminate the loans and demand early repayment. At the closing date, KlaraBo was in compliance with all covenants. At the closing date, KlaraBo was in compliance with all covenants.

Interest-rate swaps have been entered into to partially exchange the variable interest rate for a fixed interest rate. The average fixed-rate term at the closing date was 3.3 years and the average loan maturity 2.1 years. At the same date, the average interest rate, including derivatives, was 3.3 per cent.

The carrying amount of the Group's borrowings with variable interest approximates its fair value, as the interest rate on the borrowings is in parity with current market interest rates or because the

borrowing is short-term. The fair value of the Group's borrowings with fixed interest is lower than the carrying amount, as the market rates on the closing date were higher than the fixed interest on the loans. The carrying amount of these loans in SEK 1,077.0 million, while the fair value is estimated at SEK 1,050.3 million. Fair value has been calculated by discounting future cash flows with by an estimated market rate plus the Group's average loan margin.

Costs incurred in raising new loans are recognised as a reduction of long-term interest-bearing liabilities. The costs are allocated over the term of each loan. The closing balance sheet item for the year is shown below, and is recognised together with non-current interest-bearing liabilities.

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Accrued borrowing costs	6.1	2.9	–	–
<b>Total</b>	<b>6.1</b>	<b>2.9</b>	<b>0.0</b>	<b>0.0</b>

## Maturity table for non-current interest-bearing liabilities

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
After more than one year but within five years	3,717.3	4,762.7	–	–
After more than five years	89.0	–	–	–
<b>Total</b>	<b>3,806.3</b>	<b>4,762.7</b>	<b>0.0</b>	<b>0.0</b>

## Interest-bearing liabilities, cash flow effect

SEK m	Group	
	31 Dec 2024	31 Dec 2023
Opening interest-bearing liabilities	4,878.8	4,898.1
Net cash flow	16.0	-21.3
Non-cash flow changes	-4.5	2.0
<b>Closing interest-bearing liabilities</b>	<b>4,890.2</b>	<b>4,878.8</b>

Net cash flow refers to the net balance of new loans, repayments and borrowing costs. Non-cash flow changes refer to loans assumed on the acquisition of investment properties, which are classified as acquisitions of investment properties in the consolidated statement of cash flows.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Note 21

Intercompany transactions

Intercompany purchases and sales

The Parent Company has invoiced fees and expenses of SEK 24.5 million (25.0) to the subsidiaries. Other companies in the Group with employed property management staff invoice their sister companies. There are no other purchases and sales between Group companies. The Parent Company has recognised interest income of SEK 280.0 million (260.3) from Group companies and interest expenses of SEK 262.9 million (225.2) from Group companies. All of the above transactions have been eliminated in the Group.

Receivables and liabilities between Group companies

As shown in the balance sheet, the Parent Company has non-current receivables from Group companies of SEK 2,751.1 million (2,942.9) and current receivables from Group companies of SEK 964.9 million (181.6). The Parent Company has non-current liabilities of SEK 2,215.0 million (2,161.9) and current liabilities of SEK 322.4 million (276.4). The non-current liabilities to Group companies mature after more than one year but within five years, and have an interest rate corresponding to the STIBOR three-month plus a margin of 1.35–1.85 percentage points. All intercompany balances are fully eliminated in the Group.

Note 22

Participations in Group companies

SEK m	Parent Company	
	31 Dec 2024	31 Dec 2023
Opening cost	2,294.8	2,345.9
Acquired companies	6.5	–
Reclassification from associated companies	15.9	–
Shareholder contributions paid	214.1	473.6
Impairment of shares in subsidiaries	-92.8	-524.7
Reversal of impairment of shares in subsidiaries	5.7	–
Closing cost	2,444.2	2,294.8

Company	Corp. reg. no.	Registered office	Share of capital	Carrying amount
Fastighetsbolaget KlaraBo AB	559124-9064	Malmö	100%	1.9
KlaraBo Bygg AB	559104-0224	Malmö	100%	9.4
KlaraBo Malmö Öster AB	559309-2553	Malmö	100%	13.2
KlaraBo Bardisanen AB	559309-2546	Malmö	100%	
Gullbernahult Fastighetsutveckling AB	559153-7930	Malmö	100%	3.0
Varpslagg Fastighetsutveckling AB	559154-7616	Malmö	100%	4.5
Klarsam Fastighetsutveckling AB	559162-1239	Malmö	100%	2.2
Klarsam Holding 1 AB	559162-1254	Malmö	100%	
Klarsam Holding 2 AB	559162-1262	Malmö	100%	
KlaraBo Rovän 2 AB	559280-1418	Malmö	100%	186.6
KlaraBo Älven AB	559349-5772	Malmö	100%	0.1
KlaraBo Söderslätt AB	559254-7565	Malmö	100%	0.1
KlaraBo Trelleborg Öster AB	559254-7508	Malmö	100%	0.1
Cronsjö Fastighetsutveckling AB	559154-7566	Stockholm	100%	6.9
KlaraBo Förvaltning AB	559185-5712	Malmö	100%	656.6
Klara 83 AB	559185-5647	Malmö	100%	
Klara 87 AB	559201-2016	Malmö	100%	
KlaraBo Bostadsförvaltning AB	559228-4458	Malmö	100%*	584.5
Stävbo Fastigheter AB	559127-1332	Malmö	100%	
KlaraBo Tranås AB	559188-7095	Malmö	100%	
Ketty Fastighets KB	916701-1502	Malmö	100%	
KlaraBo Projektutveckling AB	559089-1205	Malmö	100%	728.4
KlaraBo Stockholmsberget AB	559241-2547	Malmö	100%	
KlaraBo Nybro AB	559261-4498	Malmö	100%	
KlaraBo Vaggeryd AB	559261-4456	Malmö	100%	
KlaraBo Bostäder Västervik AB	559261-4472	Malmö	100%	
KlaraBo Vårdfastigheter Västervik AB	559224-2373	Malmö	100%	
KlaraBo Huskvarna AB	556992-5562	Malmö	100%	
KlaraBo Öst AB	559222-2979	Malmö	100%	
KlaraBo Fastigheter AB	559359-1877	Malmö	100%	96.0
KlaraBo Aspeholmen AB	559365-2067	Malmö	100%	
KlaraBo Anderstorg AB	559351-0075	Malmö	100%	
KlaraBo Snickarglädjen AB	559374-1167	Malmö	100%	
KlaraBo Västervik AB	559338-1261	Malmö	100%	
KlaraBo Ludvigsborgs Bostad AB	559350-7204	Malmö	100%	
KlaraBo Piperskärr Bostad AB	556611-3931	Malmö	100%	
KlaraBo Nykulla AB	556481-2823	Malmö	100%	
KlaraBo Östersund AB	559252-8946	Malmö	100%	
KlaraBo Degskrapan Östersund AB	559256-2879	Malmö	100%	

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

➤ Note 22, cont.

Company	Corp. reg. no.	Registered office	Share of capital	Carrying amount
KlaraBo Torvallafastigheter Östersund AB	559256-2838	Malmö	100%	
KlaraBo Centrumfastigheter Östersund AB	556704-1370	Malmö	100%	
KlaraBo Odensalafastigheter Östersund AB	559256-2887	Malmö	100%	
<b>KlaraBo SB Holding AB</b>	559294-6916	Malmö	100%	18.7
KlaraBo Bjuv AB	559114-5072	Malmö	100%	
KlaraBo Svalöv AB	559124-0287	Malmö	100%	
KlaraBo Höganäs AB	559115-3167	Malmö	100%	
Oskduvan Fastigheter AB	559167-7884	Malmö	100%	
Stora Torget 3 i Oskarshamn AB	559110-8062	Malmö	100%	
Västfogden Fastighets AB	556698-3127	Malmö	100%	
KlaraBo Källan AB	559162-1452	Malmö	100%	
KlaraBo Ronneby 2 AB	556070-1558	Malmö	100%	
KlaraBo Ronneby 4 AB	556723-7820	Malmö	100%	
KlaraBo Hovslagaren AB	559272-0956	Malmö	100%	
KlaraBo Helsingborg Holding AB	559504-4164	Malmö	100%	
<b>Klarabo DB Holding AB</b>	559373-1002	Malmö	100%	61.9
KlaraBo Höör AB	559253-9984	Malmö	100%	
KlaraBo Munken AB	559223-2556	Malmö	100%	
Klara Flundranhälle 8 AB	559057-8943	Malmö	100%	
Klara Apoteksgatan AB	559085-5291	Malmö	100%	
Klara Kvarnsveden AB	559094-9672	Malmö	100%	
Klara Härsta AB	559199-8074	Malmö	100%	
Klara Ren AB	559199-8082	Malmö	100%	
Klara Öraberg AB	559185-5761	Malmö	100%	
KlaraBo Fagerängen AB	559254-7557	Malmö	100%	
KlaraBo Umeå AB	559349-5780	Malmö	100%	
KlaraBo Falun AB	559484-6858	Malmö	100%	
<b>Klarabo HB Holding AB</b>	559373-1036	Malmö	100%	70.2
Klara i Bollnäs AB	556422-5885	Malmö	100%	
Klara 88 AB	559201-2073	Malmö	100%	
KlaraBo Gävle AB	559323-1334	Malmö	100%	
KlaraBo Navaren AB	559176-1365	Malmö	100%	
KlaraBo Skokloster AB	559323-1326	Malmö	100%	
Klara Gångsta AB	559039-0042	Malmö	100%	
KlaraBo i Trelleborg AB	559183-3826	Malmö	100%	
KlaraBo Trelleborg Centrum AB	559254-7573	Malmö	100%	
KlaraBo Anderslöv AB	559254-7581	Malmö	100%	
				<b>2,444.2</b>

\* Of which 2.3 per cent is owned indirectly through KlaraBo Projektutveckling AB.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

● Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Note 23

Proposed appropriation of retained earnings

The following funds are available for distribution by the AGM (SEK):

Share premium reserve	3,604,435,074
Retained earnings	-134,987,763
Profit for the year	638,952,089
<b>Total</b>	<b>4,108,399,400</b>

The Board of Directors proposes that the above earnings be appropriated as follows:

Carried forward	4,108,399,400
<b>Total</b>	<b>4,108,399,400</b>

Note 24

Transactions with related parties

The Group's related-party circle consists of all Board members, the CEO and members of senior management as well as their related parties and companies.

During the year, Investment AB Spiltan provided a guarantee commitment for the rights issue in return for remuneration of SEK 6 million. The remuneration was in line with market conditions.

Other than remuneration to senior executives (Note 9) and intercompany transactions (Note 21), no transactions with related parties occurred.

Note 25

Events after the end of the financial year

Final registration and settlement of the ongoing new share issue of 26,057,868 Class B shares took place in January 2025, resulting in registered share capital of SEK 7,894,287.55 as of 31 January 2025. In total, the issue generated proceeds for KlaraBo of approximately SEK 391 million before issue costs. These amounts have been taken into account in the annual accounts as an ongoing new issue.

On 31 January 2025, KlaraBo took possession of a major property portfolio in Helsingborg with an underlying property value of SEK 850 million.

Note 26

Pledged assets and contingent liabilities

SEK m	Group		Parent Company	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Pledged assets</b>				
Mortgages on properties	5,096.3	5,018.2	–	–
Pledged shares in subsidiaries	915.8	429.2	88.9	665.7
<b>Total</b>	<b>6,012.1</b>	<b>5,447.4</b>	<b>88.9</b>	<b>665.7</b>
<b>Contingent liabilities</b>				
Guarantees	–	–	4,794.2	4,868.7
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>4,794.2</b>	<b>4,868.7</b>

The majority of the pledged assets refers to liabilities to credit institutions.

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## Administration Report

## Risks and risk management

## Multi-year overview and key performance indicators

## Consolidated financial statements

## Parent Company financial statements

## ● Notes

## Signatures of the Board of Directors

## Auditor's report

## CORPORATE GOVERNANCE

## OTHER

## Note 27

## Key performance indicators

KlaraBo presents certain non-IFRS performance measures in the annual report; see the table below. KlaraBo believes that these measures provide valuable supplementary information to investors and the Group's management. As not all companies calculate financial performance measures in the same way, these measures are not always comparable with the measures used by other companies. Accordingly, the below table does not enable an evaluation of the Group's performance. These financial performance measures should not be regarded as a replacement for IFRS measures.

	2024	2023
<b>Net operating income, SEK m</b>		
A Rental revenue, SEK m	619,000.7	577,200.0
B Other operating income, SEK m	11,444.4	12,500.0
C Operating costs, SEK m	-197,409.1	-187,800.0
D Maintenance costs, SEK m	-27,483.7	-24,400.0
E Property tax, SEK m	-12,615.0	-12,800.0
F Property administration, SEK m	-30,688.3	27,500.0
<b>A+B+C+D+E+F Net operating income, SEK m</b>	<b>362,249.0</b>	<b>337,200.0</b>
<b>Market value per sq. m.</b>		
A Investment properties, SEK m	9,243.9	9,031.9
B New construction in progress, SEK m	17.7	14.0
C Site leaseholds	10.6	10.6
D Total lettable area, '000 sq. m.	499.0	499.5
<b>(A-B-C)/D Market value per sq. m.</b>	<b>18,469</b>	<b>18,032</b>
<b>Surplus ratio, %</b>		
A Net operating income, SEK m	362.2	337.2
B Revenue, SEK m	630.4	589.7
<b>A/B Surplus ratio, %</b>	<b>57.5</b>	<b>57.2</b>
<b>Real occupancy rate, %</b>		
A Number of apartments	6,694	6,604
B Number of vacant apartments	305	231
C Apartments undergoing renovation or with signed lease	120	85
<b>1-(B-C)/A Real occupancy rate, %</b>	<b>97.2</b>	<b>97.8</b>

	2024	2023
<b>Equity/assets ratio, %</b>		
A Total equity at the end of the period, SEK m	4,484.2	3,936.3
B Reversal of new issue of unsubscribed shares	-376.1	0.0
C Total equity and liabilities at the end of the period, SEK m	9,799.9	9,249.9
<b>(A+B)/(B+C) Equity/assets ratio, %</b>	<b>43.6</b>	<b>42.6</b>
<b>Loan-to-value ratio, %</b>		
A Non-current interest-bearing liabilities, SEK m	3,762.0	4,762.7
B Current interest-bearing liabilities, SEK m	1,128.2	116.1
C Cash and cash equivalents at the end of the period, SEK m	143.0	168.5
D Investment properties, SEK m	9,243.9	9,031.9
<b>(A+B-C)/D Loan-to-value ratio, %</b>	<b>51.4</b>	<b>52.2</b>
E Construction credits related to new construction in progress, SEK m	0.0	67.0
F New construction in progress, SEK m	17.7	14.0
<b>(A+B-E)/(D-F) Loan-to-value ratio, investment properties, %</b>	<b>53.0</b>	<b>53.4</b>
<b>Interest-coverage ratio, multiple</b>		
A Operating profit, rolling 12 months, SEK m	310.5	285.9
B Interest income/expense, rolling 12 months, SEK m	-174.6	-161.7
<b>A/-B Interest-coverage ratio, multiple</b>	<b>1.8</b>	<b>1.8</b>
<b>Long-term net realizable value, SEK m</b>		
A Equity, SEK m	4,484.2	3,936.3
B Reversal of derivatives, SEK m	10.6	36.7
C Reversal of deferred tax liability, SEK m	269.2	216.0
D Reversal of deferred tax asset, SEK m	0.0	-0.1
E Reversal of new issue of unsubscribed shares	-376.1	0.0
<b>A+B+C+D+E Long-term net realizable value, SEK m</b>	<b>4,387.8</b>	<b>4,189.1</b>
<b>Income from property management per share, SEK</b>		
A Income from property management, SEK m	135.9	124.2
B Weighted average number of shares during the period, million *	130.7	131.1
A/B Income from property management per share, SEK	1.04	0.95
<b>(A-B)/C Income from property management per share, SEK</b>	<b>1.04</b>	<b>0.95</b>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key  
performance indicators

Consolidated financial statements

Parent Company financial statements

## ● Notes

Signatures of the Board of Directors

Auditor's report

## CORPORATE GOVERNANCE

## OTHER

▷ Note 27, cont.

	2024	2023
<b>Equity per share, SEK</b>		
A Equity, SEK m	4,484.2	3,936.3
B Reversal of new issue of unsubscribed shares	-376.1	0.0
C Number of shares at the end of the period, million	130.3	131.1
<b>(A+B)/C Equity per share, SEK</b>	<b>31.53</b>	<b>30.02</b>
<b>Long-term net realizable value per share, SEK</b>		
A Long-term net realizable value, SEK m	4,387.8	4,189.1
B Number of shares at the end of the period, million *	130.3	131.1
<b>Long-term net realizable value per share, SEK</b>	<b>33.68</b>	<b>31.95</b>
<b>Annual growth, income from property management per share, %</b>		
A Income from property management for the period per share, SEK *	1.04	0.95
B Income from property management for preceding period per share, SEK *	0.95	0.86
<b>A/B-1 Annual growth, income from property management per share, %</b>	<b>9.8%</b>	<b>10.0%</b>
<b>Annual growth, long-term net realizable value per share, %</b>		
A Long-term net realizable value during the period per share, SEK *	33.7	32.0
B Long-term net realizable value during the preceding period per share, SEK *	32.0	34.5
<b>A/B-1 Annual growth in long-term net realizable value per share, %</b>	<b>5.4%</b>	<b>-7.3%</b>

For key performance indicators/definitions, see page 89.

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- Administration Report
- Risks and risk management
- Multi-year overview and key performance indicators
- Consolidated financial statements
- Parent Company financial statements
- Notes
- Signatures of the Board of Directors
- Auditor's report
- CORPORATE GOVERNANCE
- OTHER

## Signatures of the Board of Directors

The Parent Company and consolidated income statements and balance sheets will be presented for approval to the AGM on 29 April 2025.

Malmö, 3 April 2025



**Lennart Sten**  
Chairman of the Board




**Per Håkan Börjesson**  
Board member



**Lulu Gylleneiden**  
Board member



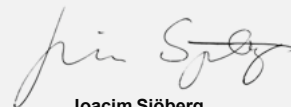
**Mats Johansson**  
Board member



**Sophia Mattsson-Linnala**  
Board member



**Anders Pettersson**  
Board member



**Joacim Sjöberg**  
Board member



**Andreas Morfiadakis**  
CEO

Our Auditor's report was submitted on 3 April 2025

**Öhrlings PricewaterhouseCoopers AB**

**Mats Åkerlund**  
Authorised Public Accountant

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

# Auditor's report

To the general meeting of the shareholders of KlaraBo Sverige AB (publ), corporate identity number 559029-2727

## REPORT ON THE ANNUAL ACCOUNTS AND CONSOLIDATED ACCOUNTS

### Opinions

We have performed an audit of the annual accounts and consolidated accounts of KlaraBo Sverige AB (publ) for year 2024. The annual accounts and consolidated accounts of the company are included on pages 32-71 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 2024 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 2024 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. 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 consolidated statement of comprehensive income and the consolidated statement of financial position for the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of

the additional report that has been submitted to the parent company's Board of Directors 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 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.

### Our audit approach

#### Focus and scope of the audit

We designed our audit by determining materiality and assessing the risks of material misstatement in the consolidated financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are

inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the group operates.

### Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the consolidated financial statements as a whole. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

Auditor's report

CORPORATE GOVERNANCE

OTHER

Key audit matters	How our audit considered the key audit matter
<i>Valuation of investment properties</i>	
<p>In real estate companies, the valuation of investment properties is a critical component of the financial statements, as these properties often constitute a significant portion of the company's total assets. The value of the assets amounts to SEK 9,243.9 million, and the year's change in value, which is reported in the income statement, amounts to SEK 111.0 million.</p> <p>The valuation is based on management having to make a series of important judgments and assumptions, such as the type of property, its geographical location, expected future returns, and market yield requirements. These factors are crucial in determining the true value of the properties. Small changes in these assumptions can lead to significant deviations in the reported values, which in turn affect the company's financial results and position. Management has engaged external valuation specialists to assess the investment properties. Due to the inherent uncertainty in property valuation, the necessity for management to make assumptions and judgments, and the fact that properties represent a significant portion of the company's assets, investment properties form a particularly significant area for our audit. For further information, please refer to the relevant notes in the annual report, where accounting principles and critical judgment areas are described, such as Note 2 and Note 13.</p>	<p>In our audit, we performed, among other things, the following procedures regarding management's valuation of the company's investment properties:</p> <ul style="list-style-type: none"><li>• Evaluation of KlaraBo's processes for collecting and handling data used in valuations that management has commissioned external valuation experts/specialists to perform.</li><li>• Assessment and review of the valuation model used by management and external valuers to determine if they adhere to accepted valuation practices for investment properties.</li><li>• Evaluation of the assumptions made by external valuers, including factors such as inflation, rent development, cost trends, yield requirements, and vacancy rates.</li><li>• Assessment of the competence and objectivity of the external valuers and evaluation of whether their assumptions and judgments are independent and well-founded.</li><li>• For investments in existing investment properties, we reviewed KlaraBo's project management procedures and, for a selection of ongoing projects, we examined the capitalization of expenses.</li><li>• We spot-checked the calculations for a selection of the valuations made for investment properties and assessed the outcomes.</li><li>• In cases where management's and the external valuers' assumptions regarding significant value-impacting parameters, such as future net operating income, occupancy rate, and yield requirements, deviated from our initial expectations, these discrepancies were discussed with management and additional documentation was obtained if necessary.</li><li>• Review of whether the disclosures in the annual report regarding the assumptions and methods applied in the valuation of investment properties are consistent with IFRS.</li></ul>
Key audit matters	How our audit considered the key audit matter
<i>Acquisition and sale of properties</i>	
<p>Purchases and sales are a natural part of KlaraBo's operations. These require extra focus in the audit, and it cannot be ruled out that there is a risk that the transaction includes complex contractual structures, which require management's judgment on how they should be reported. Terms in the agreements entered into may require assessment and analysis regarding, among other things, when control is established and whether the transaction should be reported as a business or asset acquisition. For further information, please refer to the relevant notes in the annual report, where accounting principles and critical judgment areas are described, such as Note 2 and Note 13.</p>	<p>We have reviewed management's analyses of transactions and evaluated the accuracy of the accounting for these transactions. We have also examined the entered agreements and reviewed them to identify any terms that could affect the accounting. Furthermore, we have verified the disclosures in the annual report regarding the year's transactions to ensure they are complete and accurate. Finally, we have reviewed acquisition analyses to ensure that the acquisitions are accounted for correctly.</p>

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

● Auditor's report

## CORPORATE GOVERNANCE

## OTHER

**Other information than the annual accounts**

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1-9 and 85-92 as well as the Sustainability Report on pages 10-30. The other information also consists of the Remuneration Report that we obtained prior to the date of this auditor's report. The Board of Directors and the Managing Director are responsible for this other information. 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.

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

In connection with my 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.

**Responsibility 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, as regards the consolidated accounts, according to IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. The Board of Directors and the Managing Director are also responsible for such internal control as they determines 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 and 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 intends to liquidate the company, cease operations or has no realistic alternative to doing any of this.

**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.

A further description of our responsibility for the audit of the annual accounts and consolidated accounts is available on Revisorsinspektionen's website: [www.revisorsinspektionen.se/revisormsansvar](http://www.revisorsinspektionen.se/revisormsansvar). This description is part of the auditor's report.

**REPORT ON OTHER REQUIREMENTS ACCORDING TO LAWS AND OTHER CONSTITUTIONS****The auditor's examination of the administration of the company and the proposed appropriations of the company's profit or loss***Opinions*

In addition to our audit of the annual accounts and consolidated accounts, We have also audited the administration of the Board of Directors of KlaraBo Sverige AB (publ) for year 2024 and the proposed appropriations of the company's profit or loss.

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 in relation of the parent company and group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled my 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.

*Responsibility 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 and group's type of operations, size and risks place on the size of the parent company's equity, consolidation requirements, liquidity and position in general.

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

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

Administration Report

Risks and risk management

Multi-year overview and key performance indicators

Consolidated financial statements

Parent Company financial statements

Notes

Signatures of the Board of Directors

## ● Auditor's report

## CORPORATE GOVERNANCE

## OTHER

- 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.

A further description of our responsibility for the audit of the administration can be found on the Auditor's Inspection's website: [www.revisorsinspektionen.se/revisornsansvar](http://www.revisorsinspektionen.se/revisornsansvar). This description is part of the auditor's report.

**The auditor's examination of the Esef report***Opinions*

In addition to our audit of the annual accounts and consolidated accounts, we have also examined that the Board of Directors and the Managing Director have prepared the annual accounts and consolidated accounts in a format that enables uniform electronic reporting (the Esef report) pursuant to Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528) for KlaraBo Sverige AB (publ) for the year 2024.

Our examination and our opinion relate only to the statutory requirements.

In our opinion, the Esef report has been prepared in a format that, in all material respects, enables uniform electronic reporting.

*Basis for Opinions*

We have performed the examination in accordance with FAR's recommendation RevR 18 Examination of the Esef report. Our responsibility under this recommendation is described in more detail in the Auditors' responsibility section. We are independent of KlaraBo Sverige AB (publ) 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 evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

*Responsibility of the Board of Directors and the Managing Director*

The Board of Directors and the Managing Director are responsible for the preparation of Esef report in accordance with the Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), and for such internal control that the Board of Directors and the Managing Director determine is necessary to prepare the Esef report without material misstatements, whether due to fraud or error.

*Auditor's responsibility*

Our responsibility is to obtain reasonable assurance whether the Esef report is in all material respects prepared in a format that meets the requirements of Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), based on the procedures performed.

RevR 18 requires us to plan and execute procedures to achieve reasonable assurance that the Esef report is prepared in a format that meets these requirements.

Reasonable assurance is a high level of assurance, but it is not a guarantee that an engagement carried out according to RevR 18 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the ESEF report.

The firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

The examination involves obtaining evidence, through various procedures, that the Esef report has been prepared in a format that enables uniform electronic reporting of the annual accounts. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement in the report, whether due to fraud or error. In carrying out this risk assessment, and in order to design audit procedures that are

appropriate in the circumstances, the auditor considers those elements of internal control that are relevant to the preparation of the Esef report by the Board of Directors and the Managing Director, but not for the purpose of expressing an opinion on the effectiveness of those internal controls. The examination also includes an evaluation of the appropriateness and reasonableness of assumptions made by the Board of Directors and the Managing Director.

The procedures mainly include a validation that the Esef report has been prepared in a valid XHTML format and a reconciliation of the Esef report with the audited annual accounts and consolidated accounts.

Furthermore, the procedures also include an assessment of whether the consolidated statement of financial performance, financial position, changes in equity, cash flow and disclosures in the Esef report have been marked with iXBRL in accordance with what follows from the Esef regulation.

Öhrlings PricewaterhouseCoopers AB, Anna Lindhs plats 4, 203 11 Malmö, was appointed as KlaraBo Sverige AB's auditor by the general meeting on 3 May 2024 and has been the company's auditor since the 28 April 2021.

Malmö, 3 April 2025  
Öhrlings PricewaterhouseCoopers AB

Mats Åkerlund  
Authorized Public Accountant

This is a translation of the Swedish language original.  
In the event of any differences between this translation and the Swedish language original, the latter shall prevail.

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
- Corporate Governance Report
  - Board of Directors
  - Management
  - Auditor's report on the Corporate Governance Statement
- OTHER

# Corporate Governance Report

**KlaraBo is a Swedish public limited liability company that has its registered office in Malmö, Sweden, and nationwide operations. KlaraBo's corporate governance aims to maintain and develop professional conduct and effective risk management. Sound corporate governance is the basis for retaining and reinforcing confidence in the company among shareholders, employees and other stakeholders.**

## Legislation and Articles of Association

KlaraBo is a Swedish public limited liability company and is regulated by Swedish legislation, primarily the Companies Act and the Annual Accounts Act. The company applies the Nasdaq Nordic Main Market Rulebook for Issuers of Shares. In addition to legislation and the stock market's regulatory framework, KlaraBo's Articles of Association and its internal guidelines form the basis of the company's corporate governance. The Articles of Association specify, among other things, the location of the registered office of the Board of Directors, the focus of its activities, the limits on the share capital and the number of shares, and the conditions to be met for attendance of General Meetings.

## Swedish Corporate Governance Code

KlaraBo applies the Swedish Corporate Governance Code (the "Code"). The Code complements the Swedish Companies Act by setting stricter requirements in a number of areas, but at the same time allows the company to deviate from these if it would be considered in the individual case to lead to better corporate governance ("comply or explain"). KlaraBo reports annually any deviations from the Code in the Corporate Governance Report as well as the reason for the deviations and any alternative solutions. There were no deviations from the Code during the year.

KlaraBo strives to uphold a good standard in its corporate governance.

## General Meetings

The shareholders' influence on KlaraBo is exercised at the General Meeting, which is the company's highest decision-making body. The General Meeting has a superordinate position over the Board of Directors and the Chief Executive Officer of the company. In accordance with the Swedish Companies Act, the Annual General Meeting (AGM) of the company must be held within six months of the end of each financial year and must pass resolutions on the adoption of the income statement and balance sheet, the appropriation of the profit or loss of the company, the discharge from liability of the members of the Board of Directors and the CEO, and the election and remuneration of the members of the Board of Directors and the auditor.

The AGM also resolves on other important matters, such as amendments to the Articles of Association, authorisations and decisions on new share issues. The Board of Directors may also call an Extraordinary General Meeting if the Board of Directors considers there to be reason to hold a General Meeting between the dates of the AGMs or if the auditor or a shareholder holding at least one-tenth of the total number of shares requests in writing to the company that a General Meeting be held.

Pursuant to KlaraBo's Articles of Association, notice of the General Meeting shall be given by an advertisement placed in the Swedish Official Gazette (Sw. Post- och Inrikes Tidningar), and on the company's website klarabo.se. A notice that a General Meeting has been convened must also be published in Dagens Industri. Under the Swedish Companies Act, notice of the AGM must be issued not earlier than six and not later than four weeks before the AGM. A notice convening an Extraordinary General Meeting to decide on a question of amendment of the Articles of Association must be issued not earlier than six and not later than four weeks before the meeting. Otherwise, notice convening an Extraordinary General Meeting shall be issued not earlier than six and not later than three weeks before the meeting.

## Attendance and registration of voting rights at General Meetings

Shareholders are entitled to attend and vote at the General Meeting, either in person or by proxy, if they are registered in the company's share register maintained by Euroclear Sweden not later than the date specified in the notice of the General Meeting (meaning the record date) and notify the company of their attendance not later than the date specified in the notice of the General Meeting. Shareholders may bring one or two assistants with them to the General Meeting, but only if the shareholder notifies the company of the number of assistants

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

- Corporate Governance Report
- Board of Directors
- Management
- Auditor's report on the Corporate Governance Statement
- OTHER

in accordance with the procedure for notification for the General Meeting. Any shareholder of the company who submits a matter with sufficient notice has the right to have the matter dealt with at the General Meeting. Shareholders whose shares are registered in a nominee's name must instruct the nominee to temporarily register the shares in the shareholder's name in order to be entitled to attend and vote for their shares at a General Meeting (registration of voting rights). Such registration must have taken place at least four business days before the General Meeting. Shareholders who have their shares directly registered in an account in the Euroclear system will automatically be included in the list of shareholders. Notices, minutes, announcements and other documents in conjunction with General Meetings will be made available on KlaraBo's website.

**Diversity policy**

Beginning with the 2022 financial year, the Nomination Committee, when preparing its proposal for the election of Board members, has applied Rule 4.1 of the Swedish Corporate Governance Code and KlaraBo's Diversity Policy for the Board of Directors. The policy's purpose is for the composition of the Board of Directors to be characterised by diversity and breadth with respect to the expertise, experience and background of the Board members elected by the AGM, taking into consideration the company's operations, stage of development and other circumstances, and to strive to achieve an even gender distribution.

**Nomination Committee**

The Nomination Committee is a body of the General Meeting with the sole task of preparing the meeting's decisions on election and remuneration matters and, where appropriate, procedural matters for the next Nomination Committee. The AGM held on 28 April 2021 adopted principles for the appointment of the Nomination Committee and its work that are to remain

in force until the General Meeting resolves to change them. The Nomination Committee is to consist of one representative representing each of the three largest shareholders or groups of shareholders in the company in terms of votes, according to the share register as of the last business day in September. If any of the three largest shareholders or groups of shareholders declines to appoint a shareholder representative or if a shareholder representative resigns before the mandate has been fulfilled without the shareholder or group of shareholders who appointed the representative appointing a new representative, the Chairman of the Board must invite the next largest shareholder or group of shareholders to appoint a shareholder representative. In the event of a change in ownership affecting the three largest shareholders, the largest of the three largest shareholders who do not have a shareholder representative on the Nomination Committee should contact the Chairman of the Nomination Committee with a request to appoint a member. If the change of ownership is not insignificant, the member appointed by the shareholder or group of shareholders no longer belonging to the three largest owners should make his or her seat available and the new shareholder or group of shareholders is permitted to appoint a member. The names of the members of the Nomination Committee must be published

on KlaraBo's website not later than six months before the AGM. The Nomination Committee is to appoint the Chairman of the Nomination Committee from among its members. The Chairman of the Board or Board member may not be the Chairman of the Nomination Committee. In addition to the above arrangement, the Nomination Committee shall have the composition and perform the duties required by the Code. No remuneration shall be paid to the members of the Nomination Committee. However, the Nomination Committee will be entitled to compensation for the costs required for the Nomination Committee to fulfil its task.

**Board of Directors**

After the General Meeting, the Board of Directors is KlaraBo's highest decision-making and executive body and its representative. In this respect, the Board is responsible under the Swedish Companies Act for KlaraBo's organisation and administration of the company's affairs. The Board of Directors continuously assesses KlaraBo's financial situation and ensures that the organisation is structured in such a way that the accounting, management of funds and other financial conditions of the company are adequately checked. The Chairman of the Board has a specific responsibility to direct

Name	Position	Attendance <sup>1)</sup>	Independent in relation to the company	Independent in relation to the owners
Lennart Sten	Chairman	15	Yes	No
Joacim Sjöberg		14	Yes	Yes
Mats Johansson		15	Yes	Yes
Lulu Gylleneiden		15	Yes	Yes
Anders Pettersson		13	Yes	No
Håkan Sandberg (resigned at the AGM)		4	Yes	Yes
Sophia Mattsson-Linnala		15	Yes	Yes
Per-Håkan Börjesson		13	Yes	No

<sup>1)</sup> 15 Board meetings were held during the year.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

●

Corporate Governance Report

Board of Directors

Management

Auditor's report on the  
Corporate Governance Statement

OTHER

the work of the Board of Directors and to ensure that the Board of Directors fulfils its statutory duties. The work of KlaraBo's Board of Directors is evaluated annual in order to develop the working methods and efficiency of the Board. The Chairman of the Board is responsible for this evaluation and for presenting the evaluation to the Nomination Committee. The aim of the evaluation is to gain an overview of the Board members' opinions on how the work of the Board is carried out, to ensure that the Board has the necessary combined expertise and to determine which measures may need to be taken to improve the Board's work. The evaluation provides an important basis for the Nomination Committee's decisions ahead of the AGM. In accordance with the Articles of Association, the Board of Directors of KlaraBo must consist of not less than three and not more than eight ordinary members without deputy members. Board members are elected annually at the AGM for the period until the next AGM; there is no limit to the length of time a member may serve on the Board. The Board of Directors currently consists of eight members, including the Chairman. The Board of Directors is responsible for ensuring compliance with KlaraBo's overall goals and strategies, compliance with laws, regulations and internal guidelines, and overseeing major investments. The Board of Directors is also responsible for ensuring that the information provided to the market and investors is transparent, accurate, relevant and reliable, and that the CEO is appointed, evaluated and, where necessary, dismissed.

*Attendance at meetings and independence*

The table below presents an account of the Board members' attendance at the Board meetings in 2024, and which Board members, according to the Code's definition, are considered to independent in relation to the company and senior management as well as in relation to the company's largest shareholders.

*Rules of procedure and committees*

In accordance with the Swedish Companies Act, the Board of Directors has established written rules of procedure for its work, which must be evaluated, updated and re-adopted annually. The rules of procedure also include an established agenda for Board meetings which includes certain fixed decision points as well as certain other decision points where necessary. The Board has the right to set up committees tasked with preparing and, in some cases deciding on, specific matters. However, the Board is ultimately responsible for the decisions handled by the committees. If there are committees on specific matters, the Board of Directors' rules of procedure must specify the tasks and decision-making powers delegated by the Board of Directors to the committees as well as how the committees are to report to the Board of Directors.

**Audit Committee**

The Audit Committee comprises three members: Sophia Mattsson-Linnala (Committee Chairman), Joacim Sjöberg and Lennart Sten (Chairman of the Board). The Committee's tasks are to oversee corporate governance matters and their application, to review KlaraBo's risk management, governance and financial reporting procedures, and to make proposals to ensure the reliability of reporting. The Audit Committee is to keep itself informed of the audit of the company and review and monitor the impartiality and independence of the auditor. The Audit Committee also assists the Nomination Committee in preparing proposals for the AGM's resolution on the election of auditors.

**Remuneration Committee**

The Remuneration Committee comprises three members: Lennart Sten (Chairman of the Board), Anders Pettersson and Mats Johansson. The Chairman of the Board is the Chairman of the Remuneration Committee. The Committee is to consider and oversee matters including remuneration policies, remuneration and other terms of employment for senior management,

and monitor and evaluate ongoing variable remuneration programmes for senior management as well as variable remuneration programmes concluded during the year.

**CEO**

KlaraBo's CEO is Andreas Morfiadakis. More information about the CEO and other senior executives is provided in the section Management. Under the provisions of the Swedish Companies Act, the CEO of the company is to manage the day-to-day business of the company in accordance with the guidelines and instructions of the Board of Directors. Activities that fall outside the scope of day-to-day management depend on whether they are of an unusual nature or of significant importance in view of their scope and nature. As a rule, measures outside day-to-day management shall be prepared and presented to the Board of Directors for decision. The CEO shall also take the necessary measures to ensure that the accounts are kept in accordance with the law and that the funds are managed in a satisfactory manner. Because the CEO is subordinate to the Board of Directors, the Board may also decide itself on day-to-day management matters. The work and role of the CEO and the division of work between the Board of Directors and the CEO are set out in the written CEO instructions adopted by the Board of Directors. The Board of Directors evaluates the work performed by the CEO on an ongoing basis.

**Remuneration report**

*Remuneration of Board members*

Fees and other remuneration of the members of the Board of Directors, including the Chairman, are determined by the General Meeting. At the 2024 AGM, it was resolved that a fee of SEK 440,000 be paid to the Chairman of the Board and SEK 220,000 to the other members of the Board. It was also decided that the members of the Audit Committee and the Remuneration Committee be paid a fee of SEK 80,000 and

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

● Corporate Governance Report

Board of Directors

Management

Auditor's report on the Corporate Governance Statement

OTHER

SEK 45,000 per member, respectively. The Chairman's Board fee includes fees for committee work. The members of the Board of Directors are not entitled to any benefits after their term of office as members of the Board has ended.

*Guidelines for remuneration of senior executives*

KlaraBo's guidelines for remuneration of senior executives are essentially as follows: The CEO's remuneration is discussed by the Remuneration Committee and decided by the Board of Directors. The Remuneration Committee approves the remuneration levels for the other members of senior management in accordance with a proposal from the CEO. Remuneration levels and other terms of employment are to be commensurate with the market and competitive and promote KlaraBo's business strategy, long-term interests and sustainability. Remuneration to the CEO and other senior executives is primarily paid in the form of a fixed basic salary, but may also be paid as variable remuneration equivalent to a maximum of 50 per cent of fixed salary during the measurement period in question. Pension provisions can be made for members of the senior management equivalent to a maximum of 30 per cent of fixed cash salary. Members of senior management are to have defined contribution pension plans unless the person is covered by a defined benefit pension under mandatory collective agreement provisions. The retirement age is 65. Other benefits in the form of health insurance, car allowance and the like may also be paid to the company's senior executives. The aggregate value of these benefits is to be in line with market practice and be limited in relation to total remuneration. The Board has the right to deviate from the above guidelines in whole or in part if there are special reasons justifying doing so in an individual case. The CEO has a mutual notice period of 12 months with a right to severance pay equal to a maximum of 18 months' salary in the case of termination by the company. In addition, compensation for any commitment to restriction of competition may be paid to the CEO in an amount equal to

a maximum of 60 per cent of the fixed cash salary. For other senior executives, the notice period is three to six months or the longer period provided for in the *Employment Protection Act* or collective agreement. All senior executives are to receive unchanged salary and other employment benefits during the notice period.

**Agreement on remuneration after termination of assignment**

Other than as set forth above in the section *Guidelines for remuneration* of senior executives, KlaraBo has not entered into any agreement that grants entitlement to a pension or similar benefits upon termination of service. The company has no accrued or deferred amounts for pensions and similar post-employment benefits.

**Remuneration of Board members in 2024**

The table below shows the remuneration decided for Board members. The amounts relate to the period from the 2024 AGM until the 2025 AGM.

**Remuneration of senior executives in 2024**

The table below shows all remuneration paid to senior executives in the 2024 financial year.

**Internal control and risk management**

The Board of Directors has ultimate responsibility for internal control. This responsibility is governed by the Swedish Companies Act, the Annual Accounts Act and the Code. The Board of Directors is to ensure, among other things, that KlaraBo has good internal control and formalised procedures to ensure compliance with established principles for financial reporting and internal control, and that there are appropriate systems for monitoring and controlling the company's activities and the risks associated with KlaraBo and its activities. The purpose of good internal control is to achieve appropriate and effective

operations and to ensure reliable internal and external financial reporting and compliance with applicable laws, regulations, policies and governing documents. Internal control comprises control of the organisation, procedures and support measures. Processes and controls are based on KlaraBo's needs and take into account the industry and associated risk profile in which the company operates. In order to maintain and develop an effective control environment, the Board of Directors has established rules of procedure for the Board and instructions for the CEO and financial reporting. In addition, KlaraBo has developed a structure with continuous review to maintain and sustain a control environment that functions well. The CEO is responsible for ensuring that it is evaluated annually to secure good internal control. Internal control also includes the identification, analysis and management of risks based on KlaraBo's vision and goals. The risk assessment is carried out by the CEO, who presents the results to the Audit Committee and the Board of Directors. KlaraBo does not have a separate internal audit function. The Board assesses the need for such a function on an annual basis and has determined that the ongoing internal control work carried out, preferably by management, is a sufficient audit function taking into consideration the company's operations and size.

**Auditing**

As a public company, KlaraBo is required to have at least one auditor to audit the annual accounts and financial statements as well as the management of the Board of Directors and the CEO. The audit is to meet the requirements of good auditing practice. The company's auditor is elected by the General Meeting in accordance with the Swedish Companies Act. The auditor receives its mandate from, and also reports to, the General Meeting. Under the Articles of Association, KlaraBo is to have one to two auditors with not more than one deputy auditor. The company's current auditor is PwC, with Mats Åkerlund as auditor in charge. For the 2024 financial year, remuneration

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

● Corporate Governance Report

Board of Directors

Management

Auditor's report on the Corporate Governance Statement

OTHER

totalled SEK 2.5 million. The remuneration pertained to the audit assignment in an amount of SEK 2.3 million and other remuneration in an amount of SEK 0.2 million. Remuneration is paid according to approved invoices.

Information and communication

KlaraBo has an information and communication policy and an insider policy, adopted by the Board of Directors, to ensure that disclosure and handling of inside information is done in a correct manner and with good quality, both internally and externally. The CEO has overall responsibility for external communication while the Chairman handles ownership-related issues and communication. Procedures and rules on disclosure and insider trading are based on policies and guidelines are formulated in accordance with Swedish legislation, the Nasdaq Nordic Main Market Rulebook for Issuers of Shares, the Code and the Market Abuse Regulation (MAR) adopted by the EU. The employees have access to, and receive instructions on, policies and guidelines in force. The company's financial reports and press releases are published on the website [www.klarabo.se](http://www.klarabo.se) at the time of the announcement.

Resolved remuneration of Board members in 2024

kSEK	Board fees	Salaries and other remuneration (including benefits)	Pension	Total remuneration
Lennart Sten	0.4	–	–	0.4
Anders Pettersson	0.3	–	–	0.3
Lulu Gylleneiden	0.2	–	–	0.2
Mats Johansson	0.3	–	–	0.3
Per-Håkan Börjesson	0.2	–	–	0.2
Sophia Mattsson-Linnala	0.3	–	–	0.3
Joacim Sjöberg	0.3	–	–	0.3
Total	2.0	–	–	2.0

Resolved remuneration of senior executives in 2024

kSEK	Salaries and other remuneration (including benefits)	Pension	Total remuneration
Andreas Morfiadakis	2.6	0.7	3.5
Other senior executives (3 at year-end)	2.7	1.0	3.9
Total	5.3	1.7	7.5

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
  - Corporate Governance Report
  - Board of Directors
  - Management
  - Auditor's report on the Corporate Governance Statement
- OTHER

# Board of Directors



**Lennart Sten**

(born 1959)  
Chairman of the Board since 2018.

**Education:** Bachelor of Laws, Stockholm University, 1987.

**Other experience:** CEO of Svenska Handelsfastigheter AB, European CEO of GE Real Estate and Chairman of the Board of CLS Holdings plc.

**Other current assignments:** Chairman of the Board of CLS Holdings plc, Board member of Interogo Holding AG, Easy Depot AB and Vestigia Development AB.

**Holding in the company:** 2,495,000 Class A shares and 4,299,001 Class B shares, directly and indirectly through Elivågor AB.



**Per Håkan Börjesson**

(born 1954)  
Board member since 2021.

**Education:** Master of Science (Engineering), Linköping University of Technology, Industrial Economics, 1978 and MBA, Columbia University, NYC, NY, 1980.

**Other experience:** Experience in family businesses, unlisted shares and asset management.

**Other current assignments:** Board member and CEO of Investment AB Spiltan and Partner in B P Invest Aktiebolag. Board member of Bröderna Börjessons Bil Aktiebolag, P&E Persson AB and P&E Samhällsfastigheter AB.

**Holding in the company:** 1,934,484 Class A shares and 17,399,372 Class B shares, indirectly through Investment AB Spiltan and Br. Börjessons Bil AB:s pensionsstiftelse.



**Lulu Gylleneiden**

(born 1974)  
Board member since 2018.

**Education:** Real estate agent, 1994.

**Other experience:** Establishing property companies in the Scandinavian market. Extensive and wide-ranging executive experience in the property and construction industry. Previously Head of Property Management at Lidl Sweden, CEO of Malthus (Sweden, Finland) and Business Manager at NCC.

**Other current assignments:** Head of Business Development at Easy Depot AB.

**Holding in the company:** 34,000 Class A shares and 18,400 Class B shares.



**Mats Johansson**

(born 1961)  
Board member since 2017.

**Education:** Upper-secondary education.

**Other experience:** Founder of Abraxas Holding AB, ZetaDisplay AB and MultiQ International AB, co-founder of Iconovo AB, Easy Depot AB and Nudging Capital AB.

**Other current assignments:** Chairman of the Board of Abraxas Holding AB, SIB Solutions AB, Easy Depot AB, Volubus AB and Endeavor Equity Sweden AB, Board member of Iconovo AB and Nudging Capital AB, and authorised signatory for Zenit Equestrian.

**Holding in the company:** 2,699,400 Class A shares, indirectly through Abrax Holding AB.

The figures for holdings in the company pertain to the period after the rights issue completed in January 2025.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

Corporate Governance Report

Board of Directors

Management

Auditor's report on the Corporate Governance Statement

OTHER



**Sophia Mattsson-Linnala**  
(born 1966)  
Board member since 2021.

**Education:** Economic studies at Stockholm University focusing on economic calculations (1986–1989) and courses at the Department of Land Surveying at the Royal Institute of Technology (KTH), including real estate market and property valuation as well as construction and installation technology (1988–1989).

**Other experience:** Chairman of a commission analysing and surveying how the location and quality of housing are taken into account in relation to other factors in rent setting. Sophia Mattsson-Linnala has previously worked as CEO of Rikshem AB (publ) and as a Board member of the Sweden Green Building Council.

**Other current assignments:** Chairman of Moxyid. Board member and owner of SML ekonomi och fastighet AB, Board member of Sh bygg, Sten och Anläggning AB, Sh asfalt AB, TM Anläggning i Uppland AB, Anders Bodin Fastigheter AB, Vallentuna Betong AB, JMG Betong AB, Teqt Group and COVITUM AB.

**Holding in the company:** 22,000 Class B shares.



**Anders Pettersson**  
(born 1959)  
Board member since 2017.

**Education:** Master of Science (Engineering) and Master of Science (Economics) at Lund University.

**Other experience:** Current board assignments at Skabholmen Invest AB and Wallbox N.V. Former CEO of Thule AB.

**Other current assignments:** Chairman of the Board of Wallbox N.V, Ninbeta AB, Ninalpha AB, Skabholmen Invest AB, Hawoc Investment AB, Ningamma AB, Simrishamns Bokhandel AB and COWAH Investment AB, Board member of PS Enterprise AB, Aston Harald Mekaniska Verkstad AB, PSIW Enterprise AB, Kensington Capital Acquisition Corp. V. KCGI-UN, Stanadyne Inc, Easy Depot AB and ANMIRO AB, and deputy Board member of WN Enterprise AB.

**Holding in the company:** 3,466,316 Class A shares and 3,994,460 Class B shares, indirectly through Ninalpha AB and Ningamma AB.



**Joacim Sjöberg**  
(born 1964)  
Board member since 2020.

**Education:** LLM from Stockholm University, 1990 and studies at the London School of Economics and Stockholm University.

**Other experience:** Previous background in property transactions and investment banking with senior management positions at various companies, including Jones Lang LaSalle, Enskilda Securities and Swedbank, where he was Head of Corporate Finance.

**Other current assignments:** CEO of Castellum AB, Board member and CEO of Valhalla Corporate Advisor AB and Board member of Entra ASA.

**Holding in the company:** 42,480 Class B shares.

The figures for holdings in the company pertain to the period after the rights issue completed in January 2025.

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
  - Corporate Governance Report
  - Board of Directors
  - Management
  - Auditor's report on the Corporate Governance Statement
- OTHER

# Management



**Andreas Morfiadakis**  
(born 1976)  
Chief Executive Officer since 2017.

**Education:** Bachelor's degree, DePaul University Chicago, 2000.

**Other experience:** Formerly Deputy CEO and CFO of Victoria Park AB.

**Other current assignments:** Owner and Board member of Falknästet AB and deputy Board member of HESIA Konsult AB.

**Holding in the company:** 2,361,287 Class A shares and 380,067 Class B shares privately, through family and indirectly through Falknästet AB.



**Maria Lindén**  
(born 1974)  
HR Manager since 2023.

**Education:** Human Resources Programme, Lund University, 1996-2000

**Other experience:** Approximately 25 years of experience as an HR Manager and HR Business Partner in different industries, such as food and transport/shipping. Own consulting company since 2021 (interim HR in tech, food and property companies).

**Other current assignments:** CEO of AMLL Consulting AB

**Holding in the company:** 0 shares. 0 warrants.



**Per Holmqvist**  
(born 1984)  
CFO since 2024.

**Education:** Master of Science (Industrial Engineering and Management), Lund University.

**Other experience:** CFO of Hövding Sverige AB, Head of Group Business Control at Heimstaden AB, Group Business Controller at Bygghemma Group.

**Other current assignments:** -

**Previous assignments in the last five years:** Deputy CEO of Hövding Sverige AB, Managing Director of Hövding GmbH.

**Holding in the company:** 7,081 Class B shares.



**Jimmy Larsson**  
(born 1974)  
Head of Real Estate since 2019.

**Education:** Bachelor's degree in Real Estate Studies, Malmö University, 2001.

**Other experience:** 20 years of experience in housing administration. Has previously held management positions at Brogripen AB, Ikano Bostad, Riksbyggen and other companies. Member of the Malmö Rent Tribunal.

**Other current assignments:** Member of the Malmö Rent Tribunal and district Board member of Fastighetsägarna (The Swedish Property Federation).

**Holding in the company:** 100,000 Class A shares and 80,000 Class B shares.

The figures for holdings in the company pertain to the period after the rights issue completed in January 2025.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

Corporate Governance Report

Board of Directors

Management

●

Auditor’s report on the Corporate Governance Statement

OTHER

# Auditor’s report on the Corporate Governance Statement

To the general meeting of the shareholders in KlaraBo Sverige AB (publ), corporate identity number 559029-2727

### Engagement and responsibility

It is the board of directors who is responsible for the corporate governance statement for the year 2024 on pages 76–83 and that it has been prepared in accordance with the Annual Accounts Act.

### The scope of the audit

Our examination has been 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.

### Opinions

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

Malmö, 3 April 2025  
Öhrlings PricewaterhouseCoopers AB

Mats Åkerlund  
Authorized Public Accountant  
This is a translation of the Swedish language original. In the event of any differences between this translation and the Swedish language original, the latter shall prevail.

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

List of properties

City	List of properties	Number of apartments						Lettable area, sq. m.			
		Studio	1-bedroom apt	2-bedroom apt	3-bedroom apt	>4-bedroom apt	Total	Housing units	Commercial premises	Other	Total
Bjuv	Tibbarp 1:91	12	18	18	6	0	54	3,204	0	20	3,224
Bollnäs	Annexet 2	2	6	2	1	1	12	924	368	91	1,383
Bollnäs	Balder 2, 3, 4	0	0	10	2	0	12	912	0	0	912
Bollnäs	Gnistan 2	0	6	4	3	0	13	1,031	579	18	1,628
Bollnäs	Häggesta 4:21	8	0	0	0	0	8	392	0	0	392
Bollnäs	Häggesta 7:101-7:102	69	158	45	6	9	287	18,735	226	347	19,308
Bollnäs	Ren 30:17, 30:49, 30:67	4	12	10	0	0	26	1,730	0	0	1,730
Bollnäs	Ren 30:204-351	1	55	33	61	0	150	13,648	52	483	14,183
Bollnäs	Ren 30:352, 30:353	0	27	49	0	0	76	4,944	60	95	5,099
Bollnäs	Säversta 7:75	8	8	0	8	0	24	1,376	0	237	1,613
Borlänge	Kvarnsveden 3:196-3:197	27	117	12	1	0	157	8,958	0	119	9,077
Borlänge	Källan 6	4	18	9	9	0	40	2,575	0	0	2,575
Borlänge	Källan 8	6	1	11	0	0	18	1,086	0	0	1,086
Falun	Hälsinggården 1:341	4	8	4	0	0	16	960	86	35	1,081
Falun	Hälsinggården 12:1	4	44	8	5	3	64	4,242	504	12	4,758
Grängesberg	Lisselmågtorpet 10:14	0	0	0	0	0	0	0	40	40	80
Grängesberg	Skälkenstorp 17:1-17:16	2	4	60	0	0	66	4,346	0	0	4,346
Grängesberg	Öraberget 10:39-59:2	34	41	31	6	0	112	6,950	461	46	7,457
Grängesberg	Öraberget 11:80-11:82	26	11	9	0	0	46	2,796	0	0	2,796
Grängesberg	Örntorp 1:29-5:35	0	28	24	0	0	52	4,197	0	0	4,197
Grängesberg	Örntorp 3:5	0	0	0	0	0	0	0	0	36	36
Gävle	Vallbacken 10:5	11	8	10	0	0	29	1,613	173	65	1,851
Gävle	Vallbacken 10:6	0	16	0	0	0	16	944	0	58	1,002
Gävle	Vallbacken 10:7	3	9	14	0	0	26	1,926	0	181	2,107
Gävle	Väster 29:5	9	18	29	3	1	60	4,038	408	378	4,824
Helsingborg	Navaren 8 & 10	16	66	8	1	0	91	5,236	28	423	5,687
Huskvarna	Ekorren 1	34	27	63	23	0	147	9,921	108	396	10,425
Höganäs	Sjöcrona 6 & 7	15	20	15	6	0	56	3,185	0	0	3,185
Höör	Räven 17	4	12	20	5	0	41	2,769	0	0	2,769
Malmö	Bardisanen 14	0	0	0	0	0	0	0	1,614	0	1,614
Malmö	Hällefundran 8	10	34	6	3	1	54	3,356	226	72	3,654
Malmö	Skrattmäsen 4	0	0	0	0	0	0	0	2,366	78	2,443
Motala	Munken 4	6	4	22	14	0	46	3,282	0	0	3,282
Nybro	Delfinen 1	10	18	13	0	0	41	2,170	0	130	2,300
Nybro	Lärkan 13 & Bofinken 6	9	42	6	0	0	57	3,168	0	275	3,442
Nybro	Räven 1	17	30	31	0	0	78	4,518	0	324	4,842



## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

▷ Note List of properties, cont.

City	List of properties	Number of apartments						Lettable area, sq. m.			
		Studio	1-bedroom apt	2-bedroom apt	3-bedroom apt	>4-bedroom apt	Total	Housing units	Commercial premises	Other	Total
Nybro	Valen 1	18	54	15	0	0	87	4,706	83	303	5,091
Oskarshamn	Duvan 4	3	8	6	0	0	17	1,143	0	0	1,143
Oskarshamn	Duvan 5	7	1	5	1	1	15	954	0	0	954
Oskarshamn	Orion 2	0	0	0	0	0	0	0	1,744	63	1,807
Ronneby	Björnen 4	6	12	12	0	0	30	1,668	0	162	1,830
Ronneby	Björnen 5	9	15	18	0	0	42	2,472	0	26	2,498
Ronneby	Brottaren 3	0	33	39	0	1	73	4,645	0	182	4,827
Ronneby	Elsa 12	0	11	3	0	0	14	901	0	0	901
Ronneby	Ernst 1	0	1	1	0	0	2	155	171	0	326
Ronneby	Ernst 7	0	10	9	2	0	21	1,676	2,514	256	4,446
Ronneby	Frans 1	1	8	3	1	0	13	990	0	115	1,105
Ronneby	Fäktaren 9	0	9	18	0	0	27	1,871	88	0	1,959
Ronneby	Gertrud 12	5	21	10	8	0	44	3,261	178	50	3,489
Ronneby	Illern 1	1	0	3	4	1	9	772	145	0	917
Ronneby	Illern 2	4	14	21	9	0	48	3,533	331	0	3,864
Ronneby	Johannishus 1:19	0	0	0	0	0	0	0	104	0	104
Ronneby	Knut 19	7	15	0	0	0	22	1,256	1,818	191	3,265
Ronneby	Löparen 3	0	31	23	2	0	56	3,244	380	147	3,771
Ronneby	Per 6	0	1	5	1	0	7	629	483	2	1,114
Ronneby	Skytten 3 & 4	6	1	10	0	0	17	1,011	110	80	1,201
Skokloster	Skokloster 15:1	3	1	6	3	3	16	1,286	57	0	1,343
Skokloster	Skokloster 15:2	0	9	11	4	0	24	1,780	0	0	1,780
Skokloster	Skokloster 15:3	16	12	6	0	0	34	1,776	0	0	1,776
Skokloster	Skokloster 15:4	5	3	1	0	0	9	445	0	0	445
Skokloster	Skokloster 15:5	0	0	3	1	1	5	445	0	0	445
Skokloster	Skokloster 17:1	0	18	27	9	0	54	4,005	1,455	0	5,460
Smedjebacken	Borgen 9	2	5	5	0	2	14	864	683	0	1,547
Smedjebacken	Hagbacken 4	0	8	0	0	0	8	402	0	0	402
Smedjebacken	Kugghjulet 5	0	17	0	0	0	17	970	120	0	1,090
Smedjebacken	Mataren 1	0	4	0	0	0	4	201	0	0	201
Smedjebacken	Posten 10	0	0	8	0	0	8	744	436	0	1,180
Smedjebacken	Posten 11	3	12	3	0	0	18	1,027	80	0	1,107
Smedjebacken	Skakbordet 1 & 2	0	12	0	0	0	12	602	0	0	602
Sundsvall	Gångsta 1:2	13	68	45	13	1	140	10,229	0	0	10,229
Sundsvall	Härsta 9:3	25	101	149	15	0	290	18,960	0	310	19,270
Svalöv	Felestad 27:146	12	18	18	6	0	54	3,204	0	0	3,204
Tranås	Biljarden 15	1	9	2	5	0	17	1,255	0	42	1,297
Tranås	Bägaren 4	0	5	2	1	0	8	555	0	0	555
Tranås	Duvan 18	3	6	0	0	0	9	437	30	0	467
Tranås	Eldaren 23	0	11	4	0	0	15	1,027	0	0	1,027

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

▷ Note List of properties, cont.

City	List of properties	Number of apartments						Lettable area, sq. m.			
		Studio	1-bedroom apt	2-bedroom apt	3-bedroom apt	>4-bedroom apt	Total	Housing units	Commercial premises	Other	Total
Tranås	Hästen 1	5	6	11	1	0	23	1,421	20	8	1,449
Tranås	Höken 14	6	2	2	0	0	10	544	0	0	544
Tranås	Knekten 1	0	18	3	6	0	27	1,943	90	0	2,033
Tranås	Lokatten 14	6	5	4	2	0	17	918	236	738	1,892
Tranås	Lyrn 5	2	4	3	0	0	9	582	0	0	582
Tranås	Muraren 1	2	4	0	1	0	7	432	0	0	432
Tranås	Mården 13	2	8	2	1	1	14	893	0	6	899
Tranås	Norrmalm 13	2	4	11	4	0	21	1,621	532	14	2,167
Tranås	Snickaren 13	2	0	4	0	0	6	410	0	120	530
Tranås	Snickaren 9	2	0	8	0	0	10	655	0	46	701
Tranås	Spinnaren 9	0	0	5	0	0	5	371	0	0	371
Tranås	Strömsholmen 1	2	17	6	6	4	35	2,642	0	15	2,657
Tranås	Södra Gyllenfors 21	1	1	2	1	1	6	497	0	0	497
Tranås	Tigern 7	4	2	5	0	0	11	610	40	106	756
Tranås	Tjädern 20	3	25	13	0	0	41	2,660	187	115	2,962
Tranås	Vega 2	0	16	0	0	0	16	932	0	107	1,039
Tranås	Våduren 1	1	3	0	1	0	5	344	0	0	344
Trelleborg	Bildsnidaren 2	7	4	12	0	0	23	1,361	0	0	1,361
Trelleborg	Boktryckaren 1	16	24	56	0	0	96	6,604	0	216	6,820
Trelleborg	Delfinen 51&52	10	59	16	1	0	86	5,435	1,332	64	6,832
Trelleborg	Fagerängen 1-6	73	143	129	12	9	366	24,744	4,901	210	29,855
Trelleborg	Gamen 15	0	0	0	5	0	5	460	0	0	460
Trelleborg	Hermelinen 3	0	0	0	0	0	0	0	808	0	808
Trelleborg	Husaren 16	0	3	9	0	0	12	926	0	47	973
Trelleborg	Husaren 17	8	4	6	0	0	18	990	0	0	990
Trelleborg	Illern 1 & Hermelinen 1,2,4	25	24	12	2	0	63	3,536	751	143	4,430
Trelleborg	Katten 40	1	3	8	0	0	12	815	140	11	966
Trelleborg	Lavendeln 1	0	3	3	3	0	9	579	0	0	579
Trelleborg	Linden 12	2	12	2	1	0	17	999	39	2	1,040
Trelleborg	Lodjuret 1	0	4	6	0	0	10	707	0	0	707
Trelleborg	Orrn 22	0	9	17	1	0	27	2,022	392	0	2,414
Trelleborg	Sjöjungfrun 11	7	8	16	4	0	35	2,291	509	9	2,808
Trelleborg	Spoven 3	15	3	0	0	0	18	761	0	0	761
Trelleborg	Stigbygeln 6	26	31	24	1	3	85	5,302	33	69	5,404
Trelleborg	Triangeln 40	18	3	0	0	0	21	699	0	20	719
Trelleborg	Triangeln 45	4	6	5	0	0	15	899	292	25	1,216
Trelleborg	Våduren 8 & 13	1	13	5	0	0	19	1,210	5,325	0	6,535
Umeå	Krukan 16	0	35	12	12	0	59	4,121	0	0	4,121
Umeå	Krukan 18	6	18	12	0	0	36	2,325	0	4	2,329
Umeå	Lyftkroken 1	0	2	0	3	1	6	521	54	0	575

CONTENTS

INTRODUCTION

STRATEGY

THE SHARE

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

CORPORATE GOVERNANCE

OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

➤ Note List of properties, cont.

City	List of properties	Number of apartments						Lettable area, sq. m.			
		Studio	1-bedroom apt	2-bedroom apt	3-bedroom apt	>4-bedroom apt	Total	Housing units	Commercial premises	Other	Total
Umeå	Lyftkroken 2	0	3	0	4	0	7	550	0	0	550
Umeå	Mosippan 1	0	8	10	0	0	18	1,152	0	0	1,152
Vaggeryd	Staren 5	3	0	11	0	0	14	878	169	60	1,107
Vaggeryd	Trasten 3	0	0	4	0	0	4	304	0	0	304
Vaggeryd	Ålen 1	7	15	11	3	0	36	2,510	0	155	2,665
Vaggeryd	Ålen 2	7	15	11	3	0	36	2,510	0	22	2,532
Vaggeryd	Ålen 4	5	18	9	4	0	36	2,508	0	136	2,644
Visby	Bogen 1	69	144	170	20	0	403	26,503	856	617	27,976
Visby	Stäven 1	79	101	283	19	0	482	32,661	1,984	496	35,141
Västervik	Fabrikanten 10-11	2	4	7	0	0	13	847	0	49	896
Västervik	Fabrikanten 21	6	6	9	0	0	21	1,382	0	32	1,413
Västervik	Fogden 1	0	0	0	0	0	0	0	4,409	25	4,434
Västervik	Grönkålen 1	7	6	4	0	0	17	243	0	652	895
Västervik	Hovslagaren 19	1	4	3	2	1	11	880	0	0	880
Västervik	Jättegrytan 2	0	8	16	19	1	44	4,080	0	67	4,147
Västervik	Krämarens 7	0	2	3	2	0	7	577	335	0	912
Västervik	Lingonet 18	0	0	0	0	0	0	0	560	0	560
Västervik	Långholmen 1	0	5	7	1	0	13	970	452	0	1,422
Västervik	Masten 3	1	7	0	0	0	8	420	0	0	420
Västervik	Prosten 22	0	4	0	0	0	4	261	300	0	561
Västervik	Residenset 11	0	1	3	1	0	5	360	0	165	525
Västervik	Residenset 12	1	2	3	0	0	6	435	193	0	628
Västervik	Skeppet 5	0	6	6	6	0	18	1,318	0	118	1,436
Västervik	Svanen 7	2	4	2	2	0	10	658	0	0	658
Västervik	Tuppen 9	3	5	4	0	0	12	648	0	12	660
Västervik	Vimpeln 3	4	8	3	0	0	15	576	0	188	764
Östersund	Bakplåten 1	14	104	122	7	0	247	15,205	879	2,195	18,279
Östersund	Bönboken 4	2	7	5	5	1	20	1,333	86	57	1,476
Östersund	Degskrapan 2	4	17	2	2	0	25	1,581	72	0	1,653
Östersund	Flossamattan 1	1	44	33	30	16	124	9,941	69	0	10,010
Östersund	Färgaren 2	0	4	3	3	0	10	820	420	71	1,311
Östersund	Handlanden 3	2	15	1	0	0	18	841	56	300	1,197
Östersund	Mangården 1	36	41	8	20	0	105	5,283	0	0	5,283
Östersund	Medeltiden 1	0	0	32	0	0	32	2,640	27	0	2,667
Östersund	Räntmästaren 2	0	2	3	3	0	8	707	0	365	1,072
Östersund	Symaskinen 1	8	28	55	1	4	96	7,060	425	24	7,508
Östersund	Vallmon 1	2	3	0	0	2	7	487	0	0	487
Östersund	Yllemattan 1	22	92	22	32	0	168	10,212	138	60	10,410
Östersund	Åkaren 1	3	9	2	4	0	18	825	114	418	1,357
Total		1,055	2,698	2,363	509	69	6,694	439,179	45,531	14,262	498,972

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
- OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

# Key performance indicators/definitions

Key performance indicator (KPI)	Definition	Purpose
Net operating income	Net sales from property management before elimination of intra-Group leases less expenses from property management.	This KPI measures the property companies' operational surplus and shows the company's capacity to finance its operations with its own funds.
Market value per sq. m.	Investment properties excluding new construction, divided by the total lettable area of the property portfolio.	This KPI shows developments in the value of the Group's investment properties in relation to area over time.
Surplus ratio, %	Net operating income in relation to rental revenue.	Used to show the share of revenue that remains after property expenses. This KPI is a measure of efficiency that can be compared between property companies as well as over time.
Real occupancy rate, %	Number of apartments rented, including apartments set aside for renovation and apartments with signed leases, divided by total number of apartments.	Used to illustrate the actual occupancy rate in the Group adjusted for voluntary vacancy in the form of renovations and temporary relocation vacancies.
Equity/assets ratio, %	Total equity in relation to total assets at the end of the period.	This KPI is used to illustrate the Group's sensitivity to interest rates and its financial stability.
Loan-to-value ratio, %	Total interest-bearing liabilities less cash and cash equivalents at the end of the period in relation to investment properties	Used to illustrate financial risk, and how much of the operation is pledged under interest-bearing liabilities less available cash on hand. This KPI provides comparability with property companies.
Loan-to-value ratio, investment properties, %	Interest-bearing liabilities related to investment properties, in relation to investment properties excluding new construction in progress.	Used to illustrate financial risk, and how much of the management operations are pledged under interest-bearing liabilities.
Interest-coverage ratio, multiple	Operating profit/loss on a 12-month basis, divided by net interest income/expense.	This KPI shows how many times the Group will be able to pay its interest with earnings from operating activities, and illustrates how sensitive the Group is to changes in interest rates.
Long-term net realizable value, SEK m	Equity attributable to Parent Company shareholders, with add-back of deferred tax and derivatives attributable to wholly owned participations.	This KPI is an established measure of the Group's long-term net realizable value, and facilitates analysis and comparison between property companies.
Income from property management per share, SEK	Income from property management attributable to Parent Company shareholders in relation to weighted average number of shares during the period before dilution.	Used to illustrate income from property management per share in a uniform manner for listed companies.
Equity per share, SEK	Equity attributable to Parent Company shareholders in relation to the number of shares outstanding at end of the period.	This KPI shows how much of the Group's recognised equity each share represents.
Long-term net realizable value per share, SEK	Long-term net realizable value in relation to the number of shares outstanding at the end of the period.	Used to illustrate the Group's long-term net realizable value per share in a uniform manner for listed companies.
Annual growth, income from property management per share, %	Percentage change in income from property management per share during the period.	Used to illustrate the development of income from property management over time, expressed as a percentage.
Annual growth, long-term net realizable value per share, %	Percentage change in long-term net realizable value per share during the period.	Used to illustrate the development of net realizable value over time, expressed as a percentage.

- CONTENTS
- INTRODUCTION
- STRATEGY
- THE SHARE
- SUSTAINABILITY REPORT
- FINANCIAL STATEMENTS
- CORPORATE GOVERNANCE
- OTHER

- List of properties
- Key performance indicators/definitions
- Financial calendar
- The history of KlaraBo

# Financial calendar

2024 AGM	29 April 2025
Interim report Q1 2025	29 April 2025
Interim report Q2 2025	17 July 2025
Interim report Q3 2025	23 October 2025
Year-end report 2025	13 February 2026

**IR Contacts**  
Andreas Morfiadakis, CEO  
+46 76 133 16 61  
andreas.morfiadakis@klarabo.se

Contact investor relations  
ir@klarabo.se

## CONTENTS

## INTRODUCTION

## STRATEGY

## THE SHARE

## SUSTAINABILITY REPORT

## FINANCIAL STATEMENTS

## CORPORATE GOVERNANCE

## OTHER

List of properties

Key performance indicators/definitions

Financial calendar

## ● The history of KlaraBo

## 2017

KlaraBo was founded by current CEO Andreas Morfiadakis, among others. In connection with a new share issue that raised SEK 65 million for the company, Lennart Sten joined the company and became Chairman of the Board. During the year, the first land acquisitions were completed in the municipalities of Bjuv and Svalöv, with the aim of building rental apartments.

## 2018

Another new share issue was carried out that raised SEK 287 million for the company. A portfolio comprising almost 1,600 apartments was acquired in Malmö, Sundsvall, Borlänge, Ludvika, Bollnäs and Smedjebacken. KlaraBo was awarded a land allocation in Hässleholm for the construction of approximately 60 rental apartments.

## 2019

Construction started on 110 rental apartments in Höganäs and Svalöv. 74 rental apartments in Helsingborg and 45 development rights in Höör were acquired from the municipality. The company also obtained a land allocation for the construction of some 20 rental apartments in Lund.

## 2020

KlaraBo raised approximately SEK 328 million through a new share issue to mainly existing shareholders. The company acquired just over 800 rental apartments and community service properties in Trelleborg from the municipality for approximately SEK 1 billion. Land and development rights were also acquired in Motala and Trelleborg for the construction of a total of 70 rental apartments.

## 2021

KlaraBo acquired Kuststaden, giving the company a total of more than 5,000 apartments under management and a property value in excess of SEK 6 billion. The company acquired just over 270 rental apartments in Gävle and Håbo, and development rights in Kristianstad for 95 rental apartments. The company's Class B share was listed on Nasdaq Stockholm's Main Market in December.

## 2022

KlaraBo acquired a total of just over 1,000 apartments, the absolute majority of which were located in Östersund. KlaraBo also entered the Umeå market through an acquisition. A great deal of the company's attention during the year was dedicated to the continued improvements to the portfolio, and approximately 70 apartments were renovated per quarter on average, which was a new record.

## 2023

KlaraBo improved its income from property management by 10 per cent despite increased interest and operating expenses. During the year, the company conducted 220 ROT projects across the country. Beyond that, the focus was on "keeping the company safe" in the face of challenging external factors, including key measures such as cost-efficiency improvements and reduction of financial risk.

## 2024

In 2024, KlaraBo focused on streamlining its property portfolio and acquiring properties. Rental revenue was strengthened by higher rents, efficient management and standard-enhancing upgrades. The company purchased 740 apartments in Helsingborg, carried out a new share issue and refinanced loans on improved terms. Energy efficiency enhancements included solar panel systems at three properties in Skåne.

**Text and production:** Hallvarsson & Halvarsson in collaboration with KlaraBo and Hallå Hållbarhet. **Photos:** Kathryn Wood, Christoffer Lomfors and others.



Hyllie Vattenparksgata 11A  
SE-215 32 Malmö, Sweden  
[info@klarabo.se](mailto:info@klarabo.se)  
[klarabo.se](http://klarabo.se)