
# 2024 Annual Report

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2024 Annual Report

**At Nyfosa, we do the business we believe in, regardless of category or geography. We know that each property is unique and comes with its own potential. We build a diversified property portfolio, thereby creating and developing operations that have strong, sustainable cash flows.**


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B = Board of Directors' Report F = Financial statements S = Sustainability Report

## Nyfosa 2024 Annual Report

The Board of Directors and CEO of Nyfosa AB ("Nyfosa" or "the company"), postal address Box 4044, SE-131 04 Nacka, Sweden and Corp. Reg. No. 559131-0833, hereby submit the Annual Report for the 2024 financial year. The Annual Report is published in Swedish and English. The Swedish version is the original. The Board of Directors' Report (section marked with B in the Contents) as well as the financial statements (section marked with F in the Contents) have been externally audited by the company's auditor.

## Sustainability Report 2024

In accordance with Chapter 6, Section 11 of the Annual Accounts Act, Nyfosa has decided to prepare the Statutory Sustainability Report as a separate report from the Annual Report. The sections marked with S in the Contents are Nyfosa's Sustainability Report and Statutory Sustainability Report. The Sustainability Report has been prepared in accordance with the GRI Standards and reviewed by the company's auditor. Disclosures have also been provided based on the EU Taxonomy, and these do not form part of the formal sustainability reporting for 2024 and have not been reviewed by the company's auditor.

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# This is Nyfosa

With its opportunistic approach and its agile, market-centric organization, **Nyfosa** will create value by accumulating sustainable cash flows and continuously evaluating new business opportunities.

## Strategy

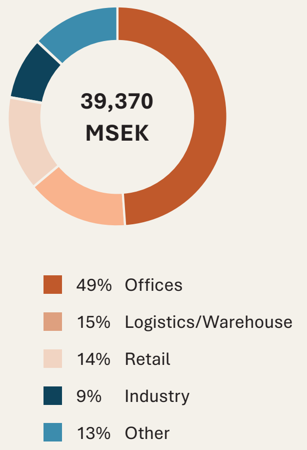
- Active in the transaction market.
- Prioritizes commercial properties in high-growth regions.
- With sustainability add value to the portfolio.
- Act long term and close to the tenants.
- Attract and develop the best employees.

The investment strategy is flexible, hence, commercial properties in high-growth regions in Sweden and Finland are prioritized. It is here that the company can leverage population growth and developments in the local business community. The property portfolio includes offices, warehouses/logistics, industry and retail properties, focusing on big-box and discount sectors.

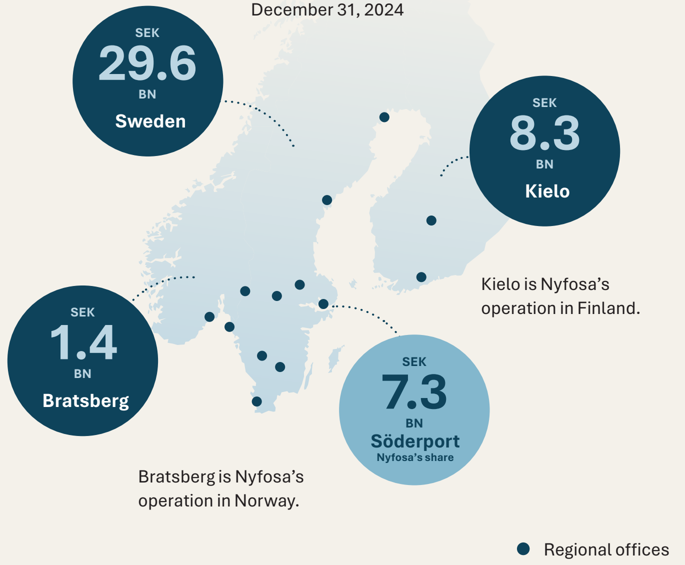
In Sweden, the properties are mainly located in the central and southern regions of the country and along the E4 highway in Norrland, while the properties in Finland are concentrated to the southern regions of the country. In Norway, the properties are located in the Grenland region, south of Oslo.

## Nyfosa's property portfolio

PROPERTY VALUE PER CATEGORY




PROPERTY PORTFOLIO AND REGIONAL OFFICES
December 31, 2024




| 494 | 2,933 000s SQM | SEK 13,421 | SEK 1,351 | 90.5% |
|---|---|---|---|---|
| No. of properties | Leasable area | Property value per sqm | Rental value per sqm | Economic occupancy rate |

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# Events during the year

## Transactions

- During the year, properties was acquired for a total value of MSEK 1,666 and divested for a total value of MSEK 1,447.
- The largest acquisition took place in September and concerned the remaining 50 percent of the shares in Nyfosa's Norwegian joint venture Samfosa AS. Following the acquisition, the holding forms a segment under the name Bratsberg.
- The largest divestment took place in November and concerned a portfolio of six office properties in Luleå and Gävle.

Read more about transactions on page 12.

## Investments

- During the year, investments of MSEK 543 were made in the existing portfolio.
- Major conversion and extension of a total of 7 thousand sqm of office space is taking place in Skien, Norway. The investment is expected to be completed during the second quarter of 2026.
- In Borås, tenant-specific modifications are being made to a logistics/warehouse facility of 14 thousand sqm. The investment is expected to be completed in the fourth quarter of 2025.

Read more about investments in the existing portfolio on page 22.

## New CEO

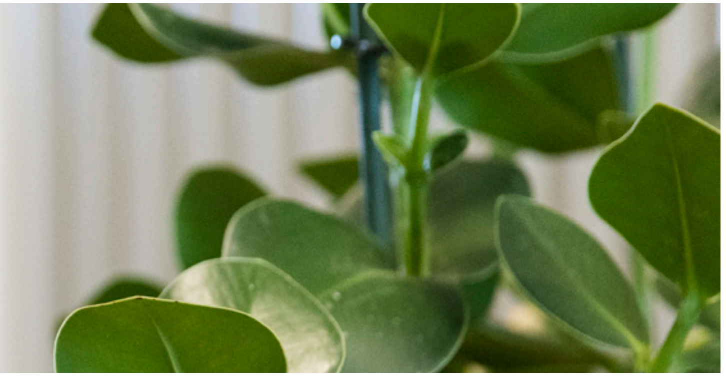
Carl-Johan Hugner was appointed CEO of Nyfosa in October. Carl-Johan has a background in the financial industry, most recently in the role of Head of Real Estate Investment Banking at Pareto Securities AB. Carl-Johan assumed the position in January 2025.

Read more in the Comments from the CEO on page 7.

## Sustainability

Purchases of renewable energy increased during the year, contributing to lower carbon emissions. A new double materiality assessment resulted in an updated list of material sustainability topics. Disclosures based on the EU Taxonomy are presented for the first time.

Read more about Nyfosa's sustainability efforts on pages 10, 22–27, 30–31, 42–44 and 55–67.



## Financing

- Based on the authorization from the Annual General Meeting on April 23, 2024, a directed share issue of 17 ordinary shares was completed in May, raising approximately SEK 1.7 billion for the company.
- Senior unsecured green bonds of MSEK 500 with a floating interest rate of STIBOR 3M + 250 basis points were issued in September, with maturity in January 2028.
- Bonds of a nominal MSEK 314 were repurchased in September.
- The early redemption of bonds of a nominal MSEK 418 took place in October.

Read more about financing on pages 32–34.

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# The year in figures

| MSEK | 2024 | 2023 |
|---|---|---|
| Net operating income | 2,541 | 2,445 |
| Surplus ratio, % | 69.2 | 68.8 |
| EBITDA | 2,723 | 2,445 |
| Profit from property management | 1,350 | 1,239 |
| Operating cash flow | 1,345 | 1,215 |
| Profit/loss for the year | 112 | -639 |
| Interest-coverage ratio, multiple | 2.2 | 2.0 |
| Interest-bearing net debt/EBITDA, multiple | 7.7 | 9.4 |
| Loan-to-value ratio on balance-sheet date, % | 50.7 | 55.2 |
| Net loan-to-value ratio of properties on balance-sheet date, % | 53.1 | 58.3 |
| Property value on balance-sheet date | 39,370 | 39,278 |
| NAV on balance-sheet date | 20,186 | 18,093 |
| **Key figures per share, SEK** | | |
| Profit from property management | 6.41 | 6.15 |
| Operating cash flow | 6.67 | 6.36 |
| Profit/loss after dilution | 0.28 | -3.67 |
| NAV on balance-sheet date | 97.00 | 94.72 |
| Number of shares outstanding on balance-sheet date | 208,096,793 | 191,022,813 |
| Average number of shares outstanding | 201,719,757 | 191,022,813 |

Definitions of key figures are presented on pages 111–112. Calculation of alternative performance measures is found on pages 72–74.

**+3%**
Income
Jan–Dec 2024

**+4%**
Net operating income
Jan–Dec 2024

**+4%**
Profit from property management per share
Jan–Dec 2024

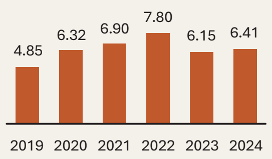
**+5%**
Operating cash flow per share
Jan–Dec 2024

## Forecast for 2025

For 2025, profit from property management based on the current property portfolio, announced acquisitions, divestments and exchange rates is forecast to amount to MSEK 1,400 after interest on hybrid bonds. The forecast was provided in the year-end report for 2024.

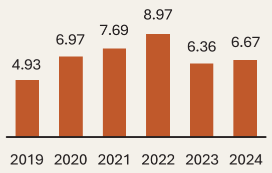
**PROFIT FROM PROPERTY MANAGEMENT PER SHARE**

SEK



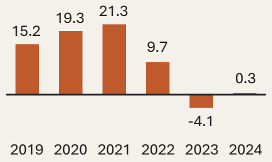

**OPERATING CASH FLOW PER SHARE**

SEK



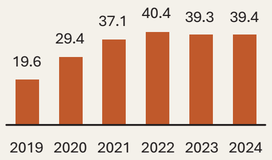

**RETURN ON EQUITY**

%




**TREND IN PROPERTY PORTFOLIO, Dec 31**

SEKbn




**"Despite a cautious economy and a challenging leasing market in 2024, we can present full-year earnings with growth both in profit from property management and in operating cash flow per share."**

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# Comments from the CEO

Nyfosa summarizes 2024 as a year of consolidation. In addition to acquiring the remaining shares in the Norwegian joint venture Samfosa, a number of divestments were made during the year. Focused efforts were also carried out with the aim of strengthening Nyfosa's financial position. This work has generated results, and despite a cautious economy and a challenging leasing market in 2024, we can present full-year earnings with growth both in profit from property management and in operating cash flow per share. Challenges with regards to leasing are continuing, although we recognize some improvement in activity and response in several of our submarkets. The Board proposes a dividend of SEK 2.80 per share. The proposal is in accordance with the company's dividend policy and it is satisfying that the company once again is in a position to return to distribute cash dividends.

**Transactions**

During the year, Nyfosa carried out a number of transactions of particular strategica importance. Through the acquisition of the remaining shares in the company's Norwegian joint venture we now, via our subsidiary Bratsberg, holda portfolio of cash-flow generating properties in the Grenland region south of Oslo amounting to SEK 1.4 billion. In addition, properties were acquired in smaller transactions in Tampere, Finland, and Värnamo, Sweden. In parallel, properties totaling SEK 1.4 billion were divested, releasing capital to enable new investments.

After the end of the year, Nyfosa signed an agreement to acquire the minority stake of the shares in our Finnish subsidiary Kielo from Brunswick Real Estate, with whom Nyfosa established

its operations in Finland in 2021. We are now taking the next step in the development of Kielo, which in a short period of time has built a diversified and high-yielding property portfolio of SEK 8.3 billion, with an emphasis on university and regional cities in the southern part of the country. As part of the transaction, the organization that built the company, including senior

management, will also join Kielo and the Nyfosa Group. With wholly owned operations in both Norway and Finland, we have created greater flexibility for Nyfosa to maneuver in these markets, which we believe will benefit the business in each respective geography.

**Property management**

Net operating income rose 4 percent during the year and the like-for-like portfolio was up 5 percent. The surplus ratio increased compared to 2023 and amounted to 69.2 percent.

Nyfosa has a diversified property portfolio in terms of both geography and segments. The company's opportunistic strategy generates business opportunities but also places high demands on our organization. The negative trend in the vacancy rate continued in 2024 in a leasing market clearly

impacted by a weaker economy, and despite the strong efforts from our property management team. Over the past 24 months, the vacancy amount has increased from MSEK 280 to MSEK 401, which has hampered cash flow growth.

We have noted some signs of higher demand for premises at the start of the year, and by applying a methodical approach, enhanced processes and close dialog with our tenants, we are determined to reversing this negative trend. This is a prerequisite for being able to operate successfully and creating value in the transaction market also in the future.

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**"With wholly owned operations in both Norway and Finland, we have created greater scope for Nyfosa to maneuver in these markets, which we believe will benefit the business in each respective geography."**

### Financing

In 2024, Nyfosa focused on improving the company's financial position. A new share issue of SEK 1.7 billion was completed in May to establish a more flexible and balanced capital structure, and thereby create readiness for new investment opportunities. The company's actions to reduce financing costs included refinancing bank loans, issuing green bonds and redeeming existing bonds.

At the same time, the lower policy rate also had an impact. The company's loan-to-value ratio fell 4.5 percentage points to 50.7 percent and the interest-coverage ratio increased to a multiple of 2.2.

Nyfosa has no loan maturities in 2025 and at the beginning of the year the company also had SEK 1.6 billion in unutilized credit facilities.

### Forecast

For 2025, profit from property management based on the current property portfolio, announced acquisitions, divestments and exchange rates is forecast to amount to MSEK 1,400 after paid interest on hybrid bonds.

### Outlook

Nyfosa should never stand still, and we constantly evaluate business opportunities in the transaction market. Continuing to strengthen our footprint and presence in the markets where the company operates will remain important as the company continues to develop. With great commitment and close dialog with our tenants and the surrounding community, we are building sustainable cash flows that create the conditions for making Nyfosa an even better and more profitable company. I very much look forward to leading the company through the next phase of Nyfosa's journey.

Carl-Johan Hugner, CEO

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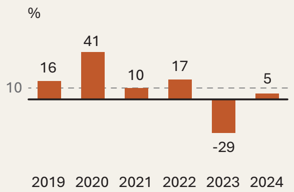
# Targets and dividend policy

## FINANCIAL TARGET

**Growth in cash flow per share**
The company's financial target is to achieve growth in operating cash flow per share of 10 percent per year.

Average growth per year for 2019–2024 **+6%**

GROWTH IN OPERATING CASH FLOW PER SHARE

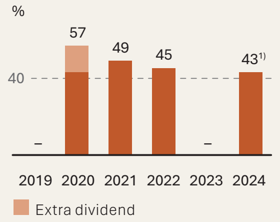



## DIVIDEND PER SHARE

**Dividend policy**
At least 40 percent of the operating cash flow is to be distributed to the owners. Dividends are, on each occasion, to be considered in light of the company's business opportunities and may comprise a distribution in kind, buyback or cash dividend.

The Board proposes that the Annual General Meeting resolve on a dividend of SEK 2.80 per share (–) with quarterly payments of SEK 0.70 per share, corresponding to MSEK 583.

DIVIDEND – SHARE OF OPERATING CASH FLOW

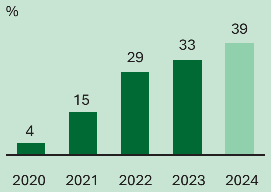



1) The Board's proposed dividend.

## SUSTAINABILITY TARGETS

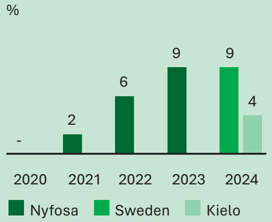
**Sustainability certification**
By 2025, properties corresponding to 50 percent of the property value will have sustainability certification and 100 percent by 2030.

SHARE OF PROPERTY VALUE WITH SUSTAINABILITY CERTIFICATION




**Streamlined consumption**
By 2025, energy consumption per sqm will be reduced by 10 percent compared with 2020.

REDUCTION IN ENERGY CONSUMPTION PER SQM[1]




**Carbon emissions**
Nyfosa will act to minimize the operation's carbon emissions.

*Carbon emissions for 2024 at Nyfosa Sweden and Kielo amounted to 9,799 tons CO2, corresponding to a 9-percent decrease compared with 2023. Bratsberg will be monitored as of 2025.*

In 2025, Scope 3 screening will be conducted to establish a base year for carbon emissions.

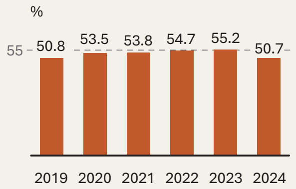
**Energy performance**
In 2025, an action plan will be produced to improve the energy performance, according to the energy declaration, of the property portfolio.

1) The reduction is calculated on the like-for-like property portfolio, which are properties that each segment managed for the last 12 months. The outcome has been adjusted to the degree day.

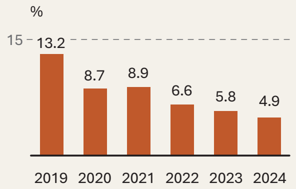
Retail property Danmarks Kumla 8:31 in Uppsala.

## FINANCIAL RISK LIMITS

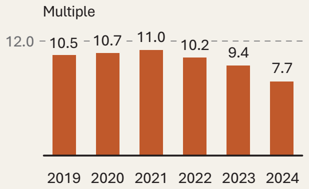
**LOAN-TO-VALUE RATIO**
Not to exceed 55 percent.



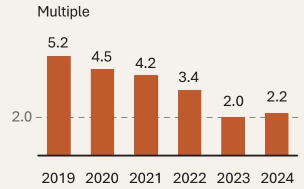

**UNSECURED DEBT**
Not to exceed 15 percent.




**INTEREST-BEARING NET DEBT/EBITDA**
Not to exceed a multiple of 12.0.




**INTEREST-COVERAGE RATIO**
At least a multiple of 2.0 in the long term.



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# Business model and strategy

## – Stable and sustainable cash flows

Nyfosa's business model is based on taking an active role in the transaction market and continuously evaluating a large number of business opportunities, with the aim of building stable and sustainable cash flows. The property portfolio is managed and developed from the perspective that there is a link between sustainability and profitability.

The strategy comprises five parts that work together to achieve the company's targets. The overall objective is to be a leading Swedish property company and a responsible and attractive employer and partner. The strategy is integrated in the entire organization and every part of the operations.

A focus of the business model on building cash flows does not rule out sustainable business; rather, it is a prerequisite for making the right decisions when choosing the direction forward. Read more on pages 59–60 about the company's strategy to reduce carbon emissions from the operations and how the company is creating value for its stakeholders, society and the environment.

### Transactions

**Active in the transaction market**

Nyfosa constantly evaluates business opportunities in the transaction market. With a broad local presence and extensive experience, we are able to adapt to market developments and make informed decisions. The company's broad local presence is the key to continued profitable business. This creates a solid basis on which to assess the market trend, identify business opportunities at an early stage and make well-founded decisions. Combined with short and swift decision-making paths and well-established processes, this means that a large amount of business opportunities can be evaluated in parallel and transactions completed quickly. Business deals in Sweden, Finland and Norway are currently being evaluated.

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Warehouse property Slangbellan 3 in Värnamo.

### Property portfolio

**Prioritizing commercial properties in high-growth regions**

Nyfosa focuses on cash flow and stable risk-adjusted returns, where the organization can add value through active management. The investment strategy has no restrictions in terms of property category or geographic diversity, but it does have a pronounced priority for commercial properties in high-growth regions in Sweden and Finland. It is here that Nyfosa can leverage favorable trends such as a growing population and the local business community.

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Office property Verkstaden 6 in Västerås.

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## Property management

**With sustainability add value to the portfolio**

Nyfosa manages, develops and enhances the property portfolio with the aim to increase the properties' cash flow and value. Property management is conducted in a professional, profitable and sustainable manner in close cooperation between Nyfosa's local organization, the central functions, and in close dialogue with tenants, society and other stakeholders.

p. 22

Office property Rudan 6 in Halmstad.

## Tenants

**Act long term and close to the tenants**

By being a responsible property owner and a reliable, locally established partner, Nyfosa contributes to building relationships and creating value in the markets where the company operates. A critical part of this involves optimizing opportunities for the tenants by thinking creatively, responding quickly to tenants and providing personalized service. Nyfosa will have local offices close to the tenants.

p. 28


Retail property Asetajanitie 5 in Porvoo.

## Organization

**Attract and develop the best employees**

Expertise, business acumen and a contact network is central to realizing Nyfosa's business concept and targets. The company works actively to be an employer that offers a creative, open and stimulating work environment with a focus on proximity to business decisions, inclusion in business development and personal development for all employees.

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Employees at the regional office in Västerås.

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# Transactions

## – Active in the transaction market

Nyfosa is active in the transaction market through its continuous evaluation of new business opportunities. A market-centric organization and transaction-oriented employees guarantee the conditions necessary for the transaction-based business model. The aim is strengthening cash flows and yield, regardless of market. In 2024, transactions in Sweden, Finland and Norway amounted to SEK 3.1 billion in acquisitions and divestments.

Transactions are the basis for creating growth in cash flow and increasing the return on the property portfolio. Nyfosa is equipped to evaluate a large number of potential acquisitions and divestments in parallel, thereby facilitating a wide selection of transactions. Proactive and reliable, the company is an attractive partner for property owners, banks, advisors, and other players in the industry. The company's bank relationships mean generally good opportunities for flexible financing, which are essential for transaction operations.

**Transaction strategy**

Nyfosa's transaction strategy focuses on completing transactions that help optimize returns and risk levels in order to realize the goal of cash flow growth. The acquisition strategy is not limited to a certain property category, geography spread or size of acquisition. The existing property portfolio is continuously evaluated and restructured to optimize and develop its composition based on market changes regarding returns and risks. The prevailing market determines the transaction volume and from time to time may entail an intensified focus on acquisitions or divestments when it is deemed advantageous.

Emphasis is on identifying business opportunities that lead to a diversified portfolio of properties with good yield. Mixed property portfolio comprising different categories of properties or geographic spread suits Nyfosa well. Competition for such portfolios may be slightly lower since fewer companies have strategies that allow for a diversified property portfolio.

**Organization close to the market**

The transaction organization has the expertise, resources and creativity to identify and realize the business opportunities that arise. This geographic diversity in the portfolio provides a large contact network of property players and is the key to the transaction operations. This creates a solid basis on which to assess the market trend, identify business opportunities at an early stage and make well-founded decisions. Many transactions take place outside the open market through direct contact with sellers.

In addition to the central transaction organization, Kielo and Bratsberg employees have contact networks and knowledge of their respective property markets.

**Efficient transaction process**

The operations follow a well-established transaction process for implementing property transactions in a business-like and efficient manner. A considerable volume of business opportunities is constantly being evaluated and an acquisition or divestment process can take a few weeks or up to several years, depending on the complexity or other circumstances. Prior to a potential acquisition, the transaction is always analyzed based on its unique potential. Great emphasis is placed on identifying, analyzing and managing any risks associated with the property or the portfolio.

Retail property Kantokatu 2 in Nokia, acquired during the year.

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# Transaction market and completed transactions

Following the weakening in the Nordic market for property transactions in 2023, activity gradually increased in the second half of 2024, driven by stronger capital and credit markets, and falling interest rates which improved financing opportunities. However, there were slight differences between the performance of the company's three transaction markets during the year.[1)]

The transaction volume in Sweden recovered in 2024. The total transaction volume for property transactions over MSEK 40 amounted to SEK 140 billion, representing an increase of SEK 36 billion compared with 2023. In Finland, the total transaction volume declined to EUR 2.1 billion, compared with EUR 2.7 billion the previous year. At the same time, the Finnish transaction market showed signs of recovery, especially in the logistics and housing segments. The Norwegian property market strengthened in 2024 and transaction volumes totaled NOK 86 billion, compared with NOK 57 billion in 2023.[1)]

### Acquired properties

During the year, closing took place on properties corresponding to an investment of MSEK 1,666 (1,002).

In February, closing took place on a fully leased industrial property in the Tampere region, with an average remaining lease term of 9.8 years and an annual rental value of MSEK 4. In April, closing took place on another fully leased industrial property in Tampere, with an average remaining lease term of 9.5 years and an annual rental value of MSEK 5. In June, closing took place on a fully leased warehouse property in Värnamo, with an average remaining lease term of 9.4 years and an annual rental value of MSEK 3.

In September, the remaining 50 percent of the shares in Samfosa AS were acquired. The property value at the end of the year amounted to MSEK 1,427 and comprised nine properties with an annual rental value of MSEK 134 and an average remaining lease term of 4.5 years.

### Divested properties

Properties for a value of MSEK 1,447 (1,558) were divested during the year.

A total of five properties were divested in four different transactions in April and May. The properties, primarily retail, warehouse and light industrial premises, are situated in Uppsala, Linköping, Nybro, Eskilstuna and Oskarshamn. The annual rental value from the divested properties was calculated to amount to a total of MSEK 32 on the divestment date. The total selling price was MSEK 380, after deductions for deferred tax and selling expenses of MSEK 16. The selling price exceeded the most recent carrying amount by a total of MSEK 2.

A total of five properties were divested in two different transactions in July and August. The properties, primarily retail, office, warehouse and light industry, are situated in Kotka, Malmö, Sigtuna and Sollentuna. The annual rental value from the divested properties was calculated to amount to a total of MSEK 15 on the divestment date. The total selling price was MSEK 138, after deductions for deferred tax and selling expenses of MSEK 5. The selling price exceeded the most recent carrying amount by a total of MSEK 14.

Six office properties were divested in November for a selling price of MSEK 930, after deductions for deferred tax and selling expenses of MSEK 10. The selling price was less than the most recent carrying amount by a total of MSEK 14. The properties are situated in Gävle and Luleå and the annual rental value was MSEK 88.

1) Market data from Newsec.

**ACQUISITIONS IN 2024 BY REGION AND PROPERTY CATEGORY**

| MSEK | Offices | Logistics/ Warehouse | Retail | Industry | Other | Total |
|---|---|---|---|---|---|---|
| Southern Sweden, large cities | - | - | - | 7 | - | 7 |
| Rest of Sweden | - | 38 | - | - | - | 38 |
| Helsinki and university cities in Finland | - | 39 | - | 134 | - | 174 |
| Grenland, Norway | 994 | 136 | 248 | - | 70 | 1,447 |
| **Total** | **994** | **214** | **248** | **142** | **70** | **1,666** |

**DIVESTMENTS IN 2024 BY REGION AND PROPERTY CATEGORY**

| MSEK | Offices | Logistics/ Warehouse | Retail | Industry | Other | Total |
|---|---|---|---|---|---|---|
| Malmö | - | -46 | - | - | - | -46 |
| Mälardalen | - | -281 | -35 | - | - | -316 |
| Coast of Norrland | -930 | - | - | - | - | -930 |
| Stockholm | - | - | - | -17 | -46 | -63 |
| Southern Sweden, large cities | - | - | -31 | - | - | -31 |
| Rest of Sweden | - | -33 | - | - | - | -33 |
| Rest of Finland | - | - | -28 | - | - | -28 |
| **Total** | **-930** | **-360** | **-94** | **-17** | **-46** | **-1,447** |

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# BRATSBERG

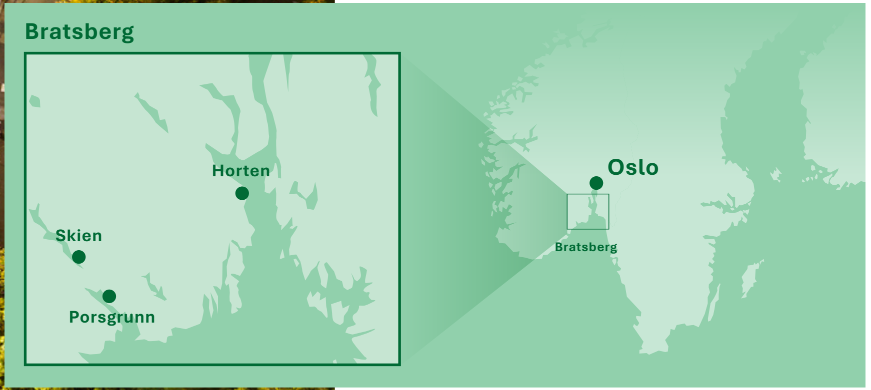
## – well-established player in Norwegian high-growth region

Nyfosa's operations in Norway are run by the property company Bratsberg, which has been a wholly owned subsidiary since September 2024. With its well-situated office, retail and warehouse properties, Bratsberg is an established and active player in the Grenland region south of Oslo, both through its property management and through value-creating conversions and extensions.

### Bratsberg property portfolio

December 31, 2024

| 96 000s sqm | SEK 1.4 BN | MSEK 131 |
|---|---|---|
| Area | Property value | Rental value |



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Bratsberg has long been a leading property player in the Grenland region, now owning properties worth SEK 1.4 billion in the region's largest cities of Skien and Porsgrunn. The company was founded with a vision of boosting development in the region. The name originates from one of the company's first projects, Bratsberg Brygge, which has become a well-known landmark. Adding value to older buildings by converting them into modern commercial premises remains a core part of operations.

### Building long-term relationships

Grenland is a high-growth region with an emphasis on industry and technology, with several major companies such as ABB, Sweco, Yara and Norconsult having operations there. Its efficient infrastructure in the form of a highway, port and railroad network makes the region attractive to a variety of businesses, as evidenced by Google's recently announced investment in a new data center in the area.

With its extensive history in the region, Bratsberg is an established player and a trusted partner for business, community stakeholders and local authorities.

"We have forged long-term relationships and have a solid understanding of the region's unique needs," says Simon Stordalen, CEO of Bratsberg.

Good relationships run through the overall establishment strategy, helping to secure Bratsberg's status as the largest property developer in the region today.

"Our employees have local roots, and we always engage in close dialogue with our partners and tenants," continues Simon Stordalen. "Through modifications and long-term leases, tenants have the opportunity to grow with us. We have examples of companies that started out with premises of 100 sqm then grew and now have leases for over 2 thousand sqm."

### Klosterøya Business Park taking shape

Klosterøya is a former industrial area for the paper industry that in recent years has been developed into a vibrant district with a range of restaurants, culture and services within walking distance to Skien city center. The area has become a hub for business in the region.

On its own property Kunnskapsverkstedet, an old industrial building in Klosterøya Business Park, Bratsberg is now investing in the conversion and extension of a total of 7 thousand sqm, comprising office space, a fitness center, a school and restaurants. The project includes a single-storey extension and extensive conversion to meet current requirements for modern premises. Energy-efficient heating, cooling and ventilation systems will be installed, and the plan is for the property to be certified to BREEAM In-use with a minimum level of Good.

The investment, estimated to amount to MSEK 150, was initiated in January 2025, with completion planned for the second quarter of 2026. The rental value following the investment is estimated to amount to MSEK 20, of which 68 percent is leased under new leases with an average term of 10.1 years.

"The major interest in leasing premises in Klosterøya clearly indicates that we have made the right investment and that there is positive development in the region," comments Simon Stordalen.

### Projects taking a sustainability perspective

The sustainability perspective is a natural component of all Bratsberg projects. In the center of Porsgrunn, a former industrial and manufacturing building has been converted into unique premises for offices, retail and restaurants. Porslinsfabriken, as the building is known, is uniquely located next to the river, meaning that the entire business park of 22 thousand sqm can be powered by renewable energy from the water flowing past outside, by means of the property's own power room.

"The idea is to take the environment into consideration and identify how we can be as energy efficient as possible," comments Jørn Bjerke, Operations Manager at Porslinsfabriken. "The river that flows past here is full of energy, and we need to harness that."

Making the most of existing resources is something that has long been the philosophy of Bratsberg's entire property management and development operation. Adding value to former production and industrial facilities is a continuous process of reuse. The aim is to retain as much of the building's materials as possible, such as windows, walls and concrete. At the same time, the building is updated by providing it with a modern layout and efficient energy solutions, constantly keeping the environment in mind when making choices.

Office and retail property Bratsberg Brygge in Porsgrunn.

Representation of the Klosterøya Business Park project in Skien.

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# Property portfolio

## – Prioritize commercial properties in high-growth regions

There are no restrictions in Nyfosa's investment strategy, but there is a pronounced priority for commercial properties in high-growth regions in Sweden and Finland. It is here that the company can leverage favorable trends such as a growing population and developments in the local business community.

Nyfosa has a diverse property portfolio due to the company's focus on cash flow rather than a specific property category, size or region. Today, Nyfosa owns and manages properties in three Nordic markets: Sweden, Finland and Norway.

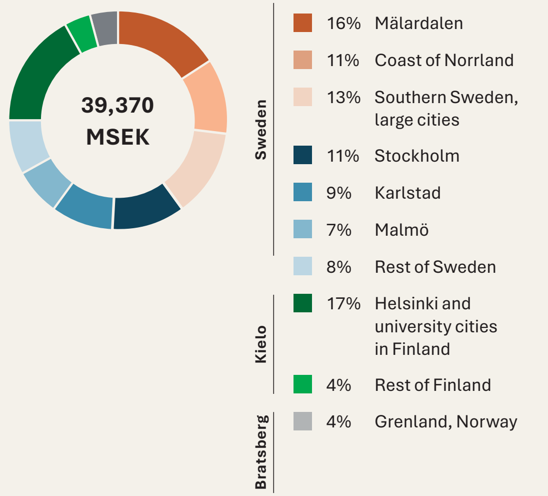
The properties outside the central areas of the major cities have relatively low rent levels and even demand. Nyfosa has high diversification even in terms of property categories with its property portfolio comprising offices, warehouses/logistics, industry and retail properties, focusing on the big-box and discount sectors.

At year-end, the property portfolio comprised 494 properties (497) with a total property value of MSEK 39,370 (39,278), an annual rental value of MSEK 3,963 (3,897) and a leasable area of 2,933 thousand sqm (2,930). Information on the value trend for the year is provided in Note 11.

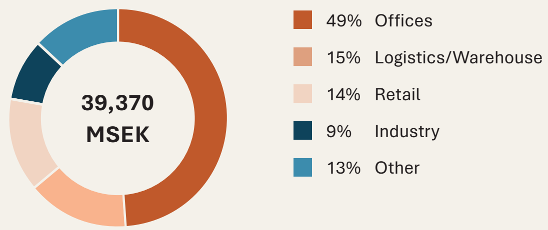
### Joint ventures

In addition to the wholly owned property portfolio, Nyfosa owns 50 percent of the property company Söderport in Sweden, for which Nyfosa's share of the property value amounts to MSEK 7,344 (7,209). Söderport's properties are not included in the tables and diagrams regarding Nyfosa's wholly owned property portfolio, instead being presented separately on page 21.

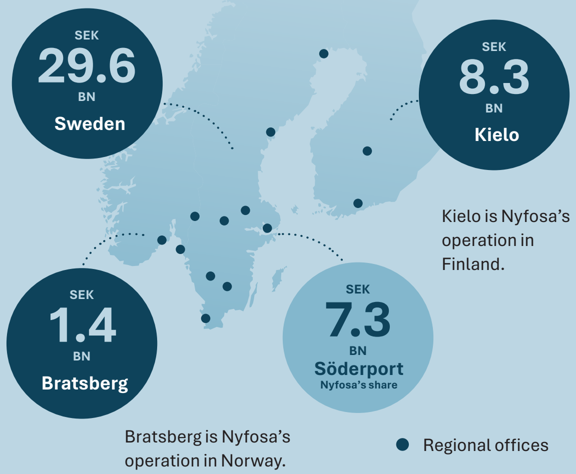
**PROPERTY VALUE BY REGION**




**PROPERTY VALUE BY CATEGORY**




**PROPERTY PORTFOLIO AND REGIONAL OFFICES**
December 31, 2024




**494**
No. of properties

**2,933** 000s SQM
Leasable area

SEK **13,421**
Property value per sqm

SEK **1,351**
Rental value per sqm

**90.5**%
Economic occupancy rate

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# Property portfolio in Sweden

On the balance-sheet date, the properties in Nyfosa's Swedish portfolio represented 75 percent (79) of the total property value and 71 percent (75) of the rental value. The property portfolio comprised 389 properties (404) with a carrying amount of MSEK 29,643 (31,192), a rental value of MSEK 2,829 (2,937) and a leasable area of 2,299 thousand sqm (2,398).

**Property categories in Sweden**

The office properties in Sweden are of high quality and mainly centrally located in regional cities, including Karlstad, Malmö, Västerås and Örebro.

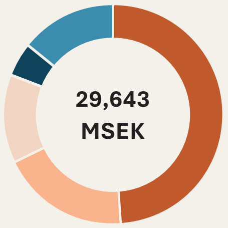
The logistics and warehouse premises are mostly situated in warehouse and industrial areas in or near regional cities, such as Borås, Karlstad, Malmö, Växjö and Örebro.

The retail properties are primarily situated in well-established big-box areas. Tenants include mainly established grocery, DIY and big-box retail. These commercial areas are primarily in Borås, Luleå, Stockholm and Västerås.

The industrial properties, which focus on light industry, are situated in industrial locations close to towns such as Värnamo and Växjö.

The Sweden segment also has a small number of properties for hotel operations, schools, restaurants and healthcare. These properties are located in municipalities and regions with population growth, such as Malmö, Stockholm and Örebro.


**PROPERTY VALUE BY CATEGORY**




**KEY FIGURES**

| | Jan 1, 2025 | Jan 1, 2024 |
|---|---|---|
| No. of properties | 389 | 404 |
| Property value, MSEK | 29,643 | 31,192 |
| Leasable area, 000s sqm | 2,299 | 2,398 |
| Rental value, MSEK | 2,829 | 2,937 |
| Economic occupancy rate, % | 91.4 | 92.2 |
| Remaining lease term, years | 3.5 | 3.7 |
| Employees | 66 | 66 |

SEK **12,896**
Property value per sqm

**75**%
Percentage of total property value


Left: office property Södra Kasern 2 in Kristianstad. Right: retail property Gördelmakaren 5 in Norrtälje. Below: warehouse property Högom 3:106 in Sundsvall.

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# Property portfolio in Finland, Kielo




Left: retail property Kävelykatu 37 in Jyväskylä. Right: retail property Alikeravantie 30 in Kerava. Below: warehouse property Kantokatu 2 in Nokia.

In February 2025, the minority stake in the subsidiary Kielo, corresponding to 1.04 percent of the shares, was acquired. As part of the acquisition, an organization of 14 employees joined Kielo, supplementing the existing organization of 15 employees.

On the balance-sheet date, the properties in Kielo represented 21 percent (21) of Nyfosa's total property value and 25 percent (25) of the rental value. Nyfosa's operations in Finland are conducted by the subsidiary Kielo, whose property portfolio on the balance-sheet date comprised 96 properties (93) with a carrying amount of MSEK 8,300 (8,087), a rental value of MSEK 1,003 (960) and a leasable area of 538 thousand sqm (532).

### Property categories in Kielo's portfolio

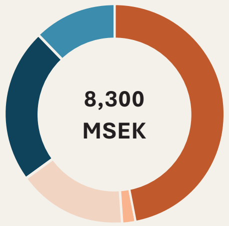
The office properties in Finland are of high quality and most are centrally located in university cities in southern Finland, such as Jyväskylä and Tampere. The retail properties are primarily situated in well-established big-box areas in Helsinki, Tampere and Oulu.

Tenants comprise mainly established chains, including grocery and big-box retail.

The industrial properties focusing on light industry are situated in industrial areas close to such cities as Kuopio, Tampere and Oulu.

Kielo also owns a small number of properties housing schools and healthcare facilities. The properties in this category are located in regions with population growth, such as Jyväskylä.

**PROPERTY VALUE BY CATEGORY**




- 47% Offices
- 2% Logistics/Warehouse
- 16% Retail
- 23% Industry
- 12% Other

**KEY FIGURES**

| | Jan 1, 2025 | Jan 1, 2024 |
|---|---|---|
| No. of properties | 96 | 93 |
| Property value, MSEK | 8,300 | 8,087 |
| Leasable area, 000s sqm | 538 | 532 |
| Rental value, MSEK | 1,003 | 960 |
| Economic occupancy rate, % | 87.6 | 89.4 |
| Remaining lease term, years | 3.1 | 3.2 |
| Employees | 15 | 16 |

SEK **15,413**
Property value per sqm

**21** %
Percentage of total property value

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# Property portfolio in Norway, Bratsberg

In September 2024, the remaining 50 percent of the shares in Samfosa AS were acquired, and Samfosa thus became a wholly owned subsidiary and a segment under the name Bratsberg. On the balance-sheet date, the properties in Bratsberg comprised 4 percent of Nyfosa's total property value and 3 percent of the rental value. The property portfolio comprised nine properties with a carrying amount of MSEK 1,427, a rental value of MSEK 131 and a leasable area of 96 thousand sqm.

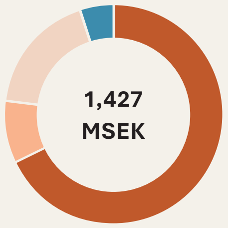
**Property categories in Bratsberg's portfolio**

The office properties are of high quality, the majority being centrally located in Porsgrunn and Skien in the Grenland region, south of Oslo.

The retail properties are primarily situated centrally in Skien. Tenants comprise mainly established chains, including grocery and big-box retail.

The properties with logistics/warehouse and light industry premises are located in industrial areas close to Skien and Porsgrunn.


**PROPERTY VALUE BY CATEGORY**




- 68% Offices
- 9% Logistics/Warehouse
- 18% Retail
- 0% Industry
- 5% Other

**KEY FIGURES**

| | Jan 1, 2025 |
|---|---|
| No. of properties | 9 |
| Property value, MSEK | 1,427 |
| Leasable area, 000s sqm | 96 |
| Rental value, MSEK | 131 |
| Economic occupancy rate, % | 93.5 |
| Remaining lease term, years | 4.7 |
| Employees | 13 |

SEK **14,806**
Property value per sqm

**4** %
Percentage of total property value

Left: office property Langmyra in Horten. Right: office and retail property Bratsberg Brygge in Porsgrunn. Below: logistics and warehouse property Herøya Grenland Logistics Park in Porsgrunn.

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# Earnings capacity

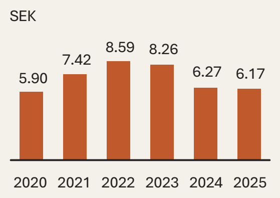
| | Jan 1 | |
|---|---|---|
| **MSEK** | **2025** | **2024** |
| Rental value | 3,963 | 3,897 |
| Vacancy amount | -401 | -347 |
| **Rental income** | **3,562** | **3,550** |
| Other property income | 48 | 25 |
| **Total income** | **3,610** | **3,575** |
| Property expenses | -993 | -976 |
| Property administration | -132 | -133 |
| **Net operating income** | **2,484** | **2,466** |
| Central administration | -188 | -186 |
| Share in profit from property management of joint ventures | 246 | 252 |
| Financial expenses | -1,211 | -1,267 |
| **Profit from property management** | **1,331** | **1,265** |
| Interest on hybrid bonds | -48 | -66 |
| **Earnings capacity** | **1,284** | **1,199** |
| Earnings capacity per share, SEK | 6.17 | 6.27 |

Earnings capacity is presented on a 12-month basis and is to be considered solely as a hypothetical instantaneous impression. It is presented only for illustrative purposes. The aim is to present annualized income and expenses based on the property portfolio, borrowing costs, capital structure and organization at a given point in time. The earnings capacity does not include an assessment of future periods in respect of rents, vacancy rates, property expenses, interest rates, changes in value or other factors impacting earnings. The earnings capacity must be considered together with other information in the interim report.

**Basis for earnings capacity**

- Properties owned on the balance-sheet date are included, and agreed closing and vacancies thereafter are not taken into account.
- The rental value is based on annual contractual rental income from current leases on January 1, 2025 and January 1, 2024.
- The vacancy amount includes rent discounts of MSEK 24 (17) under current leases.
- Other property income mainly refers to services in the Kielo portfolio and parking income in the Swedish property that are managed separately from the leases and are based on actual outcome for the most recent 12 months, adjusted for the holding period.
- Costs for operations, maintenance and property tax are based on the outcome for the last 12 months, adjusted for the holding period.
- Costs for central and property administration are based on the outcome for the last 12 months.
- Other operating income and expenses in profit or loss are not included in the earnings capacity.
- The share in profit from property management of joint ventures is calculated according to the same methodology as for Nyfosa.
- The earnings capacity does not include any financial income.
- Financial expenses have been calculated on the basis of the average interest rate on the balance-sheet date of 5.0 percent (5.2), plus allocated opening charges. The item also includes ground rent of MSEK 19 (18).
- Interest on hybrid bonds has been calculated on the basis of the interest rate on the balance-sheet date of 7.8 percent (8.8).
- The exchange rates on the balance-sheet date of EUR/SEK 11.49 and NOK/SEK 0.97 were used to translate foreign operations. The exchange rates of EUR/SEK 11.10 and NOK/SEK 0.99 were used for the earnings capacity on January 1, 2024.
- The number of shares on the balance-sheet date was 208,096,793 (191,022,813).

**EARNINGS CAPACITY PER SHARE, Jan 1**




**KEY FIGURES EARNINGS CAPACITY**

| | Dec 31 | |
|---|---|---|
| | **2024** | **2023** |
| Property value on balance-sheet date, MSEK | 39,370 | 39,278 |
| Leasable area, 000s sqm | 2,933 | 2,930 |
| No. of properties on balance-sheet date | 494 | 497 |

| | Jan 1 | |
|---|---|---|
| | **2025** | **2024** |
| Rental value, MSEK | 3,963 | 3,897 |
| Economic occupancy rate, % | 90.5 | 91.5 |
| Remaining lease term, years | 3.4 | 3.6 |
| Surplus ratio, % | 68.8 | 69.0 |
| Run rate yield, % | 6.3 | 6.2 |

| | Jan–Dec | |
|---|---|---|
| **Change in rental income, MSEK** | **2024** | **2023** |
| Opening annual value | 3,550 | 3,459 |
| Acquired/divested annual value | 15 | -78 |
| Change in existing property portfolio | -33 | 172 |
| Translation effect, currency | 29 | -2 |
| **Closing annual value** | **3,562** | **3,550** |

| | Jan–Dec | |
|---|---|---|
| **Change in vacancy amount, MSEK** | **2024** | **2023** |
| Opening annual value | 347 | 280 |
| Acquired/divested annual value | -2 | -7 |
| Change in existing property portfolio | 52 | 74 |
| Translation effect, currency | 4 | 0 |
| **Closing annual value** | **401** | **347** |

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# Joint venture – Söderport

In addition to the wholly owned portfolio, Nyfosa owns 50 percent of Söderport Property Investment AB. The holding is classified as participations in joint ventures, and Nyfosa's share in the company's earnings are recognized in profit after financial income and expenses. Of Nyfosa's NAV, these participations accounted for SEK 16.39 per share (18.87) on the balance-sheet date.

## Söderport

Söderport is a Swedish property company jointly owned with Sagax.

The property portfolio primarily comprises industrial, warehouse and office properties, which essentially supplement Nyfosa's wholly owned property portfolio. The focal point of the property portfolio is in the Stockholm and Gothenburg regions. Söderport has two employees and also procures property management and financial management from Sagax. A small part of property management is procured from Nyfosa.

The carrying amount of the participations in Söderport amounted to MSEK 2,602 (2,728) on the balance-sheet date.

## Samfosa

In September 2024, the remaining 50 percent of the shares in Nyfosa's Norwegian joint venture Samfosa AS were acquired, and Samfosa thus became a wholly owned subsidiary and a segment under the name Bratsberg.

**CARRYING AMOUNT OF PARTICIPATIONS IN SAMFOSA**

| | Samfosa | |
|---|---|---|
| **Dec 31, MSEK** | **2024** | **2023** |
| At the beginning of the year | 94 | 137 |
| Share in profit of joint ventures | -14 | -35 |
| Translation effect | 9 | -8 |
| Reclassification to subsidiary | -90 | - |
| **At the end of the year** | **0** | **94** |

**KEY FIGURES FOR SÖDERPORT**

| | Jan–Dec | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Rental income | 1,096 | 1,025 |
| Profit from property management | 469 | 449 |
| Changes in value | 107 | -305 |
| Profit for the year | 448 | 48 |
| *– of which, Nyfosa's share* | *224* | *24* |

| | Dec 31 | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Investment properties | 14,688 | 14,418 |
| Derivatives, net | -54 | -72 |
| Cash and cash equivalents | 263 | 223 |
| Equity attributable to Parent Company shareholders | 5,203 | 5,455 |
| *– of which, Nyfosa's share* | *2,602* | *2,728* |
| Interest-bearing liabilities | 7,709 | 7,354 |
| Deferred tax liabilities, net | 1,537 | 1,473 |

**CARRYING AMOUNT OF PARTICIPATIONS IN SÖDERPORT**

| | Dec 31 | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| At the beginning of the year | 2,728 | 2,881 |
| Dividends received | -350 | -180 |
| Share in profit of joint ventures | 224 | 24 |
| Adjustment of last year's share in profit | - | 3 |
| **At the end of the year** | **2,602** | **2,728** |

**SÖDERPORT – KEY FIGURES BY REGION**

| MSEK | Area, 000s sqm | Value | Value, SEK per sqm | Rental value | Rental value, SEK per sqm | Rental income | Economic occupancy rate, % | Lease term, years |
|---|---|---|---|---|---|---|---|---|
| Stockholm | 511 | 11,128 | 21,797 | 876 | 1,716 | 820 | 95.3 | 4.2 |
| Gothenburg | 201 | 3,194 | 15,855 | 272 | 1,350 | 260 | 96.4 | 3.9 |
| Other | 66 | 366 | 5,552 | 34 | 509 | 34 | 100.0 | 3.7 |
| **Total/average** | **778** | **14,688** | **18,881** | **1,182** | **1,519** | **1,114** | **95.7** | **4.1** |

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# Property management

## – With sustainability add value to the portfolio

Nyfosa's property management creates value by developing and adding value to a property portfolio, both big and small. The starting point is to optimize every property, satisfy the needs of the tenants and reduce the operation's climate impact.

Property management is conducted in cooperation between Nyfosa's local organization, the central functions, and in close dialogue with tenants, society and other stakeholders. Property management focuses on ensuring tenant satisfaction, creating resource-efficient buildings and making informed choices in the buildings.

**Technical management**

Nyfosa works actively to integrate more sustainable solutions in and around the buildings based on the sustainability targets. These measures optimize the energy consumption of the buildings and successively improve their standard and surroundings.

This can be achieved by investing in digital control systems that allow monitoring of heating, cooling and ventilation. Through the installation of new technical solutions and active control of existing installations, energy use decreases, which leads to lower operating expenses and reduced climate impact. Furthermore, the installation of solar panel facilities and geothermal heating can help ensure more efficient and sustainable operations.

**Value-creating investments**

The property portfolio offers many different development opportunities that are evaluated continuously, from minor investments to developing zoning plans. It is usually a matter of creating more modern and functional areas in conjunction with tenants moving in, or modifying the premises to meet their needs. An investment often generates a lease with a longer lease term and higher rent levels.

Each building is analyzed to identify how it can be developed through conversion and extensions or change of use. The transaction-based business model does not influence an investment decision in management of the portfolio. All property management decisions are made from a long-term perspective, regardless of whether the property may be divested. When investments take place, an evaluation is made of the choice of materials and the possibility of reusing materials no longer required in the premises, such as building materials, and fixtures and fittings.

**Ongoing investments**

Investments of MSEK 543 (762) were made in the existing portfolio. A large part of the investments was for tenant-specific modifications.

Investments of MSEK 150 are being made in a conversion and extension of a total of 7 thousand sqm at Klosterøya Business Park, in Skien. The estimated rental value following the investment amounts to MSEK 20, of which 68 percent is leased. The new leases have an average term of 10.1 years.

An investment of MSEK 94 is being made at Rydaslätt 1 in Borås involving tenant-specific modifications, and for which a 12-year lease has been signed with a total annual rental income of MSEK 20.

MSEK 88 is being invested in a complete renovation of Kauppakaari in Kerava, which is vacant. Leases have been signed for 54 percent of the leasable area, with a total annual rental income of MSEK 7 and an average lease term of 8.9 years. It is intended that more leases will be gradually signed as the investments are completed.

A major project is underway at Barkassen 9 in Karlstad to convert and modify the property into a new healthcare center. The project includes initiatives for the reuse of materials. A 15-year lease was signed, with occupancy scheduled for summer 2025.

**MAJOR ONGOING INVESTMENTS**

| Segment | Municipality | Property | Type of premises | Area, 000s sqm | Changed rental income, MSEK | Estimated investment, MSEK | Total accrued, MSEK | Scheduled completion, year |
|---|---|---|---|---|---|---|---|---|
| Bratsberg | Skien | Klosterøya Business Park | Offices | 7 | 14 | 150 | 3 | Q2 2026 |
| Sweden | Borås | Rydaslätt 1 | Logistics/Warehouse | 14 | 13 | 94 | 17 | Q4 2025 |
| Kielo | Kerava | Kauppakaari | Retail/Healthcare premises | 4 | 7 | 88 | 46 | Q3 2025 |
| Sweden | Karlstad | Barkassen 9 | Healthcare premises | 2 | 6 | 34 | 17 | Q4 2025 |
| Sweden | Kungälv | Försäljaren 9 | Warehouse | 3 | 2 | 34 | 26 | Q1 2025 |
| Sweden | Karlstad | Skepparen 15 | Other | 20 | - | 12 | 12 | Q1 2025 |
| Sweden | Västerås | Energin 7 | Logistics/Warehouse | 1 | 2 | 8 | 3 | Q4 2025 |

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A major project is in progress at Försäljaren 9 in Kungälv to modify the property into a textile laundry for a new tenant. This project also includes the reuse of materials.

An energy-efficiency project is being carried out at Skepparen 15 in Karlstad, with the annual cost savings expected to amount to MSEK 1.

Premises are being renovated and modified at Energin 7 in Västerås, for which a six-year lease was signed.

**Finalized projects**

Modification of premises in Holmögadd 3 in Malmö were completed during the year. The investment amounted to MSEK 23 and a seven-year lease was signed, with annual rental income of MSEK 10.

A major conversion and extension to make modifications for the existing tenant were completed at Plogen 4 in Luleå. The investment amounted to MSEK 24 and a lease was signed with annual rental income of MSEK 3.

The renovation and modification of a store in Hyvinkää was finalized. The investment amounted to MSEK 25 and a ten-year lease was signed, with annual rental income of MSEK 5.

The tenant modifications for school operations were completed at Laserkatu 6 in Lappeenranta. The investment amounted to MSEK 11. The annual rental income amounts to MSEK 10 under a two-year lease.

Modification of offices for a tenant was completed at Ohjelmakaari 2 and 10 in Jyväskylä. The investment amounted to MSEK 9 and a five-year lease was signed, with annual rental income of MSEK 6.


### GRASSLAND AREAS PROMOTING BIO DIVERSITY

During the year, meadows were planted at a number of the company's properties, the aim being to promote biodiversity. The grassland areas create a natural flora in which species already established there can continue to live and develop in their natural environment. Creating grassland areas means, for example, that the grass is not cut regularly as before; instead, the vegetation growing there is cut once per season.

At the Regnvinden 14 property in Karlstad, situated next to Lake Vänern, several grassland areas were planted, hoping that they will have a positive impact on the area's flora and fauna.

Identifying and creating additional suitable areas will continue to form part of regular property management procedures when new properties are acquired, or when existing properties in the portfolio are reviewed as a result of remodeling or other modifications.

### RENEWABLE ENERGY IN KIELO AND GREATER PERCENTAGE IN NYFOSA SWEDEN

During the year, renewable district heating was procured for Kielo's entire property portfolio, which is expected to have a major impact on the Finnish portfolio's carbon emissions, with an estimated reduction of 55 percent per the current level.

In the Swedish property portfolio, the percentage of renewable district heating procured increased. Of the total energy purchased by Nyfosa Sweden and Kielo in 2024, 68 percent came from renewable energy sources.

The renewable district heating has an EPD (Environmental Product Declaration), which describes the environmental impact of heat production throughout the lifecycle, or the Bra Miljöval (Good Environmental Choice) label in accordance with the Swedish Society for Nature Conservation's environmental requirements.

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### Sustainability certification

Properties corresponding to 39 percent of the total property portfolio had sustainability certification on the balance-sheet date, corresponding to MSEK 15,515. The sustainability certifications used by Nyfosa are mainly BREEAM In-Use, LEED and Miljöbyggnad. The purpose of sustainability certification was to generate competitive advantages in future leasing operations and to maintain Nyfosa's credit rating. The increased stakeholder focus on energy performance resulted in the target being abandoned as of 2025 and sustainability certifications being maintained in future in those buildings for which stakeholders such as creditors and tenants specifically request this.

### Streamlined consumption

Since 2020, property management in Sweden has worked toward the target of reducing energy consumption by 10 percent by 2025. The outcome in Sweden amounted to 107.1 kWh per sqm, which is a reduction of 9 percent compared with the baseline. The property management operation at Kielo has been working to achieve the goal of reduced energy consumption since 2023. The outcome in Finland amounted to 172.0 kWh per sqm, which is a reduction of 4 percent compared with Kielo's baseline. For the Norwegian operation Bratsberg, the outcome in 2024 of 71.5 kWh per sqm is the baseline. The energy consumption reported in Bratsberg is significantly lower than in Nyfosa Sweden and Kielo. This is because a large proportion of tenants have their own electricity subscriptions that include heating, which means that Nyfosa's control over energy consumption is limited to property installations and heating for ventilation systems.

In addition to investments in technical installations aimed at reducing energy consumption, a green appendix is attached to certain leases in Nyfosa Sweden. The aim of these appendices is to identify and follow up on various initiatives to reduce energy consumption in premises, such as more efficient heating/cooling, lighting and water consumption. Nyfosa had a total of 226 green appendices (226) as per January 1, 2025, with a total rental value of MSEK 410 (417), corresponding to 14 percent (14) of Nyfosa Sweden's rental value.

## Sustainability targets and outcome

Since 2020, the company has been working towards two external sustainability targets: sustainability certifications and streamlined consumption. In addition, the company has worked to minimize carbon emissions from its operations. The targets and aspirations aim to ensure a concerted effort is made to reduce the climate footprint, as well as to guide stakeholders in the company's key focus areas. The Board has revised the targets for 2025, replacing sustainability certification of buildings with efforts focusing on drafting an action plan to improve the energy performance of the portfolio. In addition, the ambition to minimize carbon emissions from operations evolved into conducting a Scope 3 screening in 2025 to establish a base year for carbon emissions. The energy efficiency target remains unchanged. The outcome for the new targets is reported from 2025 onwards.

| Sustainability certification target | Outcome 2024 |
|---|---|
| By 2025, properties corresponding to 50 percent of the property value will have sustainability certification and 100 percent by 2030. | 96 properties with a value of SEK 15.5 billion had sustainability certification, corresponding to 39 percent of the total property value. |

| Target streamlined consumption | Outcome 2024 |
|---|---|
| By 2025, energy consumption per sqm will be reduced by 10 percent compared with 2020. | The outcome at Nyfosa Sweden amounted to 107.1 kWh per sqm, which is a reduction of 9 percent compared with the baseline established in 2020. The outcome at Kielo amounted to 172.0 kWh per sqm, which is a reduction of 4 percent compared with the baseline of 180 kWh per sqm established in 2023. For Bratsberg, the outcome in 2024 of 71.5 kWh per sqm is the baseline. |

| Target carbon emissions | Outcome 2024 |
|---|---|
| Nyfosa will act to minimize the operation's carbon emissions.<br>In 2025, Scope 3 screening will be conducted to establish a base year for carbon emissions. | Carbon emissions for 2024 at Nyfosa Sweden and Kielo amounted to 9,799 tons CO2, corresponding to a 9-percent decrease compared with 2023. Bratsberg's carbon emissions are reported from 2025 onwards.<br>Base year for Scope 3 carbon emissions is reported from 2025 onwards. |

| Target energy performance | |
|---|---|
| In 2025, an action plan will be produced to improve the energy performance, according to the energy declaration, of the property portfolio. | The action plan is reported from 2025 onwards. |

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### Carbon emissions

Carbon emissions in Nyfosa Sweden and Kielo in 2024 amounted to 9,799 (10,813) tons CO2. The emissions intensity for the year amounted to 3.46 kg per sqm (3.71). Bratsberg's carbon emissions are reported from 2025 onwards.

During the year, renewable district heating was procured for Kielo's entire property portfolio, which is expected to have a major impact on the Finnish portfolio's carbon emissions, with an estimated reduction of 55 percent per the current level.

In the Swedish property portfolio, the percentage of renewable district heating procured increased. Of the total energy purchased by Nyfosa Sweden and Kielo in 2024, 68 percent came from renewable energy sources.

The renewable district heating has an EPD (Environmental Product Declaration), which describes the environmental impact of heat production throughout the lifecycle, or the Bra Miljöval (Good Environmental Choice) label in accordance with the Swedish Society for Nature Conservation's environmental requirements. This decision was made to reduce the company's carbon footprint and to provide suppliers with an incentive to continue to develop their environmentally friendly products.

In addition to renewable energy, the company had solar panel facilities with a total installed capacity of 4 MW at the end of the year.

### Energy performance

A building's energy class is summarized in an energy declaration that states how energy-efficient the building is. There are seven energy classes from A to G, with A denoting the most energy efficient. Some buildings are exempt from the energy declaration requirement, constituting 3 percent of Nyfosa Sweden and Kielo's property portfolio. These are mainly buildings for industrial and workshop operations.

On the balance-sheet date, 69 buildings in the Swedish portfolio were energy class A or were among the top 15 percent most energy-efficient buildings in the national stock. In Kielo's portfolio, three properties were energy class A. Together, these properties account for 19 percent of the total property value that requires an energy declaration. Energy performance is reported from 2023 onwards.

| | Sweden[1] | | Kielo[1] | | Nyfosa[2] | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **ENERGY CONSUMPTION, GWh** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2022** | **2021** | **2020** |
| Electricity | 80 | 82 | 35 | 34 | 115 | 117 | 118 | 52 | 48 |
| District heating | 113 | 127 | 50 | 56 | 163 | 182 | 158 | 81 | 82 |
| District cooling | 5 | 5 | - | - | 5 | 5 | 6 | 3.3 | 3 |
| Gas | - | - | - | - | - | - | - | - | - |
| **Total energy consumption, GWh** | **198** | **214** | **85** | **90** | **283** | **304** | **281** | **137** | **133** |
| Energy consumption per sqm, kWh | 107.1 | 107.6 | 172.0 | 180.0 | 121.0 | 122.8 | 110.9 | 115.5 | 117.6 |
| Solar panels, installed output on balance-sheet date, MW | 4 | 2 | 0 | - | 4 | 3 | 2 | 2 | N/A. |

| | Sweden | | Kielo | | Nyfosa[2] | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **CARBON EMISSIONS, tons $CO_2$** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2022** | **2021** | **2020** |
| **Scope 1** | | | | | | | | | |
| Passenger transportation | 19 | 40 | - | - | 19 | 40 | 43 | 29 | 112 |
| Fossil fuels | 0 | 75 | 362 | 320 | 362 | 395 | 258 | 0 | 5 |
| Coolants | 172 | 169 | 224 | 241 | 396 | 410 | 221 | 118 | - |
| **Total** | **191** | **284** | **586** | **561** | **777** | **845** | **522** | **118** | **117** |
| **Scope 2** | | | | | | | | | |
| Heating | 5,875 | 4,160 | 267 | 4,503 | 6,142 | 8,663 | 7,912 | 6,573 | 4,700 |
| Cooling | 100 | 108 | - | - | 100 | 108 | 1,165 | 161 | 50 |
| Electricity | - | - | - | - | - | - | - | 1,596 | - |
| **Total** | **5,975** | **4,268** | **267** | **4,503** | **6,242** | **8,771** | **9,077** | **8,330** | **4,750** |
| **Scope 3** | | | | | | | | | |
| Electricity | 650 | 649 | 381 | 540 | 1,031 | 1,189 | 4,004 | 712 | 538 |
| Business travel | 6 | 8 | - | - | 6 | 8 | 5 | 3 | 3 |
| Heating | - | - | 1,743 | - | 1,743 | - | - | - | - |
| **Total** | **656** | **657** | **2,124** | **540** | **2,780** | **1,197** | **4,009** | **715** | **541** |
| **Total** | **6,822** | **5,209** | **2,977** | **5,604** | **9,799** | **10,813** | **13,608** | **9,163** | **5,408** |

| | Sweden | | Kielo | | Nyfosa[1] | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **ENERGY PERFORMANCE, Dec 31** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2022** | **2021** | **2020** |
| Energy class A or top 15 percent most energy-efficient buildings of the national stock, MSEK | 6,909 | 6,824 | 250 | 198 | 7,159 | 7,021 | N/A. | N/A. | N/A. |
| Percentage of total property value with energy declaration requirements, % | 24 | 23 | 3 | 3 | 19 | 18 | N/A. | N/A. | N/A. |

1) The reduction is calculated on the like-for-like property portfolio, which are properties that each segment managed for the last 12 months.

2) Energy and water consumption, energy performance and carbon emissions in Bratsberg are included in key figures as of January 1, 2025.

Source, energy consumption: Mestro

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### Materials use

The use of building materials and interior fittings in tenant-specific modifications or refurbishment of premises has a climate impact on several levels. The company's ability to influence how the property is remodeled or what materials are used may in some cases be limited due to tenants' specific requirements for fixtures and fittings and the design of the premises. To increase the possibility of materials being put to further use, most regional offices currently have partnerships with local reuse operators that resell building materials and equipment on the construction market. Read more about a reuse project on page 27.

In cases in which reused materials are not an option, such as in new builds and extensions, Nyfosa strives to find materials that otherwise minimize the company's climate footprint. One method has been to test a new type of channel made of compressed cardboard, which has a significantly lower environmental impact than steel channels. The use of cardboard channels is a result of the knowledge the company has acquired by collecting data on materials use and waste in relation to investments exceeding MSEK 2.

### Water consumption

Making water usage more efficient contributes to lower costs and a smaller climate footprint. This is done through investments in technical systems and the choice of water-efficient products when replacing fittings. Green leases are one way of contributing, through collaboration and consulting services, to reduced water consumption in tenants' operations.

To the extent that it is technically possible, the buildings' water meters are connected to a digital platform in order to efficiently monitor consumption systematically and remedy water leaks. The task of reading and collecting water consumption data in the buildings is still under development. A number of additional buildings in Sweden and Kielo were connected to water reading systems during the year. This meant that the completeness of the readings improved during the year.

Total water consumption in 2024 was measured to be 510 thousand cubic meters (449). Water consumption per sqm decreased from 0.19 cubic meters per sqm in 2023 to 0.18 cubic meters per sqm. The total reduction was primarily attributable to Nyfosa working actively with follow-up and implementing specific measures to reduce water consumption in the properties.

| | Sweden | | Kielo | | Nyfosa[1] | | | | |
|---|---|---|---|---|---|---|---|---|---|
| WATER CONSUMPTION, m³/sqm | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 | 2022 | 2021 | 2020 |
| Water consumption | 0.19 | 0.20 | 0.15 | 0.15 | 0.18 | 0.19 | 0.31 | 0.21 | 0.18 |

1) Energy and water consumption, energy performance and carbon emissions in Bratsberg are included in key figures as of January 1, 2025.

Source for water consumption: Mestro

### NEW MATERIALS CONTRIBUTING TO REDUCED CLIMATE IMPACT

New builds and extensions often use steel channels as part of the wall structure, a material with a significant carbon footprint. Nyfosa is constantly seeking new approaches to reduce its climate impact, which has led it to investigate alternative, locally produced materials with a significantly lower overall carbon footprint.

In a modification of the Fjädern 16 property in Karlstad to meet the needs of tenants, Nyfosa used a new type of channel consisting of compressed cardboard with significantly lower environmental impact. Furthermore, the project involved replacing glass wool insulation with hemp fiber insulation, and plywood board was replaced with building board made from recycled packaging material.

"In total, the measures in the Fjädern 16 property are estimated to entail a saving of 10 tons of carbon dioxide, equivalent to just over one round-the-world flight," explains Pontus Adolfsson, project manager at Nyfosa.

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# REUSE PLAYING AN INCREASING ROLE IN OPERATIONS

**Nyfosa is constantly striving to find new methods and technologies to reduce its climate impact. An example of this is reuse of materials and interior fittings. Reuse was implemented as a pilot project in 2023 and has since been included in most investment projects in the property portfolio in Sweden.**

Most regions in Sweden now work with local reuse operators that resell building materials and equipment on the construction market. In locations in which reuse operators have not yet established operations, Nyfosa stores building materials and products for later reuse in Group projects.

"By reusing materials instead of using new resources, we can help reduce the climate footprint of the construction industry," comments Henrik Brandin, Head of Technology and Sustainability at Nyfosa.

### Reuse program initiated in Järfälla

As a step toward identifying new methods and technologies to reduce climate impact, a full reuse inventory of the Jakobsberg 2:2583 property in northwest Stockholm was conducted during the year, in connection with extensive modifications for the tenants.

### Reuse inventory offers new opportunities

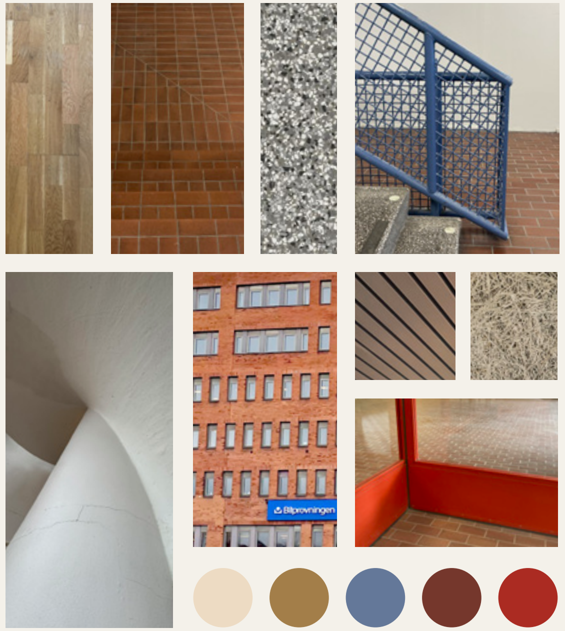
The property in question was built in 1982 and was previously used as a school, among other things. In the project, which took place in close collaboration between the property management department at Nyfosa and architects from Kaminsky Arkitektur, data was collated to highlight the building's inherent climate footprint and simplify future circular tenant-specific modifications of the premises. In practice, this means carrying out an inspection of the existing properties of the building, the conditions of the premises and technical systems, as well as of fixtures and fittings such as bathroom interiors and other fixed furnishings. Individual assessments are then made to determine what can be preserved, immediately reused or reconditioned and, in some cases, stockpiled for use in future tenant-specific modifications. Where new installations are required, environmentally friendly options are produced.

The inventory also assesses technical systems for heating and ventilation. Where Jakobsberg 2:2583 was concerned, the decision was made to fit new installations and control systems, which was estimated to reduce annual energy consumption by 20 percent.

### Design concept centered around the origin of the building

The assessment also shows that around 52 tons of carbon dioxide are stored in the 1,200 sqm premises, most of which is attributable to the interior walls, floor and ceiling. The decision was therefore made to attempt to retain these to the greatest extent possible. A design concept was developed based on the existing properties and materials of the building, saving environmental resources while preserving the building's origin and unique original features.

"There are many period details that we are endeavoring to retain in the new design concept to create a unique character, without compromising on the experience of a new, functional and modern office," explains Elin Flamand, Head of Projects/Leasing Sweden at Nyfosa.

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# Tenants

## – Act long term and close to the tenants

By being a responsible property owner and a reliable, locally established partner, Nyfosa builds relationships and creates value. A critical part of this involves optimizing opportunities for tenants by thinking creatively, acting sustainably and providing tenants with personalized service.

**Property management close to tenants**
Working closely with tenants means being accessible and ensuring quality upkeep and maintenance. Property management entails a great deal of personal responsibility and a clear mandate to make decisions.

Ten regional offices in Sweden, two in Finland and one in Norway manage the property portfolio. There are also local offices in a number of places. Properties are primarily managed by the company's in-house personnel in key roles such as tenant relationships, technical management and leasing. Services that are largely performed locally, such as operating technology and cleaning, are managed by locally established external providers.

With experienced employees and service providers well-known to Nyfosa, and a structured work method, the company is capable of effectively managing a property portfolio distributed in many locations.

The tenants must be able to rely on the fact that the properties offer a work environment that is safe, accessible and healthy.

**Diversified tenant structure**
Nyfosa has a highly diverse tenant structure featuring only a small number of large tenants. The ten largest tenants represent 11 percent (12) of rental income and are distributed between 100 leases (172). No single tenant or lease represents more than 2 percent of total rental income.

Of total rental income, 23 percent (27) is rent attributable to tenants that conduct tax-financed operations.

Nyfosa had 4,134 leases (4,181) for premises and residential properties, and 2,224 leases (2,258) for garages and parking spaces on January 1, 2025. The average remaining lease term was 3.4 years (3.6). In the Swedish portfolio, the remaining lease term was 3.5 years (3.7), in Kielo's portfolio 3.1 years (3.2) and in Bratsberg's portfolio 4.7 years.

**Until further notice leases, Kielo**
On January 1, 2025, approximately half of the rental income in Kielo's portfolio, corresponding to MSEK 459, was attributable to what is known as until further notice leases. This is a common form of lease contract in Finland and means that the leases do not have an agreed end date. Instead, the lease is valid until the tenant or landlord terminates the leases according to an agreed period of notice. Leases often have an initial fixed term, and can subsequently be terminated with a period of notice of mainly six or 12 months. On January 1, 2025, until further notice leases corresponding to MSEK 68 in annual income had been terminated with notice to vacate, and MSEK 8 had been terminated for renegotiation during the current year. Until further notice leases of MSEK 185 are currently valid with a period of notice of mainly six or 12 months. The remaining until further notice leases corresponding to MSEK 198 in annual income had an average remaining term of 3.5 years, calculated on the basis of the first possible end date if terminated.

This form of lease does not mean that tenants generally lease the premises for shorter periods of time. On January 1, 2025, the average lease term for existing until further notice leases was 6.9 years (6.4).

Retail property Filtret 6, in Borås.

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### LEASE MATURITY STRUCTURE

Jan 1, 2025

| Year of expiry | No. | Area, 000s sqm | Rental income, MSEK | Share, % |
|---|---|---|---|---|
| 2025 | 1,737 | 412 | 645 | 18 |
| 2026 | 917 | 515 | 721 | 20 |
| 2027 | 629 | 420 | 611 | 17 |
| 2028 | 454 | 382 | 536 | 15 |
| 2029 | 134 | 172 | 292 | 8 |
| >2029 | 263 | 536 | 718 | 20 |
| **Subtotal** | **4,134** | **2,436** | **3,522** | **99** |
| Parking spaces and garages | 2,224 | 12 | 39 | 1 |
| **Total** | **6,358** | **2,448** | **3,562** | **100** |

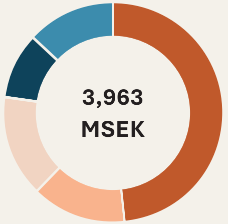
### RENTAL VALUE BY REGION


### LARGEST TENANTS

Jan 1, 2025

| | Rental income, MSEK | Percentage of rental income, % | No. of leases | Average remaining lease term, years |
|---|---|---|---|---|
| Ten largest tenants | 402 | 11 | 100 | 5.4 |
| Other, 3,278 | 3,159 | 89 | 6,258 | 3.2 |
| **Total** | **3,562** | **100** | **6,358** | **3.4** |

### RENTAL VALUE BY CATEGORY

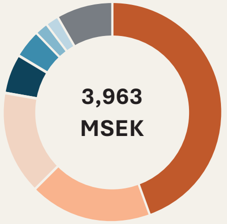



### TENANT STRUCTURE

Jan 1, 2025

| Percentage of rental income | Rental income, MSEK | Percentage of rental income, % | No. of tenants | No. of leases | Average remaining lease term, years |
|---|---|---|---|---|---|
| >2% | - | - | - | - | - |
| 1–2% | 273 | 8 | 6 | 71 | 5.4 |
| <1% | 3,289 | 92 | 3,282 | 6,287 | 3.3 |
| **Total** | **3,562** | **100** | **3,288** | **6,358** | **3.4** |

### RENTAL VALUE BY TYPE OF PREMISES





Office property Karlstad Druvan 13 in Karlstad.

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# Organization

## – Attract and develop the best employees

Nyfosa offers a creative, open and stimulating work environment with a focus on inclusion and personal development. The organization is decentralized with short decision-making paths, which means that employees are close to business decisions and understand the strategy.

**Safe and stimulating work environment**

Nyfosa works continuously to develop the organization to attract and retain motivated employees.

The corporate culture is characterized by a safe and stimulating work environment with a high level of trust and inclusion. The company sees the individual employee's ability to influence their situation and plan their work as a key to health and well-being. This makes it easier for employees to combine parenthood with working life.

**Close to business decisions**

Nyfosa endeavors to retain the hallmark of a smaller company in the sense that it should be close to business decision-making and its organization should be adaptable in the event of changes to the property portfolio.

It is central to the company's strategy to achieve its business goals that employees understand the company's goals and how employees can contribute to them, as well as being able to influence decisions. Having as few steps as possible in control and clearly decentralized decision-making contributes further to participation and a stimulating work climate. Well-established processes and procedures to ensure quality, manage risks and create a secure environment for employees are the foundation of the work.

**Organization that supports the business model**

The business model of playing an active role in the transaction market, along with the geographically diversified property portfolio, require a flexible and market-centric organization. Using a model of close cooperation with external service providers, the business can be rapidly changed in pace with the development of the property portfolio. The company and employees have a sense of a security in knowing that they can adapt the operations in the event of rapid changes with the support of a network of high-quality external expertise.

Local service providers in operations and maintenance are engaged in the locations in which the properties are located. With this combination of internal key skills and external service providers, Nyfosa has the ability and preparedness to manage its property portfolio distributed across many locations that can change over time.

**Continuous development**

The right expertise, business acumen and an established contact network are central to implementing our strategy and achieving targets. Nyfosa regards knowledge as a prerequisite to achieving more, both in terms of the company and as employees. Continuous skills development and training for employees is therefore a natural part of Nyfosa's operations. The company constantly faces new challenges, not least as a result of rapid technological advances, and in this, benefits greatly from a learning organization in which knowledge is shared systematically and spontaneously. This is paired with external training courses in areas where skills need to be further strengthened.

**Employees and suppliers in collaboration**

Properties are primarily managed by the company's in-house personnel in key roles such as tenant relations, technical management and leasing. The total number of employees during the year was 102, most of them in Sweden. In February 2025, 14 employees were welcomed when Nyfosa acquired the minority stake in Kielo.

Property services, such as operation, maintenance, cleaning and conversion, along with financial management services are provided by external suppliers. Read more about Nyfosa's Code of Conduct for Suppliers on page 63.


## Nyfosa's regional offices

In Sweden, the properties are mainly situated in or close to major cities in the central and southern parts of the country, and along the E4 highway in northern Sweden. The properties in Finland are concentrated in the southern part of the country and in Norway, they are located in the Grenland region, south of Oslo.

Ten regional offices in Sweden, two in Finland and one in Norway manage the property portfolio. There are also local offices in a number of places.

With experienced employees and service providers well-known to Nyfosa, and a structured work method, the company is capable of effectively managing a property portfolio distributed in many locations.

**NEW EMPLOYEE HIRES AND EMPLOYEE TURNOVER**

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| New employee hires, number of employees | 7 | 10 | 8 | 26 | 24 | 14 |
| Employee turnover, % | 8 | 12 | 8 | 10 | 6 | 22 |

**SICK LEAVE, EMPLOYEES**

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| Total sick leave, % | 1.99 | 2.70 | 2.05 | 2.32 | 0.92 | 0.94 |

**AGE DISTRIBUTION**

| Age | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| under 30 | 10 | 11 | 10 | 7 | 5 | 5 |
| 30–50 | 64 | 57 | 54 | 55 | 41 | 22 |
| Over 50 | 28 | 24 | 23 | 25 | 21 | 12 |

**INCIDENTS OF DISCRIMINATION AND CORRECTIVE ACTIONS TAKEN**

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| No. | 0 | 0 | 0 | 0 | 0 | 0 |

**PURCHASES FROM SUPPLIERS WHO HAVE ADOPTED THE CODE OF CONDUCT[1)]**

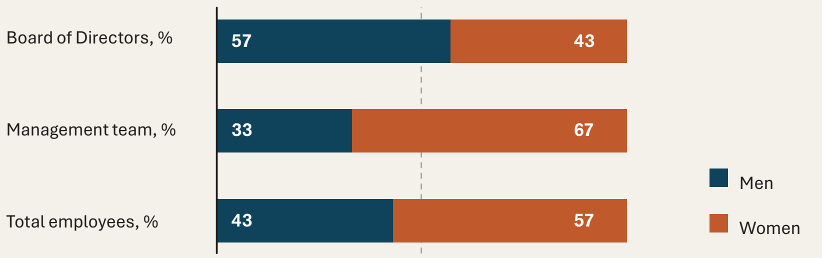
| | 2024 | 2023 | 2022 | 2021 |
|---|---|---|---|---|
| Percentage of total purchases, % | 39 | 27 | 24 | 20 |

1) The reporting refers to purchases in Nyfosa Sweden.

**CONFIRMED INCIDENTS OF CORRUPTION AND ACTIONS TAKEN**

| | 2024 | 2023 | 2022 | 2021 |
|---|---|---|---|---|
| No. | 0 | 0 | 0 | 0 |

**GENDER DISTRIBUTION, EMPLOYEES AND BOARD OF DIRECTORS**
2024





Left: regional office in Gothenburg. Right: regional office in Värnamo.

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# Financing

Nyfosa's principal financing comprises bank loans. Good relationships with creditors are important in establishing a long-term approach and a reduced refinancing risk. A small share of the company's financing is processed in the capital market. The company strives to maintain as effective and profitable a capital structure as possible considering the given risk limits.

**Sources of financing**

Nyfosa finances its assets through equity, loans with Nordic banks and loan funds, and to a lesser extent hybrid bonds and bonds issued in the Swedish capital market.

**Equity**

Equity attributable to the Parent Company's shareholders amounted to MSEK 18,582 (16,883) on the balance-sheet date, of which hybrid bonds were MSEK 611 (758). A new share issue of MSEK 1,734 was conducted in May, aimed at establishing a more flexible and balanced capital structure and thereby creating readiness for new investment opportunities.

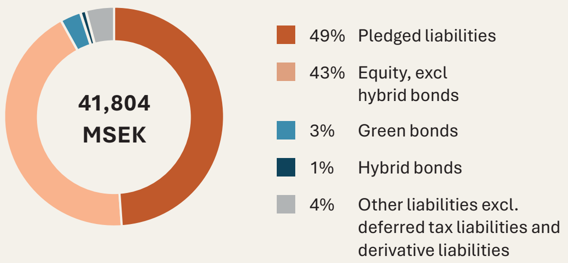
Hybrid bonds of MSEK 146 (5) were also repurchased at the nominal amount. Hybrid bonds are described in more detail in Note 20 on page 105.

**Interest-bearing liabilities**

Interest-bearing liabilities excluding lease liabilities and allocated arrangement fees amounted to MSEK 21,466 (23,343), of which liabilities pledged as collateral to banks and loan funds represented 95 percent (94). Senior unsecured bonds amounted to MSEK 1,054 (1,350) corresponding to 5 percent (6) of total interest-bearing liabilities.

The bonds were issued under a green finance framework prepared according to the ICMA Green Bond Principles from 2021 and the LM/LSTA/APLMA Green Loan Principles from 2023. This framework has been evaluated by an independent third party, ISS Corporate Solutions. The evaluation is published on Nyfosa's website.

**SOURCES OF FINANCING**




**KEY FIGURES FOR INTEREST-BEARING LIABILITIES**

| | Dec 31 | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Pledged liabilities | 20,412 | 21,993 |
| *- of which liabilities in EUR* | *4,395* | *4,688* |
| *- of which liabilities in NOK* | *854* | - |
| Bonds | 1,054 | 1,350 |
| Loan-to-value ratio[1], % | 50.7 | 55.2 |
| Net loan-to-value ratio, properties, % | 53.1 | 58.3 |
| Average interest[2], % | 5.0 | 5.2 |
| Average fixed-rate period, years | 2.1 | 1.5 |
| Average loan maturity, years | 2.7 | 2.9 |
| Interest-rate hedged portion of liabilities, % | 63 | 52 |
| Fair value, derivatives with positive values | 67 | 225 |
| Fair value, derivatives with negative values | -143 | -148 |

1) Key figures changed. Refer to Reconciliation of key figures on page 72 and Definitions on page 111.

2) Interest expense excluding cost of opening charges, potential utilization of overdraft facilities and ground rents.

**CHANGES IN INTEREST-BEARING LIABILITIES**

| | Jan–Dec | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| At the beginning of the year | 23,340 | 24,033 |
| Bank loans raised | 5,829 | 8,241 |
| Repaid bank loans | -7,655 | -8,689 |
| Bonds issued | 500 | 850 |
| Repurchased bonds | -796 | -1,100 |
| Changes in borrowing fees | -2 | 20 |
| Translation effect, currency | 151 | -15 |
| **At the end of the year** | **21,366** | **23,340** |

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Average interest amounted to 5.0 percent (5.2) on the balance-sheet date. Interest does not include the cost of allocated arrangement fees, potential utilization of overdraft facilities, or ground rents. The loan-to-value ratio was 50.7 percent (55.2). The net loan-to-value ratio of properties was 53.1 percent (58.3).

### Credit facilities

To support liquidity, the company has three prearranged lines of credit with banks, which have not always been fully utilized. The scope in these revolving credit facilities can amount to a maximum of MSEK 3,156 (2,332). This means that, against collateral in existing properties, Nyfosa can rapidly increase its borrowing at predetermined terms to, for example, finance property acquisitions. After having utilized the credit scope, the company has the opportunity to renegotiate credit facilities and convert these to a standard bank loan, at which point the credit scope can be reused. The amount granted on the balance-sheet date was MSEK 1,705 (1,260), of which MSEK 500 (790) had been utilized. Utilization of the remaining MSEK 1,451 (1,072) of the credit scope entails pledging additional properties as collateral. Of the amount granted, MSEK 455 falls due for payment in 2025. On the balance-sheet date, these facilities were unutilized.

In addition to revolving credit facilities, the company has confirmed overdraft facilities totaling MSEK 434 (350) from three banks. The overdraft facilities have rolling 12-month extension periods. Of this amount, MSEK 0 (94) had been utilized on the balance-sheet date.

### Changes in interest-bearing liabilities

During the year, new liabilities pledged of MSEK 5,829 were raised, of which MSEK 3,426 related to refinancing existing debt, MSEK 1,153 to acquired debt and MSEK 1,250 to utilization of revolving credit facilities. Ongoing amortization and repayments amounted to MSEK 7,561, of which MSEK 4,020 was attributable to refinancing existing debt and MSEK 1,698 to revolving credit facilities, which were largely repaid in connection with the new share issue in May. Liabilities pledged decreased a net MSEK 1,581 during the period. The company does not have any interest-bearing liabilities to be refinanced in 2025. Next maturity of pledged liabilities of MSEK 1,119 occurs in March 2026.

**REVOLVING CREDIT FILITIES**

| | Dec 31 | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Credit scope/framework | 3,156 | 2,332 |
| Amount granted | 1,705 | 1,260 |
| *– of which amount utilized* | *500* | *790* |
| *– of which amount unutilized* | *1,205* | *470* |

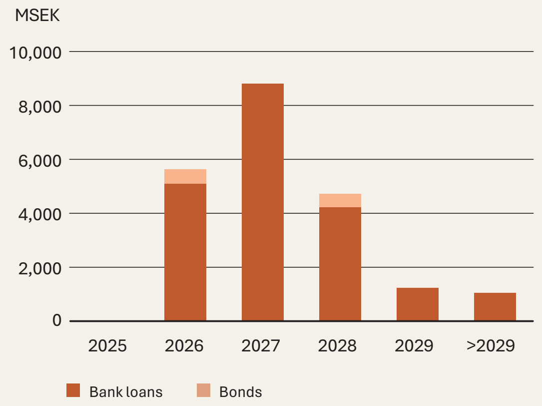
**LOAN MATURITY AND FIXED-RATE PERIODS**[1]

| MSEK | Loan maturity | | | | | | Fixed-rate periods | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Year** | **Pledged liabilities** | **Bonds** | **Total interest-bearing liabilities** | **Share, %** | **Unutilized credit facilities** | **Total available credit facilities** | **Interest-rate swaps** | **Interest-rate cap** | **STIBOR 3M/ NIBOR 3M/ EURIBOR 6M** | **Fixed-rate periods** | **Share, %** | **Current interest[2], %** |
| 2025 | - | - | - | - | 889 | 889 | - | - | 7,941 | 7,941 | 37% | 5.0 |
| 2026 | 5,087 | 554 | 5,641 | 26% | - | 5,641 | 1,919 | 1,121 | - | 3,040 | 14% | 5.0 |
| 2027 | 8,799 | - | 8,799 | 41% | 312 | 9,111 | 2,324 | - | - | 2,324 | 11% | 5.0 |
| 2028 | 4,231 | 500 | 4,731 | 22% | - | 4,731 | 3,947 | - | - | 3,947 | 18% | 4.5 |
| 2029 | 1,240 | - | 1,240 | 6% | 438 | 1,678 | 3,515 | - | - | 3,515 | 16% | 4.2 |
| >2029 | 1,056 | - | 1,056 | 5% | - | 1,056 | 700 | - | - | 700 | 3% | 5.4 |
| **Total** | **20,413** | **1,054** | **21,466** | **100%** | **1,639** | **23,106** | **12,405** | **1,121** | **7,941** | **21,466** | **100%** | **5.0** |

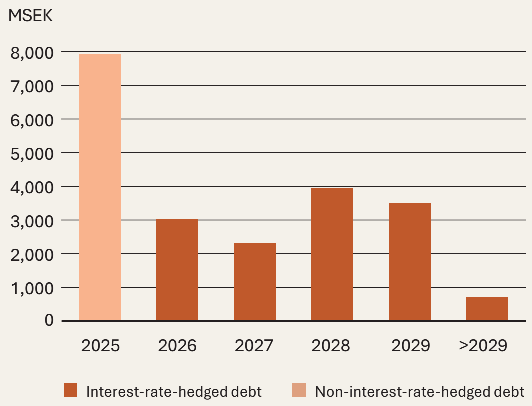
1) The credit facilities comprise undiscounted amounts and refer to final payment of the loan principal outstanding on the balance-sheet date, not including ongoing repayments. Expected ongoing repayments for 2025 amount to MSEK 227. Total interest-bearing liabilities in the statement of financial position include allocated arrangement fees, which is the reason for the deviation between the table and the statementof financial position.

2) Average current interest including derivatives. Interest expense excluding opening charges, potential utilization of overdraft facilities and ground rents.

**LOAN MATURITY**
Dec 31, 2024




**FIXED-RATE PERIODS**
Dec 31, 2024



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Green bonds of a nominal MSEK 500 were issued in September. The main terms for the senior unsecured bonds issued were a 3.25 year maturity with a rate of STIBOR 3M +250 basis points. The repurchase and early redemption of bonds totaling a nominal MSEK 796 took place during the year. On the balance-sheet date, bonds outstanding totaled MSEK 1,054 (1,350), of which MSEK 554 matures in April 2026 and MSEK 500 in January 2028.

### Fixed-rate periods and exposure to interest-rate changes

Exposure to increases in interest rates is managed by making use of derivative instruments, currently interest-rate caps and swaps. As per December 31, 2024, 63 percent (52) of the loan portfolio was hedged with derivatives.

Interest-rate caps provide the company with a maximum impact on total interest expenses if market rates were to rise. However, interest rates that do not reach the interest-rate cap will have full impact on earnings. The interest-rate caps amounted to a nominal MSEK 1,121 (6,150) and the strike level was 2.0 percent (1.5–2.0).

Interest-rate swaps provide the company with fixed interest during the term of the derivative. Interest-rate swaps amounted to a nominal MSEK 12,405 (7,921). For these interest-rate swaps, Nyfosa paid a fixed average rate of 2.6 percent (2.6).

The remaining term of signed fixed-income derivatives was 3.3 years (2.5) on the balance-sheet date.

Considering the portfolio of derivatives, on the balance-sheet date, the estimated effect on annual interest expenses if STIBOR 3M, NIBOR 3M and EURIBOR 6M were to increase or decrease by 1 percentage point is MSEK 73 and MSEK –81, respectively.

### Financial risk limits

Financing and interest-rate risk are managed by applying a number of risk limits and frameworks in the company's finance policy. In February 2025, the Board revised the company's finance policy, including changes to risk limits. The risk limits are the company's own and are not covenants in the Group's financing agreements.

These risk limits also mean that the maturity structure for interest-bearing liabilities is to be evenly distributed over a five-year period, which is taken into consideration when negotiating new credit facilities. Furthermore, the process involves gradually procuring additional fixed-income derivatives to reduce the share of interest-bearing liabilities without interest-rate hedges.

Fulfillment of relevant risk limits is presented in the table below.

The majority of the Group's credit agreements contain covenants concerning a specific loan-to-value ratio, interest-coverage ratio and/or equity/assets ratio. Certain credit agreements contain covenants that pertain solely to the company raising the loan and its subsidiaries, while other credit agreements include covenants linked to the Nyfosa Group's earnings and/or financial position. Fulfillment of covenants is to be reported and certified to creditors every quarter, at the latest within 60 days of each accounting date. Nyfosa fulfilled all covenants in 2024. Given the clear compliance with covenants in 2024 and taking in account other known information, there are currently no indications that it will not be possible to comply with the covenants in 2025.

**SENSITIVITY ANALYSIS, INTEREST-RATE EXPOSURE**

| MSEK | Change | Dec 31, 2024 |
|---|---|---|
| **Effect on interest expenses of change in interest rate[1]** | | |
| Assuming current fixed-rate periods and changed interest rates[2] | +/–2% points | +146/–165 |
| Assuming current fixed-rate periods and changed interest rates[2] | +/-1% point | +73/–81 |
| Assuming change in average interest rate[3] | +/-1% point | +215/–215 |
| **Effect of changes in value of financial instruments** | | |
| Revaluation of fixed-income derivatives attributable to shift in interest rate curves | +/-1% point | +417/–417 |

1) Each variable in the table has been addressed individually and on the condition that the other variables remain constant. The analysis refers to liabilities against the wholly owned property portfolio and does not claim to be exact. It is merely indicative and aims to show the most relevant, measurable factors in the specific context.

2) Taking into account existing fixed-income derivatives.

3) Average rate increases/decreases by 1 percentage point. Increase/decrease does not take into account eventual effects of fixed-income derivatives.

**FINANCE POLICY**

| | Risk limits | Dec 31, 2024 |
|---|---|---|
| **Financing risk** | | |
| Loan-to-value ratio, % | ≤55 | 51 |
| Unsecured debt, % | ≤15 | 5 |
| Interest-bearing net debt/EBITDA, multiple | ≤12.0 | 7.7 |
| **Interest-rate risk** | | |
| Interest-coverage ratio rolling 12 months, multiple | ≥2.0 | 2.2 |

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# Financial performance

*Amounts in parentheses refer to the corresponding period in the preceding financial year for profit/loss and cash flow items and December 31, 2023 for balance-sheet items.*

## Cash flow

**Cash flow for the year**

During the year, cash flow from operating activities amounted to MSEK 1,390 (1,541), of which MSEK 350 (180) was dividends received from participations in joint ventures and MSEK 45 (326) was changes in working capital.

Cash flow was charged with investing activities of MSEK –602 (–284). Taking possession of and vacating properties, directly or indirectly via companies, impacted cash flow by a net MSEK –233 (554). Investments in existing properties amounted to MSEK –543 (–762). Investments in participations in joint ventures, divestments of participations in joint ventures and lending to joint ventures amounted to MSEK 178 (–75).

Cash flow from financing activities amounted to MSEK –779 (–1,512). Interest-bearing liabilities changed MSEK –2,169 (–755) net less borrowing costs of MSEK –47 (–58). Ongoing amortization and repayments of interest-bearing liabilities, including bonds, amounted to MSEK –8,451 (–9,789). Bank loans were raised and bonds issued for a total of MSEK 6,282 (9,034). In addition, cash flow was impacted by the new issue of ordinary shares of MSEK 1,709 (–) less issue costs of MSEK 25 (–), repurchases of hybrid bonds of MSEK –146 (–5), sales of fixed-income derivatives of MSEK 10 (–) and dividends to shareholders of MSEK –191 (–755).

Total cash flow for the year amounted to MSEK 8 (–255).

| | Jan–Dec | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Cash flow from operating activities | 1,390 | 1,541 |
| *– of which operating cash flow* | *1,345* | *1,215* |
| Cash flow from investing activities | -602 | -284 |
| Cash flow from financing activities | -779 | -1,512 |
| **Total cash flow** | **8** | **-255** |

**Growth in cash flow per share**

The company's target is to achieve annual growth in operating cash flow per share of 10 percent per year. Average growth per year for the 2019–2024 period was 6 percent. Operating cash flow for the year amounted to MSEK 1,345 (1,215) or SEK 6.67 per share (6.36), up 5 percent.

**OPERATING CASH FLOW**

| | Jan–Dec | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Profit/loss before tax | 253 | -661 |
| Adjustments for non-cash items | 2,111 | 2,918 |
| Dividends received from participations in joint ventures | 350 | 180 |
| Interest received | 11 | 6 |
| Interest paid | -1,242 | -1,104 |
| Interest paid on hybrid bonds | -61 | -60 |
| Income tax paid | -78 | -65 |
| **Operating cash flow** | **1,345** | **1,215** |
| – per share, SEK | 6.67 | 6.36 |

**TREND IN OPERATING CASH FLOW**

| | Jan–Dec | | | | | |
|---|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2022** | **2021** | **2020** | **2019** |
| Operating cash flow from the wholly owned property portfolio | 995 | 1,035 | 1,379 | 1,114 | 967 | 627 |
| Dividends received from participations in joint ventures | 350 | 180 | 335 | 332 | 300 | 200 |
| **Operating cash flow** | **1,345** | **1,215** | **1,714** | **1,446** | **1,267** | **827** |
| – per share, SEK | 6.67 | 6.36 | 8.97 | 7.69 | 6.97 | 4.93 |
| Change, % | 5 | -29 | 17 | 10 | 41 | |

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# Profit

In September, the remaining 50 percent of the shares in Nyfosa's Norwegian joint venture Samfosa AS was acquired. The wholly owned subsidiary forms a segment under the name Bratsberg.

### Income

Income increased 3 percent to MSEK 3,670 (3,553), less rent discounts of MSEK 32 (50). Growth in the like-for-like portfolio was mainly due to rent indexation. Additionally, the vacancy rate increased, which had a negative impact on income. Of Nyfosa's rental income, 94 percent (91) is subject to annual indexation. The majority of indexations include the entire base rent and follow the CPI or equivalent index. Income from like-for-like property portfolios, adjusted for currency effects, increased MSEK 117, corresponding to 4 percent.

81 percent (78) of rents invoiced for the first quarter of 2025 that fell due on December 31, 2024 had been paid on the balance-sheet date. 98 percent had been paid as per February 14, 2025.

| | Jan–Dec | | Change |
|---|---|---|---|
| **MSEK** | **2024** | **2023** | **%** |
| Total income | 3,670 | 3,553 | 3% |
| Acquisitions and divestments | -253 | -250 | |
| Currency adjustment[1] | 4 | - | |
| **Income, like-for-like portfolio** | **3,421** | **3,303** | **4%** |
| - of which, Sweden | 2,523 | 2,412 | 5% |
| - of which, Kielo | 897 | 891 | 1% |
| - of which Bratsberg | - | - | - |

1) Current period restated using the same exchange rate as the comparative period.

**EARNINGS PER SHARE**

| | Sweden | | Kielo | | Bratsberg | | Undistributed items | | Nyfosa | |
|---|---|---|---|---|---|---|---|---|---|---|
| **January–December, MSEK** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** |
| Rental income | 2,525 | 2,495 | 766 | 747 | 50 | - | - | - | 3,341 | 3,242 |
| Service income | 165 | 157 | 148 | 155 | 16 | - | - | - | 328 | 311 |
| **Income** | **2,690** | **2,652** | **914** | **902** | **66** | **-** | **-** | **-** | **3,670** | **3,553** |
| Property expenses | -729 | -714 | -257 | -262 | -13 | - | - | - | -1,000 | -976 |
| Property administration | -68 | -77 | -58 | -56 | -4 | - | - | - | -129 | -133 |
| **Net operating income** | **1,893** | **1,861** | **599** | **584** | **49** | **-** | **-** | **-** | **2,541** | **2,445** |
| Central administration | -123 | -131 | -51 | -55 | -10 | - | - | - | -185 | -186 |
| Other operating income and expenses | - | - | - | - | - | - | 15 | 6 | 15 | 6 |
| Share in profit of joint ventures | - | - | - | - | - | - | 210 | -8 | 210 | -8 |
| Financial income and expenses | - | - | - | - | - | - | -1,247 | -1,246 | -1,247 | -1,246 |
| **Profit after financial income and expenses** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **1,335** | **1,010** |
| **– of which, profit from property management** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **1,350** | **1,239** |
| Changes in value of properties | -578 | -1,046 | -351 | -306 | -7 | - | - | - | -936 | -1,352 |
| Changes in value of financial instruments | - | - | - | - | - | - | -146 | -320 | -146 | -320 |
| **Profit/loss before tax** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **253** | **-661** |
| Tax | - | - | - | - | - | - | -140 | 22 | -140 | 22 |
| **Profit for the period** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **112** | **-639** |

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### Occupancy rate

On January 1, 2025, the economic occupancy rate was 90.5 percent (91.5). The occupancy rate for Sweden was 91.4 percent (92.2), for Kielo was 87.6 percent (89.4) and for Bratsberg was 93.5 percent (–). The vacancy amount was MSEK 401 (347). Vacancies increased MSEK 54 during the year, of which MSEK 21 in Sweden and MSEK 24 in Kielo. Vacancies in closed properties of MSEK 9 were attributable to Bratsberg. Rent discounts provided increased MSEK 6.

The rental value related to new leases or renegotiations, for which occupancy had not yet occurred, amounted to MSEK 79 on January 1, 2025 Notice to vacate or notice to terminate in connection with bankruptcy had been given on leases with a rental value of MSEK 201, of which notice to vacate accounted for MSEK 175. The amount also includes leases terminated for renegotiation if the new lease is recognized under signed leases.

The start year for signed leases and the year of expiry for terminated leases are presented in the tables below.

| | Jan–Dec | |
|---|---|---|
| **Vacancy amount, MSEK** | **2024** | **2023** |
| Opening vacancy amount | 347 | 280 |
| Occupied premises | -25 | -52 |
| Terminated premises | 71 | 108 |
| Change in rent discounts | 6 | -3 |
| Adjustments to vacancy rent | 0 | 21 |
| Vacancies in closed properties | 9 | 2 |
| Vacancies in vacated properties | -11 | -10 |
| Currency effects | 4 | 0 |
| **Closing vacancy amount[1]** | **401** | **347** |
| - of which, Sweden | 266 | 245 |
| - of which, Kielo | 126 | 102 |
| - of which Bratsberg | 9 | - |

1) Of which, rent discounts comprised MSEK 24 (17).

| **Rental value future lease changes, MSEK** | **Jan 1 2025** |
|---|---|
| Signed leases, not occupied | 79 |
| Terminated leases, incl. bankruptcies, not vacated | 201 |

| **Start year, signed leases** | **No.** | **Rental value, MSEK** |
|---|---|---|
| 2025 | 60 | 67 |
| 2026 | 4 | 12 |
| 2027- | - | - |
| **Total** | **64** | **79** |

| **Year of expiry for terminated leases** | **No.** | **Rental value, MSEK** |
|---|---|---|
| 2025 | 280 | 183 |
| 2026 | 53 | 11 |
| 2027- | 4 | 7 |
| **Total** | **337** | **201** |

### Property expenses and property administration

Of property expenses, operating expenses accounted for MSEK 673 (661), maintenance costs for MSEK 160 (149) and property tax for MSEK 167 (166).

Property expenses in the like-for-like property portfolio increased MSEK 3. The change was because maintenance costs were 5 percent higher in 2024.

| | Jan–Dec | | |
|---|---|---|---|
| **MSEK** | **2024** | **2023** | **Change, %** |
| Property expenses | -1,000 | -976 | 2 |
| Acquisitions and divestments | 58 | 57 | |
| Electricity support received | - | -20 | |
| Currency adjustment[1] | -1 | - | |
| **Property expenses, like-for-like portfolio** | **-942** | **-939** | **0** |
| - of which, Sweden | -686 | -679 | 1 |
| - of which, Kielo | -256 | -260 | -2 |
| - of which Bratsberg | - | - | - |

1) Current period restated using the same exchange rate as the comparative period.

Costs for property administration amounted to MSEK 129 (133). This item includes costs for leasing and personnel for ongoing property management.

### Net operating income

Net operating income increased 4 percent to MSEK 2,541 (2,445). The surplus ratio was 69.2 percent (68.8). The yield was 6.4 percent (6.0).

In the like-for-like property portfolio, net operating income increased 5 percent to MSEK 2,353 (2,238) adjusted for currency effects. The performance of the portfolio in Sweden was positive, mainly driven by higher income. In Kielo, higher income and lower operating expenses were the main contributors to the positive trend.

The surplus ratio in the like-for-like property portfolio was 68.8 percent (67.7).

| | Jan–Dec | | |
|---|---|---|---|
| **MSEK** | **2024** | **2023** | **Change, %** |
| Net operating income | 2,541 | 2,445 | 4 |
| Acquisitions and divestments | -190 | -191 | |
| Electricity support received, net | - | -16 | |
| Currency adjustment[1] | 2 | - | |
| **Net operating income, like-for-like portfolio** | **2,353** | **2,238** | **5** |
| - of which, Sweden | 1,769 | 1,663 | 6 |
| - of which, Kielo | 584 | 575 | 2 |
| - of which Bratsberg | - | - | - |

1) Current period restated using the same exchange rate as the comparative period.

### Central administration

Central administration includes costs for Group Management, Group-wide functions, IT, IR, financial administration and auditing, and amounted to MSEK 185 (186), corresponding to 5.0 percent (5.2) of income.

### Other operating income and expenses

Other operating income and expenses amounted to MSEK 15 (6). This item includes income and expenses from secondary transactions in the normal business operations such as insurance payments and damages received.

### Share in profit of joint ventures

Share in profit of joint ventures amounted to MSEK 210 (–8). The share in profit comprises profit from property management of MSEK 226 (221), changes in value of MSEK 47 (–197) and tax and other items of MSEK –62 (–32). The profit from property management was strengthened by higher rental income, but was also charged with higher interest expenses compared with last year.

In September, the remaining 50 percent of the shares in Nyfosa's Norwegian joint venture Samfosa AS was acquired. The wholly owned subsidiary was then consolidated with the Group and is recognized as a segment under the name Bratsberg.

### Financial income and expenses

Financial income and expenses amounted to a net MSEK –1,247 (–1,246). The average interest rate for the year was 5.1 percent (4.5).

Calculation of the average interest rate does not take into account the cost of allocated arrangement fees, potential utilization of overdraft facilities, or ground rents, which totaled MSEK 67 (74).

The interest-coverage ratio for the year was a multiple of 2.2 (2.0).

### Profit from property management

Profit from property management amounted to MSEK 1,350 (1,239) or SEK 6.41 per share (6.15).

The growth in profit from property management was mainly due to a stronger net operating income.

### Changes in value

All properties are valued by an authorized property valuer from an independent appraiser at every quarterly closing, except for the properties that were closed on in the past quarter or for which a sales agreement has been signed. These properties are recognized at the agreed acquisition price and the agreed selling price.

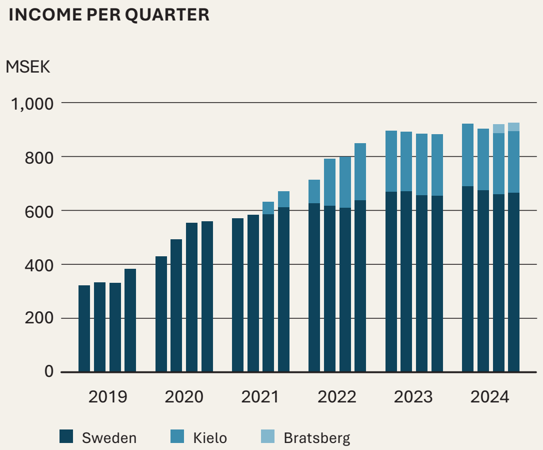
On December 31, 2024, properties corresponding to 99.6 percent (100.0) of the property value were externally valued by the independent appraisers.

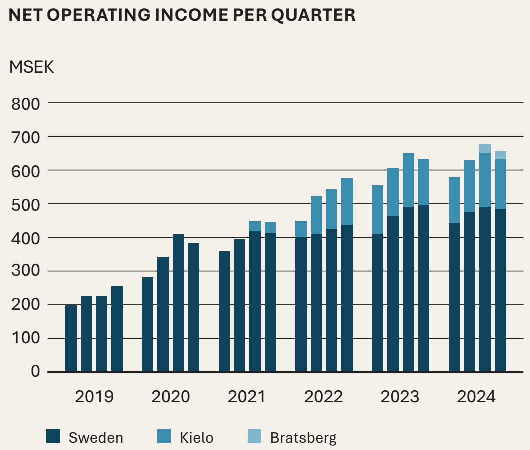
Changes in values of properties amounted to MSEK –936 (–1,352), corresponding to –2 percent (–3) of the property value.

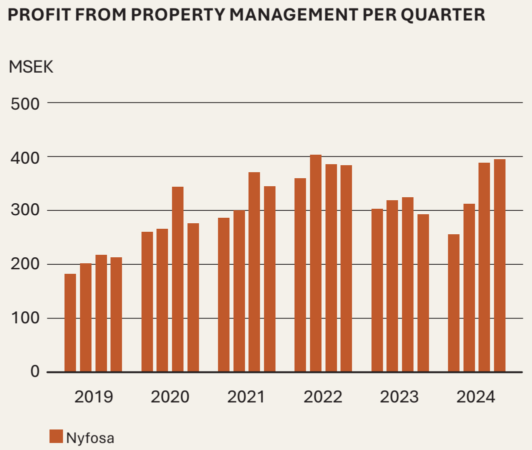
Weighted average yield requirement in valuations amounted to 6.86 percent, an increase of 10 basis points since December 31, 2023 and 2 basis points since the previous quarter. The increase during the quarter was mainly an effect of the additional portfolio in Bratsberg.

| | Jan–Dec | |
|---|---|---|
| **Effect of changes in value, MSEK** | **2024** | **2023** |
| Changed yield requirement | -431 | -2,351 |
| Changed cash flow | -455 | 879 |
| Acquisitions | -1 | 90 |
| Divestments | -49 | 29 |
| **Changes in value** | **-936** | **-1,352** |

The revaluation effects attributable to financial instruments amounted to MSEK –146 (–320), and refer to interest-rate caps and swaps.



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### Tax

Tax for the year was MSEK –140 (22), of which MSEK –47 (–48) was current tax. When the nominal tax rate of 20.6 percent is applied, the theoretical tax expense amounted to MSEK –52 (136). The difference of MSEK –88 (114) was mainly due to non-deductible interest expenses, tax effects on property sales, previously taxed share in profit of joint ventures, and the effects of the limitation rule for deferred tax on temporary differences. The effect of the limitation rule mainly arises when recognized property values fall below the Group's cost for the property.

### Profit for the year

Profit for the year amounted to MSEK 112 (–639), or MSEK 0.28 per share (–3.67) after dilution and interest on hybrid bonds.

The translation difference from the operations conducted in foreign currency had an impact of MSEK 111 (–19) on other comprehensive income. This item was attributable to Kielo's and Bratsberg's operations.

### Parent Company

For 2024, the Parent Company reported profit after tax of MSEK 914 (800). The Parent Company's fees for central and property administrative services from Group companies amounted to MSEK 142 (132). Profit for the year is the same as comprehensive income for the year. At December 31, 2024, the Parent Company's equity totaled MSEK 14,315 (11,887), of which restricted equity was MSEK 104 (96). Intra-Group liabilities amounted to MSEK 11,399 (11,505) and intra-Group receivables amounted to MSEK 26,706 (25,028).

### Expectations concerning future development

The company's focus on cash flow growth is unchanged. Activities are being adapted to the development of the property markets in the three segments. While current geopolitical uncertainty may affect conditions in the future, the opportunistic business concept remains firm.

The company will remain responsive to developments and leverage business opportunities as they arise, regardless of whether they involve divesting, acquiring or optimizing the existing portfolio.

### The Board's proposed appropriation of profit

The following funds in the Parent Company Nyfosa AB are available for distribution by the Annual General Meeting (amounts in SEK).

| **Unrestricted equity, SEK** | **Dec 31, 2024** |
|---|---|
| Share premium reserve | 3,762,064,264 |
| Hybrid bonds | 611,250,000 |
| Retained earnings | 8,923,597,690 |
| Profit for the year | 914,283,187 |
| **Total unrestricted equity** | **14,211,195,141** |
| | |
| **The following funds are available for distribution by the AGM** | |
| Ordinary dividend, SEK 2.80 per share[1] | 582,671,020 |
| To be carried forward | 13,628,524,121 |
| *- of which to Share premium reserve* | *3,762,064,264* |
| *- of which to Hybrid bonds* | *611,250,000* |
| **Total** | **14,211,195,141** |

1) Quarterly payment of SEK 0.70 per share.

| **Tax calculation Jan–Dec 2024, MSEK** | **Basis for current tax** | **Basis for deferred tax** |
|---|---|---|
| Profit from property management | 1,350 | - |
| Profit from property management in joint ventures | -226 | - |
| Non-deductible interest | 553 | - |
| Tax-deductible depreciations | -1,088 | 1,088 |
| Deductible conversions | -177 | 177 |
| Deductible items in equity | -4 | - |
| Other tax items | -1 | 499 |
| **Taxable profit from property management** | **388** | **1,764** |
| **Tax on profit/loss from property management** | **-80** | **-365** |
| | | |
| Divestments of properties | - | -376 |
| Acquisitions of properties | -57 | 58 |
| Changes in value of properties | - | -936 |
| Changes in value, derivatives | 19 | -165 |
| - of which, non-taxable | -19 | 19 |
| **Taxable profit before loss carryforwards** | **331** | **364** |
| | | |
| Loss carryforwards | | |
| - Opening vacancy amount | -1,065 | 1,065 |
| - Closing vacancy amount | 965 | -965 |
| **Taxable profit** | **232** | **464** |
| **Recognized tax** | **-47** | **-94** |

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# The share

Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since November 2018. On the last day of trading for the year, December 30, 2024, the closing rate of the share amounted to SEK 107.90 (95.85), corresponding to a market capitalization of SEK 22.5 billion (18.3).

### Share price trend and volume of trading

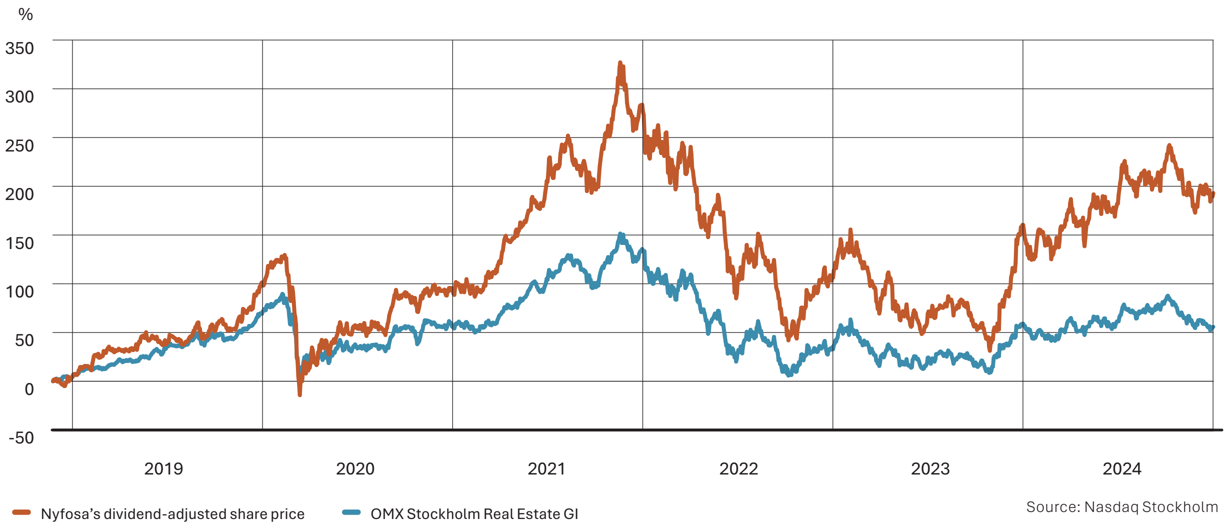
The volume weighted average price of the share for 2024 was SEK 103.53. The price of the share increased 13 percent during the year. During the same period, the OMX Stockholm PI index increased 6 percent and the OMX Stockholm Real Estate Index declined –2 percent. A total of 73 million shares were traded for a total value of SEK 8 billion in 2024. An average of 290,000 shares were traded on every trading day.

### Share capital

In May 2024, Nyfosa completed a directed share issue of 17 million shares, based on the authorization of the AGM held on April 23, 2024, at a subscription price of SEK 102 per share, which raised approximately SEK 1.7 billion before transaction-related costs. Based on the share issue, the number of shares increased from 191,063,057 to 208,063,057. The share issue entailed a dilution of approximately 8.2 percent, based on the total number of shares in Nyfosa after the share issue.

As a result of the new share issue and the exercise of warrants, Nyfosa's share capital increased MSEK 8.5 during the year from SEK 95,511,406.50 to SEK 104,048,396.50, divided between 208,096,793 shares with a quotient value of SEK 0.50 per share.

**SHARE PERFORMANCE**




Source: Nasdaq Stockholm

**TRADING IN THE SHARE ON NASDAQ STOCKHOLM**

| | Jan–Dec | |
|---|---|---|
| | **2024** | **2023** |
| Average volume per trading day, MSEK | 69 | 56 |
| Average number of transactions per trading day | 945 | 897 |
| Turnover rate, % | 35 | 44 |
| Closing price, Dec 31, SEK | 107.90 | 95.85 |

**SPECIFICATION OF SHAREHOLDERS**
December 31, 2024

| | | Percentage share | |
|---|---|---|---|
| **Shareholders** | **Number of shares** | **Capital, %** | **Votes, %** |
| Sagax | 45,000,000 | 21.6 | 21.6 |
| Länsförsäkringar Funds | 15,650,149 | 7.5 | 7.5 |
| Swedbank Robur Funds | 15,468,295 | 7.4 | 7.4 |
| Lannebo Kapitalförvaltning | 9,775,719 | 4.7 | 4.7 |
| Första AP-fonden | 7,141,845 | 3.4 | 3.4 |
| SEB Funds | 7,006,119 | 3.4 | 3.4 |
| Vanguard | 6,852,244 | 3.3 | 3.3 |
| BlackRock | 6,472,671 | 3.1 | 3.1 |
| Handelsbanken Funds | 5,283,742 | 2.5 | 2.5 |
| Cliens Fonder | 4,760,000 | 2.3 | 2.3 |
| APG Asset Management | 4,076,936 | 2.0 | 2.0 |
| Columbia Threadneedle | 3,990,060 | 1.9 | 1.9 |
| Norges Bank | 3,599,761 | 1.7 | 1.7 |
| Jens Engwall | 2,796,722 | 1.3 | 1.3 |
| Carnegie Fonder | 2,767,988 | 1.3 | 1.3 |
| Nordea Funds | 2,723,189 | 1.3 | 1.3 |
| Dimensional Fund Advisors | 2,498,734 | 1.2 | 1.2 |
| American Century Investment Management | 2,144,587 | 1.0 | 1.0 |
| ODIN Fonder | 2,042,343 | 1.0 | 1.0 |
| Third Swedish National Pension Fund | 2,028,674 | 1.0 | 1.0 |
| **Total 20 largest owners** | **152,079,778** | **73.1** | **73.1** |
| Other shareholders | 56,017,015 | 26.9 | 26.9 |
| **Total** | **208,096,793** | **100.0** | **100.0** |

Source: Modular Finance Monitor

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According to the Articles of Association, the share capital shall amount to not less than MSEK 80 and not more than MSEK 320, distributed among not fewer than 160,000,000 shares and not more than 640,000,000 shares. The change in Nyfosa's share capital is presented in the table on the right.

### Dividend policy and dividend proposal

At least 40 percent of the operating cash flow is to be distributed to the owners. Dividends are, on each occasion, to be considered in light of the company's business opportunities and may comprise a distribution in kind, buyback or cash dividend.

The Board proposes that the Annual General Meeting resolve on a dividend of SEK 2.80 per share (–) with quarterly payments of SEK 0.70 per share, corresponding to MSEK 583. The dividend proposal is in line with the company's dividend policy. No dividend was paid for the 2023 financial year.

### Shareholder information

At the end of the year, Nyfosa had 15,465 shareholders, of which Swedish investors, institutions and private individuals owned 70 percent of the shares and voting rights, and the remaining shares and votes were owned by foreign shareholders.

The 20 largest owners jointly controlled 73 percent of the company's share capital and voting rights. The table on page 40 presents Nyfosa's largest shareholders on December 31, 2024.

### Warrants program

Nyfosa has three long-term incentive programs (LTIP 2022, LTIP 2023 and LTIP 2024) based on warrants for employees in Nyfosa's Swedish organization. A description of the warrants programs is provided in Note 7 on page 90.

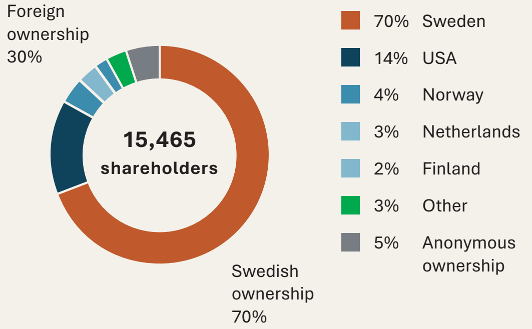
During the year, repurchase was triggered when employment was terminated, in accordance with the terms of the warrants. In connection with the LTIP 2021 redemption periods, 306,741 warrants were exercised and thus 73,980 shares were issued. Furthermore, the Annual General Meeting's resolution to introduce a new long-term incentive program LTIP 2024 was carried out, resulting in the subscription of 151,100 thousand warrants.

**OWNERSHIP STRUCTURE BY SIZE**
December 31, 2024

| Size of holdings | No. of shareholders | Share, % |
|---|---|---|
| 1 – 500 | 11,691 | 75.6 |
| 501 – 1,000 | 1,795 | 11.6 |
| 1,001 – 5,000 | 1,528 | 9.9 |
| 5,001 – 10,000 | 176 | 1.1 |
| 10,001 – 20,000 | 102 | 0.7 |
| 20,001 – 50,000 | 54 | 0.4 |
| 50,001 – | 119 | 0.8 |
| **Total** | **15,465** | **100.0** |

Source: Modular Finance Monitor

**GEOGRAPHIC DISTRIBUTION OF SHAREHOLDING**
December 31, 2024




**SHARE CAPITAL TREND**

| Date | Event | Change in share capital (SEK) | Change in number of shares | Share capital after change (SEK) | No. shares after change |
|---|---|---|---|---|---|
| October 17, 2017 | New formation | N/A. | N/A. | 50,000 | 500 |
| May 21, 2018 | Division of shares (1:200) | N/A. | + 99,500 | 50,000 | 100,000 |
| May 21, 2018 | New share issue | + 78,814,124.50 | + 157,628,249 | 78,864,124.50 | 157,728,249 |
| August 21, 2018 | New share issue | + 5,000,000 | + 10,000,000 | 83,864,124.50 | 167,728,249 |
| February 17, 2020 | New share issue | + 3,231,412 | + 6,462,824 | 87,095,536.50 | 174,191,073 |
| March 4, 2020 | New share issue | + 5,155,000 | + 10,310,000 | 92,250,536.50 | 184,501,073 |
| June 9, 2021 | New share issue | + 3,260,870 | + 6,521,740 | 95,511,406.50 | 191,022,813 |
| May 14, 2024 | Exchange of warrants | +20,122 | +40,244 | 95,531,528.50 | 191,063,057 |
| May 16, 2024 | New share issue | +8,500,000 | +17,000,000 | 104,031,528.50 | 208,063,057 |
| July 31, 2024 | Exchange of warrants | +3,880 | +7,760 | 104,035,408.50 | 208,070,817 |
| November 25, 2024 | Exchange of warrants | +12,988 | +25,976 | 104,048,396.50 | 208,096,793 |

**Warrants programs (LTIP 2021, 2022, 2023, 2024)**
December 31, 2024

| Reconciliation of warrants | LTIP2021 (I) | LTIP2021 (II) | LTIP2022 | LTIP2023 | LTIP2024 | Total |
|---|---|---|---|---|---|---|
| At the beginning of the year | 318,241 | 318,241 | 393,150 | 383,342 | - | 1,412,974 |
| Warrants subscribed | - | - | - | - | 151,100 | 151,100 |
| Warrants repurchased | -11,500 | -11,500 | -15,500 | -500 | - | -39,000 |
| Unutilized/expired warrants | -306,741 | - | - | - | - | -306,741 |
| Warrants utilized | - | -306,741 | - | - | - | -306,741 |
| **At the end of the year** | **-** | **-** | **377,650** | **382,842** | **151,100** | **911,592** |

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# Risks and risk management

Nyfosa is exposed to various risks, which could potentially impact the company's future operations, earnings and financial position. The organization is aware of the risks and through preventive actions the company endeavors to limit and manage risks wherever possible.

The major risks the company faces are largely related to the overall economic developments, inflation and market rates. The most material risks are presented below and divided into the categories of external environment, climate change, financing, acquisitions and investments, property management, employees and organization. A model that assesses probability and consequences is used to clarify and evaluate risks. Risk probability is expressed as a five-point scale: highly improbable, improbable, possible, probable, highly probable. The consequences are also evaluated as impact on the company's earnings and position, expressed as a five-point scale: insignificant, minor, average, major and serious. The combination of likelihood and consequence determines how the risk is managed, either in the form of overall monitoring or as a focus area in cases if the likelihood and the consequences are both sufficiently high.

Risks for the Parent Company are indirectly the same for the Group, which means that any impact on the Parent Company has an effect on the entire Group.

## Risks and risk assessment summary

| Risk | Probability | Consequence | Management of risk | Change in management |
|---|---|---|---|---|
| **External environment** | | | | |
| Macro conditions | Probable | Major | Focus area | → |
| Regulations | Possible | Average | Focus area | → |
| Tax | Possible | Average | Monitor | → |
| **Climate change** | | | | |
| Climate impact on properties[1] | Possible | Average | Monitor | → |
| Environmental footprint of the company's own operations[1] | Possible | Minor | Monitor | → |
| **Financing** | | | | |
| Interest-rate risk | Possible | Major | Focus area | → |
| Financing and refinancing | Possible | Average | Monitor | ↘ |
| Property valuation | Possible | Average | Monitor | ↘ |
| Currency exposure | Possible | Minor | Monitor | → |
| **Acquisitions and investments** | | | | |
| Property development | Probable | Minor | Monitor | → |
| Acquisitions and disposals of property | Improbable | Minor | Monitor | → |
| **Property management** | | | | |
| Rental income | Probable | Major | Focus area | ↗ |
| Credit losses | Possible | Average | Focus area | ↗ |
| Property expenses | Possible | Average | Monitor | ↘ |
| **Employees and organization** | | | | |
| Employees and expertise[1] | Possible | Average | Focus area | ↗ |
| Occupational health and safety[1] | Possible | Minor | Monitor | → |
| Reporting and internal control[1] | Improbable | Average | Monitor | → |
| IT infrastructure | Possible | Major | Focus area | → |

1) Constitutes sustainability risks and comes under the sustainability report, but is not included in the Board of Directors' Report.

↗ = Increased monitoring
→ = Unchanged monitoring
↘ = Decreased monitoring

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## External environment

| Risk | Risk management | Exposure |
|---|---|---|
| **Macro conditions**<br>The operations are impacted by macroeconomic factors, such as the economic climate, inflation, the share of commercial construction of new buildings, and changes in infrastructure and demographics.<br>An economic slowdown leading to higher unemployment, lower tenant solvency and higher inflation could have a negative impact on the company's earnings and position. | Market surveillance and business intelligence.<br>Continuous dialogues with the capital and credit markets.<br>Index-linked leases.<br>Derivative instruments. | A weak economy impacts the company's earnings and position. |
| **Regulations**<br>Changes in regulations that have negative impacts on the company's earnings and position. | Monitoring and established network of advisors. | Transition costs associated with new legislation.<br>Difficulties securing financing or higher costs for investments and/or transactions. |
| **Tax**<br>Changes in tax legislation or interpretation that have negative impacts on the company's earnings and position. | Close monitoring of political trends.<br>Adapting internal processes to regulatory changes.<br>Partnerships with external experts. | Higher tax expenses. |

## Climate change

| Risk | Risk management | Exposure |
|---|---|---|
| **Climate impact on properties**<br>Negative impact on properties due to climate change and pollution. Refer also to TCFD reporting on pages 61-62. | Review of investments from a climate perspective.<br>Annual review of insurance cover.<br>Analysis of climate risks.<br>Focus on environmental aspects both of acquisitions of properties and of their ongoing operations. | Damage to properties and increased costs. |
| **Climate impacts of the company's own operations**<br>Negative impacts on the climate due to inefficient resource management. Refer also to TCFD reporting on pages 61-62. | Incentive programs with sustainability targets. Incentive programs with sustainability targets. Set targets to reduce energy consumption in properties hone the focus of work.<br>Purchase of 100 percent renewable electricity in Sweden, Finland and Norway.<br>Purchase of green district heating in most municipalities.<br>Green car policy.<br>Recycling at offices.<br>Reuse projects for tenant-specific modifications and property investments. | Damaged reputation among current and prospective tenants or the credit and capital market. |

## Financing

| Risk | Risk management | Exposure |
|---|---|---|
| **Interest-rate risk**<br>Rising interest rates affect interest expenses, which is the company's single largest cost item.<br>Higher interest expenses adversely affect the interest-coverage ratio, which could lead to higher rates of repayment on loans. | Interest-rate hedges with derivatives, such as interest-rate caps and interest-rate swaps. | Rising interest expenses.<br>Higher repayments. |
| **Financing and refinancing risk**<br>A cautious credit and capital market may entail reduced access to financing for investments and for refinancing existing debt. | Principal financing comprises bank loans. The company has three prearranged credit facilities to use for future acquisitions. Good relationships with creditors for establishing a long-term approach and trust. A small share of the company's financing is processed in the capital market.<br>The company follows a finance policy to continuously monitor loan maturities. | Lack of external financing in connection with investments in new or existing properties<br>Existing debt can only be refinanced at less favorable loan terms or at a lower volume. |
| **Property valuation**<br>The value of the properties is impacted by such factors as supply, demand and other property-specific and market-specific factors. Small changes in sub-components of the property valuations may have a relatively large impact on the company's earnings and financial position. | The property portfolio is diversified, meaning that the portfolio is not centered around a few regions or cities.<br>Focus on commercial properties in high-growth regions in Sweden and Finland when property values remain relatively constant over time.<br>Properties are improved and developed to maintain a high standard and an attractive product. | Impairment of property portfolio adversely affects the Group's equity.<br>A rising loan-to-value ratio could lead to higher financing costs or repayment rate. |
| **Currency exposure**<br>Exposure to exchange rate fluctuations attributable to investments and liabilities in EUR and NOK. | Debt financing takes place in the same currency as the assets are acquired in.<br>Ongoing transactions take place in local currency. | A weaker SEK rate in relation to EUR and NOK negatively affects equity. |

## Acquisitions and investments

| Risk | Risk management | Exposure |
|---|---|---|
| **Property development**<br>Delays or increased costs when investing in the existing property portfolio could impact the credit rating and long-term value of the properties. | Investments are mainly related to tenant-specific modifications resulting from leases signed and require a credit assessment of the tenant. The investment's impact on the property's long-term value is assessed.<br>The company has a purchasing policy that regulates the procurement of suppliers for projects and Nyfosa's requirements for its suppliers.<br>Application of framework agreements. | Rising costs and delays in investment projects. |

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| Risk | Risk management | Exposure |
|---|---|---|
| **Acquisitions and disposals of property**<br>Incorrectly assessing the market or property potential, inadequate due diligence processes or unethical conduct by a counterparty could impact the company's earnings and financial position. | Well-defined transaction process and capacity in the company to evaluate business.<br>Extensive geographic presence through regional offices and well-established, broad network of contacts in the property market. The company is an established name in the transaction market. | Difficulty in completing business transactions.<br>Risk of hidden defects in acquired properties.<br>Risk of unidentified or misjudged risks/shortcomings in investment decisions. |

## Property management

| Risk | Risk management | Exposure |
|---|---|---|
| **Rental income**<br>An economic slowdown, inflation, competition between commercial premises and changes in infrastructure and demographics could lead to higher vacancies or lower rent levels that have a negative impact on the company's rental income. | The average rental value is approximately SEK 1,351 per sqm subject to a regional spread and different property categories in the portfolio.<br>The majority of properties house several tenants and leases.<br>Dedicated lettors. | Lower rent levels and lower occupancy rate. |
| **Credit losses**<br>An economic slowdown leading to higher unemployment, lower tenant solvency and higher inflation could result in tenants becoming unable to make their payments according to the underlying leases. | Credit assessments of tenants for all new leases and during the lease term.<br>Supplementing the lease with required collateral (surety, deposit or bank guarantee) if necessary.<br>Quarterly or monthly advance payments on rent.<br>Close relationships/dialogues with tenants.<br>Minimal exposure to single large tenants.<br>Internal training in tenancy law and insolvency. | Credit losses in connection with tenant bankruptcy or reorganization. |
| **Property expenses**<br>Increased operating expenses, such as electricity, snow clearing and heating adversely impact the company's earnings. The price is affected by political decisions as well as supply and demand. | Contract negotiations, procurements open to competition and framework agreements with larger suppliers.<br>Share of electricity purchased at a fixed price in accordance with internal policy.<br>Tenants pay for energy consumption at their premises, either through own subscriptions or through clearing and settlement according to the lease.<br>The majority of settlements of tenants' own consumption is calculated annually with an index. | Around half of the subscriptions signed by Nyfosa for electricity, water and heating are charged to the company's earnings. The remainder is paid by the tenants. |

## Employees and organization

| Risk | Risk management | Exposure |
|---|---|---|
| **Employees and expertise**<br>Dependency on individuals within the organization creates the risk of a loss of know-how in the event of illness or staff turnover.<br>Risk that the right skills are not available when recruitment needs arise, or that a wrong recruitment could have a negative impact on the operations. | Evaluation of skills needed to adapt the organization.<br>Job descriptions for various functions.<br>Critical processes affecting the financial reporting are documented in process maps to reduce dependency on individuals.<br>Long-term incentive programs. | Key personnel turnover. |
| **Work environment**<br>Operations, earnings and the financial position can be negatively impacted by the loss of personnel due to psychosocial stresses or physical injuries from working life. | Ongoing dialogue between regional managers and the Head of Property Management regarding personnel.<br>Ongoing dialogue between the CEO, other managers and HR regarding personnel. Employees are offered health and wellness benefit packages, counseling, flexibility to work from home, and customized work equipment.<br>There is an anonymous whistleblower function that can be used to report any irregularities. | Absence due to illness. |
| **Reporting and internal control**<br>Insufficient procedures, irregularities or internal/external events lead to inaccurate financial reporting. | Well-functioning internal controls in the processes affecting the financial reporting.<br>Continuous monitoring of changes in laws and regulations.<br>There is an anonymous whistleblower function that can be used to report any irregularities. | Errors or irregularities in the financial reporting. |
| **IT infrastructure**<br>Insufficient physical or digital IT infrastructure, or unauthorized access, that cause business interruptions. | IT operations are outsourced to an external established service provider.<br>Regular dialogue about security in the IT environment.<br>Enhanced server security.<br>Information security policy<br>Annual review of continuity plan.<br>Backup functions.<br>Employee training in IT security. | Disruptions to financial reporting.<br>Leak of inside i nformation<br>Attacks/hacking that lead to direct costs for the company as a result of, for example, spoofing, vishing, phishing or ransomware. |

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# Corporate governance report 2024

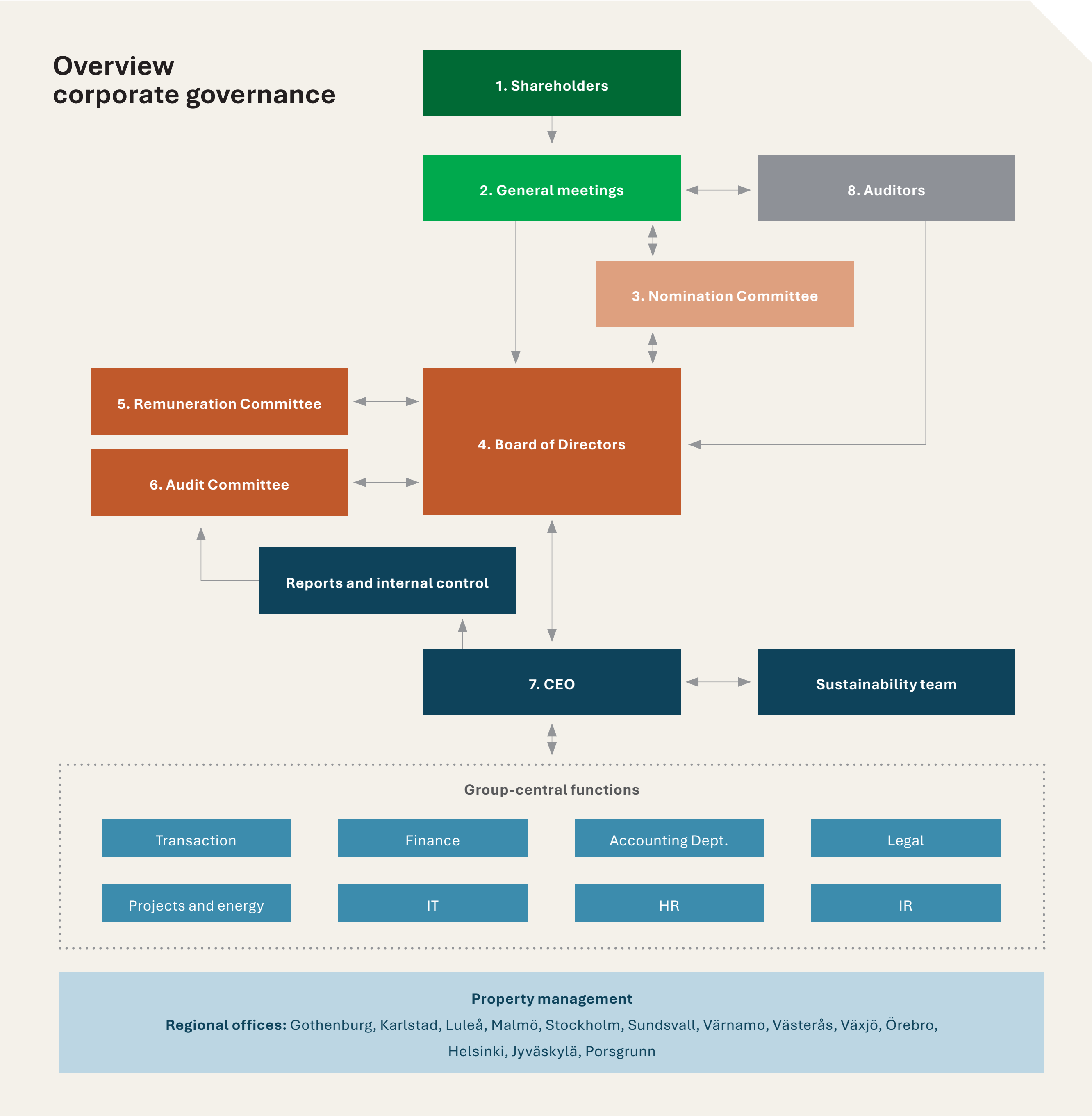
Corporate governance at Nyfosa is based on Swedish law and good practice in the securities market as well as internal rules and guidelines. The Company also follows the Swedish Corporate Governance Code (the "Code"). This corporate governance report describes the governance of Nyfosa in 2024 unless otherwise stated.

A high level of corporate governance aims to ensure that Nyfosa's operations are conducted sustainably, responsibly and as efficiently as possible. The overall goal is to generate attractive returns for shareholders to thus meet the owners' requirements for their invested capital.

### 1 Shareholders

The Nyfosa share (Class A ordinary share) is listed on the Large Cap segment of Nasdaq Stockholm. The company's largest shareholder is AB Sagax with a holding and voting share of 21.6 percent. The remaining 78.4 percent is owned by institutional investors and private individuals in Sweden and abroad. None of these other shareholders, directly or indirectly, hold shares that represent one tenth or more of the votes for all shares in the company.

On December 31, 2024, the company had issued 208,096,793 Class A ordinary shares. However, according to Nyfosa's Articles of Association, the company is also permitted to issue Class D ordinary shares and preference shares. However, no such shares had been issued as of December 31, 2024. More information about Nyfosa shares and major shareholders is provided on pages 40–41 of this Annual Report.



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## 2 General Meetings

The General Meeting is Nyfosa's highest decision-making body, at which the shareholders exercise their voting rights. The Swedish Companies Act (2005:551) and the Articles of Association prescribe how notice of the Annual General Meeting (AGM) and Extraordinary General Meetings are to take place and who is entitled to participate in and vote at such Meetings. In addition to laws on a shareholder's right to participate in a General Meeting, Nyfosa's Articles of Association stipulate that shareholders must notify their intention to attend the General Meeting not later than the date indicated in the notice of the Meeting, and also give notification if they intend to be accompanied by an assistant. There are no restrictions on the number of votes that each shareholder may cast at the Meeting. General Meetings are held in Nacka or Stockholm. The Board is authorized to collect power of attorney according to the procedures stated in Chapter 7, Section 4, paragraph 2 of the Companies Act. The Board is also permitted, ahead of a General Meeting, to decide that shareholders are to exercise their voting rights by post before the Meeting. The company does not apply any special arrangements to the function of the General Meeting, either based on the provisions of the Articles of Association or any shareholders' agreements known to the company. Resolutions adopted at a General Meeting are announced after the Meeting in a press release, and the minutes from the Meeting are published on the company's website.

*2024 Annual General Meeting*

Several measures were approved at the AGM held on April 23, 2024, including the Board's proposed appropriation of profit, discharging the Board members and CEO from liability for the 2023 financial year, elections for the Board and auditor, adoption of new guidelines for remuneration of senior executives, remuneration of the Board and auditors and introducing a long-term incentive program for employees at Nyfosa ("LTIP 2024").

### Nyfosa's 2025 Annual General Meeting

Nyfosa's 2025 AGM will be held on May 6, 2025. More information about the AGM (including instructions on how to notify attendance) is available at www.nyfosa.se.

The Meeting also authorized the Board to resolve to issue new Class A and Class D ordinary shares, convertibles as well as preference shares, on one or several occasions during the period up to the next AGM, to the extent that such a new issue can be made without amending the Articles of Association. The Meeting also resolved on authorization for the Board to resolve on the acquisition of Class A ordinary shares. For more information, refer to the company's website and the report from the AGM.

## 3 Nomination Committee

The AGM of Nyfosa on May 9, 2019 adopted instructions for the Nomination Committee's composition and work within the company. According to these instructions, which apply until further notice, the Nomination Committee is to comprise the Chairman of the Board and four members appointed by the four largest shareholders in the company in terms of voting rights on July 31. If any of the four largest shareholders in terms of voting rights does not exercise their right to appoint a member, this right to appoint such a committee member is transferred to the next largest shareholder who is not already entitled to appoint a member of the Nomination Committee. The chairman of the Nomination Committee is to be the member representing the largest shareholder in terms of voting rights, unless the members agree otherwise. The composition of the Nomination Committee is to be announced not later than six months before the AGM. If a Committee member leaves or major changes take place in the ownership structure, the composition of the Nomination Committee may change to reflect this. Such a change will then be announced as soon as possible. The task of the Nomination Committee is to prepare proposals on the election of Board members and auditors, remuneration of the Board members and auditors, the election of the Chairman of the Meeting and any necessary amendments to the instructions for the Nomination Committee. For more information about the current instructions for the Nomination Committee, visit the company's website.

The Nomination Committee ahead of the 2025 AGM comprised Lennart Francke, representing Swedbank Robur Funds (Chairman of the Nomination Committee); David Mindus, representing AB Sagax and Board Chairman of Nyfosa; Johannes Wingborg, representing Länsförsäkringar Fondförvaltning AB and Tobias Kaj, representing Lannebo Kapitalförvaltning.

The Nomination Committee applied the Code's rule 4.1 on diversity policy for its work. The aim of the diversity policy is to satisfy the importance of sufficient diversity on the Board of Directors in respect of gender, age and nationality, as well as experience, professional background and lines of business. The Nomination Committee has proposed to the AGM to be held on May 6, 2025 that the Board comprise three women and three men. The selection of Board candidates has taken place without discrimination regarding, for example, age, sexual orientation, gender or religious affiliation. The Nomination Committee is of the opinion that the proposed Board, with regard to Nyfosa's operations, development stage and other conditions, has an appropriate composition, characterized by diversity and breadth regarding the director's competence, experience and background. Thus, the Nomination Committee considers that the proposal meets the Code's requirements for diversity and breadth. Additional information is available in the Nomination Committee's reasoned statement regarding the Nomination Committee's proposals to the 2025 AGM, published on the company's website.

## 4 Board of Directors

The Board is the company's highest administrative body, and its duties are regulated by the Swedish Companies Act, the Articles of Association and the Code. The Board of Directors is responsible for the company's organization and the administration of the company's affairs. The Board is also charged with monitoring the company's financial and sustainability developments, ensuring the quality of financial reporting and the company's internal control and evaluating the operations based on the established objectives and guidelines adopted by the Board. Furthermore, the Board decides on significant investments and major changes in the Group's organization and operations. This work is based on rules of procedure adopted by the Board every year that regulate the distribution of work and responsibilities between the Board members and CEO. The Board also adopts a delegation of authority and instructions for financial reporting, the CEO and the Board's Committees, and decides on a number of general policies for the company's operations. These include an insider policy, finance policy, IT policy, information security policy, sustainability policy, tax policy, communication policy and policy on related-party transactions. All of these internal governing documents are reviewed at least once annually and also regularly updated as necessary.

According to the Articles of Association, Nyfosa's Board of Directors is to comprise at least four and no more than ten members, with no deputy members. The Articles of Association contain no specific clauses governing the appointment or dismissal of Board members or regarding amendment of the Articles of Association. The members of the Board are elected by the AGM for the period until the end of the next AGM. The AGM held on April 23, 2024 reelected Marie Bucht Toresäter, Jens Engwall, Per Lindblad, David Mindus and Claes Magnus Åkesson as Board members, and Maria Björklund and Ulrika Danielsson were elected as new Board members. David Mindus was elected the new Chairman of the Board. For more information about Nyfosa's Board members and information about their independence in relation to the company and management, refer to page 50.

*The work of the Board*

In addition to the statutory Board meeting, elected held immediately after the AGM, the Board meets at least seven times a year (scheduled Board meetings). The dates of meetings and the main standing items on the agenda to be discussed at the scheduled meetings follow a set meeting plan in the Board's rules of procedure. Refer to the description on the right. Extra Board meetings can be convened when required. Nyfosa's Board held 27 meetings during the year, one of which was a statutory Board meeting. For information about attendance at

**ATTENDANCE AT BOARD AND COMMITTEE MEETINGS**

| Board member | Board meetings | Audit Committee meetings | Remuneration Committee meetings |
|---|---|---|---|
| David Mindus (Chairman of the Board) | 27/27 | 7/7 | N/A. |
| Maria Björklund[1] | 22/24 | N/A. | N/A. |
| Marie Bucht Toresäter | 27/27 | N/A. | 2/2 |
| Ulrika Danielsson[2] | 24/24 | 4/4 | N/A. |
| Lisa Dominguez Flodin[3] | 3/3 | 3/3 | N/A. |
| Jens Engwall | 22/27 | 6/7 | N/A. |
| Johan Ericsson (former Chairman)[4] | 3/3 | N/A. | 2/2 |
| Per Lindblad | 27/27 | N/A. | 2/2 |
| Claes Magnus Åkesson | 27/27 | 7/7 | N/A. |

1) Elected to the Board on April 23, 2024.
2) Elected to the Board and Audit Committee on April 23, 2024.
3) Stepped down from the Board and Audit Committee on April 23, 2024.
4) Stepped down from the Board and Remuneration Committee on April 23, 2024.

## Meeting plan for the Board's work during the year

2024

The work of the Board follows the adopted rules of procedure pertaining to the year's scheduled Board meetings. The Board also regularly addresses such as major acquisitions, divestments, investments and the CEO report, finance report and sustainability at all scheduled Board meetings.

**February**

- Decision on year-end report
- Report from the Audit Committee
- Meeting with auditors
- Accounting and audit matters and audit report
- Proposed dividends
- Report on taxes and fees
- Risk identification and risk management
- Report from the Remuneration Committee
- Decision on remuneration of CEO
- Decision on any bonus outcome for last year
- Preparation of incentive programs
- Board discussions without the presence of management

**March**

- Matters ahead of the AGM (incl. remuneration report)
- Annual Report including the Corporate Governance Report and Sustainability Report

**April–May**

- Decision on interim report
- Report from the Audit Committee
- Report on taxes and fees
- Determining the rules of procedure, instructions, delegation of authority and policies
- Election of members to Board Committees
- Reconciliation of company management's other assignments and potential conflicts of interest
- Board discussions without the presence of management

**June**

- Scheduled Board meetings

**July**

- Decision on interim report
- Report from the Audit Committee
- Report on taxes and fees

**September**

- Scheduled Board meetings

**October**

- Decision on interim report
- Report from the Audit Committee
- Report on taxes and fees
- Meeting with auditors
- Accounting and audit matters and audit report

**November**

- Preparation of business plan (incl. strategy, forecast, financial targets, risk limits and action plan) for the coming financial year
- Review of finance policy
- Organization (incl. succession planning)
- Evaluation of the Board
- Evaluation of the CEO and senior executives (without the presence of management)

**December**

- Adoption of business plan (incl. strategy, forecast, financial targets, risk limits and action plan) for the coming financial year
- Evaluation of internal control system, including any need for internal audit

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these meetings, refer to the table below. Prior to each meeting, the Board members receive an agenda and written material for the items to be discussed at the meeting.

The agenda ahead of each scheduled Board meeting included a number of standing items: The CEO's review of the operations, acquisitions, divestments and investments, sustainability and financial reporting.

Besides regular Board matters, including major acquisitions, divestments and investments, the Board addressed issues related to raising capital, financing, the change in CEO, joint ventures and sustainability in 2024.

*Evaluation of the Board and the CEO*

Once annually, in accordance with the Board of Directors' rules of procedure, the Chairman of the Board initiates an evaluation of the Board's work. The evaluation was carried out as a questionnaire, individual interviews with the company's Board members, CEO and auditor and a collective group evaluation. The purpose of the evaluation is to assess the results of the Board's and the Committees' work, the effectiveness of the work method and how it can be improved. The annual evaluation also aims to identify the type of matters that the Board should be given more scope to address and the areas that could potentially require additional experience and expertise on the Board. The result of the evaluation was discussed by the Board and reported to the Nomination Committee by the Chairman. The Board also continuously evaluates the work of the CEO. An evaluation is carried out at least once a year without the CEO attending.

*Remuneration of Board of Directors*

The AGM on April 23, 2024, resolved that the fees to the Board members be paid such that SEK 525,000 be paid to the Chairman of the Board and SEK 220,000 be paid to each of the Board members elected by the AGM. For work on the Audit Committee, fees were to be paid in the amount of SEK 80,000 to the Chairman of the Committee and SEK 40,000 to each of the other members of the Committee. For work on the Remuneration Committee, fees were to be paid in the amount of SEK 42,000 to the Chairman of the Committee and SEK 21,000 to each of the other members of the Committee.

*Board Committees*

The Board has established two committees from within its ranks: an Audit Committee and a Remuneration Committee, which both follow instructions adopted by the Board. These committees are sub-committees that prepare matters for the Board and do not have any own power of decision. The matters addressed at committee meetings are minuted and reported as necessary at the next Board meeting.

### 5 Remuneration Committee

The main tasks of the Remuneration Committee are to assist the Board by presenting proposals, providing advice and preparing matters regarding remuneration of and other terms of employment for the company's CEO and principles for remuneration of company management. Furthermore, the task of the committee is to monitor and evaluate the outcome of variable remuneration programs, and Nyfosa's compliance with the remuneration guidelines adopted by the General Meeting. In 2024, the Remuneration Committee (until the statutory Board meeting on April 23, 2024) initially comprised Board members Johan Ericsson (Chairman), Per Lindblad and Marie Bucht Toresäter, and subsequently comprised Board members Per Lindblad (Chairman) and Marie Bucht Toresäter. The Remuneration Committee held two meetings in 2024 that addressed matters including remuneration of senior executives, the structure of incentive programs, the buyback of warrants, the structure of the remuneration report and the review of the company's guidelines for remuneration of senior executives. For information about attendance at these meetings, refer to the table on the previous page.

### 6 Audit Committee

The Audit Committee is to assist the Board in completing its supervisory role of audit matters. The Committee's main task is stipulated in the Companies Act. These include overseeing the company's financial reporting, risk management in the financial reporting and the effectiveness of internal control and governance as well as maintaining contact with and evaluating the work, qualifications and independence of the external auditor. The Committee is also to assist in preparing proposals for the General Meeting to resolve on the election and remuneration of auditors. The results of the Committee's work in the form of observations, recommendations and proposals for decision or action are continuously reported to the Board. In 2024, the Audit Committee (until the statutory Board meeting on April 23, 2024) initially comprised Board members Lisa Dominguez Flodin (Chairman), David Mindus, Jens Engwall and Claes Magnus Åkesson, and subsequently comprised Board members Ulrika Danielsson (Chairman), David Mindus, Jens Engwall and Claes Magnus Åkesson.

The Committee is considered to meet the requirements of the Companies Act as regards its composition and accounting and auditing expertise. According to the Code, the majority of the Committee's members are to be independent in relation to the company and management. Furthermore, at least one of the members who is independent in relation to the company and management must also be independent in relation to the company's major shareholders. In Nyfosa's case, half of the Committee members (Jens Engwall and David Mindus) are dependent in relation to the company and management, which is why Nyfosa deviates from the Code in this respect. However, the impendence requirement in relation to the company's major shareholders is met. The deviation from the Code is due to the fact that the Board has deemed the current composition to be the most suitable for effectively and thoroughly performing the tasks of the Audit Committee. The Code was applied without any other deviations in 2024.

The Audit Committee held seven meetings during the year and addressed matters on the company's internal control and governance, sustainability efforts and the handling of quarterly closing and interim reporting. For information about attendance at these meetings, refer to the table on the previous page.

### 7 CEO and Group Management

The CEO is appointed by the Board and is responsible for the daily management of the company and the Group's activities in accordance with the Board's instructions. The CEO instruction states that the CEO is responsible for the administration of the Board and Board reporting as well as preparing matters that require a decision by the Board, for example, adopting the interim report and Annual Report, decisions on major acquisitions, sales or investments and raising large loans. The

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CEO has appointed a Group Management team that is responsible for different parts of the operations. Nyfosa's Group Management currently comprises the CEO, the CFO, General Counsel, Head of Finance, Head of Property Management and Head of Transactions. The CEO functions as chairman of Group Management and makes decisions in consultation with other members of Group Management. The work of Group Management follows an annual cycle of eight scheduled meetings. Extra meetings are convened as required.

*Guidelines for remuneration of senior executives*
The AGM on April 23, 2024 resolved on new guidelines for the remuneration of Nyfosa's senior executives. These guidelines apply until further notice, but not longer than until the 2028 AGM.

Remuneration of senior executives may comprise a fixed and variable portion as well as pension benefits and other benefits. The fixed remuneration is to be market-aligned and based on expertise, responsibility and performance.

Variable remuneration is to be paid to senior executives where the Board deems it appropriate. Variable remuneration is to reward specific pre-established results or performance targets. The variable remuneration shall be determined through simple and transparent criteria and shall be maximized. Targets for variable remuneration must relate to financial targets, sustainability targets, operative targets or individual targets within each person's respective area of responsibility. Variable remuneration shall not entitle to pension benefits and shall not, as a general rule, exceed 50 percent of the annual fixed remuneration for each respective senior executive.

The company may pay some remuneration linked to senior executives' acquisition of shares or share-related instruments within the framework of share or share price related incentive programs. Such remuneration shall normally not exceed 15 percent of the senior executive's annual fixed remuneration. Share and share price related incentive programs shall, as applicable, be resolved upon by the general meeting and are therefore not covered by these guidelines. For more information regarding outstanding share and share price related incentive programs, see the company's website www.nyfosa.se.

The Board may temporarily resolve to derogate from the guidelines, in whole or in part, if in a specific case there is special cause for the derogation and a derogation is necessary to serve the company's long-term interests, including its sustainability, or to ensure the company's financial viability. Any derogation from the guidelines for remuneration of senior executives by the Board is to be included in the remuneration report at the next AGM.

The amount of remuneration paid in 2024 is presented in Note 7. The remuneration report for 2024 and the guidelines for remuneration of senior executives in their entirety are published on the company's website, www.nyfosa.se.

### 8 Auditor

The auditor is an independent reviewer of the company's financial statements and is to determine whether they are essentially accurate and complete and provide true and fair view of the company and its financial position and earnings. The auditor is also to review the administration by the Board and CEO as well as the company's sustainability report. The auditor reports to the AGM.

At the AGM on April 23, 2024, KPMG AB was elected to serve as auditor until the end of the next AGM. Auditor-in-Charge Mattias Johansson is an Authorized Public Accountant and member of FAR (institute for the accountancy profession in Sweden). The auditors participated in two Board meetings to present KPMG AB's audit process to Nyfosa and to provide Board members the opportunity to ask questions without the presence of management. The auditors also participated in all scheduled meetings of the Audit Committee. To ensure the objectivity and independence of the auditor, they are evaluated annually by the Audit Committee. The auditor annually confirms their independence in the auditor's report.

In addition to the audit assignment, KPMG was engaged for additional services in 2024, primarily corporate tax and VAT advice. Such services have always, and solely, been provided insofar as they are consistent with the regulations in the Swedish Auditing Act (2001:883) and FAR's rules of professional conduct pertaining to the objectivity and independence of auditors.

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# Board of Directors

## David Mindus

*Chairman of the Board*

**Year of birth:** 1972

**Board member since:** April 25, 2023

**Education and professional experience:** Master in Business Administration, Stockholm University. CEO of AB Sagax since 2004.

**Other ongoing assignments:** CEO and Board member of AB Sagax. Board member of Hemsö Fastighets AB (including other group companies), Söderport Property Investment AB (including other group companies) and Mindustri AB (including other group companies).

**Shareholding in the company:** David Mindus owns 16.8 percent of the capital and 29.1 percent of the votes in AB Sagax, which in turn holds 45,000,000 shares in Nyfosa.

*Dependent in relation to the company, Group Management and the company's major shareholders.*

## Maria Björklund

*Board member*

**Year of birth:** 1970

**Board member since:** April 23, 2024

**Education and professional experience:** Master of Science in Economics from the School of Business, Economics and Law at the University of Gothenburg. Previous experiences include Head of Alternative Investments at the Third AP Fund (2018-2024), portfolio manager at Postens Pensionsstiftelse properties, infrastructure, and private equity (1998-2015), and AMF alternative investments, alternative interest-bearing (2015-2018) as well as several board assignments in i.a. Hemsö Fastighets AB, Trophi Fastighets AB (publ), Trenum AB (publ), Fastighets AB Regio and Polhem Infra AB.

**Other ongoing assignments:** Portfolio Manager, Properties, at the Seventh Swedish National Pension Fund (AP7).

**Shareholding in the company:** 8,323

*Independent in relation to the company, Group Management and the company's major shareholders.*

## Marie Bucht Toresäter

*Board member*

**Year of birth:** 1967

**Board member since:** May 7, 2018

**Education and professional experience:** Master in Business Administration, Uppsala University. Previous experience from senior positions at, inter alia, Headlight International AB, Skanska ID, NCC Property Development Nordic AB and Newsec Advice AB.

**Other ongoing assignments:** CEO of Novier AB, Novier Real Estate AB, Novier Property Group AB, Novier Property Advisors AB and Board member of MVB Holding AB and Novier Leasing & Development AB.

**Shareholding in the company:** 5,156

*Independent in relation to the company, Group Management and the company's major shareholders.*

## Ulrika Danielsson

*Board member*

**Year of birth:** 1972

**Board member since:** April 23, 2024

**Education and professional experience:** Bachelor of Science in Business Administration, School of Business, Economics and Law, University of Gothenburg. Previous experience as CFO at Atrium Ljungberg (2021-2024), Chief Financial Officer (CFO) at Castellum (2014-2021) and Board member of John Mattson Fastighetsföretagen AB (2018-2023) and Slättö Förvaltning AB (2018-2022).

**Other ongoing assignments:** Interim CFO of Platzer Fastigheter AB and Board member of Platzer Fastigheter AB, Pandox Aktiebolag, Storytel AB (publ), Infranord AB, Näringsfastigheter Kallebäck AB and Kallebäck Property Invest AB.

**Shareholding in the company:** 0

*Independent in relation to the company, Group Management and the company's major shareholders.*

## Jens Engwall

*Board member*

**Year of birth:** 1956

**Board member since:** November 15, 2017

**Education and professional experience:** Master of Engineering, KTH Royal Institute of Technology, Stockholm. Previous experience as the founder and CEO of Nyfosa AB and Hemfosa Fastigheter AB, CEO of Kungsleden AB and experience from the property sector through, inter alia, previous positions at Skanska AB.

**Other ongoing assignments:** Board member of Bonnier Fastigheter AB, Chengde Intresserter AB, Kveldhus AB, Nordic Mezzanine Capital I AB, Hemfosa Gård AB and Hemfosa Islandshästar AB.

**Shareholding in the company:** 2,796,722

*Dependent in relation to the company and Group Management. Independent in relation to the company's major shareholders.*

## Per Lindblad

*Board member*

**Year of birth:** 1962

**Board member since:** May 7, 2018

**Education and professional experience:** Master of Science in Agriculture Economics, Swedish University of Agricultural Sciences (SLU), Uppsala. Previous experience as CEO Landshypotek Bank Aktiebolag, Board member of Swedish Bankers' Association and senior positions at SEB.

**Other ongoing assignments:** Chairman of Lyckås Aktiebolag and Board member of Dina Försäkring AB and the Cooperatives Economic Association Sweden.

**Shareholding in the company:** 11,000

*Independent in relation to the company, Group Management and the company's major shareholders.*

## Claes Magnus Åkesson

*Board member*

**Year of birth:** 1959

**Board member since:** April 19, 2022

**Education and professional experience:** Master of Business Administration at the Stockholm School of Economics and Advanced Management Program at INSEAD, in France. Previous experience as Board member of Concentric AB and Handicare Group AB, interim business and finance director, senior advisor, CFO and head of Investor Relations at JM AB. Previous experience also includes positions as Chief Controller Asia, CFO Malaysia and Regional Controller Asia in the Ericsson Group.

**Other ongoing assignments:** CEO and Board member of Anders Bodin Fastigheter AB. Chairman of the Board of JM @ Home AB and Board member of CM Åkesson AB.

**Shareholding in the company:** 7,500

*Independent in relation to the company, Group Management and the company's major shareholders.*

*Shareholding in the company as of December 31, 2024 (incl. any shares held by related parties)*

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# Senior executives

### Carl-Johan Hugner

*CEO*

**Year of birth:** 1985

**Training and education:** Master of Science in Industrial Engineering and Management, KTH Royal Institute of Technology, Stockholm.

**Other ongoing assignments:** Chairman of Söderport Property Investment AB (and other board assignments within the group) and Board member of Hugner Invest AB.

**Background:** Previous experience as Head of Real Estate Investment Banking and Equity Partner at Pareto Securities AB as well as Board member of Pareto Business Management AB.

**Shareholding in the company:** 0

**Warrants in the company:** 0

**Hybrid bonds in the company:** Nominal SEK 1,250,000

### Ann-Sofie Lindroth

*CFO*

**Year of birth:** 1976

**Training and education:** Master of Science in Business Administration, Lund University.

**Other ongoing assignments:** Board member of Söderport Property Investment AB (and other board assignments within the group).

**Background:** Previous experience as Controller and Head of Finance at Hemfosa Fastigheter AB, auditor at EY Real Estate, and real estate agent at Svensk Fastighets-förmedling.

**Shareholding in the company:** 37,975

**Warrants in the company:** 61,000

### Anders Albrektsson

*Head of Property Management*

**Year of birth:** 1974

**Training and education:** Real Estate Economics and Finance, KTH Royal Institute of Technology, Stockholm.

**Other ongoing assignments:** No other assignments

**Background:** Previous experience as Head of Property Management Sweden, Customer Manager and Property Manager, Newsec Property Asset Management AB.

**Shareholding in the company:** 2,500

**Warrants in the company:** 91,000

### Josephine Björkman

*Head of Transactions*

**Year of birth:** 1975

**Training and education:** M.Sc. International Business, University of Gothenburg School of Business, Economics and Law.

**Other ongoing assignments:** Board member of One Publicus Fastighets AB (and other board assignments within the group) and Origa Care AB (publ)

**Background:** Previous experience as Head of Transactions at Jernhusen AB, Business Development Manager at GE Real Estate Norden and Analyst at GE Capital London.

**Shareholding in the company:** 11,673

**Warrants in the company:** 51,000

### Linn Ejderhamn

*General Counsel*

**Year of birth:** 1986

**Training and education:** Master of Laws, Stockholm University.

**Other ongoing assignments:** No other assignments

**Background:** Previous experience as lawyer at Cederquist and Baker McKenzie, as well as monitoring specialist at Company Monitoring Nasdaq Stockholm.

**Shareholding in the company:** 6 713

**Warrants in the company:** 40,000

### Johan Ejerhed

*Head of Finance*

**Year of birth:** 1976

**Training and education:** Master of Engineering, international industrial economics (finance), Linköping University.

**Other ongoing assignments:** No other assignments

**Background:** Experience as project manager in structured real estate financing at SEB.

**Shareholding in the company:** 18,654

**Warrants in the company:** 92,000

*Stina Lindh Hök was CEO and a member of Nyfosa's group management until January 7, 2025, when Carl-Johan Hugner became the new CEO of Nyfosa.*

*Shareholding in the company as of December 31, 2024 (incl. any shares held by related parties).*

*Carl-Johan Hugner's holdings above are as of January 7, 2025.*

*Warrants in the company as of December 31, 2024.*

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# Model for internal control and governance

Nyfosa's transaction-based operations requires well-established processes and controls to minimize the risk of error. It also requires a corporate culture that fosters a good control environment.

Procedures and processes for internal control and governance are based on the COSO framework (Committee of Sponsoring Organizations of the Treadway Commission). The framework has five basic components: Control environment, Risk assessment, Control activities, Information & communication and Monitoring activities.

Nyfosa's model for internal control and governance consists of three lines of defense based on the model from the Committee of Sponsoring Organizations of the Treadway Commission (COSO). Each line of defense is responsible for its level of internal control and governance.

The Board is responsible for ensuring that there are processes to identify and define risks within operations and to measure and control risk-taking. The Board's responsibility for the internal control and governance is regulated by the Companies Act, the Annual Accounts Act (1995:1554) and the Code.

The CEO and Group Management are responsible for daily work on an overall level, ensuring effective governance and control.

The managers at the regional offices and Group functions are responsible for maintaining good internal control and governance in each of their respective areas.

## Nyfosa's three lines of defense for internal control and governance


**The Board** establishes policies and is responsible for the processes to identify and define risks within operations and to measure and control risk-taking. The Board makes decisions about the internal audit.

**The CEO and Group Management** are responsible for daily work on an overall level, ensuring effective governance and control.

**Each manager** at the regional offices and Group functions is responsible for maintaining good internal control in each of their respective functions.

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**Control environment**

Governing documents, processes and structures create a control environment that stipulates how internal control and governance are to take place within the organization. The Board monitors and ensures the quality of the internal control and governance in accordance with the Board's rules of procedure, the instructions for the CEO and the Committees and the associated delegation of authority and authorization manual. In addition, the Board has adopted a risk management policy that includes fundamental guidelines governing risk management, internal control and governance. These guidelines pertain to, for example, risk assessment, risk measures, control activities, action plans, evaluation and reporting. The internal control and governance activities are also presented in other governing documents, such as the company's accounting manual, sustainability policy and finance policy. These activities in the governing documents include regular checks and follow-ups of outcome compared with expectations and previous years, and supervision of, for example, the accounting policies applied by the Group. In addition, the company provides an anonymous whistleblower function for all employees, business partners, tenants, suppliers and other external contracts that is regulated in separate guidelines and monitored by the Chairman of the Remuneration Committee.

Since the Group's ongoing reporting and the preparation of the quarterly and annual accounts, etc., have been partly outsourced to external service providers (Newsec Property Asset Management, ViewGroup, TietoAkseli and Azets), Nyfosa's accounting manual also addresses the collaboration with these providers. The responsibility for maintaining an effective control environment and the continuous work on risk assessment and internal control and governance regarding the financial reporting is delegated to the CEO. However, the Board has ultimate responsibility. The Audit Committee is responsible for monitoring the efficiency of the company's internal control, governance and risk management regarding the financial reporting. Group Management regularly reports to the Board and the Audit Committee following established procedures. Responsibilities, authorities and governing documents comprise the control environment for the organization, together with laws and regulations. All internal governing documents are regularly updated to include changes in, for example, legislation, accounting standards or listing requirements.

**Risk assessment**

Every year, Group Management performs a risk evaluation of strategic, financial and operational risks as well as sustainability and compliance risks. The risks identified as the most material are documented in a risk list that is evaluated and submitted to a risk owner. The risk analysis also includes an assessment of the control activities established throughout

## Group-wide policies and governing documents adopted by the Board

**Finance policy**
Provides guidelines and regulations for conducting the finance operations of the company and its majority-owned subsidiaries. Also states the allocation of responsibilities and authorities, and contains strategies for how various financial risks are to be managed and stipulates risk mandates.

**Sustainability policy**
Describes the responsibilities of the organization and the Board in relation to the operations and its impact on its environment. The policy provides guidelines for work within economic, environmental and social sustainability and includes the company's environmental policy.

**Information security policy**
The aim is to raise awareness about security in everyday work with the company's information: a) to ensure that information is protected in accordance with its legal requirements, value and operational significance; and b) to prevent and avoid serious disruptions in operations and c) establish confidence for Nyfosa's brand.

**Insider policy**
Summarizes work to maintain good corporate governance, the general public and market's confidence in the company and describes the primarily legal regulations banning insider trading, etc.

**IT policy**
Aims to maintain an appropriate and efficient IT function that is to support the achievement of the company's business goals, protect operations, employees and customers as well as to ensure compliance with laws and regulations. This policy constitutes a framework for the management of IT resources, both internal and external, and applies to all of the company's employees, consultants and partners.

**Communication policy**
Aims to ensure accurate information in communication both internally and externally and compliance with laws, regulations and agreements.

**Policy for related-party transactions**
Aims to minimize the risks of errors or improprieties due to related-party transactions and relationships.

**Risk management policy**
Describes roles, responsibilities, processes and procedures related to risk management in the Group. The goal of the company's risk management is to systematically identify, evaluate and prioritize strategic and operational risks to thereafter make decisions about their management, and to also take advantage of opportunities that improve the likelihood of reaching business goals.

**Tax policy**
Contains guidelines on how to handle tax issues in the Group.

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the operations to manage the risks. Taking into account these existing control activities, the probability of a risk occurring within a defined period of time is evaluated, as is its impact on established targets. The risk assessment provides insight into the consequences for the Group if no action is taken, the risk-reducing measures that are in place and the level of risk that the organization wants to achieve by taking further action. The outcome of the risk analysis and accompanying action plan is presented to the Board annually. For a description of the Group's risks and risk management, refer to the section Risks and risk management on pages 42–44 in the Annual Report.

The Audit Committee is responsible for identifying and managing serious risks of error in the financial reporting. The outcome of the completed risk analysis and accompanying action plan for the financial reporting is presented to the Committee annually.

### Control activities

Control activities are established based on identified risks, with the aim of ensuring internal control and governance over the company's financial reporting. Identified risks are managed by implementing well-defined key processes with integrated control activities, such as dividing and delegating responsibility, collaboration and principles for distribution of responsibility between Nyfosa and external service providers and a defined decision-making process. Key processes include activities and controls intended to manage and minimize identified risks. In addition to these key processes, control activities comprise ongoing monitoring of financial results and financial position, company-wide controls and general IT controls.

### Information and communication

The company has well-established procedures and systems for information and communication aimed at providing the market with relevant, reliable, correct and up-to-date information about the Group's performance and financial position and ensuring that the financial reporting is correct and effective. For external disclosure of information, a communications policy has been adopted by the Board, designed to ensure that the company complies with the requirements for disseminating correct information to the market at the right time.

Internal governing documents clarify who is responsible for what, and the daily interaction between the officers concerned ensures that the necessary information and communication reaches all relevant parties. Group Management works daily within operations and are thus regularly updated on developments in all portions of the company's operations.

The Board receives regular financial reports on the Group's financial position and earnings performance. In addition, the Board receives a report every year from Group Management on consolidated risks for the Group with an accompanying action plan, which in turn is jointly followed up by the Board and Group Management once per year.

### Monitoring

The Board continuously evaluates the information provided by Group Management. The Group's financial position, investments and operating activities are normally discussed at each Board meeting and Group Management meeting. The Board is also responsible for monitoring the internal control and governance. This work includes ensuring that measures are taken to address any shortcomings, and following up proposals to address issues highlighted in connection with the external audit. Refer to the annual plan for the Board's meetings on page 47.

Follow-ups and separate evaluations are continuously carried out at various levels at the company in accordance with an adopted risk management policy and accounting manual. The risk owner appointed in the risk management policy is responsible for the management of a specific risk by regularly analyzing developments, monitoring risk measures and providing status reports to Group Management. Approved measures and risk owners are also monitored based on the Board's and Group Management's annual follow-up of the action plan, at the same time as line managers are given the opportunity to highlight relevant risk information. The risk management process is in term evaluated once a year to identify opportunities for improvement.

### Internal audit

In light of operations, organizational structure and the organization of the financial reporting, the Board has not found any reason to establish a separate internal audit function. The company's Group-wide controller function has been adapted to manage the internal control activities. The matter of establishing a separate internal audit function is discussed by the Board every year.

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# Sustainability Report


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Nyfosa's Sustainability Report and Statutory Sustainability Report consists of several sections in the Annual Report. These are marked with S in the Contents on page 3.

## Nyfosa's sustainability efforts

Even with a constantly changing property portfolio, it is possible to engage in long-term sustainability efforts. With clear targets and great dedication, Nyfosa assumes responsibility for contributing both to a sustainable future and to sustained profitability.

Reducing the adverse climate impact of operations and the value chain requires taking a long-term perspective that can be used in Nyfosa's transaction-based operations. The properties are managed based on such a perspective. The company and its employees shoulder responsibility as landlord, employer, business partner, lender and manager of our shareholders' assets by taking a range of measures, which include following the Ten Principles of the UN Global Compact for corporate sustainability.

Since it started operating in 2018, Nyfosa has maintained a strong focus on growth. In view of the company's relatively short history, important steps have been taken to establish sustainability efforts that work well in the growth-focused business.

The work continues on building operations to reduce climate impact and strengthen Nyfosa's position as a responsible and attractive employer and partner. This lays the foundations for strong, healthy growth and profitability as the company advances further toward achieving its set goals.

The point of contact for the company's Sustainability Report is Ann-Sofie Lindroth, CFO.

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# General information

**About the Sustainability Report**

In accordance with Chapter 6, Section 11 of the Annual Accounts Act, Nyfosa has decided to prepare the Statutory Sustainability Report as a separate report from the Annual Report. The sections marked with a "S" in the Contents on page 3 refer to Nyfosa's Sustainability Report and Statutory Sustainability Report. The content encompasses the Parent Company and all subsidiaries. The reporting period for sustainability reporting otherwise follows the Annual Report, which is the full-year 2024. This form of reporting takes place annually.

Nyfosa has elected to report its sustainability efforts in accordance with the GRI Sustainability Reporting Standards 2021 ('GRI Standards') prepared by the Global Sustainability Standards Board (GSSB). The objective of GRI Standards is to create transparent reporting on how an organization contributes to a sustainable development and what has the greatest impact on profitability, the environment and humans, including human rights, and how the organization manages this. The reporting has been compiled in an index of GRI Standards on page 66.

Climate-related financial disclosures are presented as required by the Task Force on Climate-related Financial Disclosures (TCFD) on pages 61–62.

**Governance of sustainability matters**

Nyfosa has an established structure for governance of and processes to manage sustainability-related material impacts, risks and opportunities. Areas of responsibility are divided among different groups, as reflected in policies and governing documents. The company works systematically to integrate sustainability in its operations through the Board of Directors, Audit Committee, CEO and Group Management, sustainability team and risk owners.

The Board bears ultimate responsibility for sustainability, including approving sustainability policies, targets and strategies. T-he Board receives quarterly updates on sustainability performance, including reports on climate-related risks and opportunities. These updates allow the Board to review sustainability targets and ensure they are in line with the company's strategic objectives. Furthermore, the Board is responsible for approving major investments and transactions in which sustainability often forms an integral part of the decision-making process.

The Audit Committee monitors the effectiveness of internal controls and risk management. The Committee reviews the risk analysis annually and ensure that sustainability-related financial risks are managed.

The CEO and Group Management are responsible for implementing the Board's decisions and leading operational sustainability efforts. They approve internal sustainability targets proposed by the sustainability team, ensuring these are consistent with corporate strategy. The CEO bears overall responsibility for the sustainability agenda and leads discussions on climate-related risks before they are reported to the Board. Group Management also plays a key role in ensuring that sustainability forms an integral part of business processes and that sustainability targets are met.

The sustainability team consists of the Head of Technology/Sustainability, Head of Property Management, CFO, Head of Finance and a company lawyer, three of whom are members of Group Management. The CEO usually attends the meetings. The team meets six times a year, leading strategic sustainability efforts and ensuring that sustainability matters are continuously addressed. The team is also responsible for compliance with green finance conditions and prepares material for Board meetings. In its governance, the team produces internal sustainability targets that support achievement of the overall corporate targets.

Risk owners, responsible for the management of a specific material risk, run this work at operational level. Reports are made to senior executives or a member of the sustainability team, depending on the nature of the risk.

Sustainability matters are integrated into the company's strategy and business model by focusing on establishing stable and sustainable cash flows as a basis for long-term value creation. The strategy includes adding value through sustainable property management, long-term partnerships with tenants and sustainable renovation projects. Sustainability aspects, such as the use of sustainable materials and energy efficiency, are integrated in major transactions and investments, helping to reduce environmental impact and increase the value of the assets. The Board and sustainability team work together to ensure that these aspects are considered in all major decisions.

**Risk management and internal control in sustainability reporting**

The company has a risk management and internal control framework that includes sustainability risks. This framework is based on a structured method for identifying, analyzing and managing potential risks, focused on ensuring accuracy and transparency in sustainability reporting. A close link to the company's sustainability efforts ensures that material risks are managed systematically.

The risk management framework includes a risk management policy adopted by the Board; see pages 52–54 for more details.

Sustainability risks are directly linked to sustainability reporting through double materiality and materiality assessments, which identify the sustainability matters that are most relevant to the company and its stakeholders. This ensures that sustainability risks and opportunities are reflected in external reporting. The sustainability team monitors status and ensures that sustainability risks are effectively addressed.

The company has a structured process for reporting risk assessments to administrative, management and supervisory bodies. The Board receives an annual report on the company's risk landscape, including the status of managing sustainability risks. The Audit Committee prepares the reporting, while Group Management is responsible for the overall risk management process. Risk owners report the status of specific risks on an ongoing basis, enabling a rapid response and ensuring that risks are managed proactively.

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### Stakeholder influence on the company's strategy and business model

Nyfosa's stakeholders are its current and future shareholders and investors, employees, tenants, suppliers and lenders as well as and society and the environment. The company engages with several key stakeholders to ensure that the business model and strategic priorities are in line with their expectations.

The company meets with shareholders at regular meetings, general meetings and presentations at which financial performance is presented, along with the company's strategies for managing sustainability matters. In addition to meetings, the company communicates by publishing documents, such as annual and sustainability reports.

Through a non-hierarchical organizational structure with proximity to managers and Group Management, employees are encouraged to contribute to developing the company's strategy and be involved in decision-making.

Day-to-day contact with existing and potential tenants is a prerequisite for identifying tenants' needs for premises and their requirements with respect to landlords. To further deepen the relationship, a new central area of responsibility for leasing was established during the year.

The company works continuously with suppliers of services including the installation of electricity, ventilation, roofs and elevators, as well as conversion services. To ensure that the people carrying out the work meet the company's requirements, Nyfosa has a Code of Conduct for Suppliers. For purchases over MSEK 1, the purchaser is urged to obtain confirmation from the supplier that the counterparty meets Nyfosa's requirements and takes responsibility for the work environment. The Code of Conduct emphasizes ethical business practices, human rights and environmental responsibility. The suppliers ensure compliance with these standards through self-assessments.

The finance policy sets out a number of risk limits. These are key figures for both shareholders and lenders and are communicated in the company's financial statements. Compliance with the green finance framework also constitutes material information for the company's stakeholders.

Nyfosa believes that sustainability and profitability go hand in hand, an approach that helps ensure the company focuses its efforts on meeting environmental sustainability targets and benefits society at large through tax revenues.

### Double materiality assessment – assessment of material impacts, risks and opportunities

The process of identifying, assessing, prioritizing and monitoring potential and actual impacts on people and the environment is based on structured due diligence following the guidelines of the ESRS framework. The method comprises an assessment of the operation's impacts on external factors and the potential effects of sustainability risks on the operations.

A double materiality assessment was conducted in June 2024 to ensure that both impact materiality and financial materiality were taken into account. Impact materiality includes the impact of the company's activities on the environment and society. Financial materiality includes how sustainability matters affect the company's financial performance and is assessed based on financial impact and likelihood of realization. A 5-point risk matrix was used to evaluate risks and opportunities based on likelihood and potential impact.

The double materiality assessment covers the entire value chain, from upstream impacts (suppliers and materials) to downstream impacts (tenants and visitors). By including insights from stakeholder dialogues – such as workshops and interviews with employees, tenants and suppliers – Nyfosa ensures that all relevant perspectives are considered.

ESRS-based criteria such as severity, scope, irremediable character, likelihood and time horizon are used to assess and prioritize among impacts. A prioritization matrix visualizes risks and opportunities based on likelihood and impact, helping to direct resources to the most critical areas. Financial materiality is assessed through a detailed assessment of potential financial impacts and the likelihood of them occurring. A threshold is defined to determine which matters are material in terms of reporting.

Impacts are monitored through KPIs that track progress towards sustainability targets. These KPIs focus both on reducing negative impacts and on maximizing positive opportunities. Nyfosa reports its progress both internally to management and the Board and externally via annual sustainability reports and financial statements. The process is reviewed and updated annually to ensure that new risks and opportunities are addressed.

The double materiality assessment is based on the following method and assumptions:

- A holistic view of the value chain is crucial to identifying impacts.
- Severity is prioritized over likelihood, especially when it comes to human rights issues.
- Time horizons (short, medium and long term) are used to ensure a comprehensive assessment.

| | |
|---|---|
| **Short term (1–2 years)** | Focus on meeting new climate and reporting requirements and initiating action on climate. Nyfosa prioritizes financial stability through debt restructuring, interest rate hedging and improved liquidity. Measures such as the dividend freeze in 2023 freed up resources for debt repayment and investments, despite higher interest expenses affecting profitability in the short term. |
| **Medium term (2–5 years)** | Continued investment in energy efficiency, property resilience and skills development. The company focuses on growth and sustainability through strategic acquisitions and divestments to optimize cash flow and value creation. Sustainability investments, such as in energy efficiency and green certifications, increase property values and rental income. Gradual improvement in financial performance and cash flows enables stronger investment capacity. |
| **Long term (5+ years)** | Implementation of circular economy principles and adaptation to technological advances, along with long-term climate adaptation. Nyfosa strives for sustainable value creation through climate adaptation and energy efficiency, ensuring the resilience of the portfolio. Stable rental income, cost control and strong cash flow lay the foundations for investment, debt management and future dividends. |

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# Material sustainability topics

After conducting a materiality assessment, eleven topics emerged that are material for the company to focus on. These are the topics in which the company has the greatest impact on its surroundings and that impact its operations the most.

## Environmental impacts

The impact of climate change on the property portfolio is managed through specific measures such as energy efficiency, climate adaptation and implementation of green finance frameworks.

| | |
|---|---|
| **Climate change** | Carbon emissions, increased energy costs and physical risks posed by extreme weather conditions. |
| **Energy efficiency** | High energy consumption has an adverse impact on business costs and carbon emissions. |
| **Waste management** | Management of waste hazardous to the environment. |
| **Water consumption** | Water consumption by tenants, especially in areas at risk of water shortages, poses a potential challenge. |
| **Use of resources and bio-diversity** | High resource consumption and impacts on ecosystems. |

## Social impacts

The well-being of employees constitutes a key factor for the company's success and for achieving its sustain-ability targets.

| | |
|---|---|
| **Employees** | Attracting and retaining skilled employees is crucial to success. |
| **Supplier responsibility** | Risks such as poor working condi-tions and corruption in the supply chain require action. |
| **Tenants and commu-nities** | Nyfosa collaborates with and engages local communities to strengthen relationships with ten-ants and create community benefit. This includes supporting tenants' sustainability targets and contrib-uting to social value in the areas in which the company operates. |

## Governance impacts

Nyfosa maintains high standards of corporate gover-nance and transparency through compliance with recognized frameworks such as the TCFD and GRI. This reduces risks and builds trust among stakeholders. Key governance areas include:

| | |
|---|---|
| **Ethical business principles** | The risk of corruption and reputa-tional damage is managed through a strict zero-tolerance policy and a whistleblowing system that guaran-tees safe and anonymous reporting. |
| **Corporate governance** | Nyfosa is responding to increasing demands for transparency and accountability by complying with the Swedish Corporate Governance Code. The company's governance structure ensures clear allocation of responsibilities and effective monitoring. |
| **Transparency and reporting** | High expectations for ESG reporting are managed by Nyfosa applying standards such as GRI and publish-ing climate-related information in line with the TCFD. This enhances the company's credibility and meets stakeholder requirements. |

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# Transition strategy

Nyfosa's transition strategy aims to achieve the transition required to reduce adverse environmental impacts and create value both for society and for the company's stakeholders. The strategy includes steering the operations, processes and systems toward more environmentally friendly and resource-efficient options for running the properties, to ensure fairness and equality throughout the value chain and to offer all employees the chance to develop, as well as ensuring their well-being. The strategy contributes toward achieving the UN Sustainable Development Goals.

## Properties

**Energy efficiency**
Reduce energy consumption and optimize energy efficiency, supported by technical systems and installations. Implement and prioritize renewable energy sources where possible.

**Sustainable investments**
Encourage initiatives to reuse materials and installations wherever possible. Use environmentally friendly and sustainable materials with a low carbon footprint in modifications and renovations.

**Waste management and circular economy**
Promote a circular economy by working with tenants and contractors to reduce waste and increase reuse, for example, by enabling fixtures and fittings and building materials to be reused, and making efficient waste management solutions available in the buildings.

**Transportation and accessibility**
Support sustainable transportation options for employees and visitors by providing bicycle parking areas and electric vehicle charging stations. Work to reduce carbon emissions from transportation linked to the operations.

**Biodiversity**
Support the preservation of existing areas of grassland and the development of new such areas on properties to make space for pollinators. Provide rooftop or ground space for beekeeping.

## Business conduct

**Fair and responsible business**
Ensure transparency and accountability in all business transactions. Work to counteract corruption and unethical business practices, as well as promoting fair and equal business relationships throughout the value chain.

## Employees

**An attractive, gender-equal workplace**
Establish a safe and healthy work environment that prioritizes employee well-being, equality and development opportunities, and encourage a good work-life balance.


Above: industrial property Danmarks Kumla 8:13 in Uppsala.
Below: regional office in Växjö.

**Contribution to achieving the UN SDGs**

3 Good health and well-being · 5 Gender equality · 8 Decent work and economic growth · 10 Reduced inequalities · 11 Sustainable cities and communities · 12 Responsible consumption and production · 13 Climate action · 15 Life on land

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# Creating value through active management

Through its sustainability efforts, Nyfosa is to drive the transition to a sustainable society. This means building resilient operations with a lower climate impact and reinforcing Nyfosa's position as a responsible and attractive employer and partner. The company thus helps create value for its stakeholders, society and the environment.

## Resources

**Properties**
494 properties
2,933 thousand sqm of leasable area
4,134 leases

**Employees**
Total of 102 employees and around 60 external workers

**Network**
Approximately 2,900 suppliers and contractors in Nyfosa Sweden and Kielo

**Financing**
MSEK 104 in share capital from 15,465 shareholders
MSEK 21,466 in loans from banks and bondholders

**Energy and water**
282 GWh energy consumption
510 m$^3$ water consumption

## Business model

**Build stable cash flows**
SEK 6.67 in operating cash flow per share
6.4% yield

**Management, optimization and development of properties**
MSEK 3,685 in rental and other income.
+4% net operating income

**Sustainable operations**
4 MW of solar panels installed.
SEK 15 billion sustainability certified property value

## Value created for stakeholders, society and the environment

**Tenants**
Safe and healthy premises.
MSEK 543 in investments in existing properties

**Employees**
Jobs
An attractive, gender-equal workplace, social cohesion and personal development.
MSEK 91 in salaries and other remuneration

**Suppliers and contractors**
Indirect jobs.
MSEK 1,552 to suppliers

**Shareholders and creditors**
MSEK 191 in dividends
MSEK 1,320 in interest and fees

**Community**
Contributes to a vibrant local community outside metropolitan areas
Develops existing properties to make them more sustainable

**Environment**
Efforts to lower energy consumption and carbon emissions
Reuse, biodiversity initiatives and reduced water consumption
Reduced energy consumption
-9% in Sweden since 2020
-4% in Finland since 2023

**Financial impact**
Nyfosa's operations contribute financially to society via taxes paid
MSEK 445 in VAT
MSEK 167 in property tax
MSEK 47 in income tax

**494** Properties

**102** Employees

**SEK 6.67** Operating cash flow per share

**6.4%** Yield, property

**MSEK 91** Salaries and other remuneration

**MSEK 191** Dividends to shareholders

**-9%** Energy consumption, Sweden, since 2020

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# Climate change

**Transition plan for climate change mitigation**
Nyfosa has developed a transition strategy aimed at reducing the company's climate impact and strengthening sustainability throughout its operations. The strategy includes energy efficiency, sustainable investment, improved waste management and the circular economy, as well as initiatives in transportation, accessibility and biodiversity. A more detailed description can be found on page 59.

**Policies related to climate change mitigation and adaptation**
Nyfosa's sustainability policy describes the company's strategy for integrating sustainability both in its own operations and in the entire value chain. By integrating a long-term perspective, the policy aims to balance environmental, social and economic objectives. It emphasizes the importance of minimizing environmental impacts through efficient use of resources and measures that address climate risks, such as flooding and increased energy costs. The policy addresses several material areas that are central to sustainability efforts, including climate change, own workforce and corporate governance.

In the context of climate change, the policy describes how the company works with initiatives regarding local and responsible suppliers, materials reuse and climate-conscious decisions, for example. In addition, there are guidelines for environmental analyses of property acquisitions and initiatives to extend the life of existing buildings to reduce the need for new construction. The policy also describes the company's work on energy optimization, renewable energy and sustainability certifications.

The policy currently covers the Swedish operations, value chain and stakeholders and aims to address material impacts, risks and opportunities linked to climate change mitigation and adaptation. The Board adopts the sustainability policy, Group Management implements it in the organization, and the sustainability team follows up on it and reports annually on progress in sustainability efforts. A Group-wide policy will be adopted in 2025.

The policy takes stakeholders into account by balancing financial targets with social and environmental responsibility. Shareholders' interests are served by focusing on profitability and resource efficiency, while employees benefit from investments in a safe work environment and gender equality. The policy states that tenants are to be offered safe and healthy environments and that requirements for suppliers are to ensure responsible behavior toward the supplier's own workforce and the environment. It also contributes to reducing climate impact and meets the conditions for green finance.

Nyfosa's sustainability policy is available to stakeholders via the company's website.

**Actions in relation to climate change**
The company's focus on reducing its climate impact currently includes reducing the energy consumption of buildings, reducing carbon emissions and increasing the percentage of renewable energy.

Read more on pages 24–26 about sustainability targets and actions taken to help reduce the climate impact of Nyfosa's own operations and the activities of our tenants.

**Targets related to climate change mitigation and adaptation**
Read more on page 24 about current sustainability targets designed to reduce negative impacts from the operations.

## Task Force on Climate-related Financial Disclosures (TCFD)

The TCFD describes financial impacts on the company of risks and opportunities expected to arise from climate change.

Climate-related risks and opportunities are included in the company's risk management and affect the company to some extent today, while others are expected to do so in the long-term (within five years). Risks and opportunities are assessed based on the likelihood of their occurrence and the financial impact they would have on the company if they occurred.

**Material climate-related risks and opportunities**
The company's most significant financial exposure to climate-related risks and opportunities is considered to be related to carbon emissions, energy consumption and insurance costs. These arise in the context of the transition to lower carbon emissions, as well as due to climate change.

If the price of emissions allowances rises or carbon dioxide is taxed, this affects the company through higher operating expenses for energy and water. Damage to buildings from extreme weather or higher water levels means a greater risk that the cost of insuring assets will rise.

In the short term, the company's financial position is impacted due to a greater need for investment to reduce operating expenses in the long term by using new technology and energy-efficient installations.

**Transition risks**

1 *Changes in regulations regarding emissions and emissions allowances.* Expanded reporting requirements regarding carbon emissions and energy consumption from own operations may entail transition costs to enable more comprehensive consumption data collection.

2 *Assets not considered creditworthy.* Properties not meeting energy performance requirements may lose their value in the credit and capital market.

3 *Costs for new installations.* Transition to lower energy consumption and risks of more expensive technology to achieve this.

Adapting the buildings for lower energy consumption, and thereby lower carbon emissions, will in certain cases require investing in new technologies and installations in the buildings.

Replacing fully functioning technology with modern, more energy-efficient installations may entail higher carbon emissions to produce, transport and install. The destruction of existing installations will also have a climate impact.

A replacement installation necessitates advance depreciation of existing equipment and costs to install the new one.

4 *Reputation on the rental, capital, credit or stock market* is adversely impacted if the company does not achieve the expected reduction in environmental impact.

A loss of market confidence due to the company's failure to meet the expected reduction in energy consumption and carbon emissions could result in capital being unavailable or tenants opting out of leasing the company's premises.

### Physical climate risks

5 *Sudden physical climate risks,* such as greater damage to assets due to extreme weather conditions, can burden the company's financial position should the insurance not cover the damage. There is a risk that the value of assets situated in future risk zones will drop.

6 *Chronic physical climate risks,* such as a warmer climate and rising water levels could burden the company's financial position through higher costs for cooling the premises and higher insurance premiums in the event that the buildings are situated in flooding areas.

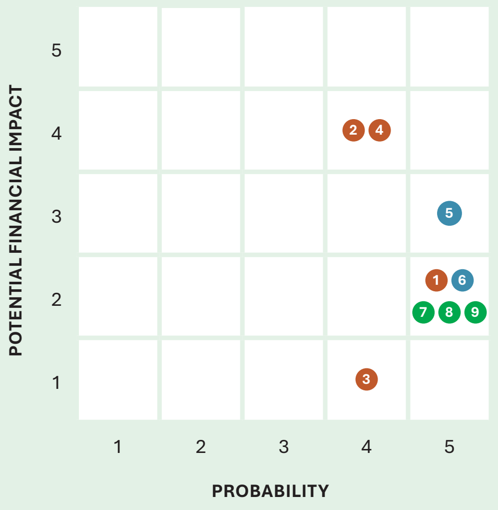
### Climate-related opportunities

7 *More efficient use of energy and water* impacts the company due to lower operating expenses. An energy-efficient building could have a higher value.

8 *Greater percentage of renewable energy.* Using energy from renewable energy sources and investing in renewable energy sources such as solar panel installations on buildings to diversify the energy sources results in lower carbon emissions.

9 *Lower carbon emissions.* Using energy sources with low carbon emissions produces less exposure to future higher carbon prices. A green profile provides greater opportunities for raising capital in the capital market.

## Risk scenario




| Financial impact | Probability |
|---|---|
| 1 Insignificant | 1 Highly improbable |
| 2 Low | 2 Improbable |
| 3 Moderate | 3 Possible |
| 4 Large | 4 Probable |
| 5 Significant | 5 Highly probable |

## Existing processes and focus areas going forward

| Governance | Strategy | Risk management | Indicators and targets |
|---|---|---|---|
| **The Board's monitoring of climate-related risks and opportunities.** Described on page 56 Sustainability – Governance. | **Climate-related risks and opportunities in the short, medium and long term.** Described in Risks and risk management on pages 42–44 and in TCFD on pages 61–62. | **Process to identify and assess climate-related risks.** Described in Risks and risk management on page 43 and in TCFD on pages 61–62. | **Indicators to measure and control climate-related risks and opportunities.** Described in Risks and risk management on page 43 and in TCFD on pages 61–62. |
| **Group Management's role in the assessment and management of climate-related risks and opportunities.** Described on page 56. | **Climate-related risks and opportunities' impact on the company's operations, strategy and financing plan.** Described on pages 61–62 of TCFD. | **Process to manage climate-related risks.** Described in Risks and risk management on page 43 and in TCFD on pages 61–62. | **Reporting on Scope 1, 2 and 3 in accordance with the Greenhouse Gas Protocol.** Carbon emissions on page 25, streamlined consumption and energy consumption on page 25, and transition strategy on page 59. |
| | **Describe the resilience of the company's strategy taking into consideration various physical climate-related risks.** Risks and risk management on pages 42–44, transition strategy on page 59 and TCFD on pages 61–62. | **The processes' integration in the organization's overall risk management.** Refer to Risks and risk management on pages 42–44. | **Targets used to control climate-related risks and opportunities as well as the outcomes.** Sustainability targets and outcomes are described on pages 9 and 24. |

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# Business conduct

### Supplier relationships

Nyfosa works to maintain sustainable relationships with business partners. A good reputation and reliable payment procedures are important for the business. The company has a Code of Conduct for Suppliers that emphasizes ethical business practices. This includes ensuring that payments are managed responsibly and correctly. Responsible financial practices also form a key part of the sustainability policy, and financial commitments are managed in an ethical and professional manner. Integrating these principles in day-to-day work creates long-term value both for the company and for its suppliers.

### Business conduct policies and corporate culture

The Employee Code of Conduct serves as a guide to ethical behavior. It includes principles and rules to establish a healthy work environment and promote strong business conduct.

Nyfosa has implemented a robust system to detect, report and investigate breaches of legislation, the Code of Conduct and internal policies in the form of a whistleblower function. The system provides confidential and secure reporting channels available to employees, business partners, tenants and suppliers on the company's website. The whistleblower function, monitored by a member of the Board, ensures anonymity and protection against reprisals. The company also conducts annual training to raise awareness of the Code of Conduct and reporting procedures.

Ethical issues are also integrated in other training initiatives, such as training on procurement processes and risk management, and form part of the onboarding program for new employees.

Nyfosa has integrated business conduct in its sustainability strategy through central policies and procedures. The sustainability policy forms the basis for the company's work on environmental and social sustainability and includes responsibilities toward employees, tenants, suppliers and local communities. The risk management policy provides a framework for identifying and managing risks, and the related-party transactions policy minimizes the risk of irregularities through approval processes and transparency requirements.

### Prevention and detection of corruption and bribery

Nyfosa has comprehensive procedures for preventing, detecting and managing bribery and corruption. The codes of conduct for employees and suppliers clarify that there is zero tolerance of these, and this is applicable throughout the supply chain. Regular training raises awareness, and policies on related-party transactions and risk management ensure transparency. An independent whistleblowing system ensures confidentiality, while internal controls and audits monitor compliance. In the event of allegations or incidents, there are established reporting channels, and independent investigations are carried out.

Internal control and risk management cover both financial and sustainability reporting. Issues related to financial reporting and sustainability are discussed at management meetings at least eight times a year. A risk register is regularly updated, and the sustainability team reports continuously on progress toward the sustainability targets. These processes ensure transparent and effective governance.

Nyfosa's anti-corruption policies are aimed at employees, suppliers and investors. The codes of conduct are published on the website and are available to employees via the intranet. Suppliers are informed directly, and an external whistleblowing system allows suspected breaches to be reported confidentially. Regular training raises awareness of ethical standards and anti-corruption measures.

### Confirmed incidents of corruption or bribery

See page 31.

### Management of relationships with suppliers

| | |
|---|---|
| **Risk management and disruption minimization** | The company prioritizes working with local suppliers, which strengthens the local community and reduces dependence on international supply chains. |
| **Training and incentives for purchasing staff** | Purchasing managers are trained in the Code of Conduct for Suppliers, sustainability policy and purchasing guidelines to ensure ethical and professional behavior toward suppliers. |
| **Survey and evaluation of suppliers' social and environmental responsibility** | The company encourages suppliers to adhere to sustainable practices and engage in social responsibility. |
| **Local suppliers** | Local suppliers are prioritized whenever possible. |
| **Communication and relationships with suppliers** | Close relationships with suppliers through dialogue on ethical business practices combined with clear payment procedures. |
| **Evaluation of procedures and results** | The Company reserves the right to conduct audits and site visits to verify compliance with the Code of Conduct for suppliers. |

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# Own workforce

**Policies related to own workforce**

Nyfosa's sustainability policy and Employee Code of Conduct aim to create a safe and inclusive work environment in which every employee is assessed fairly and given the opportunity to develop. The Employee Code of Conduct clarifies the company's values and principles for how employees are expected to act in relation to colleagues, tenants, suppliers, partners and society in general. Furthermore, the Code provides guidance on legal requirements and expectations beyond them, with the aim of ensuring ethical and responsible behavior in all aspects of the business.

These policies define Nyfosa's guidelines for ensuring a good work environment, health, gender equality and equal treatment of employees. Through zero tolerance of discrimination, diversity initiatives and defined compliance procedures, Nyfosa helps ensure a fair and sustainable workplace for all.

*Equal treatment and opportunities for all*

Nyfosa has zero tolerance of all forms of harassment, bullying and discrimination. Through its sustainability policy, Occupational Health and Safety Manual and Employee Code of Conduct, the company works actively to combat discrimination and promote an inclusive and diverse work environment. All employees must be treated with respect and given equal rights and opportunities, regardless of sex, gender identity or expression, ethnicity, religion or other belief, disability, sexual orientation or age. Nyfosa ensures that each individual is assessed on the basis of performance and merit, and recruitment takes into account gender under-representation in the event of equal qualifications. To reduce the risk of unconscious bias, recruitment interviews are conducted by both male and female staff.

*Good work environment*

Nyfosa strives to create a healthy, safe and productive work environment, in which all employees are provided with equal opportunities for personal and professional development. Efforts regarding the work environment are based on the company's Occupational Health and Safety Manual, which regulates procedures to prevent ill health, ensure inclusion and establish a positive culture in the workplace. The company practices systematic work environment management, in which work environment risks are regularly identified, assessed and remedied. This work includes regular surveys of the work environment, as well as follow-up on the measures decided upon.

Reported incidents are dealt with immediately, and the necessary measures are taken to improve the work environment. The Board has the overall responsibility for ensuring implementation of and compliance with the Code of Conduct, while managers, who are responsible for managing other employees, are also responsible for training employees and ensuring they comply with the guidelines in their daily work. Nyfosa's sustainability policy and Code of Conduct are publicly available on the company's website, making them easily accessible to employees, stakeholders and other relevant players.

**Processes for engaging with own workforce**

Nyfosa works to maintain a corporate culture characterized by openness, trust and participation. The company is organized non-hierarchically, which means employees are in close contact with the business operations and strategic decisions. The CEO and Group Management are accessible to all employees and share premises with Group-wide functions and parts of the property management organization, creating a transparent and communicative workplace. This structure encourages a climate of open dialogue and continuous feedback from employees.

All employees take part in annual performance and career development reviews with their immediate superior. Individual goals are set during these reviews, which are followed up regularly during the year, allowing for continuous dialogue. Nyfosa engages directly with its workforce without workers' representatives as intermediaries.

**Procedures for managing negative impacts on own workforce**

The company has a clear process for dealing with situations in which the company may be linked to negative impacts on its employees. This process includes conducting an investigation, involving a dialogue with the parties concerned, and taking remedial action, such as support measures or adjustments to the work environment.

Nyfosa has set up several reporting channels so that employees can raise any concerns. Employees are encouraged in the first instance to contact their immediate superior or another manager if necessary. Employees can also contact HR directly if they have questions about discrimination or work environment-related issues.

An anonymous whistleblower function is available, managed by a third party to ensure confidentiality and protect the identity of the whistleblower. All communication via the whistleblower function is managed confidentially, unless the whistleblower explicitly requests otherwise. All reports, whether from an identified individual or anonymous, are dealt with equal care, helping ensure a safe and trusting work environment in which concerns can be raised and addressed effectively.

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**Managing risks and opportunities linked to own workforce**

Nyfosa endeavors to establish a sustainable, inclusive and healthy work environment in which all employees are given equal opportunities for development and security in their professional lives. By combining preventive measures, skills development and follow-up, the company aims to ensure good working conditions throughout its operations.

In the company's assessment, the key measures that support a good work environment are fitness allowances, health checks and medical expenses insurance, which aim to boost the health and well-being of employees. Several initiatives in training and leadership are carried out to ensure a high level of expertise and a work environment that supports continuous development. Leadership training for managers responsible for staff focuses on developing inclusive and sustainable leadership that strengthens both the work environment and employee engagement. Individual development plans are offered to further support personal development.

Nyfosa applies principles of equal treatment in recruitment and employment, making its zero tolerance of discrimination clear. The Occupational Health and Safety Manual serves as a key tool to prevent discrimination and ensure a safe and fair work environment through clear guidelines and procedures.

These measures aim to create a safe, fair and inclusive work environment. To ensure continuous improvement, Nyfosa monitors KPIs such as sick leave, employee turnover and gender distribution, providing a data-driven basis for identifying areas for improvement and ensuring that work environment measures are effective.

**Targets related to own workforce**

Despite the lack of formal targets, the company actively promotes a creative and open work environment, ensures gender equality in recruitment and applies decentralized decision-making processes that empower employees. The aim is to establish a workplace offering high job satisfaction, low employee turnover and committed employees, contributing to the company's longevity and attractiveness as an employer.


Above: Employees at the regional offices in Västerås and Gothenburg. Below: Employees at the head office in Nacka, Stockholm.

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# GRI content index

**Statement of use:** Nyfosa has reported in accordance with GRI Standards for the period January 1, 2024 to December 31, 2024.
**GRI 1 used:** GRI 1: Foundation 2021

| GRI reference | Description | Page | Comment |
|---|---|---|---|
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| | **Strategy, policies and practices** | | |
| 2-22 | Statement on sustainable development strategy | 7-8, 57, 59 | Separate comments from the CEO are not provided this year |
| 2-23 | Policy commitments | 64 | |
| 2-24 | Embedding policy commitments | 31, 65 | |
| 2-25 | Processes to remediate negative impacts | 61-65 | |
| 2-26 | Mechanisms for seeking advice and raising concerns | 30, 65 | |
| 2-27 | Compliance with laws and regulations | 31 | |
| 2-28 | Membership of associations | – | Not applicable to Nyfosa. |

| GRI reference | Description | Page | Comment |
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| 2-29 | Approach to stakeholder engagement | 57 | |
| 2-30 | Collective bargaining agreements | – | No collective bargaining agreements have been signed. |
| **GRI 3 – MATERIAL TOPICS** | | | |
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| 403-2 | Incidents of discrimination and corrective actions taken | 31 | |
| 405-1 | Diversity of governance bodies and employees | 31 | |
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| GRI C1 | Product liability (properties with sustainability certification) | 24 | |

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# Reporting principles

**Explanatory key – environmental data**

*Control* means that Nyfosa has the possibility to exercise an influence on carbon emissions when, for example, choosing agreements or suppliers.

*Area* refers to heated floor area in the buildings and is collected from each building's energy declaration.

*Start portfolio* means the properties in the Sweden segment that were owned throughout the 2020 financial year and is the baseline value for the reduction of energy consumption per sqm. The start year for Kielo is 2023, and for Bratsberg it will be 2024.

*Like-for-like property portfolio* refers to properties that Nyfosa has owned for an entire financial year. Properties bought and sold during the year are excluded. This means that this year's energy consumption per sqm is not based on the same properties as in the start portfolio. The methodology has been adapted to the transaction-based business model.

**Sustainability certification**

A property that has sustainability certification is a property in which one or more buildings in the property have a sustainability certification.

**Change in reporting**

Bratsberg was added to the reporting as a segment as of 2024, but is not included in the year's reporting of total energy and water consumption.

Energy performance is presented for the first time; see page 25.

No specific statement on the sustainable development strategy is provided. Information can be found in the Comments from the CEO on pages 7–8 and on page 59 Transition strategy.

**Energy and water consumption**

Nyfosa monitors and reports energy and water consumption in the properties where Nyfosa is the contract owner and has control over at least one of the media types: electricity, district heating, district cooling or water. Control can vary between energy classes and properties. For the report on 2024, this corresponds to 83 percent (84) of the total portfolio and encompasses both property energy and energy used in the operations. For the remaining properties, the tenant has the main subscription and control. Outcomes for Bratsberg have not been included in total consumption for the year.

Energy consumption is reported in total values of GWh and as kWh per sqm area for intensity value.

**Energy performance**

Energy performance is reported based on the energy declarations provided for each building. Properties with multiple buildings have been categorized based on the energy performance achieved by at least 80 percent of the heated area.

**Carbon emissions**

Nyfosa's operations are transaction-based and since emissions are reported in actual values, emissions can vary considerably year to year. Nyfosa's emissions are reported in Scope 1, Scope 2 and Scope 3 in accordance with the GHG Protocol (Greenhouse Gas Protocol).

Reporting of carbon emissions related to heating, cooling and electricity refers to the properties in which Nyfosa can monitor and report media consumption, which corresponds to 83 percent (84) of the total area.

Reporting of passenger transportation pertains to company cars and service vehicles. Reporting of coolants pertains to equipment subject to reporting requirements in 2022 under Swedish law. Reporting of fossil fuels pertains to fuels used in Nyfosa's properties.

Reporting of business travel pertains to travel that Nyfosa's employees have carried out while on duty.

Outcomes for Bratsberg have not been included in the total emissions reported for the year.

**Employees**

There is no breakdown by segment or region for all key figures related to employees due to the low number of employees. The gender breakdown is reported for the total number of employees during the year. The number of employees is reported as the total number of employees during the year. The same basic principle applies also to other KPIs.

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# Auditor's Limited Assurance Report on Nyfosa ABs Sustainability Report and statement regarding the Statutory Sustainability Report

*Translation from the Swedish original*

*To Nyfosa AB, Corp. id. 559131-0833*

**Introduction**

We have been engaged by the Board of Directors of Nyfosa AB to undertake a limited assurance engagement of Nyfosa ABs Sustainability Report for the year 2024. Nyfosa AB has defined the scope of the Sustainability Report on page 3 in this document, the Statutory Sustainability Report is defined on pages 10–11, 22–27, 30–31, 42–44 and 55–67.

**Responsibilities of the Board of Directors and the Executive Management**

The Board of Directors and the Executive Management are responsible for the preparation of the Sustainability Report including the Statutory Sustainability Report in accordance with applicable criteria and the Annual Accounts Act in accordance with the older wording that applied before 1 July 2024. The criteria are defined on page 3 in the Sustainability Report and are part of the Sustainability Reporting Guidelines published by GRI (The Global Reporting Initiative), that are applicable to the Sustainability Report, as well as the accounting and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of a Sustainability Report that is free from material misstatements, whether due to fraud or error.

**Auditor's responsibility**

Our responsibility is to express a conclusion on the Sustainability Report based on the limited assurance procedures we have performed and to express an opinion regarding the Statutory Sustainability Report. Our responsibility is limited to the historical information reported and thus does not include future-oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 (Revised) Assurance engagements other than audits or reviews of financial information. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical and other limited assurance procedures. Our examination regarding the Statutory Sustainability Report has been conducted in accordance with FAR:s auditing standard RevR12 The auditor's opinion regarding the Statutory Sustainability Report. A limited assurance engagement and an examination according to RevR 12 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.

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. We are independent of Nyfosa AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance procedures performed and the examination according to RevR 12 do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. The conclusion based on a limited assurance engagement and an examination according to RevR 12 does not provide the same level of assurance as a conclusion based on an audit.

Our procedures are based on the criteria defined by the Board of Directors and the Executive Management as described above. We consider these criteria suitable for the preparation of the Sustainability Report.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our conclusions below.

**Conclusions**

Based on the limited assurance procedures performed, nothing has come to our attention that causes us to believe that the Sustainability Report is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and the Executive Management.

A Statutory Sustainability Report has been prepared.

Stockholm, April 3, 2025

KPMG AB

Mattias Johansson
*Authorized Public Accountant*

Torbjörn Westman
*Expert Member of FAR*

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# EU Taxonomy

The EU Taxonomy for sustainable activities is a regulatory framework that aims to promote sustainable investment and support the EU's goal of climate neutrality by 2050 in line with the Paris Agreement. The Taxonomy establishes common definitions and sets criteria for what are to be considered environmentally sustainable economic activities, using a joint classification system. For an activity to be considered environmentally sustainable, it must contribute significantly to at least one of the six environmental objectives of the Taxonomy: (i) climate change mitigation, (ii) climate change adaptation, (iii) sustainable use and protection of water and marine resources, (iv) transition to a circular economy, (v) pollution prevention and control, (vi) protection and restoration of biodiversity and ecosystems.

Performing an activity should do no significant harm to any of the other objectives, and the organization must also meet minimum social standards requirements ("minimum safeguards"). For the 2024 financial year, Nyfosa is not yet subject to the requirement to prepare reports in line with the EU Taxonomy, but is instead doing so on a voluntary basis. This is the first year of reporting in line with the EU Taxonomy, which means that there are no comparative figures in the reporting.

### Proportion of Taxonomy-eligible activities

As an initial step in identifying Taxonomy-eligible activities, screening was conducted to determine which activities were relevant to Nyfosa. The activity identified as relevant, and in relation to which the assessment has thus been carried out, is the activity Acquisition and ownership of buildings, which is Nyfosa's core business. Consequently, this encompasses 100 percent of the company's turnover, capital expenditure (CapEx) and operating expenditure (OpEx), as defined in the Taxonomy Regulation.

### Proportion of Taxonomy-aligned activities

The properties assessed as making a substantial contribution to the company's environmental objective of climate change mitigation are considered to be Taxonomy-aligned. Substantial contributions are expected to derive from the properties in the top 15 percent of the national stock in terms of energy efficiency, last updated in December 2022.

On the balance-sheet date, 72 properties met the criteria for substantial contributions, of which 69 in Nyfosa Sweden and 3 in Kielo. The properties in the Swedish portfolio have an energy performance of either class A or were in the top 15 percent of the national or regional building stock as regards primary energy demand. Kielo's portfolio only included those buildings in energy class A, due to the lack of reliable data on energy efficiency.

However, to meet the Do No Significant Harm criteria, climate risk and resilience assessments must be performed for each building. The assessments had not been carried out as per the balance-sheet date, resulting in the 72 properties not currently being considered to Taxonomy-aligned.

An assessment has also been made of minimum safeguards, based on Article 18 of the Taxonomy Regulation (EU 2020/852) and the Final Report on Minimum Safeguards, published by the EU Platform on Sustainable Finance in October 2022. The outcome in this case was that, although there are some gaps, Nyfosa largely meets the requirements for minimum safeguards. For example, the company has not had any confirmed cases or been involved in incidents in which tax rules or fair competition rules were violated. Minimum safeguards are assessed at Group level, and this assessment is not linked to individual properties, departments or regions.

In conclusion, the criteria for alignment with the EU Taxonomy were not met in 2024.

The 72 properties accounted for 18 percent of the property value on the balance-sheet date, 16 percent of the year's turnover, 12 percent of the year's OpEx and 16 percent of the year's CapEx. Climate risk and resilience assessments will begin in 2025.

### Nuclear and fossil gas related activities

| Nuclear energy related activities | |
|---|---|
| The undertaking carries out, funds or has exposures to research, development, demonstration and deployment of innovative electricity generation facilities that produce energy from nuclear processes with minimal waste from the fuel cycle. | No |
| The undertaking carries out, funds or has exposures to construction and safe operation of new nuclear installations to produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production, as well as their safety upgrades, using best available technologies. | No |
| The undertaking carries out, funds or has exposures to safe operation of existing nuclear installations that produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production from nuclear energy, as well as their safety upgrades. | No |

| Fossil gas related activities | |
|---|---|
| The undertaking carries out, funds or has exposures to construction or operation of electricity generation facilities that produce electricity using fossil gaseous fuels. | No |
| The undertaking carries out, funds or has exposures to construction, refurbishment, and operation of combined heat/cool and power generation facilities using fossil gaseous fuels. | No |
| The undertaking carries out, funds or has exposures to construction, refurbishment and operation of heat generation facilities that produce heat/cool using fossil gaseous fuels. | No |

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# Financial information

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# Multi-year overview and key figures

## TREND IN PROPERTY PORTFOLIO

| | Jan–Dec | | | | | |
|---|---|---|---|---|---|---|
| MSEK | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
| Income | 3,670 | 3,553 | 3,151 | 2,459 | 2,035 | 1,370 |
| Economic occupancy rate at the end of the period, % | 90.5 | 91.5 | 93.1 | 94.6 | 93.1 | 90.9 |
| Property expenses | -1,000 | -976 | -930 | -717 | -557 | -415 |
| Property administration | -129 | -133 | -129 | -91 | -63 | -50 |
| Net operating income | 2,541 | 2,445 | 2,092 | 1,651 | 1,415 | 905 |
| Surplus ratio, % | 69.2 | 68.8 | 66.4 | 67.1 | 69.5 | 66.0 |
| Yield, % | 6.4 | 6.0 | 5.4 | 5.0 | 5.4 | 5.5 |
| EBITDA | 2,723 | 2,445 | 2,282 | 1,861 | 1,558 | 1,016 |
| Profit from property management | 1,350 | 1,239 | 1,533 | 1,302 | 1,147 | 814 |
| Operating cash flow | 1,345 | 1,215 | 1,714 | 1,446 | 1,267 | 827 |
| Profit/loss for the year | 112 | -639 | 1,694 | 3,112 | 2,225 | 1,382 |
| Property value on balance-sheet date | 39,370 | 39,278 | 40,446 | 37,147 | 29,411 | 19,602 |
| Run rate yield requirement on balance-sheet date, % | 6.3 | 6.2 | 5.9 | 5.4 | 5.3 | 5.5 |
| NAV on balance-sheet date | 20,186 | 18,093 | 19,250 | 18,325 | 14,744 | 10,965 |

## KEY FIGURES PER SHARE

| | Jan–Dec | | | | | |
|---|---|---|---|---|---|---|
| SEK | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
| Net operating income | 12.59 | 12.80 | 10.95 | 8.64 | 7.67 | 5.40 |
| Profit from property management | 6.41 | 6.15 | 7.80 | 6.90 | 6.32 | 4.85 |
| Operating cash flow | 6.67 | 6.36 | 8.97 | 7.69 | 6.97 | 4.93 |
| Profit/loss before dilution | 0.28 | -3.67 | 8.62 | 16.52 | 12.25 | 8.24 |
| Profit/loss after dilution | 0.28 | -3.67 | 8.61 | 16.49 | 12.25 | 8.24 |
| NAV on balance-sheet date | 97.00 | 94.72 | 100.78 | 95.93 | 79.91 | 65.37 |
| Current NAV on balance-sheet date | 93.49 | 90.92 | 93.63 | 89.76 | 75.33 | 60.11 |
| Equity on balance-sheet date | 86.36 | 84.42 | 92.22 | 86.04 | 72.27 | 58.32 |
| Number of shares outstanding on balance-sheet date, million | 208.1 | 191.0 | 191.0 | 191.0 | 184.5 | 167.7 |
| Average number of shares outstanding, million | 201.7 | 191.0 | 191.0 | 188.1 | 181.8 | 167.7 |

## KEY FINANCIAL DATA

| | Jan–Dec | | | | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
| Return on equity, % | 0.3 | -4.1 | 9.7 | 21.3 | 19.3 | 15.2 |
| Loan-to-value ratio on balance-sheet date, % | 50.7 | 55.2 | 54.7 | 53.8 | 53.5 | 50.8 |
| Net loan-to-value ratio of properties on balance-sheet date, % | 53.1 | 58.3 | 57.7 | 55.2 | 56.9 | 54.6 |
| Interest-bearing net debt/EBITDA, multiple | 7.7 | 9.4 | 10.2 | 11.0 | 10.7 | 10.5 |
| Interest-coverage ratio, multiple | 2.2 | 2.0 | 3.4 | 4.2 | 4.5 | 5.2 |
| Equity/assets ratio on balance-sheet date, % | 43.0 | 38.7 | 40.6 | 42.5 | 41.8 | 44.1 |

Presented above are the key figures that provide supplementary information to investors and the company's management in their assessment of the company's performance. Key figures not defined by IFRS Accounting Standards have been supplemented with a reconciliation. Refer to the reconciliations on pages 72–74 and definitions of key figures on pages 111–112.

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# Reconciliation of key figures

## CURRENT NAV PER SHARE[1]

| MSEK | Dec 31 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Equity attributable to Parent Company shareholders | 18,582 | 16,883 | 18,378 | 17,236 | 13,333 |
| Hybrid bonds | -611 | -758 | -763 | -800 | - |
| Estimated actual deferred tax[1] | 775 | 705 | 576 | 541 | 341 |
| Derivatives | 77 | -77 | -372 | -22 | -3 |
| Estimated actual deferred tax in JV, Nyfosa's share[2] | 606 | 579 | 142 | 126 | 119 |
| Derivatives in JV, Nyfosa's share | 27 | 36 | -76 | 62 | 110 |
| **A Current NAV** | **19,456** | **17,368** | **17,885** | **17,144** | **13,900** |
| B Number of shares, millions | 208 | 191 | 191 | 191 | 185 |
| **A/B Current NAV per share, SEK** | **93.49** | **90.92** | **93.63** | **89.76** | **75.33** |

1) From 2024, the former performance measure of "Adjusted NAV" changed name to "Current NAV" to provide better comparability with other listed Swedish property companies. No changes were made to the definition or calculation.

2) Assumptions include that loss carryforwards are expected to be used in the next five years with nominal tax. The property portfolio is expected to be realized over 50 years when the entire portfolio will be indirectly sold via companies and the purchaser's deduction for deferred tax is 7 percent. The discount rate was 3 percent. Estimated actual deferred tax for the Group corresponds to tax of 12 percent (12).

## RETURN ON EQUITY

| MSEK | Dec 31 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| A Profit/loss LTM attributable to Parent Company shareholders | 114 | -639 | 1,689 | 3,112 | 2,225 |
| B Interest to hybrid bond holders LTM | -57 | -63 | -43 | -4 | - |
| **A+B Adjusted profit/loss** | **57** | **-702** | **1,646** | **3,107** | **2,225** |
| C Average equity attributable to Parent Company shareholders | 17,809 | 17,749 | 17,807 | 14,679 | 11,557 |
| D Average hybrid capital | -657 | -762 | -781 | -96 | - |
| **C+D Adjusted equity** | **17,153** | **16,988** | **17,026** | **14,582** | **11,557** |
| **(A+B)/(C+D) Return on equity, %** | **0.3** | **-4.1** | **9.7** | **21.3** | **19.3** |

## LOAN-TO-VALUE RATIO[1]

| MSEK | Dec 31 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| A Interest-bearing liabilities | 21,366 | 23,340 | 24,033 | 21,045 | 17,055 |
| B Hybrid bonds | 611 | 758 | 763 | 800 | - |
| C Total assets | 43,326 | 43,676 | 45,335 | 40,626 | 31,907 |
| **(A+B)/C Loan-to-value ratio, %** | **50.7** | **55.2** | **54.7** | **53.8** | **53.5** |

1) From 2024, the former performance measure of "Loan-to-value ratio, properties" was replaced with the performance measure of "Loan-to-value ratio." The performance measure is a relevant measure of risk that indicates the degree to which the operation is encumbered with interest-bearing liabilities and is a good complement to the existing performance measure of "Net loan-to-value ratio, properties." The change entails better comparability with other listed Swedish property companies. Comparative figures have been adjusted.

## YIELD[1]

| MSEK | Dec 31 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Net operating income rolling 12 months | 2,541 | 2,445 | 2,092 | 1,651 | 1,415 |
| Ground rent | -19 | -18 | -16 | -8 | -5 |
| Acquisitions and divestments | -9 | -31 | 87 | 218 | 180 |
| Currency adjustment | 2 | -19 | 20 | 1 | - |
| **A Adjusted net operating income** | **2,514** | **2,376** | **2,183** | **1,860** | **1,591** |
| B Property value | 39,370 | 39,278 | 40,446 | 37,147 | 29,411 |
| **A/B Yield, %** | **6.4** | **6.0** | **5.4** | **5.0** | **5.4** |

1) New performance measure from 2024 that was added to indicate the yield from operational activities in relation to the properties' value and to provide better comparability with other listed Swedish property companies. The performance measure has taken over the name of the performance measure "Run rate yield," see separate information on Run rate yield on page 73.

## EBITDA

| MSEK | Dec 31 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| A Net operating income | 2,541 | 2,445 | 2,092 | 1,650 | 1,415 |
| B Central administration | -185 | -186 | -161 | -128 | -132 |
| C Reversal of depreciation of equipment | 2 | 1 | 2 | 1 | 1 |
| D Other operating income and expenses | 15 | 6 | 14 | 6 | -26 |
| E Dividend received from joint ventures | 350 | 180 | 335 | 332 | 300 |
| **A+B+C+D+E EBITDA** | **2,723** | **2,445** | **2,282** | **1,861** | **1,558** |

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### EQUITY PER SHARE

| | | Dec 31 | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2024 | 2023 | 2022 | 2021 | 2020 |
| A | Equity attributable to the Parent Company's shareholders | 18,582 | 16,883 | 18,378 | 17,236 | 13,333 |
| B | Hybrid bonds | -611 | -758 | -763 | -800 | - |
| **A+B** | **Adjusted equity** | **17,971** | **16,125** | **17,615** | **16,436** | **13,333** |
| C | Number of shares, millions | 208 | 191 | 191 | 191 | 185 |
| **(A+B)/C** | **Equity per share, SEK** | **86.36** | **84.42** | **92.22** | **86.04** | **72.27** |

### ECONOMIC OCCUPANCY RATE

| | | Jan 1 | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2025 | 2024 | 2023 | 2022 | 2021 |
| A | Income according to earnings capacity | 3,562 | 3,550 | 3,459 | 2,827 | 2,233 |
| B | Reversal of rent discounts according to earnings capacity | 24 | 17 | 22 | 26 | 36 |
| **A+B** | **Income before rent discounts** | **3,586** | **3,567** | **3,480** | **2,853** | **2,269** |
| C | Rental value according to earnings capacity | 3,963 | 3,897 | 3,739 | 3,017 | 2,437 |
| **(A+B)/C** | **Economic occupancy rate, %** | **90.5** | **91.5** | **93.1** | **94.6** | **93.1** |

### RUN RATE YIELD[1)]

| | | Jan 1 | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2025 | 2024 | 2023 | 2022 | 2021 |
| A | Net operating income according to earnings capacity | 2,502 | 2,466 | 2,416 | 2,002 | 1,575 |
| B | Ground rent | -19 | -18 | -16 | -8 | -5 |
| C | Property value | 39,370 | 39,278 | 40,446 | 37,147 | 29,411 |
| **(A+B)/C** | **Run rate yield, %** | **6.3** | **6.2** | **5.9** | **5.4** | **5.3** |

1) From 2024, the former performance measure of "Yield" changed name to "Run rate yield" and its definition was also changed. The change means that deductions for ground rents are included in the calculation. The change entails better comparability with other listed Swedish property companies. Comparative figures have been adjusted.

### PROFIT FROM PROPERTY MANAGEMENT PER SHARE

| | | Jan–Dec | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2024 | 2023 | 2022 | 2021 | 2020 |
| | Profit/loss before tax | 253 | -661 | 1,859 | 3,644 | 2,399 |
| | Reversal: | | | | | |
| | - Changes in value of properties | 936 | 1,352 | 439 | -1,652 | -1,063 |
| | - Changes in value of financial instruments | 146 | 320 | -345 | -19 | -1 |
| | - Changes in value of tax and other items in profit of joint ventures | 16 | 229 | -420 | -670 | -187 |
| **A** | **Profit from property management** | **1,350** | **1,239** | **1,533** | **1,302** | **1,147** |
| B | Interest on hybrid bonds | -57 | -63 | -43 | -4 | - |
| **A+B** | **Adjusted profit from property management** | **1,294** | **1,176** | **1,490** | **1,298** | **1,147** |
| C | Average number of shares, millions | 202 | 191 | 191 | 188 | 182 |
| **(A+B)/C** | **Profit from property management per share, SEK** | **6.41** | **6.15** | **7.80** | **6.90** | **6.32** |

### NAV PER SHARE

| | | Dec 31 | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2024 | 2023 | 2022 | 2021 | 2020 |
| | Equity attributable to Parent Company shareholders | 18,582 | 16,883 | 18,378 | 17,236 | 13,333 |
| | Hybrid bonds | -611 | -758 | -763 | -800 | - |
| | Deferred tax | 1,342 | 1,263 | 1,333 | 1,252 | 760 |
| | Derivatives | 77 | -77 | -372 | -22 | -3 |
| | Deferred tax in joint ventures, 50% | 769 | 746 | 751 | 596 | 544 |
| | Derivatives in joint ventures, 50% | 27 | 36 | -76 | 62 | 110 |
| **A** | **NAV** | **20,186** | **18,093** | **19,250** | **18,325** | **14,744** |
| B | Number of shares, millions | 208 | 191 | 191 | 191 | 185 |
| **A/B** | **NAV per share, SEK** | **97.00** | **94.72** | **100.78** | **95.93** | **79.91** |

### NET LOAN-TO-VALUE RATIO, PROPERTIES

| | | Dec 31 | | | | |
|---|---|---|---|---|---|---|
| | MSEK | 2024 | 2023 | 2022 | 2021 | 2020 |
| A | Interest-bearing liabilities | 21,366 | 23,340 | 24,033 | 21,045 | 17,055 |
| B | Cash and cash equivalents | 451 | 435 | 691 | 534 | 312 |
| C | Property value | 39,370 | 39,278 | 40,446 | 37,147 | 29,411 |
| **(A-B)/C** | **Net loan-to-value ratio, properties, %** | **53.1** | **58.3** | **57.7** | **55.2** | **56.9** |

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### OPERATING CASH FLOW PER SHARE

| | Jan–Dec | | | | |
|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2022** | **2021** | **2020** |
| Profit/loss before tax | 253 | -661 | 1,859 | 3,644 | 2,399 |
| Reversal: | | | | | |
| - Changes in value of properties | 936 | 1,352 | 439 | -1,652 | -1,063 |
| - Changes in value of financial instruments | 146 | 320 | -345 | -19 | -1 |
| - Share in profit of joint ventures | -210 | 8 | -672 | -888 | -404 |
| - Depreciation of equipment | 2 | 1 | 2 | 1 | 1 |
| - Interest income and interest expenses | 1,193 | 1,183 | 596 | 383 | 318 |
| - Allocated arrangement fees for loans | 44 | 54 | 69 | 48 | 35 |
| Dividends received from participations in joint ventures | 350 | 180 | 335 | 332 | 300 |
| Interest received | 11 | 6 | 5 | 0 | 0 |
| Interest paid | -1,242 | -1,104 | -483 | -373 | -306 |
| Interest on hybrid bonds | -61 | -60 | -37 | - | - |
| Income tax paid | -78 | -65 | -54 | -29 | -11 |
| **A Operating cash flow** | **1,345** | **1,215** | **1,714** | **1,446** | **1,267** |
| B Average number of shares, millions | 202 | 191 | 191 | 188 | 182 |
| **A/B Operating cash flow per share, SEK** | **6.67** | **6.36** | **8.97** | **7.69** | **6.97** |

### INTEREST-BEARING NET DEBT/EBITDA[1]

| | Dec 31 | | | | |
|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2022** | **2021** | **2020** |
| A EBITDA, rolling 12 months | 2,723 | 2,445 | 2,282 | 1,861 | 1,558 |
| B Interest-bearing liabilities | 21,366 | 23,340 | 24,033 | 21,045 | 17,055 |
| C Cash and cash equivalents | 451 | 435 | 691 | 534 | 312 |
| **(B-C)/A Interest-bearing net debt/EBITDA, multiple** | **7.7** | **9.4** | **10.2** | **11.0** | **10.7** |

1) From 2024, the former performance measure of "Net debt/EBITDA" changed name to "Interest-bearing net debt/EBITDA" to clarify its meaning and to provide better comparability with other listed Swedish property companies. No changes were made to the definition or calculation.

### INTEREST-COVERAGE RATIO

| | Jan–Dec | | | | |
|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2022** | **2021** | **2020** |
| A Profit/loss before tax | 253 | -661 | 1,859 | 3,644 | 2,399 |
| B Dividends received from participations in joint ventures | 350 | 180 | 335 | 332 | 300 |
| Reversal: | | | | | |
| C - Changes in value of properties | 936 | 1,352 | 439 | -1,652 | -1,063 |
| D - Changes in value of financial instruments | 146 | 320 | -345 | -19 | -1 |
| E - Share in profit of joint ventures | -210 | 8 | -672 | -888 | -404 |
| F - Depreciation of equipment | 2 | 1 | 2 | 1 | 1 |
| G - Financial expenses | 1,264 | 1,261 | 678 | 446 | 357 |
| **A+B+C+D+E+F+G Adjusted profit before tax, MSEK** | **2,741** | **2,460** | **2,296** | **1,864** | **1,587** |
| **(A+B+C+D+E+F+G)/G Interest-coverage ratio, multiple** | **2.2** | **2.0** | **3.4** | **4.2** | **4.5** |

### EQUITY/ASSETS RATIO

| | Dec 31 | | | | |
|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2022** | **2021** | **2020** |
| A Equity | 18,620 | 16,921 | 18,416 | 17,268 | 13,333 |
| B Total assets | 43,326 | 43,676 | 45,335 | 40,626 | 31,907 |
| **A/B Equity/assets ratio, %** | **43.0** | **38.7** | **40.6** | **42.5** | **41.8** |

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# Consolidated statement of profit/loss

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| Rental income | | 3,341 | 3,242 |
| Service income | | 328 | 311 |
| **Income** | 4, 5 | **3,670** | **3,553** |
| | | | |
| Property expenses | | | |
| Operating expenses | | -673 | -661 |
| Maintenance costs | | -160 | -149 |
| Property tax | | -167 | -166 |
| Property administration | | -129 | -133 |
| **Net operating income** | 4, 6 | **2,541** | **2,445** |
| | | | |
| Central administration | 2, 6, 7 | -185 | -186 |
| Other operating income and expenses | 6 | 15 | 6 |
| Share in profit of joint ventures | 12 | 210 | -8 |
| *- Of which, profit from property management* | | *226* | *221* |
| *- Of which, changes in value* | | *47* | *-197* |
| *- Of which, tax* | | *-62* | *-35* |
| *- Of which, other* | | *0* | *3* |
| Financial income | 2, 8 | 18 | 15 |
| Financial expenses | 8, 14 | -1,264 | -1,261 |
| **Profit after financial income and expenses** | | **1,335** | **1,010** |
| ***- Of which, Profit from property management*** | | ***1,350*** | ***1,239*** |
| | | | |
| Changes in value of properties, realized | 4, 11 | -49 | 29 |
| Changes in value of properties, unrealized | 4, 11 | -887 | -1,381 |
| Changes in value of financial instruments | | -146 | -320 |
| **Profit/loss before tax** | | **253** | **-661** |
| | | | |
| Current tax | 9 | -47 | -48 |
| Deferred tax | 9 | -94 | 70 |
| **Profit/loss for the year** | | **112** | **-639** |

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| **Statement of profit/loss and other comprehensive income** | | | |
| **Profit/loss for the year** | | **112** | **-639** |
| **Other comprehensive income** | | | |
| Items that have or could be transferred to profit for the year | | | |
| Translation of foreign operations | | 111 | -19 |
| **Comprehensive income for the year** | | **223** | **-658** |
| | | | |
| **Profit for the year attributable to:** | | | |
| Parent Company shareholders | | 114 | -639 |
| Non-controlling interests | | -1 | -1 |
| | | | |
| **Comprehensive income for the year attributable to:** | | | |
| Parent Company shareholders | | 223 | -657 |
| Non-controlling interests | | 0 | 0 |
| | | | |
| Profit/loss for the year per share before dilution, SEK | 10 | 0.28 | -3.67 |
| Profit/loss for the year per share after dilution, SEK | 10 | 0.28 | -3.67 |

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# Consolidated statement of financial position

| MSEK | Note | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|---|
| **ASSETS** | | | |
| **Non-current assets** | | | |
| Investment properties | 4, 11 | 39,370 | 39,278 |
| Assets with right-of-use | | 558 | 529 |
| Participations in joint ventures | 12 | 2,615 | 2,822 |
| Derivatives | 3, 16 | 67 | 167 |
| Other assets | 3 | 18 | 118 |
| **Total non-current assets** | | **42,627** | **42,915** |
| | | | |
| **Current assets** | | | |
| Derivatives | 3, 16 | - | 58 |
| Rent receivables | 3, 5, 16 | 30 | 26 |
| Other current receivables | 3, 5, 16 | 41 | 92 |
| Prepaid expenses and accrued income | 5, 16 | 177 | 151 |
| Cash and cash equivalents | 3, 5, 16 | 451 | 435 |
| **Total current assets** | | **700** | **762** |
| **TOTAL ASSETS** | | **43,326** | **43,676** |

| MSEK | Note | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|---|
| **EQUITY AND LIABILITIES** | | | |
| **Equity** | | | |
| Share capital | 20 | 104 | 96 |
| Other contributed capital | | 7,522 | 5,814 |
| Translation reserve | | 364 | 255 |
| Hybrid bonds | | 611 | 758 |
| Retained earnings including profit for the year | | 9,981 | 9,961 |
| **Equity attributable to Parent Company shareholders** | | **18,582** | **16,883** |
| Non-controlling interests | | 37 | 38 |
| **Total equity** | | **18,620** | **16,921** |
| | | | |
| **Liabilities** | | | |
| *Non-current liabilities* | | | |
| Non-current interest-bearing liabilities | 3, 14, 16 | 21,139 | 22,860 |
| Liabilities attributable to right-of-use assets | 14 | 540 | 512 |
| Other non-current liabilities | 14, 16 | 121 | 64 |
| Derivatives | 3, 16 | 143 | 148 |
| Deferred tax liabilities | 15 | 1,342 | 1,263 |
| *Total non-current liabilities* | | *23,285* | *24,847* |
| | | | |
| *Current liabilities* | | | |
| Current interest-bearing liabilities | 3, 14, 16 | 227 | 480 |
| Other current liabilities | 14, 16 | 185 | 445 |
| Accrued expenses and prepaid income | 14, 16 | 1,009 | 984 |
| *Total current liabilities* | | *1,422* | *1,908* |
| **Total liabilities** | | **24,706** | **26,756** |
| **TOTAL EQUITY AND LIABILITIES** | | **43,326** | **43,676** |

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# Consolidated statement of changes in equity

| | Equity attributable to the Parent Company's shareholders | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MSEK | Share capital | Other contributed capital | Translation reserve | Hybrid bonds | Retained earnings incl. profit for the year | Total | Non-controlling interests | Total equity |
| **Opening equity, Jan 1, 2023** | **96** | **3,760** | **275** | **763** | **13,485** | **18,378** | **39** | **18,416** |
| Reclassification within equity | - | 2,058 | - | - | -2,058 | - | - | - |
| **Adjusted opening equity, Jan 1, 2023** | **96** | **5,818** | **275** | **763** | **11,427** | **18,378** | **39** | **18,416** |
| | | | | | | | | |
| **Transactions with Parent Company shareholders** | | | | | | | | |
| Issue of warrants | - | 2 | - | - | - | 2 | - | 2 |
| Buyback of warrants | - | -7 | - | - | - | -7 | - | -7 |
| Repurchase of hybrid bonds | - | - | - | -5 | - | -5 | - | -5 |
| Interest and other expenses on hybrid bonds | - | - | - | - | -63 | -63 | - | -63 |
| Dividends resolved | - | - | - | - | -764 | -764 | - | -764 |
| Change in non-controlling interests | - | - | - | - | 0 | 0 | -1 | -1 |
| **Total transactions with Parent Company shareholders** | **-** | **-4** | **-** | **-5** | **-827** | **-837** | **-1** | **-838** |
| | | | | | | | | |
| Loss for the year | - | - | - | - | -639 | -639 | -1 | -639 |
| Other comprehensive income for the year | - | - | -19 | - | - | -19 | 0 | -19 |
| **Comprehensive income for the year** | **-** | **-** | **-19** | **-** | **-639** | **-657** | **0** | **-658** |
| **Closing equity, Dec 31, 2023** | **96** | **5,814** | **255** | **758** | **9,961** | **16,883** | **38** | **16,921** |
| | | | | | | | | |
| **Opening equity, Jan 1, 2024** | **96** | **5,814** | **255** | **758** | **9,961** | **16,883** | **38** | **16,921** |
| | | | | | | | | |
| **Transactions with Parent Company shareholders** | | | | | | | | |
| Issue of warrants | - | 3 | - | - | - | 3 | - | 3 |
| Buyback of warrants | - | 0 | - | - | - | 0 | - | 0 |
| New share issue | 9 | 1,706[2] | - | - | - | 1,714 | - | 1,714 |
| Repurchase of hybrid bonds | - | - | - | -146 | - | -146 | - | -146 |
| Interest and other expenses on hybrid bonds | - | - | - | - | -57 | -57 | - | -57 |
| Option liability[1] | - | - | - | - | -39 | -39 | - | -39 |
| Changes in value, option liability[1] | - | - | - | - | 1 | 1 | - | 1 |
| **Total transactions with Parent Company shareholders** | **9** | **1,708** | **-** | **-146** | **-95** | **1,476** | **-** | **1,476** |
| | | | | | | | | |
| Profit/loss for the year | - | - | - | - | 114 | 114 | -1 | 112 |
| Other comprehensive income for the year | - | - | 110 | - | - | 110 | 1 | 111 |
| **Comprehensive income for the year** | **-** | **-** | **110** | **-** | **114** | **223** | **0** | **223** |
| **Closing equity, Dec 31, 2024** | **104** | **7,522** | **364** | **611** | **9,981** | **18,582** | **37** | **18,620** |

1) Refers to the value and the change in value of put options that Nyfosa has issued to the minority shareholder in Kielo, Nyfosa's Finnish group. Put options are described in more detail in Note 20 on page 105. In February 2025, Nyfosa acquired the minority stake, which means that the option liability relating to the issued put options will mature in the first quarter of 2025.

2) Includes deductions for issue costs including tax of MSEK 20.

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# Consolidated statement of cash flows

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| **Operating activities** | | | |
| Profit/loss before tax | | 253 | -661 |
| Adjustments for non-cash items | 17 | 2,111 | 2,918 |
| Dividend received from joint ventures | | 350 | 180 |
| Interest received | | 11 | 6 |
| Interest paid | | -1,242 | -1,104 |
| Interest paid to hybrid bond holders | | -61 | -60 |
| Tax paid | | -78 | -65 |
| **Operating cash flow[1)]** | | **1,345** | **1,215** |
| Increase (–)/decrease (+) in operating receivables | | 24 | 49 |
| Increase (+)/decrease (–) in operating liabilities | | 21 | 277 |
| **Cash flow from operating activities** | | **1,390** | **1,541** |
| **Investing activities** | | | |
| Direct and indirect acquisitions of investment properties | 17 | -1,659 | -989 |
| Direct and indirect divestments of investment properties | 17 | 1,426 | 1,544 |
| Investments in existing investment properties | | -543 | -762 |
| Investments in intangible assets | | -3 | - |
| Investments in participations in joint ventures | | -13 | - |
| Divestment of participations in joint ventures | | 77 | - |
| Non-current receivables from joint ventures | | 114 | -75 |
| Other | | 0 | -1 |
| **Cash flow from investing activities** | | **-602** | **-284** |

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| New share issue | | 1,709 | - |
| Issue of warrants | | 3 | 2 |
| Buyback of warrants | | 0 | -7 |
| Repurchased hybrid bonds | | -146 | -5 |
| Dividends to shareholders | | -191 | -755 |
| Interest-bearing liabilities raised | 17 | 6,282 | 9,034 |
| Repayment of interest-bearing liabilities | 17 | -8,451 | -9,789 |
| Divestment of fixed-income derivatives | | 10 | - |
| Change in non-controlling interests | | - | -1 |
| Other | | 5 | 8 |
| **Cash flow from financing activities** | | **-779** | **-1,512** |
| **Cash flow for the year** | | **8** | **-255** |
| Cash and cash equivalents at the beginning of the period | | 435 | 691 |
| Exchange differences in cash and cash equivalents | | 9 | -1 |
| **Cash and cash equivalents at the end of the period** | | **451** | **435** |

1) Cash flow from operating activities before changes in working capital.

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# Parent Company statement of profit/loss

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| Net sales | | 142 | 132 |
| Other external costs | 6 | -62 | -59 |
| Personnel costs | 7 | -102 | -98 |
| Depreciation/amortization | | 0 | 0 |
| **Loss before financial income and expenses** | | **-23** | **-25** |
| | | | |
| Profit from participations in Group companies | 8 | 751 | 699 |
| Interest income and similar income items | 8 | 278 | 307 |
| Interest expenses and similar expense items | 8 | -124 | -144 |
| Changes in value of financial instruments | 8 | -17 | -71 |
| **Profit before appropriations** | | **866** | **766** |
| | | | |
| **Appropriations** | | | |
| Group contributions paid/received | | 51 | 20 |
| **Profit/loss before tax** | | **917** | **786** |
| | | | |
| Current tax | 9 | - | - |
| Deferred tax | 9 | -2 | 14 |
| **Profit for the year[1]** | | **914** | **800** |

1) Other comprehensive income is the same as profit for the year.

# Parent Company statement of financial position

| MSEK | Note | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|---|
| **ASSETS** | | | |
| **Non-current assets** | | | |
| Intangible assets | | 3 | - |
| Participations in Group companies | 18 | 0 | 0 |
| Non-current receivables from Group companies | | 3,376 | 4,875 |
| Deferred tax assets | | 17 | 14 |
| **Total non-current assets** | | **3,396** | **4,889** |
| | | | |
| Derivatives | | - | 7 |
| Current receivables from Group companies | | 23,330 | 20,153 |
| Other current receivables | | 54 | 39 |
| Cash and bank balances | | 172 | 71 |
| **Total current assets** | | **23,556** | **20,270** |
| **TOTAL ASSETS** | | **26,951** | **25,159** |
| | | | |
| **EQUITY AND LIABILITIES** | | | |
| **Restricted equity** | | | |
| Share capital | 20 | 104 | 96 |
| | | | |
| **Unrestricted equity** | | | |
| Share premium reserve | | 3,762 | 2,054 |
| Hybrid bonds | | 611 | 758 |
| Retained earnings | | 8,924 | 8,180 |
| Profit for the year | | 914 | 800 |
| **Equity** | | **14,315** | **11,887** |
| | | | |
| **Liabilities** | | | |
| Bonds | | 1,034 | 1,343 |
| Derivatives | | 79 | 70 |
| Other non-current liabilities | | 1 | 3 |
| **Total non-current liabilities** | | **1,115** | **1,416** |
| | | | |
| Current liabilities to Group companies | | 11,399 | 11,505 |
| Other current liabilities | | 122 | 351 |
| **Total current liabilities** | | **11,521** | **11,856** |
| **Total liabilities** | | **12,636** | **13,272** |
| **TOTAL EQUITY AND LIABILITIES** | | **26,951** | **25,159** |

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# Parent Company statement of changes in equity

| | Restricted equity | Unrestricted equity | | | |
|---|---|---|---|---|---|
| MSEK | Share capital | Share premium reserve | Hybrid bonds | Retained earnings incl. profit for the year | Total equity |
| **Opening equity, Jan 1, 2023** | **96** | **2,058** | **763** | **9,007** | **11,924** |
| **Transactions with the company's shareholders** | | | | | |
| Issue of warrants | - | 2 | - | - | 2 |
| Buyback of warrants | - | -7 | - | - | -7 |
| Repurchase of hybrid bonds | - | - | -5 | - | -5 |
| Interest and other expenses on hybrid bonds | - | - | - | -63 | -63 |
| Dividends resolved | - | - | - | -764 | -764 |
| **Total transactions with the company's shareholders** | **-** | **-4** | **-5** | **-827** | **-837** |
| **Profit for the year** | **-** | **-** | **-** | **800** | **800** |
| **Closing equity, Dec 31, 2023** | **96** | **2,054** | **758** | **8,980** | **11,887** |
| **Opening equity, Jan 1, 2024** | **96** | **2,054** | **758** | **8,980** | **11,887** |
| **Transactions with the company's shareholders** | | | | | |
| New share issue | 9 | 1,706[1)] | - | - | 1,714 |
| Issue of warrants | - | 3 | - | - | 3 |
| Buyback of warrants | - | 0 | - | - | 0 |
| Repurchase of hybrid bonds | - | - | -146 | - | -146 |
| Interest and other expenses on hybrid bonds | - | - | - | -57 | -57 |
| **Total transactions with the company's shareholders** | **9** | **1,708** | **-146** | **-57** | **1,514** |
| **Profit for the year** | **-** | **-** | **-** | **914** | **914** |
| **Closing equity, Dec 31, 2024** | **104** | **3,762** | **611** | **9,838** | **14,315** |

1) Includes deductions for issue costs including tax of MSEK 20.

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# Parent Company statement of cash flows

| MSEK | Note | 2024 | 2023 |
|---|---|---|---|
| **Operating activities** | | | |
| Profit/loss before tax | | 917 | 786 |
| Adjustments for non-cash items | 17 | -943 | -814 |
| Interest received | | 4 | 0 |
| Interest paid | | -112 | -106 |
| Interest paid to hybrid bond holders | | -61 | -60 |
| Income tax paid | | 0 | 0 |
| **Cash flow from operating activities before changes in working capital** | | **-194** | **-193** |
| | | | |
| **Cash flow from changes in working capital** | | | |
| Increase (–)/decrease (+) in operating receivables | | -2 | 8 |
| Increase (+)/decrease (–) in operating liabilities | | 0 | -1 |
| **Cash flow from operating activities** | | **-197** | **-186** |
| | | | |
| **Investing activities** | | | |
| Investments in intangible assets | | -3 | - |
| Change in loans to Group companies | | -1,416 | -3,442 |
| Change in loans from Group companies | | 696 | 4,430 |
| **Cash flow from investing activities** | | **-723** | **988** |
| | | | |
| **Financing activities** | | | |
| New share issue | | 1,709 | - |
| Issue of warrants | | 3 | 2 |
| Buyback of warrants | | 0 | -7 |
| Repurchased hybrid bonds | | -146 | -5 |
| Dividends to shareholders | | -191 | -755 |
| Interest-bearing liabilities raised | 17 | 480 | 874 |
| Repayment of interest-bearing liabilities | 17 | -834 | -1,100 |
| **Cash flow from financing activities** | | **1,020** | **-990** |
| | | | |
| **Cash flow for the year** | | **101** | **-187** |
| Cash and cash equivalents at the beginning of the year | | 71 | 258 |
| **Cash and cash equivalents at the end of the year** | | **172** | **71** |

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# Notes to the financial statements

NOTE 1

## SIGNIFICANT ACCOUNTING POLICIES

**General information**
Nyfosa AB, Corporate Registration Number 559131-0833, is a public limited liability company with its registered office in Nacka. Operations are described in the Board of Directors' Report. The Annual Report and consolidated financial statement were approved for issue by the Board of Directors and the CEO on March 31, 2025 and will be submitted to the Annual General Meeting on May 6, 2025 for approval. The company's share has been traded on the Large Cap segment of Nasdaq Stockholm since November 23, 2018.

**Compliance with standards and legislation**
The consolidated financial statements were prepared in accordance with the IFRS Accounting Standards, issued by the International Accounting Standards Board (IASB) as adopted by the EU and the Swedish Annual Accounts Act. The Swedish Corporate Reporting Board's recommendation RFR 1 Supplementary Accounting Rules for Groups has also been applied. The Parent Company applies the same accounting policies as the Group except for the cases stated below in the section "Parent Company accounting policies."

*New and amended standards that came into effect in 2024*
New and amended standards and interpretations from the IFRS Interpretations Committee that entered into force in 2024 did not have a material impact on Nyfosa's earnings or financial position.

*New standards and interpretations that come into effect in 2025 and beyond with relevance for Nyfosa*
IFRS 18 Presentation and Disclosure in Financial Statements applicable from January 1, 2027 mainly changes three key areas: the structure of the statement of profit or loss (divided into three categories: operating, investing and financing), the introduction of disclosures about performance measures reported outside the entity's financial statements ("management-defined performance measures") and improved aggregation and disaggregation of information in the financial statements and notes. The full analysis and evaluation of the impact of IFRS 18 has not yet been completed.

Other new and amended standards and interpretations from the IFRS Interpretations Committee, endorsed by the EU, with future application are not expected to have a material impact on Nyfosa's earnings or financial position. The same applies to Swedish regulations.

*Acquisition of Bratsberg*
In September, the remaining 50 percent of the shares in Samfosa AS were acquired. The wholly owned subsidiary subsequently forms a segment under the name Bratsberg. The acquisition has been identified as an asset acquisition since the primary purpose of the acquisition is to acquire the company's properties and does not include material processes. The classification as an asset acquisition means that the cost was allocated to the individual identifiable assets and liabilities based on their fair value on the acquisition date.

**Functional currency and presentation currency**
The functional currency for the Parent Company is Swedish kronor (SEK), which is also the presentation currency for the Parent Company and the Group. This means that the financial statements are presented in SEK. All amounts, unless otherwise stated, are rounded to the nearest million.

**Judgements and estimates in the financial statements**
The preparation of the financial statements in accordance with IFRS Accounting Standards requires that company management make judgements and estimates, and make assumptions that affect the application of the accounting policies and the amounts of assets, liabilities, income and expenses recognized. These judgements and assumptions are based on historical experience and other factors that are deemed to be reasonable under the prevailing circumstances. The actual outcome may deviate from these estimates and assessments if other assumptions are made or circumstances change. Estimates and assumptions are reviewed regularly. Changes in estimates are recognized in the period in which the change is made if the change only affects that period, or in the period in which the change is made and future periods if the change affects the period in question and future periods.

*Measurement of investment properties*
Nyfosa's property portfolio is recognized in the statement of financial position at fair value, and the changes in value are recognized in profit or loss. The fair value comprises valuations performed by an authorized property valuer from an independent appraiser, except for the properties that were closed on in the past quarter or for which a sales agreement has been signed. These properties are recognized at the agreed acquisition price and the agreed selling price. The external valuations are analyzed by the company and if the company has a different opinion about the property value, the internal valuation is considered to comprise the fair value.

The value of the properties is affected not only by supply and demand in the market but also by a number of other factors, in part property-specific factors such as the occupancy rate, rent level and operating expenses, and in part such market-specific factors as the yield requirement and the cost of capital, which are derived from comparable transactions in the property market. Deterioration in either a property or the market could cause the value of the company's properties to decline, which would have a negative impact on the Nyfosa's operations, financial position and earnings.

The valuation requires assessments of and assumptions about future cash flows and determination of the discount factor (yield requirement). An uncertainty interval of +/- 5–10 percent is usually applied to property valuations to reflect the uncertainty of assumptions and assessments made.

For significant assumptions and assessments affecting the valuations of Nyfosa's investment properties, refer to Note 11.

*Valuation of deferred tax*
Deferred tax is recognized at nominal value for the Group, calculated at the applicable tax rate. Actual tax is lower due to the time factor as well as the fact that properties can be sold more tax-efficiently.

The regulatory framework governing taxation of the type of business operated by Nyfosa is complex and comprehensive in terms both of income tax and of VAT/property taxation. Moreover, interpretation and application of these regulations by courts of law can change over time. Changes in these regulations, or in their interpretation by judicial bodies, could impact Nyfosa's earnings and position either positively or negatively.

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From time to time, Nyfosa has cases under review by, and ongoing dialogs with, the Swedish Tax Agency regarding individual taxation matters. The Tax Agency makes tax rulings that can be appealed and reviewed in administrative courts of appeal. The regulations governing the recognition of taxes, and the property sector's application of these accounting regulations, are also complex. The regulatory framework is complex, the Tax Agency's review possibilities are comprehensive and the judicial bodies' interpretation and reviews take place in many stages, which means that it can take a long time to establish the correct application of legislation in complex taxation matters. This may entail that actions taken or completed transactions that were previously considered permissible according to the regulatory framework may need to be reappraised at a later juncture. Nyfosa monitors the taxation laws and practices that are in effect whenever it files tax returns. Nyfosa's assessments and calculations in the tax area, and the accounting of these matters, are reassessed at the end of each reporting period.

*Classification of acquisitions*

Acquisitions of companies can be classified either as business combinations or as asset purchases. An individual assessment of the character of the acquisition is required for each individual transaction. Should the corporate acquisition essentially only comprise property(ies) and not significant processes, the acquisition is classified as an asset purchase. Other corporate acquisitions are classified as business combinations and thus include strategic processes associated with the operation.

Acquisitions of subsidiaries thus far have been deemed to be acquisitions of net assets and the cost was allocated to the individual identifiable assets and liabilities based on their fair value on the acquisition date.

**Profit from property management**

Profit from property management comprises profit before tax with reversal of changes in the value of properties and financial instruments and reversal of changes in value of tax and other items in share in profit of joint ventures.

**Operating segment reporting**

Nyfosa's operations are divided into three operating segments for Sweden, Finland, and Norway based on Nyfosa's three geographic areas, with Finland presented under the name Kielo and Norway under the name Bratsberg. This division of segments corresponds to the Group's internal reporting to the company's CEO, who has been identified as the chief operating decision maker. Nyfosa's CEO monitors and analyzes net operating income, central administration, changes in the value of properties, property values and net investments in properties, divided between these three geographic areas of operation. It is insignificant how much a specific property category or region in each segment contributes to earnings. The operating segments are consolidated according to the same policies as the Group as a whole. Income and expenses recognized for each operating segment are actual income and expenses and shared expenses are not allocated between the segments. The same applies to the balance-sheet items recognized in the Notes for the segments.

**Consolidated financial statements**

The Group's statement of financial position includes all subsidiaries. Subsidiaries are companies over which controlling influence is exercised, which is when Nyfosa has control over the investment object, is exposed or entitled to a variable return from its holding in the company and can exercise control over the investment to influence the return. When assessing whether controlling influence exists, potential vote-carrying shares are taken into account, as is whether the company has de facto control. The Group includes, in addition to the Parent Company, the Group companies given in Note 18 and their associated sub-groups.

When acquisitions of subsidiaries entail an acquisition of net assets without significant processes, the cost is allocated to the individual identifiable assets and liabilities based on their fair value on the acquisition date. Transaction costs are added to the cost of the acquired net assets for asset acquisitions. In the case of an asset purchase, deferred tax attributable to the property acquisition is not recognized. Instead, a possible discount for non-tax-deductible cost reduces the property's cost. During subsequent measurement of an acquired property at fair value, the tax discount will be replaced in full or in part by a recognized change in value of the property. When selling an asset subject to a tax discount, a negative change in value will arise, which matches in full or in part the tax discount provided.

*Joint ventures*

The Group's share of the profit of joint ventures is recognized in the statement of profit/loss as "Share in profit of joint ventures," adjusted for any depreciation/amortization, impairment and dissolution of acquired values. In the statement of cash flows, the share in the profit of joint ventures is adjusted since the item does not constitute a cash flow and instead dividends received from participations in joint ventures are recognized.

**Income**

*Rental income and service income*

Income has been divided into rental income and service income. Rental income includes rent charged, including indexation according to the lease and additional charges for investments and property tax. Service income refers to additional charges for electricity, heating, cooling, water, waste management and so on. Service income is recognized in the period it was performed and delivered to the tenant. Income from operational leases is invoiced ahead of time and allocated on a straight-line basis over the term of the lease. Rent discounts provided are recognized as a decrease in rental income straight line over the lease term. Income is paid in advance and prepaid rent is recognized as prepaid rental income in the statement of financial position.

*Other operating income*

Other operating income refers to income from secondary transactions in the normal business operations such as insurance payments and damages received, exchange-rate gains on receivables and operating liabilities.

*Income from property sales*

Income from the sale of properties or shares in property-owning companies are recognized in profit or loss under the heading "Changes in value of properties, realized" and correspond to the difference between the obtained selling price less selling expenses and the carrying amount, plus investments implemented following the latest value date. In the event of a sale subject to a tax discount, a negative change in value will arise, which matches in full or in part the tax discount provided. Income from property sales is recognized on the closing date, unless control has been transferred to the buyer on an earlier occasion. If the risks and benefits have been transferred, the property sale is recognized at the earlier date. In assessing the date of revenue recognition, agreements between the parties governing risks and benefits, as well as involvement in ongoing management, are taken into account. Circumstances beyond the control of the seller and/or buyer that could affect completion of the transaction are also taken into consideration. Any provisions for such items as non-invoiced selling expenses or other remaining costs attributable to the transaction conducted are made on the sales date.

### Financial expenses

Financial expenses refer to interest, fees and other expenses arising when Nyfosa takes up interest-bearing liabilities and ground rent. Financial expenses are charged to profit or loss for the period to which they are attributable. Borrowing costs are allocated over the term of the loan.

Derivatives are utilized to financially hedge the risks of interest-rate exposure to which the Group is exposed. Interest payments regarding fixed-income derivatives are recognized as interest expenses in the period to which they refer. Other changes in the fair value of fixed-income derivatives are recognized on a separate line in profit or loss.

### Income tax

Actual tax is calculated based on applicable tax rates of 20.6 percent in Sweden, 20.0 percent in Finland and 22.0 percent in Norway.

Swedish accounting legislation does not permit measuring properties at fair value in legal entities, which is why the change in value of properties only takes place at Group level and thus does not impact taxation. The remeasurement of fair value gives rise to deferred tax in the Group.

### Financial instruments

Financial instruments recognized in the statement of financial position include such assets as cash and cash equivalents, rent receivables and other receivables as well as derivatives. Liabilities include accounts payable, loans and notes payable, liabilities attributable to issued put options for equity instruments in jointly owned subsidiaries, other liabilities as well as derivatives.

*Financial assets measured at amortized cost*

This category includes cash and cash equivalents, rent receivables and other receivables. The Group's credit loss reserves (loss allowance) are based on the company's expectations of tenants' payment capacity, which means that the loss allowance is valued at an amount corresponding to the full lifetime of expected credit losses. The Group uses a matrix for calculating the loss allowance with expected loss percentages divided by the number of days a receivable is late, as well as an individual assessment in the case of default or confirmed bankruptcy. For individual assessments, a receivable is recognized in the amount expected to be received. The loss percentages are based on past experience and specific circumstances and expectations as per the end of the reporting period. The loss allowance totals an insignificant amount due to the short terms of the receivables. Receivables in this category are considered to be financial instruments measured at amortized cost. The amortized cost provides a reasonable approximation of the fair value.

*Financial liabilities measured at amortized cost*

Financial liabilities in this category refer to loans, accounts payable, liabilities attributable to issued put options for equity instruments in jointly owned subsidiaries and other liabilities. Interest expenses, exchange-rate gains and losses are recognized in profit or loss. Liabilities in this category are considered to be financial instruments measured at amortized cost. The amortized cost provides a reasonable approximation of the fair value.

*Financial assets and liabilities measured at fair value through profit or loss*

Derivative instruments are measured at fair value through profit or loss. Fixed-income derivatives have been signed to manage exposure to fluctuations in market interest rates. Holdings of fixed-income derivatives give rise to changes in value depending on fluctuations in market interest rates. Fixed-income derivatives are initially recognized in the statement of financial position at cost on the transaction date and are subsequently measured at fair value according to level 2 of the fair value hierarchy (amount based on observable market data) with changes in value in the statement of profit/loss.

### Leases

Leases under which the lessor accounts for essentially all risks and benefits associated with ownership are classified as operating leases. This means that all leases attributable to the company's investment properties are to be classified as operating leases. Refer to the policy on income and Note 5 for information on recognition of rental income according to leases.

Nyfosa is the lessee of passenger cars and site leaseholds. Site leasehold agreements are recognized as right-of-use assets and liabilities attributable to right-of-use assets in the statement of financial position, refer to Note 14. The ground rent is recognized as interest attributable to right-of-use assets among financial expenses in the statement of profit/loss, refer to Note 8. For other short-term leases (term of 12 months or less) or low-value leases, no right-of-use asset or liabilities attributable to right-of-use assets are recognized. Lease payments for these leases are recognized as an expense on a straight-line basis over the lease term. Payments of lease payments for passenger cards are expensed in profit or loss straight-line over the term. Other leases are deemed insignificant.

### Investment properties

Investment properties are properties held for the purpose of receiving rental income or an increase in value or a combination of the two. Properties under construction and conversion intended to be used as investment properties when the work is completed are also classified as investment properties.

*Measurement*

Investment properties are initially recognized at cost, which includes expenses directly attributable to the acquisition such as expenses for land registration and taking out mortgage deeds. Investment properties are measured at level 3 of the fair value hierarchy in the statement of financial position. Fair value is based on the valuations of independent appraisers with recognized qualifications and satisfactory expertise in the valuation of properties of this type and in the relevant locations. Fair value is based on market value, which is the amount estimated to be received in a transaction at the time of valuation between knowledgeable parties who are independent of each other and who have an interest in the transaction being carried out after customary marketing in which both parties are assumed to have acted with insight, common sense and without coercion. Value assumptions and descriptions of valuation methods are given in Note 11.

*Changes in value*

Changes in value are recognized in profit or loss as unrealized or realized changes in value. Unrealized changes in value are calculated based on the value on the balance-sheet date compared with the year-earlier value or, if the property was acquired during the year, the value at acquisition, plus additional costs capitalized during the period. For properties sold during the year, realized changes in value are calculated based on the obtained selling price less selling expenses, tax discounts and the carrying amount at the end of the previous year, with adjustments for additional costs capitalized during the period.

### Equity

*Hybrid bonds*

Hybrid bonds are classified as equity. This assessment is based on the lack of any contractual obligation to settle bonds through payment in cash and cash equivalents or other financial assets. Nor are there any other conditions indicating that the bonds will be settled in cash and cash equivalents or other financial assets. The hybrid bonds are perpetual and Nyfosa has the right to delay interest payments for an indefinite amount of time and hybrid bond holders are subordinated to all other creditors.

Issue costs and tax attributable to issue costs and interest to the hybrid bond holders are recognized directly in equity.

*Earnings per share*

The calculation of earnings per share before dilution is based on profit for the year in the Group attributable to the Parent Company's shareholders, less interest on hybrid bonds, in relation to the weighted average number of shares outstanding during the year.

When calculating earnings per share after dilution, the weighted average number of shares is increased if the subscription price of the options in the Group's incentive program during the reporting period have been lower than the average share price for the period. If there is a small difference between the subscription price and the average share price for the period, the dilutive effect is small. If there is a large share price difference, then the effect is greater.

*Non-controlling interests*

In non-wholly owned subsidiaries, non-controlling interests are recognized as external shareholders' share of the subsidiary's equity held as non-controlling interests. This item is included as part of Nyfosa's equity. The share in profit attributable to non-controlling interests is included in profit or loss and is provided as a separate disclosure in profit or loss. The effects of transactions with non-controlling interests are recognized in equity if they do not entail a change in the controlling interest.

Put options issued by Nyfosa to the partner in the Finnish group are recognized as a financial liability with a contra entry in equity. The options entitle the holder to sell and an obligation for Nyfosa to acquire the partner's participation in the Finnish group. Initial recognition is at fair value less transaction costs. Remeasurement of issued put options of equity instruments in part-owned subsidiaries is recognized in equity when final settlement is accounted for as a transaction with minority shareholders.

### Parent Company accounting policies

The Parent Company has prepared its Annual Report in accordance with the Swedish Annual Accounts Act (1995:1554) and the Swedish Corporate Reporting Board's recommendation RFR 2 Accounting for Legal Entities. The statements issued by the Swedish Corporate Reporting Board for listed companies were also applied. RFR 2 entails that, in the Annual Report for the legal entity, the Parent Company is to apply all IFRS Accounting Standards and statements adopted by the EU as far as possible within the framework of the Annual Accounts Act, the Swedish Pension Obligations Vesting Act and with respect to the relationship between accounting and taxation. The recommendation states the exemptions from and the additions to IFRS Accounting Standards that are to be made.

*New and amended standards that came into effect in 2024*

Unless otherwise stated below, the Parent Company's accounting policies were changed in 2024 in accordance with what is stated above for the Group.

### Differences between the Group's and the Parent Company's accounting policies

The differences between the Group's and the Parent Company's accounting policies are described below.

*Classification and measurement of financial instruments*

The Parent Company has chosen not to apply IFRS 9 to financial instruments. However, some of the principles in IFRS 9 are applicable, such as impairment, recognition/derecognition and the effective interest method for interest income and interest expenses.

In the Parent Company, financial non-current assets are measured at cost less any impairment and financial current assets according to the lowest value principle. The IFRS 9 impairment rules are applied to financial assets measured at amortized cost.

*Classification and presentation format*

The Parent Company statement of profit/loss and statement of financial position have been prepared in accordance with the format stated in the Annual Accounts Act, while the consolidated statement of profit/loss, statement of profit/loss and other comprehensive income, statement of financial position, statement of changes in equity and statement of cash flows are based on IAS 1 Presentation of Financial Statements and IAS 7 Statement of Cash Flows. The differences compared with the consolidated financial statements that appear in the Parent Company statement of profit/loss and statement of financial position primarily relate to the recognition of non-current assets and equity.

*Subsidiaries*

Participations in subsidiaries are recognized in the Parent Company according to the cost method. This means that transaction costs are included in the carrying amount for holdings in subsidiaries. Conditional purchase considerations are measured based on the probability of the purchase consideration being paid. Any changes to the provision/receivable adjust the cost.

*Financial guarantees*

The Parent Company's financial guarantees primarily comprise guarantees for subsidiaries. Financial guarantees entail that the company has a commitment to reimburse the holder of a debt instrument for losses incurred by the holder due to a named debtor not making payment when due according to the contractual terms. The Parent Company applies an exception rule, compared with the IFRS 9 rules, for the recognition of financial guarantees, as approved by the Financial Reporting Board. This exception rule refers to financial guarantees issued for subsidiaries. The Parent Company recognizes financial guarantees as provisions in the statement of financial position when the company has a commitment for which payment will probably be required to settle it.

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NOTE 2

## RELATED-PARTY TRANSACTIONS

**Related-party transactions**
The Group owns participations in joint ventures, refer to Note 12. Söderport is managed by AB Sagax, except for some parts of the property management which is handled by Nyfosa and Söderport. Property management fees between the companies are based on market terms. Nyfosa's fee totals MSEK 2 per year. The Group had receivables of MSEK 0 (109) from joint ventures on December 31, 2024, with interest income of MSEK 5 (4) for 2024. The terms of the loan were market-based and stipulated in a promissory note between the parties. The loan had been repaid and settled as per the balance-sheet date.

Nyfosa has transactions with employees regarding incentive programs based on warrants. For more information, refer to Note 7.

Remuneration to Board members and senior executives for services performed is presented in Note 7. The Parent Company's related-party transactions pertain exclusively to transactions with companies within the Group.

NOTE 3

## FINANCIAL RISKS AND RISK MANAGEMENT

Nyfosa has a central finance function for financial management, which is responsible for ensuring that the Group has sufficient financing through loans and credit lines, handling cash management and finance policy compliance.

The Group is exposed to various financial risks through its business activities, such as market, liquidity and credit risk attributable to financial instruments. The company's finance policy states the mandate and guidelines for managing financial risks and capital management. In order to minimize financial risks, the following guidelines, among others, provide a framework for Nyfosa's finance policy:

- The loan-to-value ratio may not exceed 55 percent in the long term
- The company's interest-payment capacity may not be lower than an interest-coverage multiple of 2
- The company must have at least four main creditors
- Capital market debt may not exceed 15 percent of total interest-bearing liabilities
- Interest-bearing net debt/EBITDA may not exceed a multiple of 12
- A maximum of 25% of fixed-rate periods may expire per year
- The liquidity ratio may not fall below 120 percent
- Currency exposure may not exceed 30 percent of the Group's equity

The risk limits are the company's own and are not covenants in the Group's financing agreements. These risk limits also mean that the loan maturity of interest-bearing liabilities is to be distributed over a five-year period, which is taken into consideration when procuring new credit facilities.

The financial risk limits are continuously monitored by reports to the Board at least once every quarter. None of the companies in the Group itself are under any external capital requirements.



**Interest-rate risk**
Variations in market interest rates have a material impact on Nyfosa's earnings, meaning that managing interest-rate risk is a key part of the finance function's work.

For Nyfosa, interest-rate risk primarily pertains to the risk of excessively high market rates and thus lower earnings due to market interest expenses. Interest-rate risk refers to the risk of choosing too high a percentage of fixed-rate periods in a scenario of falling rates or sustained low variable rates.

The basis for the company's choice of strategy for managing interest-rate risk comprises the choice of an interest-rate maturity strategy for the loans combined with a selection of derivative instruments to alter the interest-rate risk.

The maturity structure of the loan portfolio, including derivative instruments, is to be a balance between short and long fixed-rate periods. The maturity structure that has been chosen as a benchmark, taking into consideration the fixed-rate periods, is named the benchmark portfolio. The benchmark portfolio represents the interest-rate risk mandate of the finance function and is determined in the finance policy. The finance function continuously monitors the outcome of the company's actual loan portfolio in relation to the benchmark portfolio.

*Derivative instruments*
In its risk management, Nyfosa may use derivative instruments linked to the underlying loan portfolio. Derivative instruments are used only as a tool for risk management.

The derivatives currently comprise interest-rate caps and interest-rate swaps recognized as the present value of the expected cash flows during the remaining maturity of the position. The estimated cash flows are calculated by viewing the strike level and forward rates of STIBOR 3M and EURIBOR 6M and their volatility. If the forward rates (or the volatility) decline, the value of the derivative will decrease.

*Sensitivity analysis, interest-rate exposure*

| MSEK | Change | 2024 | 2023 |
|---|---|---|---|
| **Effect on interest expenses of change in interest rate**[1] | | | |
| Assuming current fixed-rate periods and changed interest rates[2] | +/–2% points | +146/–165 | +218/-220 |
| Assuming current fixed-rate periods and changed interest rates[2] | +/–1% point | +73/–81 | +107/-108 |
| Assuming change in average interest rate[3] | +/–1% point | +215/–215 | +233/–233 |
| **Effect of changes in value of financial instruments** | | | |
| Revaluation of fixed-income derivatives attributable to shift in interest rate curves | +/–1% point | +417/–417 | +308/–308 |

1) Each variable in the table has been addressed individually and on the condition that the other variables remain constant. The analysis refers to liabilities against the wholly owned property portfolio and does not claim to be exact. It is merely indicative and aims to show the most relevant, measurable factors in the specific context.

2) Taking into account existing fixed-income derivatives.

3) Average rate increases/decreases by 1 percentage point. Increase/decrease does not take into account eventual effects of fixed-income derivatives.

*Fixed-rate periods*

| MSEK | Dec 31, 2024 | | | | | Dec 31, 2023 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year | Over-draft facili-ties[1] | Interest-rate swaps | Interest-rate cap | Fixed-rate period | Share, % | Over-draft facili-ties[1] | Interest-rate swaps | Interest-rate cap | Fixed-rate period | Share, % |
| <1 year | 7,941 | - | - | 7,941 | 37 | 9,272 | 500 | 2,725 | 12,497 | 54 |
| 1–2 years | - | 1,919 | 1,121 | 3,040 | 14 | - | - | 2,342 | 2,342 | 10 |
| 2–3 years | - | 2,324 | - | 2,324 | 11 | - | 2,354 | 1,083 | 3,437 | 15 |
| 3–4 years | - | 3,947 | - | 3,947 | 18 | - | 2,584 | - | 2,584 | 11 |
| 4–5 years | - | 3,515 | - | 3,515 | 16 | - | 1,533 | - | 1,533 | 7 |
| >5 years | - | 700 | - | 700 | 3 | - | 950 | - | 950 | 4 |
| **Total** | **7,941** | **12,405** | **1,121** | **21,466** | **100** | **9,272** | **7,921** | **6,150** | **23,343** | **100** |

1) The loans comprise undiscounted amounts with floating rates of STIBOR 3M, NIBOR 3M and EURIBOR 6M. Total interest-bearing liabilities in the statement of financial position include utilized overdraft facilities and allocated arrangement fees, which is the reason for the deviation between the table and the statement of financial position.

**Liquidity and refinancing risk**

Liquidity risk is the risk of not having sufficient payment capacity in the short and the long term to honor the Group's payment obligations. The finance department provides short-term liquidity forecasts on a week-by-week basis, and also long-term rolling 12-month liquidity forecasts. The forecasts are updated on a weekly and quarterly basis.

The Group has overdraft facilities to ensure flexible liquidity management and to effectively deal with Nyfosa's payment streams.

Refinancing risk is the risk that financing or refinancing of the company's liabilities or operations cannot be obtained to the same extent or can only be obtained at a significantly higher cost. According to the finance policy, existing and prospective financiers are engaged in continuous and forward-looking discussions to ensure that the necessary financing can be obtained in all situations.

*Loan maturity*

| MSEK | Dec 31, 2024 | | | | Dec 31, 2023 | | | |
|---|---|---|---|---|---|---|---|---|
| Year | Overdraft facilities[1] | Share, % | Unutilized credit facilities | Total available credit facilities | Overdraft facilities[1] | Share, % | Unutilized credit facilities | Total available credit facilities |
| <1 year | - | - | 889 | 889 | - | - | 256 | 256 |
| 1–2 years | 5,641[2] | 26 | - | 5,641 | 5,288 | 23 | 470 | 5,758 |
| 2–3 years | 8,799 | 41 | 312 | 9,111 | 6,699 | 29 | - | 6,699 |
| 3–4 years | 4,731[3] | 22 | - | 4,731 | 7,015 | 30 | - | 7,015 |
| 4–5 years | 1,240 | 6 | 438 | 1,678 | 1,950 | 8 | - | 1,950 |
| >5 years | 1,056 | 5 | - | 1,056 | 2,390 | 10 | - | 2,390 |
| **Total** | **21,466** | **100** | **1,639** | **23,106** | **23,343** | **100** | **726** | **24,069** |

1) The credit facilities comprise undiscounted amounts and refer to final payment of the loan principal outstanding on the balance-sheet date, not including ongoing repayments. Total interest-bearing liabilities in the statement of financial position include utilized overdraft facilities and allocated arrangement fees, which is the reason for the deviation between the table and the statement of financial position.

2) Bonds of MSEK 554 mature in April 2026. The remaining liabilities pertain to covered bank loans.

3) Bonds of MSEK 500 mature in January 2028. The remaining liabilities pertain to covered bank loans.

The bonds were issued under a green finance framework prepared according to the ICMA Green Bond Principles from 2021 and the LM/LSTA/APLMA Green Loan Principles from 2023. This framework has been evaluated by an independent third party, ISS Corporate Solutions. The evaluation is published on Nyfosa's website.

In addition to the interest-bearing liabilities presented in the table above, Nyfosa holds 61 site leasehold agreements (63) whose annual ground rent amounts to MSEK 19 (18) undiscounted. These leases are considered to be perpetual by Nyfosa since Nyfosa does not have the right to terminate them. The site leasehold agreements are normally renegotiated at intervals of 10–20 years for the Swedish agreements. These renegotiations will have an effect on ground rents. For the maturity structure and future liquidity flows of interest-bearing liabilities and fixed-income derivatives, refer to Note 14.

Nyfosa has pledged assets for all loans from banks and credit institutions in the form of property mortgages, pledging of shares and other assets. The majority of the Group's credit agreements contain covenants concerning a specific loan-to-value ratio, interest-coverage ratio and/or equity/assets ratio. Certain credit agreements contain covenants that pertain solely to the company raising the loan and its subsidiaries, while other credit agreements include covenants linked to the Nyfosa Group's earnings and/or financial position. Fulfillment of covenants is to be reported and certified to creditors every quarter, at the latest within 60 days of each accounting date. Nyfosa fulfilled all covenants in 2024 and 2023. Given the clear compliance with covenants in 2024 and taking in account other known information, there are currently no indications that it will not be possible to comply with the covenants in 2025.

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Loan-to-value ratio[1], % | 50.7 | 55.2 |
| Unsecured debt, % | 5 | 6 |
| Interest-bearing net debt/EBITDA, multiple | 7.7 | 9.4 |
| Interest-coverage ratio, multiple | 2.2 | 2.0 |
| Remaining fixed-rate period, years | 2.1 | 1.5 |
| Remaining term for loans, years | 2.7 | 2.9 |

1) Key figure changed. Refer to Reconciliation of key figures on page 72 and Definitions on pages 111.

**Offsetting of financial instruments**

To limit counterparty risk, Nyfosa has entered into standardized netting agreements (ISDA agreements) with all derivative counterparties, which entails that in the event of the counterparty becoming insolvent or another incident arising Nyfosa can offset outstanding derivatives with positive and negative values ("netting"). There was no netting as per the balance-sheet date.

| | Financial assets | | Financial liabilities | |
|---|---|---|---|---|
| MSEK | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 |
| Carrying amount in the statement of financial position | 67 | 225 | 143 | 148 |
| Amount encompassed by netting | - | - | - | - |
| **Amount after netting** | **67** | **225** | **143** | **148** |

### Currency risk

Nyfosa has invested in properties in Finland and Norway and thus is exposed to currency risk. The presentation currency is SEK and all balance-sheet items in other currencies are translated to SEK, which resulted in a translation difference of MSEK 111 (–19) on the balance-sheet date that is recognized in Other comprehensive income. Translation differences may have a material impact on the Group's financial position and earnings in SEK. Currency risk is partly managed by financing acquisitions of assets in foreign currency raising borrowings in the same currency. Transaction exposure in the Group is partly managed by matching income and expenses in the same currency.

Currency exposure comprises net assets in EUR and NOK attributable to Kielo and Bratsberg, respectively. In accordance with IAS 21, exchange rate effects for foreign operations are recognized under the heading Other comprehensive income. Others exchange rate effects are recognized in profit or loss. If the SEK rate were to strengthen against the two currencies by 10 percent compared with the rate on the balance-sheet date, it would have an effect of MSEK –437 on comprehensive income.

| **Currency exposure** | **Dec 31, 2024** | **Dec 31, 2023** |
|---|---|---|
| Net assets in Kielo, MEUR | 331 | 319 |
| Net assets in Bratsberg, MNOK | 590 | 198 |

### Sensitivity analysis

| **Effect on equity of exchange rate fluctuations, MSEK** | **Change** | **Dec 31, 2024** | **Dec 31, 2023** |
|---|---|---|---|
| EUR/SEK | +/–10% | +/–380 | +/–354 |
| NOK/SEK | +/–10% | +/-57 | +/–20 |

### Credit risk – rental income

Credit risk is the risk that a counterparty may be unable to fulfill its commitments, thus resulting in a loss. Nyfosa has a wide spread of risks based on a large number of leases, 6,358 (6,439). The company has a small number of dominant tenants, with the ten largest tenants representing 11 percent (12) of total rental income distributed between 100 leases (172). No single tenant or lease represents more than 2 percent of total rental income. This means that exposure to individual tenants is low. Of total rent receivables in the statement of financial position of MSEK 30 (26), rent receivables for rent notices amount to MSEK 28 (12) and accounts receivable to MSEK 2 (14). Tenants are notified of rents and these are paid in advance, which means that all of Group's rent receivables have fallen due for payment. The total loss allowance for rent receivables in the statement of financial position amounted to MSEK 20 (27).

*Items in the statement of financial position corresponding to the amount of credit risk*

| **MSEK** | **Dec 31, 2024** | **Dec 31, 2023** |
|---|---|---|
| Non-current receivables | 7 | 110 |
| Rent receivables | 30 | 26 |
| Current receivables | 15 | 16 |
| Cash and cash equivalents | 451 | 435 |
| **Total** | **503** | **586** |

NOTE 4

## SEGMENT REPORTING

Nyfosa's operations are divided into three operating segments for Sweden, Finland, and Norway based on Nyfosa's three geographic areas, with Finland presented under the name Kielo and Norway under the name Bratsberg. The division of segments that allocates the Group's net operating income, central administration, changes in the value of properties, property values and net investments in properties between Sweden, Kielo and Bratsberg corresponds to the internal reporting to the CEO of the company. The minority shareholder in Kielo provides, among other things, the CEO, CFO, finance function, control function, consulting on property investments and sustainability. Nyfosa paid a fee of MEUR 3.5 (3.5) for these services for the year.

*Operating segments*

| | **Sweden** | | **Kielo** | | **Bratsberg** | | **Undistributed items** | | **Nyfosa** | |
|---|---|---|---|---|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** |
| Rental income | 2,525 | 2,495 | 766 | 747 | 50 | - | - | - | 3,341 | 3,242 |
| Service income | 165 | 157 | 148 | 155 | 16 | - | - | - | 328 | 311 |
| **Income** | **2,690** | **2,652** | **914** | **902** | **66** | **-** | **-** | **-** | **3,670** | **3,553** |
| Property expenses | | | | | | | | | | |
| *Operating expenses* | *-483* | *-475* | *-182* | *-186* | *-8* | - | - | - | *-673* | *-661* |
| *Maintenance costs* | *-128* | *-120* | *-28* | *-29* | *-3* | - | - | - | *-160* | *-149* |
| *Property tax* | *-118* | *-119* | *-48* | *-47* | *-2* | - | - | - | *-167* | *-166* |
| Property administration | -68 | -77 | -58 | -56 | -4 | - | - | - | -129 | -133 |
| **Net operating income** | **1,893** | **1,861** | **599** | **584** | **49** | **-** | **-** | **-** | **2,541** | **2,445** |
| Central administration | -123 | -131 | -51 | -55 | -10 | - | - | - | -185 | -186 |
| Other operating income and expenses | - | - | - | - | - | - | 15 | 6 | 15 | 6 |
| Share in profit of joint ventures | - | - | - | - | - | - | 210 | -8 | 210 | -8 |
| Financial income and expenses | - | - | - | - | - | - | -1,247 | -1,246 | -1,247 | -1,246 |
| Changes in value of properties | -578 | -1,046 | -351 | -306 | -7 | - | - | - | -936 | -1,352 |
| Changes in value of financial instruments | - | - | - | - | - | - | -146 | -320 | -146 | -320 |
| **Profit/loss before tax** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **253** | **-661** |
| Property value, December 31 | 29,643 | 31,192 | 8,300 | 8,087 | 1,427 | - | - | - | 39,370 | 39,278 |
| Net investments for the year | -971 | -64 | 280 | 269 | 1,453 | - | - | - | 762 | 206 |

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## NOTE 5 INCOME

Contractual annual income expires as shown in the table below.

*Maturity structure of contractual annual income*

| | Dec 31, 2024 | | | Dec 31, 2023 | | |
|---|---|---|---|---|---|---|
| Maturity structure | Rental income, MSEK | Share, % | No. of leases | Rental income, MSEK | Share, % | No. of leases |
| <1 year | 645 | 18 | 1,737 | 540 | 15 | 1,729 |
| 1–2 years | 721 | 20 | 917 | 718 | 20 | 916 |
| 2–3 years | 611 | 17 | 629 | 648 | 18 | 683 |
| 3–4 years | 536 | 15 | 454 | 493 | 14 | 449 |
| 4–5 years | 292 | 8 | 134 | 318 | 9 | 156 |
| >5 years | 718 | 20 | 263 | 792 | 22 | 248 |
| **Subtotal** | **3,522** | **99** | **4,134** | **3,510** | **99** | **4,181** |
| Parking spaces and garages | 39 | 1 | 2,224 | 41 | 1 | 2,258 |
| **Total** | **3,562** | **100** | **6,358** | **3,550** | **100** | **6,439** |

*Contractual future annual income from existing leases*

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Contractual income due for payment within one year | 3,306 | 3,334 |
| Contractual income due for payment between one and five years | 6,757 | 7,041 |
| Contractual income due for payment after five years | 2,181 | 2,462 |

**Rent receivables**

Rent receivables in the statement of financial position total MSEK 30 (26) pertaining to rent receivables for rent notices of MSEK 28 (12) and accounts receivable of MSEK 2 (14). Tenants are notified of rents and these are paid in advance, which means that all of Group's rent receivables have fallen due for payment.

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Rent receivables | 30 | 26 |
| Other current receivables | 41 | 92 |
| Prepaid expenses and accrued income | 177 | 151 |
| **Total current receivables** | **248** | **269** |

## NOTE 6 COSTS

Operating expenses include expenses for such items as heating, water, electricity and property upkeep. Ongoing and planned maintenance costs arise in order to retain the condition and standard of the properties. Property tax in Sweden is currently 1.0 percent of the tax assessment value for non-residential properties and 0.5 percent of the tax assessment value for industrial properties. In Finland, the general property tax rate is 0.9-2.0 percent of the tax assessment value, depending on the municipality in which the property is located.

Other external costs include costs for external management of the Finnish operations, financial administration, audit, IT and financial reporting.

| MSEK | 2024 | 2023 |
|---|---|---|
| Operating expenses | 673 | 661 |
| Maintenance costs | 160 | 149 |
| Property tax | 167 | 166 |
| Other external costs | 190 | 210 |
| Personnel costs such as salaries, pensions and social security contributions | 118 | 105 |
| Other personnel costs | 4 | 3 |
| Depreciation/amortization | 2 | 1 |
| Other operating expenses | 0 | 0 |
| **Total operating expenses** | **1,314** | **1,295** |

**Fees to auditors**

Audit assignments are defined as the statutory auditing of the annual report and consolidated financial statement, as well as the administration of the Board of Directors and the CEO, and the audit and other review conducted in accordance with contracts or agreements.

This includes other assignments that are the responsibility of the company's auditors, as well as guidance and assistance occasioned by observations made in conjunction with such reviews or the completion of such other work assignments.

| MSEK | 2024 | 2023 |
|---|---|---|
| **KPMG** | | |
| Audit assignment | 10 | 9 |
| Auditing activities in addition to audit assignment | 1 | 1 |
| Tax consultancy | 1 | 0 |
| Other consultancy services | 0 | 0 |
| Other audit firm | - | - |
| **Total fees and remuneration of auditors** | **11** | **11** |

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NOTE 7

## PERSONNEL COSTS AND REMUNERATION OF SENIOR EXECUTIVES

**Accounting policies**
Employee benefits are recognized as services are rendered. Remuneration under the incentive program is paid as non-pensionable salary and is recognized over the duration of the program.

*Defined-contribution pension plans*
The Group only provides defined-contribution pension plans, which means obligations are limited to the contributions the company undertakes to pay. The employee's pension depends on the contributions that the company pays under the pension plan or to an insurance company and the return generated by the contribution. Consequently, it is the employee who bears the risk that pension remuneration can be lower than expected and that the invested assets may be insufficient for the expected future pension remuneration. The company's obligations regarding contributions to defined-contribution plans are recognized as an expense in profit or loss at the rate in which they are earned by employees performing services for the company during a period.

*Incentive programs*
Nyfosa has three long-term incentive programs based on warrants as per the balance-sheet date. The programs require that the participant is employed for the entire duration of the program. If employment ends, the company has the right to buy back the warrants at the lower of the market value and the cost. The company subsidizes by paying a cash bonus portion of the participant's premium for the first three programs that the participant receives an offer to join. This subsidy corresponds to the amount that the participant decides to invest in each incentive program, up to a guaranteed level. However, no compensation is paid for the participant's tax expense, which means in practice that, through this premium subsidy, the company provides a cost cover contribution in each program that after tax paid corresponds to approximately 50 percent of the participant's acquisition costs. The subsidy is paid on two occasions, 50 percent each time, during the term of each program.

During the year, repurchase was triggered when employment was terminated, in accordance with the terms of the warrants. In connection with the LTIP 2021 redemption periods, 306,741 warrants were exercised and thus 73,980 shares were issued. Redemption took place in the three different periods during the financial year with the weighted average share price amounting to SEK 94.33, SEK 115.56 and SEK 110.68 for each period. Furthermore, the Annual General Meeting's resolution to introduce a new long-term incentive program LTIP 2024 was carried out, resulting in the subscription of 151,100 thousand warrants.

**Warrants programs – LTIP 2021, 2022, 2023, 2024**
*December 31, 2024*

| Changes during the year, no. | LTIP 2021 (I) | LTIP 2021 (II) | LTIP 2022 | LTIP 2023 | LTIP 2024 | Total |
|---|---|---|---|---|---|---|
| Warrants outstanding at the beginning of the year | 318,241 | 318,241 | 393,150 | 383,342 | - | 1,412,974 |
| Warrants subscribed | - | - | - | - | 151,100 | 151,100 |
| Buyback of warrants | -11,500 | -11,500 | -15,500 | -500 | - | -39,000 |
| Unutilized, expired warrants | -306,741 | - | - | - | - | -306,741 |
| Warrants exercised | - | -306,741 | - | - | - | -306,741 |
| **Warrants outstanding at year-end** | **-** | **-** | **377,650** | **382,842** | **151,100** | **911,592** |

**LTIP 2022/2025**
The warrants were transferred to the participants at a price that corresponded to the market value determined by an independent valuation agency, by applying a generally accepted valuation method. The fair value on issuance amounted to SEK 9.09 per warrant.

*Basis for the valuation:*

| | |
|---|---|
| Fair value at issuance, SEK | 9.09 |
| Average share price, SEK | 105.00 |
| Volatility, % | 22.0 for the Nyfosa share, 17.0 for real estate index |
| Risk-free interest, % | 1.43 |
| Term, years | 3.00 |

The warrant holders are entitled to subscribe for one new share for each warrant during a three-month period between April 14, 2025 and December 5, 2025.

The subscription price per share on exercise warrants is an amount corresponding to the volume weighted average share price on the trading day that Nyfosa publishes the interim report for the period January–March 2025 reduced by an amount corresponding to the highest of:

**(i)** SEK 105.00 equivalent to the average share price on the issue date, which comprises the average closing rate for the period between April 20 and May 2, 2022, according to Nasdaq Stockholm's official share price list, multiplied by

*a)* the difference between the average total return index value for Nyfosa's share from April 20, 2022 until May 2, 2022 (initial amount) and the trading day when Nyfosa publishes the interim report for January–March 2025 (final amount),

*b)* reduced by the trend in the average total return for the OMX Stockholm Real Estate GI ("SX35GI") for the same period, and

**(ii)** SEK 0.

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**LTIP 2023/2026**

The warrants were transferred to the participants at a price that corresponded to the market value determined by an independent valuation agency, by applying a generally accepted valuation method. The fair value on issuance amounted to SEK 6.39 per warrant.

*Basis for the valuation:*

| | |
|---|---|
| Fair value at issuance, SEK | 6.39 |
| Average share price, SEK | 68.34 |
| Volatility, % | 27.0 for the Nyfosa share, 20.0 for real estate index |
| Risk-free interest, % | 2.73 |
| Term, years | 3.00 |

The warrant holders are entitled to subscribe for one new share for each warrant during a two-week period between from the day after the publication of the interim report for January–March 2026, but not earlier than April 1, 2026 and not later than June 5, 2026.

The subscription price per share shall comprise the volume weighted average price of the ordinary share on the trading day on which the company publishes the interim report for January 1–March 31, 2026, reduced by an amount corresponding to the highest of:

**(i)** SEK 68.34 equivalent to the average share price on the issue date, which comprises the average closing rate for the period between April 26 and May 3, 2023, multiplied by

*a)* the difference between the average total return index value for the company's share from April 26, 2023 until May 3, 2023 and the trading day when the company publishes the interim report for January 1–March 31, 2026,

*b)* reduced by the trend in the average total return for the OMX Stockholm Real Estate GI ("SX35GI") for the same period, and

**(ii)** SEK 0.

**LTIP 2024/2027**

The warrants were transferred to the participants at a price that corresponded to the market value determined by an independent valuation agency, by applying a generally accepted valuation method. The fair value on issuance amounted to SEK 12.96 per warrant.

*Basis for the valuation:*

| | |
|---|---|
| Fair value at issuance, SEK | 12.96 |
| Average share price, SEK | 92.03 |
| Volatility, % | 35.0 for the Nyfosa share, 25.0 for real estate index |
| Risk-free interest, % | 2.74 |
| Term, years | 3.00 |

The warrant holders are entitled to subscribe for one new share for each warrant during a two-week period between from the day after the publication of the interim report for January–March 2027, but not earlier than April 3, 2027 and not later than June 7, 2027.

The subscription price per share shall comprise the volume weighted average price of the ordinary share on the trading day on which the company publishes the interim report for January 1–March 31, 2027, reduced by an amount corresponding to the highest of:

**(i)** SEK 92.03 equivalent to the average share price on the issue date, which comprises the average closing rate for the period between April 24 and April 30, 2024, multiplied by

*a)* the difference between the average total return index value for the company's share from April 24, 2024 until April 30, 2024 and the trading day when the company publishes the interim report for January 1–March 31, 2027,

*b)* reduced by the trend in the average total return for the OMX Stockholm Real Estate GI ("SX35GI") for the same period, and

**(ii)** SEK 0.

**Salaries and other remuneration of senior executives**

The 2024 AGM resolved on guidelines for the remuneration of Nyfosa's senior executives. These guidelines apply until further notice, but not longer than until the 2028 AGM. The guidelines state, among other things, that remuneration of senior executives may comprise a fixed and variable portion as well as pension benefits and other benefits. The fixed remuneration is to be market-aligned and based on expertise, responsibility and performance. Variable remuneration is to be paid to senior executives where the Board deems it appropriate. Variable remuneration is to reward specific pre-established results or performance targets. The Board may derogate from the guidelines if in a specific case there is special cause for the derogation and a derogation is necessary to serve the company's long-term interests, including its sustainability, or to ensure the company's financial viability. Refer to the company's website, www.nyfosa.se, for complete information.

The performance criteria for variable cash remuneration to CEO Stina Lindh Hök that were set by the Board for 2024 were not applied since Stina Lindh Hök's resignation as CEO of the company was announced on July 10, 2024 and her employment ended on January 7, 2025. In connection with the termination of her employment, Stina Lindh Hök received the equivalent of 12 months' salary in compensation, taking into account that she remained in her employment until January 7, 2025.

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**Note 7 cont.**

**Employee benefits**

*Group*

| MSEK | 2024 | 2023 |
|---|---|---|
| **Management team** | | |
| Salaries and other remuneration, etc. | 20 | 19 |
| Pension costs, defined-contribution plans | 3 | 3 |
| Social security contributions | 6 | 7 |
| **Of which, CEO** | | |
| Salaries and other remuneration, etc. | 6 | 6 |
| Pension costs, defined-contribution plans | 1 | 1 |
| Social security contributions | 2 | 2 |
| **Other employees** | | |
| Salaries and other remuneration, etc. | 61 | 53 |
| Pension costs, defined-contribution plans | 7 | 6 |
| Social security contributions | 17 | 18 |
| **Total costs for employee benefits** | **116** | **105** |

| Key figures | 2024 | 2023 |
|---|---|---|
| Average number of employees | 84 | 84 |
| *Of whom, women* | *49* | *48* |
| Total number of employees | 102 | 92 |
| *Of which, Sweden* | 73 | 73 |
| *Of which, Finland* | 16 | 19 |
| *Of which, Norway* | 13 | - |
| Percentage, women, % | 57 | 57 |
| Percentage, women, senior executives, % | 67 | 67 |
| Percentage, women on the Board, % | 43 | 29 |
| Highest remuneration in relation to average remuneration[1], multiple | 7 | 7 |

1) The CEO's remuneration is the highest remuneration and did not affect the average remuneration. The calculation includes only employees in Sweden.

*Parent Company*

| MSEK | 2024 | 2023 |
|---|---|---|
| **Management team** | | |
| Salaries and other remuneration, etc. | 20 | 19 |
| Pension costs, defined-contribution plans | 3 | 3 |
| Social security contributions | 6 | 7 |
| **Of which, CEO** | | |
| Salaries and other remuneration, etc. | 6 | 6 |
| Pension costs, defined-contribution plans | 1 | 1 |
| Social security contributions | 2 | 2 |
| **Other employees** | | |
| Salaries and other remuneration, etc. | 47 | 44 |
| Pension costs, defined-contribution plans | 5 | 5 |
| Social security contributions | 17 | 17 |
| **Total costs for employee benefits** | **99** | **95** |

| Key figures | 2024 | 2023 |
|---|---|---|
| Average number of employees | 64 | 68 |
| *Of whom, women* | *35* | *34* |
| Percentage, women, % | 55 | 50 |

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### Remuneration of senior executives

| | Basic salary/Board fee | | Variable remuneration | | Pension costs | | Other remuneration | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Remuneration from Parent Company, SEK thousand** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** |
| **Maria Björklund** *Board member*[1] | 110 | - | - | - | - | - | - | - | **110** | **-** |
| **Marie Bucht Toresäter** *Board member* | 236 | 233 | - | - | - | - | - | - | **236** | **233** |
| **Ulrika Danielsson** *Board member*[1] | 150 | - | - | - | - | - | - | - | **150** | **-** |
| **Lisa Dominguez Flodin** *Board member*[2] | 143 | 278 | - | - | - | - | - | - | **143** | **278** |
| **Jens Engwall** *Board member* | 253 | 241 | - | - | - | - | - | - | **253** | **241** |
| **Johan Ericsson** *Chairman of the Board*[2] | 279 | 549 | - | - | - | - | - | - | **279** | **549** |
| **Patrick Gylling** *Board member*[4] | - | 110 | - | - | - | - | - | - | **-** | **110** |
| **Stina Lindh Hök** *CEO* | 4,380 | 4,104 | 1,459 | 2,109 | 1,112 | 1,099 | 147 | 147 | **7,099** | **7,459** |
| **Per Lindblad** *Board member* | 247 | 226 | - | - | - | - | - | - | **247** | **226** |
| **David Mindus** *Board member*[3] | 406 | 123 | - | - | - | - | - | - | **406** | **123** |
| **Claes Magnus Åkesson** *Board member* | 253 | 241 | - | - | - | - | - | - | **253** | **241** |
| **Other senior executives** *(5 (5) individuals)* | 9,312 | 8,505 | 4,512 | 3,310 | 2,278 | 2,023 | 601 | 507 | **16,703** | **14,346** |
| **Total** | **15,767** | **14,608** | **5,971** | **5,419** | **3,390** | **3,122** | **748** | **654** | **25,877** | **23,803** |

1) Elected to the Board at the AGM on April 23, 2024 2) Left the Board at the AGM on April 23, 2024 3) Elected to the Board at the AGM on April 25, 2023 4) Left the Board at the AGM on April 25, 2023.

## NOTE 8

## FINANCIAL INCOME AND EXPENSES

The Group's interest income is attributable to receivables measured at amortized cost. Of the Group's total interest expenses, MSEK 419 (215) refers to interest income and MSEK 220 (32) to interest expenses attributable to derivatives measured at fair value, while the remainder is attributable to liabilities measured at amortized cost. The Group's other financial expenses primarily refer to borrowing costs allocated over the term of the loan agreement.

The Parent Company's other financial expenses primarily refer to borrowing costs allocated over the term of the loan agreement.

*Group*

| **MSEK** | **2024** | **2023** |
|---|---|---|
| Interest income | 15 | 11 |
| Exchange-rate gains | 0 | 2 |
| Other financial income | 2 | 2 |
| **Financial income** | **18** | **15** |
| Interest expenses | -1,189 | -1,176 |
| Interest related to right-of-use assets | -19 | -18 |
| Exchange-rate losses | -2 | -1 |
| Other financial expenses | -54 | -66 |
| **Financial expenses** | **-1,264** | **-1,261** |
| **Net** | **-1,247** | **-1,246** |

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Note 8 cont.

*Parent Company*

| MSEK | 2024 | 2023 |
|---|---|---|
| Dividend from Group companies | 751 | 699 |
| Interest income | 4 | 0 |
| Interest income, Group | 268 | 302 |
| Other financial income | 5 | 5 |
| **Financial income** | **1,029** | **1,006** |
| Interest expenses | -101 | -123 |
| Interest expenses, Group | -11 | -12 |
| Exchange-rate losses | -2 | 0 |
| Other financial expenses | -9 | -9 |
| Changes in value of financial instruments | -17 | -71 |
| **Financial expenses** | **-141** | **-215** |
| **Net** | **889** | **791** |

## NOTE 9 INCOME TAX

*Group*

| Reconciliation of effective tax, MSEK | % | 2024 | % | 2023 |
|---|---|---|---|---|
| Profit/loss before tax | | 253 | | -661 |
| Tax according to applicable tax rate for Parent Company | -20.6 | -52 | -20.6 | 136 |
| Non-deductible costs | -38.9 | -98 | 18.1 | -120 |
| Tax-exempt income | 3.0 | 8 | 0.0 | 0 |
| Profit/loss from participations in joint ventures | 17.1 | 43 | 0.3 | -2 |
| Capitalization of loss carryforwards not capitalized in prior years | 0.0 | 0 | - | - |
| Non-taxable sales of shares in subsidiaries | 30.6 | 77 | -10.5 | 70 |
| Effect of limitation rule on temporary differences | -41.7 | -105 | 9.9 | -66 |
| Effect of different tax rate | 0.1 | 0 | 0.0 | 0 |
| Other | -5.2 | -13 | -0.5 | 3 |
| **Recognized effective tax** | **-55.6** | **-140** | **-3.3** | **22** |

| Current tax expense, MSEK | 2024 | 2023 |
|---|---|---|
| Current tax expense | -47 | -48 |
| **Current tax expense** | **-47** | **-48** |

Note 9 cont.

| Deferred tax expense, MSEK | 2024 | 2023 |
|---|---|---|
| Deferred tax attributable to investment properties | -91 | 70 |
| Deferred tax attributable to derivatives | 30 | 64 |
| Deferred tax attributable to untaxed reserves | 3 | 15 |
| Deferred tax income attributable to the capitalized tax value of loss carryforwards during the year | 25 | 1 |
| Deferred tax expense due to utilization of previously capitalized loss carryforwards | -60 | -80 |
| **Total deferred tax expense** | **-94** | **70** |
| **Total recognized tax** | **-140** | **22** |

*Parent Company*

| Reconciliation of effective tax, MSEK | | 2024 | | 2023 |
|---|---|---|---|---|
| Profit/loss before tax | | 917 | | 786 |
| Tax according to applicable tax rate for Parent Company | -20.6% | -189 | -20.6% | -162 |
| Non-deductible costs | -0.0% | 0 | -0.1% | -1 |
| Tax-exempt income | 20.3% | 186 | 22.5% | 177 |
| Other | 0.1% | 1 | 0.0% | 0 |
| **Recognized effective tax** | **-0.2%** | **-2** | **1.8%** | **14** |

## NOTE 10 EARNINGS PER SHARE

| | 2024 | 2023 |
|---|---|---|
| Profit for the year attributable to the Parent Company's shareholders, MSEK | 114 | -639 |
| Interest on hybrid bonds, MSEK | -57 | -63 |
| Average weighted number of shares, millions | 202 | 191 |
| Average weighted number of shares after dilution, million | 202 | 191 |
| Earnings per share before dilution, SEK | 0.28 | -3.67 |
| Earnings per share after dilution, SEK | 0.28 | -3.67 |

A directed share issue of 17 million ordinary shares took place during the year. The subscription price amounted to SEK 102.00, corresponding to 96 percent of the current price of the share. Accordingly, the dilution effect was low and past key figures were not restated. The effect would have been 1.0 percent per share. Nyfosa currently has three long-term incentive programs based on warrants for Nyfosa's Swedish organization. A description of the warrants programs is provided in Note 7. The dilution from the existing warrants program amounted to 0.09 percent.

NOTE 11

## INVESTMENT PROPERTIES

*Changes in value of investment properties*

| | Sweden | | Kielo | | Bratsberg | | Nyfosa | |
|---|---|---|---|---|---|---|---|---|
| **MSEK** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** | **2024** | **2023** |
| Property value at the beginning of the year | 31,192 | 32,301 | 8,087 | 8,145 | - | - | 39,278 | 40,446 |
| Acquired properties | 46 | 924 | 173 | 78 | 1,447 | - | 1,666 | 1,002 |
| Investments in existing properties | 402 | 569 | 135 | 194 | 6 | - | 543 | 762 |
| Divested properties | -1,419 | -1,557 | -28 | -2 | - | - | -1,447 | -1,558 |
| Realized changes in value | -40 | 27 | -9 | 2 | - | - | -49 | 29 |
| Unrealized changes in value | -538 | -1,073 | -342 | -308 | -7 | - | -887 | -1,381 |
| Translation effect, currency | - | - | 284 | -22 | -19 | - | 265 | -22 |
| **Property value at end of the year** | **29,643** | **31,192** | **8,300** | **8,087** | **1,427** | **-** | **39,370** | **39,278** |

Realized and unrealized changes in value are recognized after profit from property management in profit or loss. The measurement at fair value for all investment properties is classified at Level 3 of the fair value hierarchy.

### Determining fair value

Nyfosa engages four external, independent appraisers that each value a part of the portfolio. All properties are valued every quarter, except for those for which possession was taken during the most recent quarter or a sales agreement has been signed. In these cases, the agreed acquisition price and the agreed selling price are used. The external valuations are analyzed by the company and if the company has a different opinion about the property value, the internal valuation is considered to comprise the fair value. The internal analysis resulted in total downward adjustments to values of –0.2 percent (–0.2).

On December 31, 2024, properties corresponding to 99.6 percent (100.0) of the property value were externally valued by the independent appraisers. For the remaining properties, the fair value was determined as the agreed acquisition price or the agreed selling price. The total market value amounted to MSEK 39,370 (39,278). The Parent Company does not own any properties.

During the year, the investment property market was affected by macroeconomic uncertainty and a continued cautious capital market. Inflation and market interest rates remained high throughout the year, but fell toward the end of the year. Combined with a low level of activity in the property transaction market, this resulted in an increase in the yield requirements for properties. The yield for the properties on January 1, 2025, according to the earnings capacity, was 6.3 percent (6.2) in relation to the market value. Unrealized changes in values of properties amounted to MSEK –887 (–1,381). The unrealized changes in value were primarily due to changed yield requirements, new leases, vacancies and renegotiations.

### Investments

Investments of MSEK 543 (762) were made in the existing property portfolio in 2024. Nyfosa also has obligations to complete projects that have already started, where the remaining investment volume is expected to amount to MSEK 551 (287).

*Major ongoing investments*

| Segment | Munici-pality | Property | Type of premises | Area, 000s sqm | Changed rental income, MSEK | Total accrued, MSEK | Estimated invest-ment, MSEK | Scheduled completion, year |
|---|---|---|---|---|---|---|---|---|
| Bratsberg | Skien | Klosterøya Business Park | Offices | 7 | 14 | 3 | 150 | Q2 2026 |
| Sweden | Borås | Rydaslätt 1 | Logistics/ Warehouse | 14 | 13 | 17 | 94 | Q4 2025 |
| Kielo | Kerava | Kauppakaari | Retail/ Healthcare premises | 4 | 7 | 46 | 88 | Q3 2025 |
| Sweden | Karlstad | Barkassen 9 | Healthcare premises | 2 | 6 | 17 | 34 | Q4 2025 |
| Sweden | Kungälv | Försäljaren 9 | Warehouse | 3 | 2 | 26 | 34 | Q1 2025 |
| Sweden | Karlstad | Skepparen 15 | Other | 20 | - | 12 | 12 | Q1 2025 |
| Sweden | Västerås | Energin 7 | Logistics/ Warehouse | 1 | 2 | 3 | 8 | Q4 2025 |

### Valuation method

The valuations in Sweden were carried out in accordance with IVS and RICS valuation standards. The same applies to Nyfosa's properties in Finland and Norway. Each subject property is valued separately, without taking into account any portfolio effects, by appraisers that act independently and who are fully qualified and have market knowledge to perform this assignment.

The valuations were performed based on a combined location-price and yield method. The value of the properties has been assessed using a cash-flow estimate that analyzes simulated future income and expenses and the market's expectations of the subject property. The value of the properties is affected not only by supply and demand in the market but also by a number of other factors, in part property-specific factors such as the occupancy rate, rent level and operating expenses, and in part such market-specific factors as the yield requirement and the cost of capital, which are derived from comparable transactions in the property market.

The valuation is based on a present-value calculation of the estimated cash flow and the present value of the estimated residual value, meaning the market value at the end of the calculation period. The residual value is calculated through continuous capitalization of the estimated cash flows after the final year of

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calculation by applying an individual yield requirement for the property. The present value of the cash flow and residual value are calculated by discounting the cash flow and residual value using the cost of capital.

Ongoing projects are measured according to the same policy but less the present value of the remaining investment. Zoning planned and assessed building rights are valued using the location-price method, taking into account geographical location and type of premises. The value of the building rights is added to the present value.

For each property, a cash flow forecast is prepared that extends at least five years into the future. The expected future cash flow of the properties in the valuation consists of rent payments less operating expenses, maintenance costs and investments. A ten-year calculation period is normally used, adapted where necessary for properties with longer leases. The basis for assessing future net operating income is an analysis of current leases and an analysis of the current leasing market. The expected receipts match the terms of current leases. 94 percent (91) of Nyfosa's rental income comprises index supplements, meaning that the rental income follows the trend in inflation. If outward rent is deemed to deviate from current market rent, it is adjusted to a market-based level. The market rent level of vacant floor space is assessed individually. The long-term vacancy and rent risk varies based on the property's size, type and location. The expected disbursements are estimated on the basis of historical property expenses, statistics, contract information and experience. On average, the property expenses for operation and maintenance are deemed to follow the inflation trend during the calculation period.

Under the assignment agreements, the appraisers are to inspect each property at least once every three years. The purpose of the inspections is to assess the general standard and condition of the property, maintenance requirements, market position and attractiveness of the premises.

*Nyfosa's property valuations in brief*

| Valuation date | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Fair value, MSEK | 39,370 | 39,278 |
| Independent appraiser | Colliers, Cushman & Wakefield, Newsec and Savills | Cushman & Wakefield, Newsec and Savills |
| Calculation period, years | Normally 10 | Normally 10 |
| Assumed inflation rate in 2025 (2024), % | 1.0–3.0 | 2.0 |
| Assumed inflation rate from 2026 onward (2025 onward), % | 2.0–3.0 | 2.0 |
| Long-term vacancy rate, % | 0.0–25.0. Weighted average 6.1 | 1.0–25.0. Weighted average 5.9 |
| Cost of capital, cash flow, % | 5.0–13.2. Weighted average 8.7 | 5.3–13.2. Weighted average 8.7 |
| Cost of capital, residual value, % | 7.2–13.2. Weighted average 8.9 | 7.1–13.2. Weighted average 8.9 |
| Yield requirement, % | 5.2–11.2. Weighted average 6.9 | 5.0–11.2. Weighted average 6.8 |

### Assumed net operating income when valued

The total net operating income calculated by the property appraisers for 2025 amounts to MSEK 2,543 (2,587) in the valuations. This net operating income can be compared with the net operating income, excluding property administration and adjusted for ground rent and the three properties that are not externally valued, of MSEK 2,589 (2,581) that Nyfosa reports in Current earnings capacity as of January 1, 2025. Consequently, the net operating income on which the appraisers based the assessed market values is reasonable when compared to the current earnings capacity at the end of the year.

| | Offices | | Logistics/Warehouse | | Retail | | Industry | | Other | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Input and key figures by category** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** |
| No. of properties | 174 | 181 | 107 | 105 | 81 | 80 | 76 | 77 | 56 | 54 | 494 | 497 |
| Area, 000s sqm | 1,118 | 1,150 | 678 | 684 | 429 | 417 | 373 | 375 | 335 | 304 | 2,933 | 2,930 |
| Rental value, MSEK[1)] | 1,922 | 1,934 | 571 | 560 | 575 | 551 | 378 | 365 | 517 | 486 | 3,963 | 3,897 |
| Rental income, MSEK[1)] | 1,689 | 1,737 | 501 | 487 | 536 | 518 | 356 | 349 | 479 | 459 | 3,562 | 3,550 |
| Net operating income, MSEK[2)] | 1,164 | 1,224 | 378 | 374 | 396 | 390 | 251 | 260 | 354 | 340 | 2,543 | 2,587 |
| Economic occupancy rate, %[1)] | 88.2 | 90.0 | 88.9 | 87.7 | 94.6 | 95.0 | 94.3 | 95.6 | 93.4 | 95.0 | 90.5 | 91.5 |
| Long-term vacancy rate, weighted average, %[2)] | 6.2 | 6.0 | 6.3 | 6.3 | 6.0 | 5.8 | 5.7 | 5.6 | 5.9 | 5.8 | 6.1 | 5.9 |
| Lease term, years[1)] | 2.9 | 2.9 | 3.7 | 4.1 | 4.1 | 4.5 | 4.2 | 4.2 | 3.8 | 4.3 | 3.4 | 3.6 |

1) According to earnings capacity

2) Pertains to appraiser' assumptions in the valuations. The assumptions as per December 31, 2024 in the table above exclude two properties in Kielo and one property in Sweden valued at the agreed acquisition price or agreed selling price.

### Cost of capital and yield requirements

The yield requirement is the estimated return that the market expects for comparable properties. The yield requirements used in the estimates derive from sales of comparable properties and are affected by a large number of parameters such as city/town, location, lease term, rent level, type of tenant, type of premises and vacancy rate. Additional significant factors when selecting yield requirements include an assessment of the object's future rent trend, changes in value and any development potential as well as the maintenance condition of the property and investment needs.

The cost of capital and yield requirements are based on analyses of completed transactions and on individual assessments of the level of risk and the market position of each property. The cost of capital is set primarily based on the assessed yield requirement combined with the inflation assumption.

The inflation assumption on December 31, 2024 was 1.0 percent (2.0) for 2025 and 2.0 percent (2.0) for 2026 and the years ahead for the Swedish properties. For Kielo, the inflation assumption was 2.0 percent (2.0) for 2025 and the years ahead. For Bratsberg, the inflation assumption was 3.0 percent for 2025 and 2026 and then will gradually decline to 2.0 percent in 2029.

The weighted yield requirement on December 31, 2024 was 6.86 percent (6.76), corresponding to an increase of 10 basis points since December 31, 2023. The weighted cost of capital for the present value calculation of cash flows and residual values was a nominal 8.68 percent (8.68) and 8.88 percent (8.86), respectively. The higher yield requirements were mainly due to increased yield requirements for office properties in Kielo and the addition of the Bratsberg portfolio. The changes in the yield requirements and costs of capital are deemed to be reasonable compared with the market trend and the change in the costs of capital in the Swedish portfolio is deemed to be reasonable when compared to, for example, the interest rate trend of a ten-year government bond in 2024. Changes in unobservable inputs in the market that are used in the valuations are analyzed by management at each balance-sheet date against internally available information, information from completed and planned transactions and information from the external appraisers.

Nyfosa's yield, excluding property administration and adjusted for ground rents, according to its earnings capacity on January 1, 2025 amounted to 6.6 percent (6.6) in relation to the market value, which is in line with the weighted yield requirements in the property valuations.

| | Fair value, MSEK | | Weighted average yield requirements[1)], % | | Interval, yield requirement[1)], % | | Weighted average cost of capital for cash flow[1)], % | | Interval, cost of capital for cash flow[1)], % | | Weighted average cost of capital for residual value[1)], % | | Interval, cost of capital for residual value[1)], % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Calculation assumptions per property category and segment** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** |
| **Sweden** | | | | | | | | | | | | | | |
| Offices | 14,438 | 15,896 | 6.5 | 6.5 | 5.4–8.3 | 5.3–10.0 | 8.2 | 8.3 | 5.0–10.3 | 5.3–12.2 | 8.6 | 8.6 | 7.4–10.3 | 7.4–12.2 |
| Logistics/Warehouse | 5,522 | 5,707 | 6.9 | 6.8 | 5.5–9.0 | 5.5–8.9 | 8.7 | 8.9 | 5.3–11.1 | 5.5–11.1 | 8.9 | 9.0 | 7.5–11.1 | 7.6–11.1 |
| Retail | 3,977 | 3,986 | 6.9 | 6.8 | 6.0–8.9 | 5.9–8.8 | 8.9 | 8.9 | 7.9–11.0 | 8.0–11.0 | 8.9 | 9.0 | 8.0–11.0 | 8.0–11.0 |
| Industry | 1,405 | 1,574 | 7.2 | 7.2 | 6.3–10.0 | 6.3–8.5 | 9.2 | 9.4 | 8.1–12.1 | 8.4–13.2 | 9.3 | 9.4 | 8.3–12.1 | 8.4–10.7 |
| Other | 4,221 | 4,029 | 6.5 | 6.4 | 5.2–8.1 | 5.0–8.1 | 8.1 | 8.1 | 5.3–10.0 | 5.5–12.9 | 8.5 | 8.5 | 7.2–10.1 | 7.1–10.2 |
| **Total Sweden** | **29,563** | **31,192** | **6.7** | **6.6** | **5.2–10.0** | **5.0–10.0** | **8.4** | **8.5** | **5.0–12.1** | **5.3–13.2** | **8.7** | **8.7** | **7.2–12.1** | **7.1–12.2** |
| **Kielo** | | | | | | | | | | | | | | |
| Offices | 3,874 | 3,972 | 7.2 | 6.9 | 6.5–9.8 | 5.9–9.8 | 9.2 | 8.9 | 8.5–11.8 | 7.9–11.8 | 9.2 | 8.9 | 8.5–11.8 | 7.9–11.8 |
| Logistics/Warehouse | 134 | 132 | 7.0 | 6.9 | 6.3–7.5 | 6.3–7.4 | 9.0 | 8.9 | 8.3–9.5 | 8.3–9.4 | 9.0 | 8.9 | 8.3–9.5 | 8.3–9.4 |
| Retail | 1,366 | 1,375 | 7.8 | 7.8 | 7.2–11.2 | 7.2–11.2 | 9.8 | 9.8 | 9.1–13.2 | 9.2–13.2 | 9.8 | 9.8 | 9.1–13.2 | 9.2–13.2 |
| Industry | 1,849 | 1,692 | 7.7 | 7.8 | 6.4–9.7 | 6.4–9.7 | 9.7 | 9.7 | 8.4–11.7 | 8.4–10.8 | 9.7 | 9.8 | 8.4–11.7 | 8.4–11.7 |
| Other | 1,009 | 915 | 7.9 | 7.9 | 7.3–9.6 | 7.2–9.6 | 9.9 | 9.9 | 9.3–11.6 | 9.2–11.6 | 9.9 | 9.9 | 9.3–11.6 | 9.2–11.6 |
| **Total Kielo** | **8,233** | **8,087** | **7.5** | **7.4** | **6.3–11.2** | **5.9–11.2** | **9.5** | **9.3** | **8.3–13.2** | **7.9–13.2** | **9.5** | **9.4** | **8.3–13.2** | **7.9–13.2** |
| **Bratsberg** | | | | | | | | | | | | | | |
| Offices | 976 | - | 6.9 | - | 6.5–7.5 | - | 8.9 | - | 8.5–9.5 | - | 8.9 | - | 8.5–9.5 | - |
| Logistics/Warehouse | 127 | - | 7.8 | - | 7.8–7.8 | - | 10.0 | - | 10.0–10.0 | - | 10.0 | - | 10.0–10.0 | - |
| Retail | 254 | - | 6.7 | - | 6.1–7.3 | - | 8.7 | - | 7.9–9.3 | - | 8.7 | - | 7.9–9.3 | - |
| Industry | - | - | - | - | – | - | - | - | - | - | - | - | - | - |
| Other | 70 | - | 7.5 | - | 7.5–7.5 | - | 9.8 | - | 9.8–9.8 | - | 9.8 | - | 9.8–9.8 | - |
| **Total Bratsberg** | **1,427** | **-** | **7.0** | **-** | **6.1–7.8** | **-** | **9.0** | **-** | **7.9–10.0** | **-** | **9.0** | **-** | **7.9–10.0** | **-** |

**Note 11** cont.

| Calculation assumptions per property category and segment | Fair value, MSEK | | Weighted average yield requirements[1], % | | Interval, yield requirement[1], % | | Weighted average cost of capital for cash flow[1], % | | Interval, cost of capital for cash flow[1], % | | Weighted average cost of capital for residual value[1], % | | Interval, cost of capital for residual value[1], % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 | Dec 31, 2024 | Dec 31, 2023 |
| **Nyfosa** | | | | | | | | | | | | | | |
| Offices | 19,288 | 19,868 | 6.7 | 6.5 | 5.4–9.8 | 5.3–10.0 | 8.4 | 8.4 | 5.0–11.8 | 5.3–12.2 | 8.7 | 8.6 | 7.4–11.8 | 7.4–12.2 |
| Logistics/Warehouse | 5,784 | 5,839 | 6.9 | 6.8 | 5.5–9.0 | 5.5–8.9 | 8.8 | 8.9 | 5.3–11.1 | 5.5–11.1 | 9.0 | 9.0 | 7.5–11.1 | 7.6–11.1 |
| Retail | 5,597 | 5,360 | 7.1 | 7.1 | 6.0–11.2 | 5.9–11.2 | 9.1 | 9.1 | 7.9–13.2 | 8.0–13.2 | 9.1 | 9.2 | 7.9–13.2 | 8.0–13.2 |
| Industry | 3,255 | 3,266 | 7.5 | 7.5 | 6.3–10.0 | 6.3–9.7 | 9.5 | 9.6 | 8.1–12.1 | 8.4–13.2 | 9.5 | 9.6 | 8.3–12.1 | 8.4–11.7 |
| Other | 5,300 | 4,944 | 6.7 | 6.7 | 5.2–9.6 | 5.0–9.6 | 8.5 | 8.5 | 5.3–11.6 | 5.5–12.9 | 8.8 | 8.7 | 7.2–11.6 | 7.1–11.6 |
| **Total externally valued** | **39,222** | **39,278** | **6.9** | **6.8** | **5.2–11.2** | **5.0–11.2** | **8.7** | **8.7** | **5.0–13.2** | **5.3–13.2** | **8.9** | **8.9** | **7.2–13.2** | **7.1–13.2** |
| Not externally valued | 147 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Total Nyfosa** | **39,370** | **39,278** | **6.9** | **6.8** | **5.2–11.2** | **5.0–11.2** | **8.7** | **8.7** | **5.0–13.2** | **5.3–13.2** | **8.9** | **8.9** | **7.2–13.2** | **7.1–13.2** |

1) Pertains to appraiser' assumptions in the valuations. The assumptions as per December 31, 2024 in the table above exclude two properties in Kielo and one property in Sweden valued at the agreed acquisition price or agreed selling price.

## Sensitivity analysis

*Sensitivity analysis – impact on fair value*

| | Change | Earnings effect, MSEK 2024 | Earnings effect, MSEK 2023 |
|---|---|---|---|
| Change in net operating income[1], % | +/–5.00 | +/–1,465 | +/–1,491 |
| Change in net operating income[1], % | +/-2.00 | +/–586 | +/-596 |
| Change in yield requirement, % points | +/–0.25 | –/+1,484 | +/–1,509 |
| Change in yield requirement, % points | +/–0.10 | –/+581 | –/+590 |
| Change in discount rate, % points | +/–0.25 | –/+1,163 | +/–1,165 |
| Change in discount rate, % points | +/–0.10 | –/+457 | –/+458 |
| Change in long-term vacancy rate, % points | +/–1.00 | –/+408 | –/+412 |

1) Refers to the appraiser' estimated net operating income in the valuation.

*The impact of investment properties on profit for the year in addition to revaluation effects*

| MSEK | 2024 | 2023 |
|---|---|---|
| Income | 3,670 | 3,553 |
| Direct costs for investment properties that generated income during the period | -913 | -895 |
| Direct costs for investment properties that did not generate income during the period | -87 | -81 |

Deterioration in either a property or the market could cause the value of the properties to decline, which would have a negative impact on the Nyfosa's operations, financial position and earnings. Small changes in assumptions that affect the value of an individual property can have a major impact on the company's financial position. The sensitivity analysis shows an estimated earnings effect in the event of changes in net operating income, yield requirements, cost of capital and vacancy rates based on the specified changes. Nyfosa considers these to be the most significant assumptions regarding the sensitivity of the property valuations to changes in assumptions.

Both rental income and property expenses are affected by inflation. 94 percent (91) of Nyfosa's rental income comprises index supplements, meaning that the rental income follows the trend in inflation. On average, operating expenses and maintenance costs are deemed to follow the inflation trend. Operating expenses also include rates-based costs such as electricity, water and heating. Under the terms of some of the leases, these rates-based costs for the leased premises are charged to the tenant.

Each parameter in the sensitivity analysis is addressed individually and on the condition that the other parameters remain constant. The analysis includes the wholly owned property portfolio, the weighted average of yield requirements and costs of capital, and total net operating income and does not claim to be exact. It is merely indicative to show the most relevant, measurable factors in the specific context. Assumptions about future market developments affect both the yield requirement and cash flow, which means that a parameter rarely changes in isolation. Normally, the parameters do not correlate in the same direction.

An increase in net operating income has a positive impact on value and thus a positive earnings effect, while an increase in the yield requirement and a higher cost of capital has a negative impact on value and earnings effect.

If net operating income in the year ahead were to increase by 2 percentage points at the same time as the yield requirement increases by 0.1 of a percentage point, this would, according to the sensitivity analysis, result in a total earnings effect of MSEK +5, all else being equal.

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## NOTE 12
## PARTICIPATIONS IN JOINT VENTURES

In addition to the wholly owned portfolio, Nyfosa also owns participations in other property companies.

| | Söderport | | Kanoten 10 | | Vantura | | Samfosa | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| **MSEK** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** |
| Carrying amount at the beginning of the year | 2,728 | 2,881 | 0 | 0 | - | - | 94 | 137 | 2,822 | 3,018 |
| Dividends received | -350 | -180 | - | - | - | - | - | - | -350 | -180 |
| Share in profit of joint ventures | 224 | 24 | 0 | 0 | - | - | -14 | -38 | 210 | -14 |
| Adjustment of last year's share in profit | - | 3 | - | - | - | - | - | 3 | - | 6 |
| Acquisitions for the year | - | - | - | - | 13 | - | - | - | 13 | - |
| Reclassification to subsidiary | - | - | - | - | - | - | -90 | - | -90 | - |
| Translation effect, currency | - | - | - | - | - | - | 9 | -8 | 9 | -8 |
| **Carrying amount at end of the year** | **2,602** | **2,728** | **0** | **0** | **13** | **-** | **-** | **94** | **2,615** | **2,822** |

| | | | | Carrying amount | |
|---|---|---|---|---|---|
| **Joint ventures** | **Corp. Reg. No.** | **Registered office** | **Share** | **Dec 31, 2024** | **Dec 31, 2023** |
| Söderport Property Investment AB | 559194-8681 | Stockholm | 50% | 2,602 | 2,728 |
| RandNyf Kanoten 10 Projektutveckling AB | 559262-0644 | Stockholm | 50% | 0 | 0 |
| Vantura BidCo Handelsbolag | 969801-7218 | Stockholm | 50% | 13 | - |

### Samfosa
In September 2024, the remaining 50 percent of the shares in Nyfosa's Norwegian joint venture Samfosa AS was acquired, and Samfosa thus became a wholly owned subsidiary of Nyfosa. In Nyfosa's financial reporting, the Norwegian operations will continue to comprise a separate segment under the name Bratsberg.

### Söderport
Nyfosa owns 50 percent of the shares in property company Söderport Property Investment AB. The remaining participations are owned by AB Sagax. The holding is classified as Participations in joint ventures and Nyfosa's share in Söderport's earnings are recognized in Nyfosa's profit after financial income and expenses.

Söderport's property portfolio primarily comprises industrial, warehouse and office properties, which essentially presents a supplement to Nyfosa's wholly owned property portfolio. The focal point of the property portfolio is in the Stockholm and Gothenburg regions. The largest tenant is Volvo Personvagnar. Söderport has two employees and also procures property management and financial administration from Sagax. A small part of property management is procured from Nyfosa.

At year-end, the value of the property portfolio was MSEK 14,688 (14,418). The rental value amounted to MSEK 1,182 (1,164) and the leases had an average remaining lease term of 4.1 years (4.0). The occupancy rate was 95.7 percent (97.8).

| | Söderport | |
|---|---|---|
| **MSEK** | **2024** | **2023** |
| Rental income | 1,096 | 1,025 |
| Profit from property management | 469 | 449 |
| Changes in value of properties and derivatives | 107 | -305 |
| Profit | 448 | 48 |
| *of which, Nyfosa's share* | *224* | *24* |

| | Söderport | |
|---|---|---|
| **MSEK** | **Dec 31, 2024** | **Dec 31, 2023** |
| Average remaining lease term, years | 4.1 | 4.0 |
| Leasable area, 000s sqm | 778 | 773 |
| Economic occupancy rate, % | 96 | 98 |
| Rental value | 1,182 | 1,164 |
| Investment properties | 14,688 | 14,418 |
| Cash and cash equivalents | 263 | 223 |
| Equity attributable to Parent Company shareholders | 5,203 | 5,455 |
| *of which, Nyfosa's share* | *2,602* | *2,728* |
| Interest-bearing liabilities | 7,709 | 7,354 |
| Deferred tax liabilities, net | 1,537 | 1,473 |
| Derivative liabilities, net | 54 | 72 |

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## NOTE 13
## CASH AND CASH EQUIVALENTS

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| *The following subcomponents are included in cash and cash equivalents:* | | |
| Cash and bank balances | 451 | 435 |
| *of which blocked funds attributable to rent deposits* | 13 | 13 |

## NOTE 14
## LIABILITIES

**Maturity structure, non-interest-bearing liabilities**

The table includes non-interest-bearing financial liabilities in the statement of financial position in the rows Other non-current liabilities, Other current liabilities and Accrued expenses and prepaid income.

| Year of expiry, MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Less than 1 years after the balance-sheet date | 542 | 793 |
| 1–5 years after the balance-sheet date | - | - |
| More than 5 years after the balance-sheet date | 121 | 64 |
| **Total** | **663** | **857** |

| Current non-interest-bearing liabilities according to the statement of financial position, MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Accrued financial expenses | 362 | 381 |
| Prepaid rental income | 527 | 508 |
| Other accrued expenses and prepaid income | 120 | 96 |
| Accounts payable | 51 | 83 |
| Other current liabilities | 134 | 362 |
| **Total other current liabilities** | **1,194** | **1,429** |

**Future liquidity flows of interest-bearing liabilities and fixed-income derivatives**

Future liquidity flows of interest-bearing liabilities and fixed-income derivatives are presented in the table below. The table includes non-interest-bearing liabilities in the statement of financial position in the rows Non-current interest-bearing liabilities and Current interest-bearing liabilities, excluding liabilities for utilized overdraft facilities of MSEK 0 (94). The interest-bearing liabilities pertain to covered bank loans and non-covered bonds. Liabilities attributable to right-of-use assets are not included. The amounts are undiscounted amounts for which repayment is based on current contractual debt maturity. The amortization rate may change over time, but in this table the current amortization rate at the balance-sheet date was used over the entire maturity of the credit facilities. When calculating interest flows for interest-bearing liabilities and for the variable component of the fixed-income derivative, STIBOR, NIBOR and



EURIBOR rates were used over the term of the liabilities as quoted on the balance-sheet date. With the above assumptions, the total payment liability for contracted interest-bearing liabilities and fixed-income derivatives amounted to MSEK 24,204 (26,998).

| MSEK | Dec 31, 2024 | | | | | |
|---|---|---|---|---|---|---|
| Year | Opening liabilities | Repayment/ Amortization | Closing liabilities | Interest on credit facilities | Interest on derivatives | Total |
| <1 year | 21,466 | -227[1)] | 21,239 | -1,117 | 73 | -1,271 |
| 1–2 years | 21,239 | -5,734 | 15,505 | -978 | 67 | -6,645 |
| 2–3 years | 15,505 | -8,647 | 6,858 | -561 | 44 | -9,163 |
| 3–4 years | 6,858 | -4,618 | 2,241 | -207 | 35 | -4,790 |
| 4–5 years | 2,241 | -1,211 | 1,030 | -85 | 13 | -1,282 |
| >5 years | 1,030 | -1,030 | - | -23 | 0 | -1,052 |
| **Total** | | **-21,466** | | **-2,971** | **233** | **-24,204** |

1) Amortization in its entirety. The company does not have any liabilities maturing in 2025.

| MSEK | Dec 31, 2023 | | | | | |
|---|---|---|---|---|---|---|
| Year | Opening liabilities | Repayment/ Amortization | Closing liabilities | Interest on credit facilities | Interest on derivatives | Total |
| <1 year | 23,343 | -373 | 22,971 | -1,415 | 208 | -1,579 |
| 1–2 years | 22,971 | -5,529 | 17,441 | -1,181 | 119 | -6,592 |
| 2–3 years | 17,441 | -6,723 | 10,718 | -868 | 92 | -7,499 |
| 3–4 years | 10,718 | -6,679 | 4,039 | -402 | 47 | -7,034 |
| 4–5 years | 4,039 | -1,931 | 2,108 | -164 | 25 | -2,070 |
| >5 years | 2,108 | -2,108 | - | -124 | 7 | -2,225 |
| **Total** | | **-23,343** | | **-4,153** | **498** | **-26,998** |

**Changes in interest-bearing liabilities**

| MSEK | 2024 | 2023 |
|---|---|---|
| Interest-bearing liabilities at the beginning of the year | 23,340 | 24,033 |
| Bank loans raised | 5,829 | 8,241 |
| Repayment of bank loans | -7,655 | -8,689 |
| Bonds issued | 500 | 850 |
| Bonds repurchased | -796 | -1,100 |
| Changes in borrowing fees | -2 | 20 |
| Translation effect, currency | 151 | -15 |
| **Interest-bearing liabilities at end of the year** | **21,366** | **23,340** |

### Ground rent

Ground rent pertains to the annual fee that the owner of a building on municipally owned land has to pay to the municipality. The charge for these leaseholds is currently calculated so that the municipality receives a fixed return on the estimated market value. The ground rent is allocated over time and is normally renegotiated at intervals of ten to 20 years for the Swedish ground rent. In Finland, the ground rents are indexed annually until the leases expire. Nyfosa has 61 site leasehold agreements (63) on the balance-sheet date, of which 22 (24) will be renegotiated within the next five years.

The ground rent is recognized as interest attributable to right-of-use assets among financial expenses in the statement of profit/loss. For reconciliation of financial expenses, refer to Note 8.

*Agreed ground rent*

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Less than 1 years after the balance-sheet date | 18 | 18 |
| 1–5 years after the balance-sheet date | 60 | 61 |
| More than 5 years after the balance-sheet date | 198 | 200 |
| **Total** | **276** | **279** |
| Effect of discounting with a discount rate of 3.25 percent | 282 | 250 |
| **Total liabilities according to the statement of financial position** | **558** | **529** |
| Of which non-current | 540 | 512 |
| Of which current | 18 | 17 |

## NOTE 15 DEFERRED TAX LIABILITIES/ASSETS

Nyfosa recognized deferred tax liabilities on the balance-sheet date of a net MSEK 1,342 (1,263). The amount is the net of deferred tax assets attributable to valued tax loss carryforwards and temporary differences attributable to derivatives, and deferred tax liabilities attributable to temporary differences between carrying amounts and taxable values of the investment properties. Deferred tax assets for derivatives amount to a net MSEK 17 (–12), of which MSEK 30 (20) related to deferred tax assets and MSEK 12 (32) to deferred tax liabilities.

Deferred tax is recognized for temporary differences between the tax values and the accounting values. The deferred tax that existed in connection with asset purchases is, however, not to be recognized in the statement of financial position on the acquisition date according to applicable rules, known as the initial recognition exemption.

The residual value of investment properties for tax purposes totaled MSEK 18,042 (18,492) on December 31, 2024 and a total temporary difference of MSEK 14,352 (14,303) that is not included.



| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| **Deferred tax assets** | | |
| *Loss carryforwards* | | |
| At the beginning of the year | 219 | 298 |
| Recognized in profit or loss | -34 | -79 |
| Acquired and divested assets | 12 | - |
| Translation effect, currency | 2 | 1 |
| **At the end of the year** | **199** | **219** |
| *Derivatives, net* | | |
| At the beginning of the year | -12 | -76 |
| Recognized in profit or loss | 30 | 64 |
| Translation effect, currency | 0 | 0 |
| **At the end of the year** | **17** | **-12** |
| **Deferred tax liabilities** | | |
| *Properties* | | |
| At the beginning of the year | -1,470 | -1,555 |
| Recognized in profit or loss | -90 | 85 |
| Other | 5 | 0 |
| Translation effect, currency | -3 | 0 |
| **At the end of the year** | **-1,558** | **-1,470** |
| **Deferred tax liabilities, net** | | |
| At the beginning of the year | -1,263 | -1,333 |
| Recognized in profit or loss | -94 | 70 |
| Other | 5 | 0 |
| Acquired and divested assets | 12 | - |
| Translation effect, currency | -1 | 0 |
| **At the end of the year** | **-1,342** | **-1,263** |

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## NOTE 16

### FINANCIAL ASSETS AND LIABILITIES – BY CATEGORY AND FAIR VALUE

| | Financial assets/liabilities measured at fair value through profit or loss | | Financial assets measured at amortized cost | | Financial liabilities measured at amortized cost | | Total carrying amount | |
|---|---|---|---|---|---|---|---|---|
| **MSEK** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** | **Dec 31, 2024** | **Dec 31, 2023** |
| Derivatives | 67 | 225 | - | - | - | - | 67 | 225 |
| Rent receivables | - | - | 30 | 26 | - | - | 30 | 26 |
| Current receivables | - | - | 104 | 90 | - | - | 104 | 90 |
| Cash and cash equivalents | - | - | 451 | 435 | - | - | 451 | 435 |
| **Total financial assets** | **67** | **225** | **586** | **551** | **-** | **-** | **653** | **776** |
| | | | | | | | | |
| Liabilities to credit institutions | - | - | - | - | 21,466 | 23,437 | 21,466 | 23,437 |
| Derivatives | 143 | 148 | - | - | - | - | 143 | 148 |
| Accounts payable | - | - | - | - | 51 | 83 | 51 | 83 |
| Other liabilities | - | - | - | - | 612 | 774 | 612 | 774 |
| **Total financial liabilities** | **143** | **148** | **-** | **-** | **22,129** | **24,294** | **22,272** | **24,442** |

Receivables and liabilities measured at amortized cost in the table above comprise a reasonable approximation of the fair value at year-end. All derivatives are classified in Level 2 according to IFRS 13 and are measured at their fair value in the statement of financial position.

## NOTE 17

### SPECIFICATIONS FOR THE STATEMENT OF CASH FLOWS

**Group**

| **MSEK** | **2024** | **2023** |
|---|---|---|
| **Adjustments for non-cash items for operating activities** | | |
| Changes in value of properties | 936 | 1,352 |
| Changes in value of financial instruments | 146 | 320 |
| Share in profit of joint ventures | -210 | 8 |
| Interest income and interest expenses | 1,193 | 1,183 |
| Allocated borrowing fees for loans | 44 | 54 |
| Depreciation of tangible assets | 2 | 1 |
| **Total non-cash items for operating activities** | **2,111** | **2,918** |

*Direct and indirect acquisitions of investment properties*

| **MSEK** | **2024** | **2023** |
|---|---|---|
| *Assets and liabilities acquired* | | |
| Investment properties | 1,671[1)] | 1,002 |
| Deferred tax assets | 11 | - |
| Operating receivables | 3 | 8 |
| Cash and cash equivalents | 13 | 13 |
| **Total assets** | **1,698** | **1,022** |
| Current operating liabilities | 27 | 20 |
| **Total liabilities** | **27** | **20** |
| | | |
| Purchase consideration paid | 1,671 | 1,002 |
| **Impact on cash flow** | **1,659** | **989** |

1) The amount is according to the past exchange rate on the acquisition date, which is the reason for the deviation of MSEK 5 from the change in value of acquired properties presented in Note 11 for which acquired properties are translated at the average exchange rate. For 2024, the difference was attributable to the acquisition of Bratsberg.

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*Direct and indirect divestments of investment properties*

| MSEK | 2024 | 2023 |
|---|---|---|
| *Assets and liabilities divested* | | |
| Investment properties | 1,447 | 1,558 |
| Operating receivables | 6 | 18 |
| Cash and cash equivalents | 0 | 0 |
| **Total assets** | **1,453** | **1,576** |
| Current operating liabilities | 27 | 32 |
| **Total liabilities** | **27** | **32** |
| Purchase consideration received | 1,426 | 1,544 |
| **Impact on cash and cash equivalents** | **1,426** | **1,544** |

*Reconciliation of liabilities deriving from financing activities*

| Changes in loan portfolio, MSEK | 2024 | 2023 |
|---|---|---|
| Liabilities at the beginning of the period | 23,340 | 24,033 |
| Repayment | -8,451 | -9,789 |
| Loans raised | 6,282 | 9,034 |
| Other[1] | 44 | 77 |
| Translation effect, currency[1] | 151 | -15 |
| **Liabilities at the end of the period** | **21,366** | **23,340** |

1) The items "Other" and "Translation effect, currency" do not affect cash flow. "Other" consists of the difference between paid and booked arrangement fees in the statement of financial position.

### Parent Company

| MSEK | 2024 | 2023 |
|---|---|---|
| **Adjustments for non-cash items for operating activities** | | |
| Dividend from subsidiaries | -751 | -699 |
| Changes in value of financial instruments | 17 | 71 |
| Interest income and interest expenses | -165 | -173 |
| Allocated borrowing fees for loans | 8 | 7 |
| Appropriations | -51 | -20 |
| **Total non-cash items for operating activities** | **-943** | **-814** |

*Reconciliation of liabilities deriving from financing activities*

| Changes in loan portfolio, MSEK | 2024 | 2023 |
|---|---|---|
| Liabilities at the beginning of the period | 1,380 | 1,591 |
| Repayment | -834 | -1,100 |
| Loans raised | 480 | 882 |
| Other[1] | 8 | 7 |
| **Liabilities at the end of the period** | **1,034** | **1,380** |

1) "Other" is a non-cash item and consists of the difference between paid and booked arrangement fees in the statement of financial position.

## NOTE 18
## SHARES IN GROUP COMPANIES

| SEK THOUSAND | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| Accumulated cost at the beginning of the period | 50 | 50 |
| **Carrying amount at the end of the year** | **50** | **50** |

### Holdings in subsidiaries

Nyfosa AB's directly and indirectly owned subsidiaries, which are owned by Nyfosa Holding AB, are presented below. Other companies in the Group are presented in the annual accounts of each indirectly owned company.

### Directly owned subsidiaries

| Company name | Corp. Reg. No. | Registered office | Number of shares/partic-ipations | Share, % | Carrying amount, SEK thousand Dec 31, 2024 |
|---|---|---|---|---|---|
| Nyfosa Holding AB | 559134-9443 | Nacka | 500 | 100 | 50 |

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### Indirectly owned subsidiaries

| Company name | Corp. Reg. No. | Registered office | Number of shares/ participations | Share, % |
|---|---|---|---|---|
| Nyfosa LTIP AB | 559168-5820 | Nacka | 50,000 | 100 |
| Nyfosa NYAB 164 AB | 559428-5933 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 166 AB | 559428-5958 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 167 AB | 559428-5966 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 168 AB | 559428-5974 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 169 AB | 559428-5982 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 170 AB | 559428-5990 | Nacka | 25,000 | 100 |
| Nyfosa Totte HoldCo 4 AB | 559231-4768 | Nacka | 50,000 | 100 |
| Nyfosa GY AB | 556950-1744 | Nacka | 50,000 | 100 |
| Nyfosa Norge Invest AB | 559428-5941 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 80 AB | 559248-4314 | Nacka | 25,000 | 100 |
| Nyfosa Finland Invest AB | 559279-3698 | Nacka | 25,000 | 100 |
| Nyfosa NYAB 145 AB | 559276-2685 | Nacka | 25,000 | 100 |
| Nyfosa Torlunda 1:278 HoldCo AB | 556983-3634 | Nacka | 500 | 100 |
| Nyfosa R Fastighets AB | 559126-5771 | Nacka | 50,000 | 100 |
| Nyfosa Sky AB | 559428-5909 | Nacka | 25,000 | 100 |
| Nyfosa Ada AB | 559276-2438 | Nacka | 25,000 | 100 |
| Nyfosa Polly TopCo AB | 559279-3706 | Nacka | 25,000 | 100 |
| Nyfosa Vega TopCo AB | 559262-7482 | Nacka | 25,000 | 100 |
| Nyfosa Mary TopCo AB | 559276-2669 | Nacka | 25,000 | 100 |
| Nyfosa BidCo Holding AB | 559221-7748 | Nacka | 50,000 | 100 |
| Nyfosa Nord TopCo AB | 559221-7714 | Nacka | 50,000 | 100 |
| Nyfosa Tetis AB | 556847-5825 | Nacka | 11,700,000 | 100 |
| Nyfosa Wera AB | 556987-3945 | Nacka | 500 | 100 |
| Nyfosa Svea Real Holding AB | 559168-5911 | Stockholm | 50,000 | 100 |
| Nyfosa Emelie AB | 559196-0975 | Nacka | 500 | 100 |

## NOTE 19

## PLEDGED ASSETS AND CONTINGENT LIABILITIES

Nyfosa regularly pledges assets for its external liabilities include pledges of properties, pledges of shares as well as pledges in internal promissory notes.

*Group*

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| **Pledged assets** | | |
| Property mortgages | 32,040 | 29,052 |
| Participations in Group companies | 3,298 | 3,922 |
| **Contingent liabilities** | | |
| Sureties for liabilities in joint ventures | - | 274 |

*Parent Company*

| MSEK | Dec 31, 2024 | Dec 31, 2023 |
|---|---|---|
| **Contingent liabilities** | | |
| Sureties for Group companies | 22,253 | 23,213 |

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## NOTE 20 EQUITY

On December 31, 2024, Nyfosa's share capital amounted to MSEK 104, distributed among 208,096,793 shares with a quotient value of SEK 0.50 per share and each share entitles the holder to one vote. According to the Articles of Association, the share capital shall amount to not less than MSEK 80 and not more than MSEK 320, distributed among not fewer than 160,000,000 shares and not more than 640,000,000 shares. The share capital in Nyfosa AB changed according to the table. No shares are held in treasury.

| Share capital trend | Date | Change Number of shares | Quotient value, SEK | Change in share capital MSEK |
|---|---|---|---|---|
| New formation | October 17, 2017 | 500 | 100.00 | 0 |
| Division of shares | May 21, 2018 | 99,500 | - | 0 |
| New share issue | May 21, 2018 | 157,628,249 | 0.50 | 79 |
| New share issue | August 21, 2018 | 10,000,000 | 0.50 | 5 |
| New share issue | February 17, 2020 | 6,462,824 | 0.50 | 3 |
| New share issue | March 9, 2020 | 10,310,000 | 0.50 | 5 |
| New share issue | June 9, 2021 | 6,521,740 | 0.50 | 3 |
| Exchange of warrants | May 14, 2024 | 40,244 | 0.50 | 0 |
| New share issue | May 16, 2024 | 17,000,000 | 0.50 | 9 |
| Exchange of warrants | July 31, 2024 | 7,760 | 0.50 | 0 |
| Exchange of warrants | November 25, 2024 | 25,976 | 0.50 | 0 |
| **Total** | | **208,096,793** | **0.50** | **104** |

### Hybrid bonds

Nyfosa has hybrid bonds outstanding of a total of MSEK 611 (758) under a framework of MSEK 2,000. Total issued hybrid bonds amounted to MSEK 800 (800) and repurchased hybrid bonds to MSEK 189 (42). Hybrid bonds of MSEK 146 (5) were repurchased during the year.

The hybrid bonds are perpetual and Nyfosa governs the payment of interest and the principal of the instruments, which is why they are classified as equity instruments under IAS 32. Issue costs and tax attributable to issue costs and interest to the hybrid bond holders are recognized directly in equity. The interest rate is STIBOR 3M + 475 basis points per annum until the first call date of November 18, 2025.

### Non-controlling interests

Nyfosa has issued put options to the minority shareholder in the Finnish group. These options give the minority owner the right to sell their participations to Nyfosa during a two-week period starting in 2026 and every two years thereafter for the carrying amount plus 10 percent of the realized or unrealized value trend in the properties less investments in the properties during the vesting period. The fair value of the put options is recognized in equity.

The minority shareholder in Kielo manages the Finnish property portfolio and provides, among other things, the CEO, the CFO, the finance function, the control function, and advice on property investments and sustainability. Nyfosa paid a fee of MEUR 3.5 (3.5) for these services for the year. The fee is governed



by a management agreement that expires in 2028. The agreement grants the counterparty exclusive rights to Nyfosa's investments in commercial properties, excluding residential properties, in Finland.

In February 2025, Nyfosa acquired the minority stake in the subsidiary Kielo, which means that the option liability relating to the issued put options to the minority owner, recognized at MSEK 38 (-), will mature in the first quarter of 2025.

### Dividends

For the 2024 financial year, the Board proposes that the AGM resolves on the distribution of an ordinary dividend of SEK 2.80 per share (–) with quarterly payment of SEK 0.70 per share.

*The Board's proposed appropriation of profit*

| Unrestricted equity, MSEK | Dec 31, 2024 |
|---|---|
| Share premium reserve | 3,762 |
| Hybrid bonds | 611 |
| Retained earnings | 8,924 |
| Profit for the year | 914 |
| **Total unrestricted equity** | **14,211** |
| | |
| **The following funds are available for distribution by the AGM** | |
| Ordinary dividend, SEK 2.80 per share[1] | 583 |
| To be carried forward | 13,629 |
| *- of which to Share premium reserve* | *3,762* |
| *- of which to hybrid bonds* | *611* |
| **Total** | **14,211** |

1) Quarterly payment of SEK 0.70 per share.

## NOTE 21 SIGNIFICANT EVENTS AFTER THE BALANCE-SHEET DATE

In January, Carl-Johan Hugner assumed the position of CEO of Nyfosa. He succeeded Stina Lindh Hök, who left Nyfosa after serving as CEO for four years and working at Nyfosa and Hemfosa for a total of 14 years.

In February, the minority stake in Kielo was acquired and Nyfosa took over the organization of the Finnish operations.

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# The Board's assurance

The Board of Directors and CEO give their assurance that the Annual Report has been prepared in accordance with generally accepted accounting principles in Sweden and that the consolidated financial statements have been prepared in accordance with the international accounting standards stipulated in Regulation (EC) No 1606/2002 of the European Parliament and of the Council of July 19, 2002 on the application of international accounting standards.

The Annual Report and the consolidated financial statements provide a true and fair view of the Parent Company's and the Group's financial position and earnings. The Board of Directors' Report for the Parent Company and the Group provides a fair review of the performance of the Parent Company's and the Group's operations, financial position and earnings, and describes the material risks and uncertainties facing the Parent Company and the companies included in the Group.

Nacka, April 3, 2025

Nyfosa AB
(Corp. Reg. No. 559131-0833)

| | | | |
|---|---|---|---|
| David Mindus<br>*Chairman of the Board* | Maria Björklund<br>*Board member* | Marie Bucht Toresäter<br>*Board member* | Ulrika Danielsson<br>*Board member* |
| Jens Engwall<br>*Board member* | Per Lindblad<br>*Board member* | Claes Magnus Åkesson<br>*Board member* | Carl-Johan Hugner<br>*Chief Executive Officer* |

Stockholm, April 3, 2025

KPMG AB

Mattias Johansson
*Authorized Public Accountant*

*Translation from the Swedish original*

# Auditor's report

*To the general meeting of the shareholders of Nyfosa AB (publ), corp. id 559131-0833*

## Report on the annual accounts and consolidated accounts

### Opinions

We have audited the annual accounts and consolidated accounts of Nyfosa AB (publ) for the year 2024, except for the corporate governance statement on pages 45–54. The annual accounts and consolidated accounts of the company are included on pages 10–11, 16–19, 21, 28–54 and 70–106 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. Our opinions do not cover the corporate governance statement on pages 45-54. 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 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 audit committee in accordance with the Audit Regulation (537/2014) Article 11.

### Basis for Opinions

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

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

### Key Audit Matters

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

### Valuation of investment property

*See Note 1 Significant accounting policies and Note 11 Investment property on pages 82, 84 and 95–98 in the annual account and consolidated accounts for detailed information and description of the matter.*

#### Description of key audit matter

Investment properties are held at fair value in the group's financial statements. The carrying value of these properties is MSEK 39,370 as per 31 December 2024.

The fair value of Investment properties as per 31 December 2024 has been determined based on valuations carried out by independent appraisers, except for those for which possession was taken during the fourth quarter 2024 or for those which a sales agreement is signed. In these cases, the agreed property value is used. The external valuations are reviewed by the group, and in the event of discrepancy, the internal valuations are taken into account.

Given investment properties significant share of the group's total assets and the inherent elements of significant judgment and estimates required in the valuation process, valuation of Investment properties is a Key Audit Matter.

The risk is that the carrying value of Investment properties could be over- or underestimated and that deviations would directly influence profit for the year.

#### Response in the audit

We have evaluated if the valuation methodology used is reasonable by comparing it to our experience of methods applied by other real estate companies and independent third party appraisers and which assumptions that are normal when valuing comparable objects.

We have assessed the competence and independence of third party appraisers used and we have read the engagement letters of the independent third party appraisers with the aim to evaluate if there where contractual terms that could influence scope or focus of the independent third party appraisers' engagement.

We have tested the controls established by the group to ensure that input data provided to the independent third party appraisers are accurate and complete.

We have, on a sample basis, tested individual valuations. When doing so, we made use of available market data from external sources, especially for yields, discount rates and rents used. We have considered the impact on the valuations from the current macroeconomic conditions.

We have checked the accuracy of disclosures on Investment properties given by the group in notes 1 and 11 in the annual accounts and consolidated accounts, especially concerning elements of judgement and applied key assumptions.

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### Acquisitions and disposals of property

*See Note 1 Significant accounting policies and Note 11 Investment property on pages 82–84 and 95–98 in the annual account and consolidated accounts for detailed information and description of the matter.*

**Description of key audit matter**

The group's total investment in properties in 2024 amounted to MSEK 2,209 of which MSEK 1,666 were acquisitions. Disposals amounted to MSEK 1,447.

The risks in relation to acquisitions and disposals primarily relates to the period in which a transaction is recognized, and if specific conditions in the specific transactions have not properly accounted for, which could have significant impact on the group's reported profit and financial position.

**Response in the audit**

We have evaluated the processes for acquisitions and disposals of properties. For significant transactions, we have examined contracts, evaluating the period of recognition, agreed the purchase price and, where applicable, evaluated that any specific conditions have been accounted for properly.

We have evaluated the accuracy of the disclosures related to transactions given by the group in notes 1 and 11 in the annual accounts and consolidated accounts.

### Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1–9, 12–15, 20, 22–27,55–67, 69 and 111–113. The other information comprises also of the remuneration report which 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.

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

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

### Responsibilities of the Board of Directors and the Managing Director

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

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

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

### Auditor's responsibility

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

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

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's, use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.

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- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

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

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

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

## Report on other legal and regulatory requirements

### *Auditor's audit of the administration and the proposed appropriations of 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 and the Managing Director of Nyfosa AB (publ) for the 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 of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

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

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

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

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner.

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

**Auditor's responsibility**

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:
- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

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

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

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

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

**Opinion**

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 Nyfosa AB (publ) for 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 opinion**

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 Nyfosa 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.

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

The Board of Directors and the Managing Director are responsible for the preparation of the 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 audit 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 and consolidated 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 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 the 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.

### *The auditor's examination of the corporate governance statement*

The Board of Directors is responsible for that the corporate governance statement on pages 45–54 has been prepared in accordance with the Annual Accounts Act.

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

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

KPMG AB, Box 382, 101 27, Stockholm, was appointed auditor of Nyfosa AB (publ) by the general meeting of the shareholders on the 23 April 2024. KPMG AB or auditors operating at KPMG AB have been the company's auditor since 2017.

Stockholm, April 3, 2025

KPMG AB

Mattias Johansson
*Authorized Public Accountant*

# Definitions

**Current NAV[1, 2]**
Equity, attributable to the Parent Company's shareholders, less hybrid bonds and with reversal of derivatives and adjusted for actual deferred tax liabilities instead of nominal deferred tax both in the Group and in Nyfosa's participations in joint ventures.

*Purpose:* To show the fair value of net assets from a long-term perspective but under the assumption that assets are traded. Accordingly, assets and liabilities in the statement of financial position that are not adjudged to be realized, such as the fair value of derivatives, are excluded but the market value of deferred tax is included. The corresponding items in the company's participations in joint ventures are also excluded from the performance measure.

**Return on equity**
Profit for the most recent 12-month period less interest on hybrid bonds in relation to average equity, attributable to the Parent Company's shareholders and adjusted for average hybrid bonds, during the same period.

*Purpose:* The performance measure shows the return generated on the capital attributable to shareholders.

**Loan-to-value ratio[1, 3]**
Interest-bearing liabilities, including any hybrid bonds, as a percentage of total assets.

*Purpose:* The loan-to-value ratio is a measure of risk that indicates the degree to which the operation is encumbered with interest-bearing liabilities. The performance measure provides comparability with other property companies.

**Operating expenses**
Operating expenses also include rates-based costs such as electricity, water and heating. Under the terms of certain leases, these rates-based costs for the leased premises are charged to the tenant. Tenants are usually charged on an ongoing basis following a standard model, with settlement compared with actual consumption taking place at a later date.

**Yield[1)]**
Net operating income for a rolling 12-month period adjusted by ground rents, acquisitions and divestments for the 12-month period translated to the exchange rate on the balance-sheet date as a percentage of the fair value of the properties on the balance-sheet date.

*Purpose:* The performance measure indicates the yield from operational activities in relation to the properties' value.

**Net operating income[1)]**
Net operating income comprises the income and expense directly connected to the property, meaning rental income and the expenses required to keep the property in operation, such as operating expenses, maintenance costs and personnel costs for those who take care of the property and tenant contacts.

*Purpose:* The measure is used to provide comparability with other property companies, but also to illustrate operational performance.

**EBITDA**
Net operating income less costs for central administration excluding depreciation of equipment, other operating income and expenses and dividends received from participations in joint ventures for the most recent 12-month period.

**Equity per share[1)]**
Equity, attributable to the Parent Company's shareholders less hybrid bonds, according to the statement of financial position, in relation to the number of shares outstanding on the balance-sheet date.

*Purpose:* The performance measure shows how large a share of the company's recognized equity each share represents.

**Economic occupancy rate[1)]**
Income before rent discounts as a percentage of the rental value directly after the end of the period.

*Purpose:* The performance measure facilitates the assessment of rental income in relation to the value of the leased and unleased floor space.

**Property**
Properties held under title or site leasehold.

**Property value**
The carrying amount of investment properties according to the statement of financial position at the end of the period.

*Purpose:* The performance measure facilitates better understanding of the value development in the property portfolio and the company's statement of financial position.

**Run rate yield[1, 4)]**
Net operating income adjusted by ground rent according to earnings capacity in relation to the fair value of the properties on the balance-sheet date.

*Purpose:* The performance measure indicates the run rate yield from operational activities in relation to the properties' value.

**Profit from property management[1)]**
Profit from property management comprises profit before tax with reversal of changes in the value of properties and financial instruments in the Group and reversal of changes in value of tax and other items in share in profit of joint ventures.

**Profit from property management[1)] per share**
Profit from property management less interest on hybrid bonds in relation to average number of shares outstanding.

1) Refers to alternative performance measures according to the European Securities and Markets Authority (ESMA).
2) Name changed. For more information, refer to Reconciliation of key figures on pages 72–74.
3) Key figure changed. For more information, refer to Reconciliation of key figures on pages 72–74.
4) Name and definition changed. For more information, refer to Reconciliation of key figures on pages 72–74.

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**Rental income**
Rent charged including indexation and additional charges for investments and property tax.

**Rental value**
Rental income before rent discounts for leased areas and assessed market rent for the vacant floor space.

*Purpose:* The performance measure facilitates assessment of the total potential rental income since the assessed market rent for vacant floor space is added to the rental income charged.

**NAV[1]**
Equity, attributable to the Parent Company's shareholders, less hybrid bonds and with reversal of derivatives and deferred tax liabilities both in the Group and in Nyfosa's participations in joint ventures.

*Purpose:* To show the fair value of net assets from a long-term perspective. Accordingly, assets and liabilities in the statement of financial position that are not adjudged to be realized, such as the fair value of derivatives and deferred taxes, are excluded. The corresponding items in the company's participations in joint ventures are also excluded from the performance measure.

**Net loan-to-value ratio, properties[1]**
The net of interest-bearing liabilities and cash and cash equivalents at the end of the period as a percentage of the fair value of the properties in the statement of financial position.

*Purpose:* The net loan-to-value ratio is a measure of financial risk that indicates the degree to which the operation is encumbered with interest-bearing liabilities, but taking into account bank balances. The performance measure provides comparability with other property companies.

**Net investments[1]**

Net of property acquisitions, investments in the existing property portfolio and property sales.

*Purpose:* The performance measure describes the investment volume.

**Interest-bearing net debt/EBITDA[2]**
Interest-bearing liabilities less cash and cash equivalents in relation to LTM EBITDA

**Operating cash flow[1]**
Profit before tax excluding non-cash items in the earnings measure, such as changes in the value of properties and financial instruments, share in profit of joint ventures, depreciation of equipment, allocated opening charges for loans, interest income and interest expenses, including dividends received from participations in joint ventures, tax paid, interest received less interest paid and interest on hybrid bonds.

*Purpose:* The performance measure shows the amount of cash flow generated by the existing property portfolio under the company's management.

**Earnings per share**
Profit after tax attributable to the Parent Company's shareholders less interest on hybrid bonds in relation to average number of shares outstanding.

**Revolving credit facility**
An agreement between a lender and a borrower that gives the borrower the right to use funds for a certain period of time and up to a certain amount and repay at its own discretion before a certain date.

**Interest-rate cap**
An interest hedging instrument whereby the lender pays a variable interest up to a predetermined interest-rate level. The aim of interest-rate caps is to reduce interest-rate risk.

**Interest-coverage ratio[1]**
Profit before tax with reversal of depreciation/amortization, financial expenses, changes in the value of properties and financial instruments in the Group and share in profit of joint ventures, plus dividends received from participations in joint ventures, in relation financial expenses.

*Purpose:* The interest-coverage ratio is a measure of financial risk that shows how many times the company can pay its interest charges with its profit from operational activities.

**Service income**
Fee charged for such services as electricity, heating, cooling, waste collection, snow clearing, water, etc.

**Equity/assets ratio[1]**
Equity as a percentage of total assets.

*Purpose:* To show how large a share of the company's assets is financed by equity and has been included to enable investors to be able to assess the company's capital structure.

**Leasable area**
The premises area that can potentially be leased.

*Purpose:* Shows the area that the company can potentially lease.

**Vacancy rent**
Assessed market rent for vacant floor space.

*Purpose:* The performance measure states the potential rental income when all floor space is fully leased.

**Vacancy amount**
The total of vacancy rent and rent discounts provided.

*Purpose:* The performance measure states the potential rental income when all floor space is fully leased without providing any rent discounts.

**Surplus ratio[1]**
Net operating income for the period as a percentage of total income for the period.

*Purpose:* The surplus ratio shows the percentage of each Swedish krona earned that the company can keep. The performance measure is an indication of efficiency that is comparable over time and among property companies.

1) Refers to alternative performance measures according to the European Securities and Markets Authority (ESMA).

2) Name changed. For more information, refer to Reconciliation of key figures on pages 72–74.

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# Information to shareholders regarding the Annual General Meeting

**Annual General Meeting**

The Annual General Meeting of Nyfosa AB will be held on Tuesday, May 6, 2025 at 3.00 p.m. at Fotografiska, Stadsgårdshamnen 22, in Stockholm. Registration opens at 2.15 p.m.

**Right to attend**

Shareholders wishing to attend the AGM must be entered as a shareholder in the share register kept by Euroclear Sweden AB as of Friday, April 25, 2025 and register their attendance at the Meeting no later than Tuesday, April 29, 2025. Notification of attendance may be given via Euroclear Sweden AB's website https://anmalan.vpc.se/euroclearproxy, in writing to the company at the address Nyfosa AB, Annual General Meeting, c/o Euroclear Sweden AB, PO Box 191, 101 23 Stockholm, Sweden, by telephone on +46 (0)8 401 43 01 weekdays between 10.00 a.m. and 4.00 p.m. When giving notification please state your name or company name, personal ID or company registration number, address and daytime telephone number. The registration procedure described above also applies to registration for any advisors.

**Nominee-registered shares**

To be entitled to attend the AGM, shareholders whose shares are nominee-registered must, in addition to giving notice of attendance to the company, register such shares in their own names so that the shareholder is recorded in the share register as of April 25, 2025. Such registration may be temporary (so-called voting right registration) and requests for such registration shall be made to the nominee in accordance with the nominee's routines in such time in advance as decided by the nominee. Voting right registrations effected no later than the second banking day after April 25, 2025 will be considered in the preparation of the share register.

**Proxy, etc.**

Shareholders wishing to attend the AGM in person or via a proxy have the right to be accompanied by one or two assistants. Shareholders wishing to be accompanied by assistants must state this when registering their attendance. Shareholders represented by proxy are to issue a printed and dated power of attorney for the proxy. If the proxy is issued by a legal entity, a copy of its registration certificate or, if no such document exists, equivalent authorization document must be attached. To facilitate registration at the AGM, powers of attorney, registration certificates and other authorization documents must be received by the company at the address stated above no later than April 29, 2025. The power of attorney is available at www.nyfosa.se.

**Postal voting**

A designated form is to be used for postal voting. The form is available on Nyfosa's website, www.nyfosa.se. The postal voting form applies as the notification of participation at the AGM.

The completed voting form must be received by Euroclear Sweden AB no later than Tuesday, April 29, 2025. The completed form shall be sent to Nyfosa AB, "Annual General Meeting," c/o Euroclear Sweden AB, P.O. Box 191, SE-101 23 Stockholm, Sweden. The completed form may alternatively be submitted electronically either through BankID signing as per instructions available on https://anmalan.vpc.se/euroclearproxy or by sending the completed voting form by e-mail to: GeneralMeetingService@euroclear.com (with reference "Nyfosa Annual General Meeting 2025"). If a shareholder votes in advance by proxy, a power of attorney shall be enclosed with the form. The proxy form is available at www.nyfosa.se. If the shareholder is a legal entity, a certificate of incorporation or a corresponding document shall be enclosed with the form. The shareholder may not provide special instructions or conditions in the voting form. If so, the vote (i.e., the postal vote in its entirety) is invalid. Further instructions and conditions are included in the form for postal voting.

## Financial calendar

| | |
|---|---|
| **Interim report**<br>January–March 2025 | **May 5, 2025** |
| **2025**<br>Annual General Meeting | **May 6, 2025** |
| **Interim report**<br>January–June 2025 | **July 10, 2025** |
| **Interim report**<br>January–September 2025 | **October 22, 2025** |

## Contact information

**Nyfosa AB**
Tel: +46 (0)8 406 64 00
Street address: Hästholmsvägen 28
Postal address: Box 4044, SE-131 04 Nacka, Sweden
www.nyfosa.se

**Carl-Johan Hugner, CEO**
Tel: +46 (0)70 772 58 26
E-mail: carl-johan.hugner@nyfosa.se

**Ann-Sofie Lindroth, CFO**
Tel: +46 (0)70 574 59 25
E-mail: ann-sofie.lindroth@nyfosa.se

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NYFOSA

Street address: Hästholmsvägen 28
Postal address: Box 4044, SE-131 04 Nacka, Sweden
Tel: +46 (0)8 406 64 00

**www.nyfosa.se**