

SAMHÄLLSBYGGNADSBOLAGET
I NORDEN HOLDING AB (PUBL)

Q4

DECEMBER 2024

Consolidated income statement

| Amounts in SEKm | Note | 26 Jun 2024 31 Dec 2024 | 1 Oct 2024 31 Dec 2024 |
|--|------|----------------------------|---------------------------|
| Rental income | | 1,489 | 732 |
| Property expenses | | | |
| Operating costs | | -352 | -190 |
| Maintenance | | -86 | -48 |
| Property tax | | -38 | -20 |
| Net operating income | | 1,014 | 473 |
| Other property management income | | 85 | 71 |
| Administration | | -419 | -293 |
| Profit before financial items, value changes in properties and goodwill | | 679 | 252 |
| Changes in value, property | | -572 | -76 |
| Dissolution of goodwill regarding property sales | | -31 | - |
| Goodwill impairment | | -1,076 | - |
| Results, production of residentials | | -9 | -5 |
| Operating profit/loss | | -1,008 | 172 |
| Profit/loss from joint ventures and associated companies | | -993 | -322 |
| <i>of which, profit from property management</i> | | -484 | -287 |
| <i>of which, changes in value</i> | | -415 | -354 |
| <i>of which, tax</i> | | -97 | -34 |
| <i>of which, gain/losses on sales</i> | | -218 | 224 |
| <i>of which, impairment and revaluation</i> | | 220 | 130 |
| Credit losses on receivables on joint ventures | | -176 | 12 |
| Interest income and similar items | 8 | 389 | 193 |
| Interest expenses and similar items | 8 | -1,427 | -812 |
| Translation gain/losses | | -23 | -20 |
| Leasing expenses | | -9 | -4 |
| Changes in the value of financial instruments | | -21 | 97 |
| Profit before tax | | -3,267 | -684 |
| Current tax | | -177 | -57 |
| Deferred tax | | 127 | -201 |
| Reversal of deferred tax regarding business combinations | | 31 | - |
| PROFIT FOR THE PERIOD | | -3,287 | -942 |
| Profit for the period attributable to: | | | |
| Parent Company shareholders | | -3,273 | -927 |
| Non-controlling interest | | -14 | -15 |
| PROFIT FOR THE PERIOD | | -3,287 | -942 |

Consolidated statement of comprehensive income

| Amounts in SEKm | Note | 26 Jun 2024 31 Dec 2024 | 1 Oct 2024 31 Dec 2024 |
|--|------|----------------------------|---------------------------|
| Profit/loss for the period | | -3,287 | -942 |
| Items that may be reclassified to profit for the period | | | |
| Share of other comprehensive income of joint ventures and associated companies | | -62 | -4 |
| Translation gains/losses | | -46 | -46 |
| COMPREHENSIVE INCOME FOR THE PERIOD | | -3,395 | -992 |
| <i>Comprehensive income for the period attributable to:</i> | | | |
| Parent Company shareholders | | -3,381 | -978 |
| Non-controlling interest | | -14 | -15 |
| PROFIT FOR THE PERIOD | | -3,395 | -992 |

Consolidated balance sheet

| Amounts in SEKm | Note | 31 Dec 2024 | Amounts in SEKm | Note | 31 Dec 2024 |
|---|------|---------------|--|------|---------------|
| ASSETS | | | EQUITY AND LIABILITIES | | |
| Fixed assets | | | Share capital | | |
| Intangible assets | | | | | 1 |
| Goodwill | | 1,244 | Other contributed capital | | 14,718 |
| Total intangible assets | | 1,244 | Reserves | | -46 |
| Tangible assets | | | Retained earnings, incl. comprehensive income for the year | | 5,724 |
| Investment properties | 5 | 52,387 | Equity attributable to Parent Company shareholders | | 20,396 |
| Land lease agreements | | 548 | Hybrid bond | | 298 |
| Equipment, machinery and installations | | 131 | Non-controlling interest | | 5,774 |
| Total tangible assets | | 53,066 | Total equity | | 26,467 |
| Financial fixed assets | | | Long-term liabilities | | |
| Shares in joint ventures and associated companies | 7 | 13,592 | Liabilities to credit institutions | 11 | 11,480 |
| Receivables from joint ventures and associated companies | | 7,563 | Bond loans | 11 | 33,094 |
| Derivates | | 57 | Other secured loans | 11 | 336 |
| Financial fixed assets at fair value | 6 | 718 | Derivates | | 23 |
| Other non-current receivables | | 350 | Deferred tax liabilities | | 1,990 |
| Total financial fixed assets | | 22,281 | Leasing liabilities | | 528 |
| Total fixed assets | | 76,591 | Non-current liabilities to other SBB-entities | 9 | 1,504 |
| Current assets | | | Other non-current liabilities | | 132 |
| Inventory properties | | 240 | Total long-term liabilities | | 49,088 |
| Current receivables | | | Current liabilities | | |
| Accounts receivable | | 47 | Liabilities to credit institutions | 11 | 2,388 |
| Other receivables | | 893 | Accounts payable | | 50 |
| Prepaid expenses and accrued income | | 151 | Leasing liabilities | | 20 |
| Total current receivables | | 1,090 | Current tax liabilities | | 256 |
| Cash investments | 6 | 30 | Other liabilities | | 614 |
| Cash and cash equivalents | | 1,106 | Accrued expenses and prepaid income | | 484 |
| Total cash and cash equivalents and cash investments | | 1,136 | Total current liabilities | | 3,811 |
| Assets held for sale | | 309 | TOTAL EQUITY AND LIABILITIES | | 79,366 |
| Total current assets | | 2,775 | | | |
| TOTAL ASSETS | | 79,366 | | | |

Consolidated changes in equity

| (SEKm) | Equity attributable to Parent Company's shareholders | | | | | Hybrid-bond | Holdings without controlling influence | Total equity |
|--|--|---------------------------|------------|-------------------|---------------|-------------|--|---------------|
| | Share capital | Other contributed capital | Reserves | Retained earnings | Total | | | |
| Opening equity, 26 Jun 2024 | - | - | - | - | - | - | - | - |
| Profit/loss for the period | - | - | - | -3,273 | -3,273 | - | -14 | -3,287 |
| Other comprehensive income | - | - | -46 | -62 | -109 | - | - | -109 |
| Comprehensive income for the period | - | - | -46 | -3,335 | -3,382 | - | -14 | -3,395 |
| New share issue | 1 | - | - | - | 1 | - | - | 1 |
| Shareholder contribution | - | 14,718 | - | - | 14,718 | - | - | 14,718 |
| Transactions with other SBB-entities | - | - | - | 11,793 | 11,793 | 575 | 168 | 12,537 |
| Redemption of part of hybrid bond | - | - | - | 59 | 59 | -278 | - | -218 |
| Redeemed minority interests | - | - | - | -73 | -73 | - | -40 | -113 |
| Divestment to minority | - | - | - | -2,721 | -2,721 | - | 5,660 | 2,939 |
| Closing equity, 31 Dec 2024 | 1 | 14,718 | -46 | 5,724 | 20,396 | 298 | 5,774 | 26,467 |

Consolidated cash flow statement, condensed

| (SEKm) | 26 Jun 2024 31 Dec 2024 | 1 Oct 2024 31 Dec 2024 |
|--|----------------------------|---------------------------|
| Operating activities | | |
| Profit before tax | -3,267 | -684 |
| <i>Adjustment for non-cash flow items</i> | | |
| <i>Depreciations</i> | 9 | 4 |
| <i>Changes in value, property</i> | 572 | 76 |
| <i>Dissolution of goodwill regarding property sales</i> | 31 | - |
| <i>Goodwill impairment</i> | 1,076 | - |
| <i>Results, production of residentials</i> | 9 | 5 |
| <i>Profit/loss from joint ventures and associated companies</i> | 993 | 322 |
| <i>Credit losses on receivables on joint ventures</i> | 176 | -12 |
| <i>Changes in the value of financial instruments</i> | 21 | -97 |
| <i>Net interest income</i> | 1,070 | 645 |
| Dividends from joint ventures and associated companies | 251 | 251 |
| Interest paid | -1,370 | -757 |
| Interest received | 198 | 65 |
| Paid tax | -20 | 24 |
| Cash flow from operating activities before changes in working capital | -252 | -158 |
| Cash flow from changes in working capital | | |
| Increase (-)/Decrease (+) of operating receivables | -241 | -231 |
| Increase (+)/Decrease (-) of operating liabilities | 448 | 461 |
| Cash flow from operating activities | -45 | 71 |
| Investment activities | | |
| Investments in properties | -545 | -368 |
| Acquisitions of subsidiaries less acquired cash and cash equivalents | -491 | -339 |
| Disposals of subsidiaries less cash and cash equivalents | 676 | 426 |
| Investments/divestitures in equipment, machinery and installations | -44 | - |
| Investments/disposals in joint ventures and associated companies | -9,351 | -8,682 |
| Change in receivables from joint ventures and associated companies | -4,726 | -4,348 |
| Cash flow from financial assets | -523 | 124 |
| Cash flow from investing activities | -15,004 | -13,187 |
| Financing activities | | |
| New share issue | 1 | - |
| Shareholder contribution | 14,718 | 13,167 |
| Redemption of part of hybrid bond | -218 | - |
| Divestment to minorities | 2,939 | 2,939 |
| Transactions with other SBB-entities | 1,185 | - |
| Changes in liabilities to other companies to other SBB-entities | -2,651 | -2,548 |
| Borrowings | 4,479 | 4,479 |
| Repayment of loans | -4,370 | -4,370 |
| Changes in other non-current liabilities | 74 | 13 |
| Cash flow from financing activities | 16,155 | 13,680 |
| Cash flow for the period | 1,106 | 564 |
| Cash and cash equivalents at the beginning of the period | - | 542 |
| Cash flow for the period | 1,106 | 564 |
| Translation gains/losses in cash and cash equivalents | - | - |
| Cash and cash equivalents at the end of the period | 1,106 | 1,106 |

Notes

NOTE 1 Additional information

Additional information

Samhällsbyggnadsbolaget i Norden Holding AB (publ), corp. ID No. 559487-8703, and its subsidiaries, hereafter referred to as SBB Holding Group, conduct operations in property management and property development. The Parent Company is a limited liability company registered in Sweden and based in Stockholm. The ultimate parent company is Samhällsbyggnadsbolaget i Norden AB (publ), org nr 556981-7660, hereafter referred to as SBB Group.

The company was established as of 12 June 2024 and registered with the Swedish Companies Registration Office as of 26 June 2024. The Group was established as of 28 June 2024 when the subsidiaries were acquired.

The establishment of the Group

Up until the 28 June 2024, the following entities was directly owned subsidiaries by Samhällsbyggnadsbolaget i Norden AB:

- Karlbergsvägen 77 Fastighets AB (559084-4352), 100%
- Sörmlandsporten AB (556716-3034), 100%
- SBB i Norden AB (559053-5174), 100%
- Hemfosa Fastigheter AB (556917-4377), 100%
- SBB Kalmar Län Fastighetsbolag AB (556875-2173), 100%

On 28 June 2024, these subsidiaries was sold, "the transfer" to Samhällsbyggnadsbolaget i Norden Holding AB, (559487-8703), owned by SBB Samhäll Norden 1 AB (559487-8695), in turn owned by Samhällsbyggnadsbolaget i Norden AB. The transfer was made, upon the respective carrying amount in Samhällsbyggnadsbolaget i Norden AB for each subsidiary, in exchange for promissory notes.

Since predecessor accounting basis has been applied, while the acquisition was made upon the book value that differs from the previous book values, the transaction has resulted in an increase of net assets of SEK 12,836m reported as Transactions with other SBB-entities within the Consolidated changes in equity Statement.

Summary of material accounting policies

The Group's accounting principles have been applied consistently by the Group's companies and material accounting policies are explained below.

Basis of preparation

This interim report was prepared in accordance with IAS 34 Interim Reporting.

Assets and liabilities are reported at acquisition value except investment properties and some financial assets that are measured and reported at fair value. The functional currency for the Parent Company is Swedish kronor, which is also the reporting currency for the Parent Company and the Group. All amounts are stated in millions of SEK unless otherwise stated. Information in parentheses refers to the comparison period.

The formation of the Group is a transaction under common control and is currently not covered by an IFRS accounting standard, which means that an appropriate accounting policy is to be applied in accordance with IAS 8. An applicable and accepted method is using previous book values (predecessor basis), which is the policy that Samhällsbyggnadsbolaget i Norden Holding AB has chosen to apply. The financial statements are prepared based on the financial information reported for the above entities for consolidated accounting purposes in Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB") which is the ultimate parent company. Refer to section Transactions with shareholders for further description of the accounting of transactions between the SBB Holding Group and the former SBB Group.

For entities included in the financial reports during the period, see the interim report for the third quarter.

Taking into account the above, the application of IFRS accounting standards has no impact on the valuation of assets and liabilities.

New standards and interpretations not yet in effect

In April 2024 IFRS 18 Presentation and Disclosure in Financial Statements was issued and applies to an annual reporting period beginning on or after 1 January 2027. The full effects of the standard are not yet known. No other new standards or interpretations coming into effect after 31 December 2024 are expected to have any significant impact on SBB's financial statements.

Subsidiaries

Subsidiaries are initially recognized in the consolidated accounts according to the acquisition method. In the case of an acquisition, an assessment is made whether the acquisition constitutes a business combination or an asset acquisition. An asset acquisition exists if the acquisition relates to properties but does not include the organization and the processes required to conduct the management activities. Other acquisitions are business combinations.

Goodwill

Goodwill arising from the preparation of the consolidated accounts, upon business combinations, constitutes the difference between the acquisition value and the Group's share of the fair value of the acquired subsidiaries' identifiable net assets on the acquisition date. Goodwill also arises when there is a difference between nominal tax and the deferred tax, which is calculated on the acquisition of properties in corporate form, which is considered to constitute a business combination. This goodwill has an equivalent amount within deferred tax and is reduced when the property concerned is sold. At the time of acquisition, goodwill is reported at cost. Subsequently, it is reported at cost less any impairment losses. Goodwill is tested for impairment annually or more often if there is an indication that the book value may not be recoverable. In simplified terms, the Group's goodwill comprises two components – goodwill attributable to deferred tax in connection with business combinations and other surpluses, synergies, paid by the Group in connection with business combinations.

Participations in joint ventures and associated companies

Companies in which the Group exercises a significant but not controlling influence are reported as an associated company. This is presumed to be the case when the holding amounts to at least 20 and a maximum of 50 percent of the votes. Joint arrangements mean companies in which the Group, together with other parties through agreements, has a joint control of the arrangement. A holding in a joint arrangement is classified either as a joint operation or as a joint venture, depending on the rights and obligations that the investor has under the contract. In the Group, the holdings have been classified as joint ventures mainly because the Group is entitled to the net assets instead of direct rights to assets and commitments in liabilities. Associated companies and joint ventures are reported according to the equity method. Foreign holdings are translated into SEK on each reporting dates and appear in Profit/loss from joint ventures and associated companies in the income statement. The carrying value are tested every balance date to assess if there are indications of impairment requirements for the investment in an associated company or joint venture. If this is the case, a calculation is made of the impairment amount which corresponds to the difference between the recoverable amount and the reported value.

Transactions with shareholders

Transactions between the SBB Holding Group and the SBB Group have been recognized as "Transactions with other SBB entities" in equity in this interim report. Related party transactions are also reported as a separate item in the cash flow statement. Transactions and inter-company balances with companies within the SBB Group in the normal course of business have been recognized as transactions and intercompany relations with related parties. For more information, see Note 10 – Related party transactions.

Reporting revenue

The Group's principles for reporting revenue are presented below.

Rental income

The Group's revenues consist essentially of rental income from investment properties. Revenues are recognized less any discounts. Leases are classified in their entirety as operational leases. Rental income including supplements is invoiced in advance and rent is accrued linearly with only the portion of the rent accruing to the period being reported as revenue. Reported rental income has, where applicable, been reduced by the value of rent discounts provided. In cases where a lease allows a reduced rent for a certain period, this is allocated on a straight linear basis over the contract period in question. Any extension of the rental period is not taken into account in such allocations. Remuneration paid by tenants in connection with early relocation is reported as revenue in connection with the termination of the contractual relationship with the tenant and no commitments remain, which normally occurs when moving away. Based on the leases that the Group has and its composition, the Group has found that the service provided by the Group is subordinate to the lease contract and that all remuneration shall be deemed to be rent.

Operating segments

The Group's segments are based on the differences in the nature of the segments and on the reporting that the management obtains in order to follow up and analyze the business and the information obtained to make strategic decisions. The segments' results are assessed and analyzed based on net operating income. The same accounting principles are used for the segments as for the Group.

Costs by nature

Property expenses

Property costs, which are a part of the Group's net operating income, include operating and maintenance costs, and property tax. Operating costs consist, among other things, of tariff-based costs, such as electricity, water, heating, cleaning and insurance. Maintenance expenses refer to expenses for measures to maintain the standard and technical condition of the property. Property tax refers to both property tax based on the property's tax assessment value and, where applicable, property charges based on fees per apartment.

Administration costs

The Group's administration costs include property administration, such as property and financial management, as well as Group-wide expenses, such as costs for Group management, business and property development and financing.

Acquisition and restructuring costs

Acquisition and restructuring costs pertain to transaction costs for acquisitions classified as business combinations, as well as restructuring costs not deemed attributable to the ordinary administration.

Remuneration to employees

The Group only has defined contribution pension plans. Defined contribution pension plans are reported as a cost in the period to which the premiums paid are attributable.

Leasing

The Group as lessor

Leases in which substantially all of the risks and rewards incidental to ownership remain with the lessor are classified as operating leases. All of the Group's lease agreements are therefore regarded as operating leases. The Group is the lessor when providing premises for tenants, see Note 4 for more information. Properties leased under operating leases are included in the item investment properties.

The Group as lessee

The Group's material leases mainly consist of land lease agreements. Leaseholds are according to IFRS 16 considered as a perpetual lease and the carrying value will thereby not be depreciated, but rather the value will remain until leasehold fees are renegotiated. The leasing liability that arises is not repaid, but rather the value remains until leasehold fees are renegotiated. Land rent expenses are reported as a financial expenses in

the income statement. Current leases in the form of cars, office machines, etc. are deemed to be immaterial for the Group as a whole and are reported as an expense on a straight line basis across the lease term, with no right-of-use asset or lease liability being reported in the balance sheet.

Tax

Reported income tax for the Group includes current tax as well as deferred tax.

Deferred tax

Deferred tax liabilities are reported for taxable temporary differences and deferred tax assets are reported for deductible temporary differences to the extent that it is probable that the amounts can be utilized against future taxable surpluses. On the other hand, if the temporary difference arose in the initial recognition of assets and liabilities that constitute an asset acquisition, deferred tax is not reported.

Financial expenses

The Group capitalizes interest on qualifying assets. The Group's qualifying assets comprise investment properties. Interest is only capitalized on significant investments exceeding SEK 1m. Capitalization ceases when the activities required to complete the qualifying asset have, to all intents and purposes, been completed.

Investment properties

Investment properties are reported at their assessed fair value in accordance with the valuation methods and models described below. Fair value is assessed in accordance with IFRS 13 level 3. For project properties where tenant-owned residentials are planned, the property is accounted for as inventory properties with recognized value corresponding to what has been invested in the project, with deductions for any assessed impairment needs. Unrealized and realized changes in value are reported in the income statement on the line Changes in value, properties. Unrealized changes in value are calculated on the basis of the valuation at the end of the period compared with the valuation at the beginning of the period or the acquisition costs if the property was acquired during the period with regard to the period's investments. Realized changes in the value of properties are calculated as the purchase price, minus transaction costs, minus book value, at the beginning of the year. Property transactions are reported in connection with control being transferred to the buyer from the seller. Control is considered to have passed on the signing of the contract for unconditional property transactions, or when the conditions for assuming or relinquishing control are met for conditional property transactions. In sales to associated companies and joint ventures, the realized change in value is reduced by the proportion corresponding to the Group's remaining holding.

Valuation method

All of the Group's properties are valued on a quarterly basis, with the involvement of external appraisers. The Group is responsible for the valuation process and makes its own assessment of the reasonableness of the external valuation conducted. The valuations have been conducted in accordance with the International Valuation Standard Council (IVCS) and the RICS valuation standard (latest edition). Definitions and value concepts are in accordance with the International Valuation Standards (latest edition), established by the International Valuation Standard Council (IVCS). Market value is defined as the assessed price at which an asset would be sold on the value date, between a buyer and seller without common interests, where both act in a well-informed manner and without coercion, and following normal marketing. The uncertainty regarding estimates of market value is often indicated using a range of values, normally +/-5-10 percent, although this varies depending on the market situation, investment needs and the standard of the property.

Each assumption for a property is assessed individually based on the knowledge available about the property, as well as the external appraisers' market information and experience-based assessments. Fair value has thus been assessed in accordance with IFRS 13 level 3. No transfers have been made between the valuation levels during the current or comparison period.

The properties are inspected by the appraisers according to a rolling schedule where the aim is for each property to be inspected at least every

three years. These inspections include public areas and a selection of premises with a particular emphasis on major tenants and vacant premises. The purpose of the inspections is to assess the properties' overall standard and condition, maintenance requirements, market position, the attractiveness of the premises and any adaptation needs.

Valuation model – properties generating cash flows

On external valuation, the property value is determined through a combination of the location price method and the yield-based method. The yield-based method builds on a cash flow analysis being drawn up for each property. The cash flow analysis comprises an assessment of the present value of the property's future net operating income over the calculation period, as well as the present value of the property's residual value in connection with a calculation period. The company provides the valuers current rental lists, outcome costs, as well as the assessed remaining investments in projects. The residual value is assessed through a perpetual capitalization of an estimated market-based net operating income for the year following the end of the calculation period. The perpetual capitalization occurs at a yield requirement estimated by the Group together with external appraisers, and determined using the location price method, where the relevant transaction market for comparable properties is taken into account, including both direct and indirect (properties sold in companies) transactions. The discount rate used for calculating the present value of future cash flows comprises the yield requirement plus assumed cash flow growth over the calculation period. These future cash flows are based on a calculation period of ten years, while taking into account leases extending beyond the ten-year period. The assumption regarding future cash flows following the expiration of the lease is drawn based on, e.g. current and historical rents, actual outcome costs, comparable outcome costs, the future development of the market and the local area, currently applicable rental terms, and market-based rental terms at the end of the contract period, combined with information benefiting the appraiser during the inspection.

Valuation model – properties not generating cash flows

Properties that do not generate cash flows are project properties where the Group plans to construct a new building and where investment in planning and investigation work is ongoing. Sufficient documentation is in place for the future building to be able to assess future net operating income and project costs. During the planning and investigation phase, however, insignificant cash flows may arise, although receiving these is not the primary purpose of owning the property. Historically, the risk deductions have been made by the assessors at the level of the individual project. Since the advancement of projects is safeguarded both through land allocation and proprietary ownership, two approaches exist:

Proprietary ownership

For proprietary ownership, there are risks associated with the planning process, politics and the time aspect. Risk deductions are based on the planning stage that the project or area is in on the valuation date and are applied as follows:

- If the project is at an early stage without planning approval or feasible concrete project ideas, 75 percent is deducted from the value of the project.
- If the project has received planning approval, a deduction of 50 percent is applied.
- If the consultation or review stage is complete, a deduction of 25 percent is applied.
- If there is a zoning plan that has gained legal force or has been adopted, a deduction of 5 percent is nonetheless applied as the current market for new production is still considered risky.

Land allocations

For land allocations, the risk is based on the time aspect. Since the municipality has undertaken the land allocation, the planning risk decreases, although a lesser political risk remains, as well as the time aspect. Depending on the time remaining until the adoption of the zoning plan and until the site is taken into possession, deductions are applied in accordance with the following table:

Deductions for building rights on own land

Project concept 75%
 No planning approval 75%
 Planning approval 50%
 Consultations completed 25%
 Review completed 25%
 Legal force 5%

Land allocation deduction by municipalities

Construction starts
 0-1 year 10%
 1-2 years 20%
 2-3 years 30%
 3-4 years 40%
 <4 years 50%

Land and building rights properties

During periods when market rent levels do not provide a return on the construction investment, building rights basically lack value, but when market rent levels are high, building rights are attributed a high value, measured as value per m² GFA (gross floor area). The effect arises because the land value comprises a residual value between the value of the completed building (the investment property) and the cost of producing the building. With small variations in market rent levels, the value of building rights can change pronouncedly, sometimes by 100 percent or more. During periods when the economy is strong, the land value of premises rises very quickly, and then quickly decreases during periods of recession. The more attractive the location, the greater the difference between the peak levels and the lowest. During the planning process, the land value develops gradually as the project grows more concrete and uncertainty factors are eliminated, so-called risk deductions decrease. The full land value has been reached when zoning has been approved and planning permission has been obtained. The value trend during the planning process can be considerable when raw land is converted to complete building rights.

Financial instruments

Classification and measurement of financial assets

The Group's financial assets consist of debt instruments, equity instruments and derivatives. Debt instruments are classified at amortized cost, equity instruments and derivatives at fair value.

Debt instruments: The Group's debt instruments are classified at amortized cost and include: receivables from associated companies/joint ventures, other long-term receivables, rental receivables, other current receivables and cash and cash equivalents. The assets are covered by a loss reserve for expected credit losses; For further information, see section below regarding Impairment of financial assets.

Equity instruments: The Group's equity instruments consist of holdings in shares (listed and unlisted). All of the Group's equity instruments are valued at fair value through profit or loss.

Derivatives: The Group's derivatives are classified at fair value through the income statement. The derivatives are classified as current or non-current depending on the end date of the agreements.

Classification and measurement of financial liabilities

The Group's financial liabilities comprise debt instruments and derivatives and are classified at amortized cost with the exception of derivatives.

Debt instruments: The Group's debt instruments are classified at amortized cost and include: liabilities to credit institutions, bond loans, other non-current liabilities, commercial papers, accounts payable, accrued expenses and other current liabilities.

Derivatives: The Group's derivatives are classified at fair value through the income statement. The derivatives are classified as current or non-current depending on the end date of the agreements.

Impairment of financial assets

The Group's financial assets, at amortized cost, are subject to impairment for expected credit losses. Impairment for credit losses is forward looking and a loss reserve is made as early as initial recognition when there is an exposure to credit risk.

Rental receivables: The simplified model is applied to the Group's rental receivables. A loss reserve is reported, in the simplified model, for the expected residual maturity of the receivable. The Group bases the valuation of expected loan losses on historical customer losses combined with forward-looking factors

Other financial assets at amortized cost

For receivables from associated companies/joint ventures and other current receivables, an individual assessment is performed for each counterparty to identify impairment needs, where consideration is taken to historical, current and forward-looking information. In the valuation of expected loan losses, the Group applies a method based on external credit rating. Expected credit losses are measured based on the probability of default, loss given default and the exposure in the event of default. The Group has defined default as when payment of the claim is 15 days delayed or more, or if other factors indicate that the payment default is present. A significant increase in credit risk is based on whether payment is 31 days late or more.

The financial assets are recognized in the balance sheet at amortized cost, i.e. net of gross value and loss reserve. Changes in the loss reserve are reported under operating costs in the income statement.

Financial risks

The Group applies IFRS 9 hedge accounting for financial instruments aimed at hedging financial risks related to net investments in foreign operations.

Hedges of net investments in foreign operations: The Group uses commercial paper in foreign currency and other loans as hedging instruments. Changes in the fair value of the hedging instrument intended to hedge the foreign exchange risk are reported in "Other comprehensive income" to the extent that the hedging is effective and the accumulated changes in fair value are reported as a separate component of equity under reserves. Profit or loss arising from the part of the hedge that is not effective is recognized immediately on the line exchange rate differences in the year's income statement. Upon divestment of foreign operations, the gain or loss accumulated in equity is converted to profit for the year, which in turn increases or decreases the result for the sale.

Accounting for termination of hedging: Hedge accounting cannot be terminated according to decision. Hedge accounting ceases when:

- the hedging instrument matures or is sold, liquidated or redeemed,
- hedge accounting no longer meets the objectives of risk management.
- hedge accounting partially divested, becoming part of a joint venture or associated company and reported instead in the income statement as profit from joint ventures or associated companies.

Cash and cash equivalents

The Group reports blocked funds in the form of bank guarantees as cash and cash equivalents. The blocked funds refer to a provision for one municipality and are blocked until completion of a project.

Share capital

Common shares are classified as equity. Transaction costs that can be directly attributed to the issue of new shares are reported, net after tax, in equity as a deduction from the issue proceeds.

Estimates and assessments

When preparing the financial reports, the executive management and the Board must make certain assessments and estimates that affect the carrying amounts of asset and liability items and revenue and expense items as well as information provided in other respects. The assessments and estimates are based on experiences and assumptions that the management and the Board consider to be reasonable under the prevailing circumstances. Actual outcomes can then differ from these assessments if other conditions arise.

Significant sources of uncertainty in estimates that may have an impact in the next 12 months

Investment properties

Investment properties are reported at fair value, which is determined by the executive management based on market assessment. Significant assumptions have been made based on the valuers' empirical estimates of the market's yield requirements for comparable properties. Cash flow estimates are based on actual expenses, experiences of comparable properties and assumptions regarding future cost trends. Future investments have been estimated on the basis of the actual need that exists. In the future, actual costs and needs may be proven to differ from those assessed at the outset of each reporting period. There is a significant risk of significant adjustment based on the uncertain market situation that may result in a change in estimated market values during the next financial year.

Deferred tax

When assessing loss carryforwards, an assessment is made of the possibility of utilizing the deficits against future profits. Deferred tax is reported in accordance with the balance sheet method and to the extent it is likely that the amounts can be utilized against future surpluses.

Goodwill

When impairment testing goodwill, a number of significant assumptions and estimates must be taken into account in order to calculate the cash-generating unit's value in use. These assumptions and estimates relate to expected future discounted cash flows. Forecasts for future cash flows are based on the best possible estimates of future revenues and costs, as well as general market conditions and developments for the industry.

For more information about risks and sensitivities, see note 2.

Other estimates and assessments

Acquisitions of companies

When acquiring companies, an assessment is made of whether the acquisition is to be classified as an asset acquisition or business combination. An asset acquisition exists if the acquisition relates to properties, but does not include organization, personnel and the processes required to conduct the business. Other acquisitions are business combinations.

Property transactions

In connection with property transactions, a comprehensive assessment is made of the relevant facts and circumstances based on the terms of the contract to determine when risks, benefits and control are deemed to be transferred. The financial benefits attributable to an investment property consist of both the net operating income and the asset's change in value. Based on the terms of the contract, the time when the future financial benefits will accrue to the Group is determined, as well as the time when the Group can exercise control by governing the use of the asset.

From time to time, property acquisitions are conditioned by events beyond the Group's control. This may include the approval of the counterparty's Board of Directors or other decision-making bodies, legally binding zoning plans or other official decisions. Only when these conditions are met is it deemed likely that the financial benefits will accrue to the company and the cost can be reliably calculated, which is considered to be the first reporting occasion.

If the obligation to pay additional purchase consideration is not dependent on the Group's future operations, that is, if the events giving rise to the payment are beyond the Group's control, a liability is reported. The liability is reported at fair value and corresponds to the Group's best estimate of what will be paid.

If the obligation to pay additional purchase consideration is dependent on the Group's future operations, an assessment is made as to whether the conditions prevail for reporting a provision.

From time to time, property sales are conditioned by events beyond the Group's control, such as the approval of the counterparty's Board of Directors or other decision-making bodies, legally binding zoning plans or other official decisions, or the counterparty's capacity to raise financing. Sales are first reported when all conditions have been met and the proceeds of the sale can be reliably determined. Until such time as the

proceeds of the sale have been received, the yet to be received proceeds are reported as a receivable.

In cases where the Group may receive additional purchase consideration in connection with sales of investment properties, such purchase consideration is reported as a receivable only once all conditions have been met and the additional purchase consideration can be reliably calculated and it is probable that the purchase consideration will be received. Such receivables are measured at fair value, corresponding to the Group's best estimate of what will be received. Until such time, the purchase consideration is not reported as an asset in the consolidated statement of financial position.

Leases

In close connection with some of The Group's acquisitions of properties, leases are entered into with the seller of the property, i.e., the Group acts as a buyer/ lessor in sale and leaseback transactions. In cases where the lease is of a longer nature, there are material assessments in the classification of the lease as either a finance or operating lease, which affects whether the underlying property is recognized in the consolidated balance sheet at fair value in accordance with IAS 40 or is booked off the balance sheet and replaced by a lease receivable in accordance with IFRS 16. The Group analyzes the lease's specific facts and circumstances and conducts both qualitative and quantitative assessments to determine the lease classification.

The Group is the lessee primarily with regard to land leases. In accordance with IFRS 16, land leases are regarded as perpetual leases and the debt is not amortized. The value remains until the ground rent is renegotiated. Other leases, such as leases of cars, office machines, etc. are deemed immaterial for the Group as a whole and the expense is reported on a straight-line basis over the term of the lease.

In cases where the Group acquires a property and then leases the property to the seller, the Group makes an assessment based on the criteria in the sale and leaseback rules. In all cases, the Group has ascertained that the leasing contracts are to be regarded as operational leases where the starting point for the assessment has been the going market rate in the lease.

Hybrid bonds

The SBB Holding Group holds unsecured hybrid bonds totalling SEK 298m as of 31 December 2024. The hybrid bonds have a perpetual maturity and thus have no maturity date, but the company has the right to redeem the hybrid bonds at a specified future date and then at each subsequent interest payment date, as well as in certain specific events. In accordance with the terms, the company has the right to defer interest payments for an indefinite period, as long as the holders of the hybrid bonds are notified within the agreed period.

At initial recognition, the assessment was made that the hybrid bond should be classified as an equity instrument and not as a financial liability. The assessment underlying the classification is that there is no explicit contractual obligation to settle the agreement by paying cash or another financial asset. Nor are there any other circumstances indicating that the agreements will be settled in cash or another financial asset. SBB is entitled to defer interest payments for an indefinite period in so far as hybrid bond holders are notified within the agreed period and the hybrid bond is subordinated to all other creditors. The hybrid bonds are recognized in Group and Parent Company equity and are subordinated to all liabilities. Interest expenses attributable to the hybrid bonds are recognized on an ongoing basis directly against retained earnings in equity.

NOTE 2 Risks and sensitivity

A property company is exposed to various risks and opportunities in its operations. To limit the exposure to various risks, the Group has set out and adheres to internal regulations and policies.

Property values

Risk

The Group's properties are reported at fair value in the consolidated balance sheet and changes in fair value are reported in the consolidated income statement. Changes in value are affected partly by property specific factors such as rental levels, economic occupancy ratios and operating costs, and partly by macroeconomic factors such as the general economic situation, growth, unemployment levels, the rate of growth of new builds, population growth, inflation and interest rates. If the value of properties decreases, there can be a number of consequences including breach of loan covenants, which can lead to loan repayments being accelerated. A significant reduction in the market value of the properties could also have a negative impact on the ability to divest these properties without incurring losses, which in turn could have a material adverse effect on the Group's financial position and results.

Risk management

The Group's property portfolio has a good geographical spread with residential properties in Sweden and community service properties in the Nordics. In Sweden, the Group owns, manages and develops residential properties in high growth municipalities where there is high demand

for residential properties near city centres and there is access to good transport links. The community service properties include properties that are used by tenants that are directly or indirectly tax financed with long leases. In summary, the Group's property portfolio with the combination of community service and residential properties constitutes assets with low risk of significant value decrease.

Financing

Risk

Financing risk is the risk that the Group may not have access to financing or only have access to refinancing at an increased cost for refinancing, investments and other payments. Furthermore, certain loan agreements and bond terms contain terms that may limit the Group's ability to enter into new debt securities. If the Group is unable to obtain funds for refinancing or new borrowing or only at less favourable terms, it may have a material adverse effect on the Group's financial position. Interest rate risk is described as the risk that arises from changes in the interest rates which may adversely impact the Group's interest expense, which is one of the Group's main expense items. Interest expenses are mainly affected by, apart from the level of interest-bearing liabilities, the level of the current market interest rate, credit institutions' margins and the strategy for fixed interest periods. The Swedish market interest rate is mainly affected by the expected rate of inflation and the Riksbank's repo rate. The interest rate risk can lead to changes in market value and cash flows as well as fluctuations in the Group's earnings.

Risk management

The financing risk is managed through targets in the finance policy striving to have good diversification in terms of the loans' maturity structure, forms of borrowing and lenders, and to have good advance planning for refinancing and a well-balanced liquidity reserve. As of 31 December 2024, the average remaining maturity of the loan portfolio was 3.1 years. At the same time, available liquidity, including cash and cash equivalents, SEK 1,106m, cash investments, SEK 30m, listed shares in joint ventures and associated companies, SEK 103m, and other listed shares, SEK 239m, amounts to SEK 1,478m. The objective of the Group's interest rate risk strategy is to achieve stable cash flows to allow property investments and meet the requirements and expectations of external parties whilst achieving the best possible financial cash flow. The interest rate risk strategy's aim is to maintain a balanced combination of variable and fixed interest rates, taking into account the sensitivity of the Group's total cash flows to changes in the fixed income market over a long-term horizon. The average fixed interest term at the end of the year was 2.37 percent, excl loans from other SBB-entities, and the share of the loan portfolio with fixed interest terms through interest rate derivatives or fixed interest loans was 93 percent. Please see Note 11 for more information.

Environment

Risk

Property management and property development have an environmental impact. The Environmental Code (1998: 808) states that anyone who engages in activities that contributed to pollution are also responsible for decontaminating the property. If the responsible entity cannot carry out or pay for this decontamination of a polluted property, the entity that has acquired the property is responsible for ensuring that decontamination takes place, as long as that entity, at the time of acquisition, knew or should have detected the pollution. This means that the Group may be subject to claims, under certain conditions, for land remediation or for remediation regarding actual or suspected pollution of land, water areas or groundwater in order to restore the property to the condition required under the Environmental Code. Such claims can have a material adverse effect on the Group's operations, financial position and income. There is also a risk that future environmental risks may adversely affect the Group's operations or financial position. Furthermore, amended laws, ordinances and requirements from authorities in the environmental area can result in increased costs for the Group regarding sanitation or remediation for existing properties or properties acquired in the future. Such changes may also result in increased costs or delays for the Group to be able to carry out its property development as it sees fit.

Risk management

As part of the acquisition process, a thorough analysis of possible environmental risks is carried out prior to each acquisition. The Group does not undertake any activity that requires special environmental licences, but property management and property development can have an environmental impact. At present there is no knowledge of any significant environmental requirements to which the Group could be subject.

Rental income and economic occupancy ratio

Risk

In the long term, a property's rental income is affected by, among other things, supply and demand in the market. The Group's rental income is affected by the economic occupancy ratio of the properties, contracted rental levels and the ability of tenants to pay their rent. Reduced economic occupancy ratios or rental levels will, regardless of reason, affect the Group's revenue negatively. The risk of large fluctuations in the economic occupancy ratio and loss of rental income increases with the number of large tenants for a property company. The risk is that large tenants will not renew or extend their rental agreements at the end of the lease, which in the long run may lead to a reduction in rental income and a reduction in the economic occupancy ratio. The Group is also dependent on the tenants paying their rents on time. Revenue and cash flow can be adversely affected if the tenants stop paying, or in any other way do not fulfil their obligations.

Risk management

The Group's strategy is the long-term ownership, management and development of residential properties in Sweden and community service properties in the Nordic region, i.e. a market with stable and strong underlying driving forces. The property portfolio is characterized by a high economic occupancy ratio and, for the community service properties, long leases. Residential properties are located in Swedish growth municipalities close to town centres and access to good transportation links and where demand for housing is high. The community service properties include properties that are used by tenants that are directly or indirectly tax financed with long leases. As of 31 December 2024, the average contract length for community service properties was 8 years. The economic occupancy ratio was 91.2 percent. The Group's rental policy contains requirements for managing rental risk. On the assessed credit risk, certain leases are supplemented by a guarantee, deposit or bank guarantee. All rents are payable in advance. In the case of residential properties, a credit report is required to check any payment remarks and the income level of the potential tenant. In addition, an affordability test is carried out to ensure that the potential tenant's financial situation allows for the payment of the rent while meeting the demands of the Consumer Agency on a reasonable standard of living.

Taxes

Risk

The Group's utmost intention is to comply with laws and regulations, not least within the area of taxation. However, if the Group's interpretation of tax law, treaties and regulations or their application is incorrect, or if one or more governmental agencies successfully make negative tax adjustments or if the applicable laws, treaties, regulations or state interpretation of them or administrative practice regarding them changes, even with retroactive effect, the Group's previous or current taxation can be questioned. If tax authorities were to succeed with such claims, this could lead to an increased tax expense, as well as tax supplements and interest, which could have a material adverse effect on the Group's operations, financial position and income.

Since laws, treaties and other tax regulations, as well as other tax fees, tax surcharges and interest on unpaid taxes have historically been subject to frequent changes, further changes are expected in the future within the jurisdictions in which the Group operates, possibly with retroactive effect. Such a change may have a significant impact on the Group's tax burden.

Risk management

The Group aims to continuously monitor changes in laws, practices and court decisions in the tax area and employs tax experts from several reputable companies.

Property expenses

Risk

Tenants renting community service properties usually have relatively comprehensive responsibilities for operation and maintenance. Operating expenses are mainly costs that are tariff-based, such as electricity, cleaning, water and heating costs. Several of these goods and services can at certain times only be purchased from one supplier, which can also affect the price. When a cost increase is not compensated by rent adjustment, or an increase in the rent through renegotiation of the lease agreement, this can have a material adverse effect on the Group's financial position and results. In the event of vacant rental properties, effect is mainly loss of revenue. Maintenance costs include costs that are necessary to maintain the properties' standard in the long term. Unforeseen and extensive renovation needs of the properties can have a material adverse effect on the Group's income and cash flow.

Risk management

The Group has an organization with extensive knowledge and experience of property management and has very good control of its properties. The management organization is constantly working on cost optimization. The property portfolio is characterized by properties with long contracts and a high economic occupancy ratio and thus there are few vacant rental properties. The standard of the properties is high and there are no major extensive renovation needs in the portfolio.

Property development

Property development projects (including new construction and renovation of existing buildings or change of use) are subject to permits and decisions by authorities in so far as they do not already exist. Such permits and decisions cannot always be guaranteed and can cause delays, increased costs and can even hinder the realization of a project. Furthermore, changes in municipal planning can lead to detailed plans not being approved, which causes delays and increased costs attributable to necessary restructuring of the project. If the necessary permits or approvals are not received, delays can be caused, costs increase or even jeopardize the realization of the project, which can have a material adverse effect on the Group's financial position and results.

Risk management

The Group's organization has extensive knowledge and extensive experience of conducting property development projects. The Group's business model is to acquire properties that generate a positive cash flow up to the detailed plan and further development. The acquisitions are often made off-market after the Group has held a dialogue with the respective municipality to ensure that the property within the local area is prioritized for urban development. In cases where the Group has entered into a joint venture with another party for the development of the property, the Group takes a very limited implementation risk in that the other party takes responsibility for project planning, sales production and project management.

Other risks

Operating risk

Operating risk is the risk of incurring losses due to inadequate procedures and/or irregularities. Adequate internal control, administrative systems adapted for this purpose, skills development and access to reliable valuation and risk assessment models provide a good basis for ensuring operational safety. Shortcomings, defective procedures and/or irregularities in operational security may have a material adverse effect on the Group's operations. The Group works continuously to ensure the company's safety and internal control.

Employees

The knowledge, experience and commitment of the Group's employees are important for the Group's future development. If the Group fails to retain the members of the management and other key personnel, or manages not to recruit new members to the management or other key personnel to replace those who leave, it can have a material adverse effect on the Group's operations, financial position and results. The Group works actively to be an attractive employer; among other things, an incentive programme has been established.

NOTE 3 Significant events during and after the quarter

Significant events during the quarter

- On 1 October, SBB announced that it would be in-sourcing its financial management, providing an estimated annual saving of SEK 25m, with full effect as of 2026.
- On 18 October, SBB's subsidiary Sveafastigheter was listed on the Nasdaq First North Premier Growth Market. Sveafastigheter is a key holding in SBB's Residential business area. The offer, including the over-allotment option, comprised 88 million shares, equivalent to 44 percent of the total number shares in Sveafastigheter. The offer price was SEK 39.5. Following Sveafastigheter's listing, the stabilization agent has implemented measures, and as of 31 December 2024, SBB holds about 122.4 million shares in Sveafastigheter, equivalent to 61.2 percent. The IPO raised proceeds of SEK 3,065m.
- On 24 October, SBB received an enquiry from the Swedish Financial Supervisory Authority regarding a review of the 2021 Annual Report submitted by the Board for Swedish Accounting Supervision to the Financial Supervisory Authority in April 2024. The review, which was detailed in previous annual reports, concerns certain valuations of properties and acquisitions stated in the annual reports for financial years 2021 and 2020 respectively. SBB submitted a response to the Financial Supervisory Authority on 19 November. No assessment can yet be made regarding the final outcome of these reviews, and this will instead be addressed in the financial reporting for 2025 or later, depending on when the reviews are completed.
- On 25 October, SBB and K2A agreed to divest part of the Ångpannan 10 property, the Ångpannan 12 property, and part of the Västerås 1:202 property in Västerås to Intea with the transfer of the properties estimated to occur in the second quarter of 2025. The transaction is based on an underlying property value of SEK 620m, with SBB's share of the transaction being estimated to free up about SEK 300m in cash.
- In November, SBB entered into an agreement to sell the Västerås Sägklingan 6 and Flen Vävskeden 21 properties to Nordisk Renting. The transaction is based on an underlying property value of SEK 679m and total proceeds of about SEK 672m. The properties are not mortgaged, meaning that the transaction proceeds accrue to SBB in their entirety.
- On 10 December, SBB submitted a repurchase and exchange offer regarding selected bonds for a combined nominal amount of SEK 32.5bn and hybrid bonds for a combined nominal amount of SEK 12.8bn. The outcome of the offers were announced on 18 December and entail, in brief, that 95 percent of the senior outstanding unsecured bonds participated in the offering, with 93 percent of the outstanding bonds were exchanged from bonds in Samhällsbyggnadsbolaget i Norden AB (publ) and were replaced by bonds in Samhällsbyggnadsbolaget i Norden Holding AB (public). The outcome of the exchange offer for existing Euro hybrid bonds meant that SEK 3,750m in hybrid bonds was replaced with SEK 1,772m in new unsecured bonds at 5 percent fixed interest and maturing in 2029. In total, existing senior unsecured bonds of SEK 1,274m maturing in January 2025 were repurchased. Following the exchange, the newly issued bonds have received credit ratings of CCC/CCC+ by S&P and Fitch respectively.
- In December, SBB acquired its partners' 50 percent shareholdings in two companies previously owned jointly with Magnolia Bostad and Sveaviken. On taking possession of the properties, valued at SEK 2,162m, the total positive impact on SBB's liquidity was SEK 5m.
- In December, SBB and Genova agreed, through their jointly owned company, to divest building rights in Nacka Strand to Besqab. The purchase consideration totalled about SEK 194m and the transaction is assessed to have a positive impact on earnings of at least SEK 30m, while increasing the liquidity of the jointly owned company.

NOTE 4 Segment reporting

For reporting and follow-up, Samhällsbyggnadsbolaget i Norden Holding AB (publ) has been divided into three segments: Community, Residential and Education. The division is based on the differences in the nature of the segments and on the reporting the management obtains to follow up and analyze the business, as well as on the data obtained on which to base strategic decisions.

| Period 26 Jun 2024 – 31 Dec 2024 | | | | | | |
|--|---------------|--------------|------------|----------------|-----------------------------------|---------------|
| (SEKm) | Community | Residentials | Education | Total segments | Group-wide items and eliminations | Group total |
| Rental income | 731 | 752 | 6 | 1,489 | - | 1,489 |
| Property expenses | -272 | -201 | -2 | -476 | - | -476 |
| Net operating income | 459 | 550 | 4 | 1,014 | - | 1,014 |
| Other property management income | 74 | 8 | 3 | 85 | - | 85 |
| Administration | - | - | - | - | -419 | -419 |
| Profit before financial items, value changes in properties and goodwill | 533 | 558 | 7 | 1,100 | -419 | 679 |
| Changes in value, property | -440 | -152 | 20 | -572 | - | -572 |
| Goodwill impairment | -1,076 | - | - | -1,076 | - | -1,076 |
| Dissolution of goodwill after property sales | -31 | - | - | -31 | - | -31 |
| Results, production of residentials | - | -9 | - | -9 | - | -9 |
| Operating profit/loss | -1,014 | 398 | 27 | -588 | -419 | -1,008 |
| Profit from joint ventures and associated companies | -1,017 | 127 | -102 | -993 | - | -993 |
| Credit losses on receivables on joint ventures | -176 | - | - | -176 | - | -176 |
| Interest income and similar items | - | - | - | - | 389 | 389 |
| Interest expenses and similar items | - | - | - | - | -1,427 | -1,427 |
| Leasehold fees | - | - | - | - | -9 | -9 |
| Exchange rates differences | - | - | - | - | -23 | -23 |
| Changes in the value of financial instruments | - | - | - | - | -21 | -21 |
| Profit before Tax | -2,207 | 525 | -75 | -1,756 | -1,510 | -3,267 |
| Tax | - | - | - | - | -19 | -19 |
| Profit for the period | -2,207 | 525 | -75 | -1,756 | -1,529 | -3,287 |
| Investment properties | 20,821 | 30,974 | 592 | 52,387 | - | 52,387 |
| Investments | 183 | 412 | 5 | 600 | - | 600 |
| Value per m ² (SEK) | 20,359 | 29,230 | 20,935 | 24,821 | - | 24,821 |

| Period 1 Oct 2024 – 31 Dec 2024 | | | | | | |
|--|-------------|--------------|------------|----------------|-----------------------------------|-------------|
| (SEKm) | Community | Residentials | Education | Total segments | Group-wide items and eliminations | Group total |
| Rental income | 359 | 371 | 3 | 732 | - | 732 |
| Property expenses | -176 | -80 | -1 | -258 | - | -258 |
| Net operating income | 183 | 290 | 2 | 473 | - | 473 |
| Other property management income | 68 | - | 3 | 71 | - | 71 |
| Administration | - | - | - | - | -293 | -293 |
| Profit before financial items, value changes in properties and goodwill | 251 | 290 | 5 | 545 | -293 | 252 |
| Changes in value, property | -278 | 186 | 17 | -76 | - | -76 |
| Goodwill impairment | - | - | - | - | - | - |
| Dissolution of goodwill after property sales | - | - | - | - | - | - |
| Results, production of residentials | - | -5 | - | -5 | - | -5 |
| Operating profit/loss | -27 | 471 | 22 | 464 | -293 | 172 |
| Profit from joint ventures and associated companies | -321 | 103 | -102 | -322 | - | -322 |
| Credit losses on receivables on joint ventures | 12 | - | - | 12 | - | 12 |
| Interest income and similar items | - | - | - | - | 193 | 193 |
| Interest expenses and similar items | - | - | - | - | -812 | -812 |
| Leasehold fees | - | - | - | - | -4 | -4 |
| Exchange rates differences | - | - | - | - | -20 | -20 |
| Changes in the value of financial instruments | - | - | - | - | 97 | 97 |
| Profit before Tax | -336 | 574 | -81 | 155 | -839 | -684 |
| Tax | - | - | - | - | -258 | -258 |
| Profit for the period | -336 | 574 | -81 | 155 | -1,098 | -942 |
| Investment properties | 20,821 | 30,974 | 592 | 52,387 | - | 52,387 |
| Investments | 96 | 314 | 2 | 412 | - | 412 |
| Value per m ² (SEK) | 20,359 | 29,230 | 20,935 | 24,821 | - | 24,821 |

NOTE 5 Investment properties

Investment properties

As of 31 December 2024, the value of the properties amounted to SEK 52,387bn. The value of the property portfolio has been based on external valuations made by Newsec, JLL, Savills, Cushman & Wakefield and Colliers. The valuations have been based on an analysis of future cash flows for each property, taking into account the current lease terms, market situation, rental levels, operating, maintenance and management administration costs and investment needs. An average yield requirement of 5.25 percent has been used in the valuation. The value of the properties includes SEK 1,231 m for building rights that have been valued through the application of the local price method, which means that the assessment of the value is based on comparisons of prices for similar building rights. Fair value has thus been assessed in accordance with IFRS 13 level 3.

Property portfolio change

Amounts in SEKm

| Opening fair value, 26 June 2024 | | - |
|--|--|---------------|
| Acquired from Samhällsbyggnadsbolaget i Norden AB 28 June 2024 | | 51,219 |
| Acquisitions | | 2,148 |
| Investments | | 600 |
| Sales | | -1,063 |
| Unrealized value changes | | -521 |
| Translation differences | | 4 |
| Fair value at end of period | | 52,387 |

Property portfolio at end of period

| Business area | PROPERTY PORTFOLIO | | | | Earnings capacity | | | Net operating income | Lease terms | Initial direct return |
|---------------------------|-------------------------------|---------------|--------------------|-----------------------------------|------------------------|---------------|--------------------|----------------------|-------------|-----------------------|
| | Area, thousand m ² | Market value | SEK/m ² | Building rights and project value | Economic letting ratio | Rental income | SEK/m ² | | | |
| Residential | | | | | | | | | | |
| University locations | 429 | 10,406 | 20,711 | 1,514 | 94% | 591 | 1,377 | 385 | - | 4.33% |
| Stockholm/Mälardalen | 256 | 12,724 | 35,077 | 3,735 | 93% | 492 | 1,922 | 369 | - | 4.11% |
| Gothenburg/Malmö | 228 | 5,354 | 23,213 | 69 | 97% | 330 | 1,449 | 224 | - | 4.25% |
| Other municipalities | 146 | 2,490 | 13,425 | 525 | 79% | 157 | 1,071 | 86 | - | 4.36% |
| Total, Residential | 1,060 | 30,974 | 23,716 | 5,843 | 92% | 1,570 | 1,482 | 1,065 | - | 4.24% |
| Community | | | | | | | | | | |
| Sweden | 586 | 10,554 | 15,514 | 1,462 | 88% | 668 | 1,140 | 442 | 12 | 4.86% |
| Norway | 85 | 2,019 | 22,857 | 80 | 95% | 116 | 1,365 | 100 | 10 | 5.18% |
| Finland | 309 | 7,553 | 24,292 | 37 | 90% | 638 | 2,064 | 499 | 6 | 6.64% |
| Denmark | 42 | 695 | 16,390 | - | 99% | 67 | 1,577 | 52 | 4 | 7.55% |
| Total, Community | 1,023 | 20,821 | 18,815 | 1,579 | 90% | 1,489 | 1,456 | 1,094 | 8 | 5.69% |
| Education | | | | | | | | | | |
| Sweden | 18 | 424 | 16,223 | 134 | 100% | 22 | 1,237 | 18 | 12 | 6.03% |
| Norway | - | - | - | - | - | - | - | - | - | - |
| Finland | - | - | - | - | - | - | - | - | - | - |
| Denmark | 10 | 167 | 16,173 | - | 100% | 13 | 1,257 | 9 | 9 | 5.67% |
| Total, Education | 28 | 592 | 16,205 | 134 | 100% | 35 | 1,244 | 27 | 11 | 5.90% |
| Total | 2,111 | 52,387 | 21,241 | 7,556 | 91% | 3,095 | 1,466 | 2,186 | 8 | 4.88% |

Sensitivity analysis

The property valuations are made according to accepted principles based on certain assumptions. The table below presents how the value has been impacted by a change in certain parameters assumed for the valuation. The table provides a simplified illustration as a single parameter is unlikely to change in isolation.

| | Change | Value impact, SEKm |
|--------------------|----------------------------|--------------------|
| Rental value | +/- 5% | 414 / -413 |
| Property expenses | +/- 5% | -159 / 163 |
| Discount rate | +/- 0.25 percentage points | -306 / 333 |
| Yield requirements | +/- 0.25 percentage points | -223 / 247 |

NOTE 6 Financial fixed assets at fair value and cash investments and cash investments

| (SEKm) | 31 Dec 2024 |
|--|-------------|
| Amido AB | 5 |
| Arlandastad Group AB (publ) | 30 |
| Ecoclime Group AB | 10 |
| Heba Fastighets AB (publ) | 36 |
| JM AB (publ) | 45 |
| KlaraBo Sverige AB | 111 |
| Zenergy AB | 1 |
| Listed shares reported at fair value | 239 |
| Non-listed instruments reported at fair value | 509 |
| Financial fixed assets at fair value and cash investments | 748 |
| <i>Of which, financial fixed assets at fair value</i> | <i>718</i> |
| <i>Of which, cash investments</i> | <i>30</i> |

NOTE 7 Shares in joint ventures and associated companies

| (SEKm) | 31 Dec 2024 |
|---|---------------|
| Preservium Property AB | 103 |
| Listed shares in joint ventures and associated companies | 103 |
| Bolivo AB | 102 |
| Nordiqus AB | 8,603 |
| Odalén Humana Upphandling 1 AB | 112 |
| Origa Care AB (publ) | 113 |
| SBB Infrastructure AB | 170 |
| SBB Residential Property AB | 2,937 |
| SBB Social Facilities AB | 70 |
| SBB Genova Gåshaga Holding AB | 112 |
| SBB Genova Nackahusen AB | 123 |
| Slaggborn Utvecklings AB | 203 |
| Solon Eiendom AS | 634 |
| Other non-listed shares in joint ventures and associated companies | 312 |
| Non-listed shares in joint ventures and associated companies | 13,490 |
| Shares in joint ventures and associated companies | 13,592 |

NOTE 8 Net financial items

| Interest income and similar items | 31 Dec 2024 |
|---|-------------|
| (SEKm) | |
| Interest income, other SBB-entities | 4 |
| Interest income, joint ventures and associated companies | 375 |
| Interest income, bank balances and other | 10 |
| Total interest income based on the effective interest method | 389 |
| Dividends from shares and participations | - |
| Other financial income | - |
| Interest income and similar items | 389 |

Interest expenses and similar items

| (SEKm) | 31 Dec 2024 |
|---|---------------|
| Interest expenses, Subordinated Shareholder Funding | -1,026 |
| Other interest expenses and similar items, other SBB-entities | -106 |
| Interest expense, other SBB-entities | -1,132 |
| Interest expenses, bond loans | -67 |
| Interest expenses, bank loans | -252 |
| Depreciation of set-up costs | -21 |
| Total interest expenses based on effective interest method | -340 |
| Interest expenses regarding liabilities at fair value | 52 |
| Other interest expenses | -7 |
| Interest expenses and similar items | -1,427 |

Net financial items

| (SEKm) | 31 Dec 2024 |
|---|---------------|
| Interest income and similar items, external | 385 |
| Interest expenses and similar items, external | -295 |
| Net interest, external | 90 |
| Interest income and similar items, other SBB-entities | 4 |
| Interest expenses, Subordinated Shareholder Funding | -1,026 |
| Other interest expenses and similar items, other SBB-entities | -106 |
| Net interest, other SBB-entities | -1,128 |
| Net interest, total | -1,038 |
| Leasehold fees | -9 |
| Exchange rates differences | -23 |
| Net financial items | -1,070 |

NOTE 9 Non-current liabilities to other SBB-entities

| (SEKm) | 31 Dec 2024 |
|--|--------------|
| Subordinated Shareholder Loan | 3,541 |
| Non subordinated liabilities to other SBB-entities | - |
| Other balances to other SBB-entities | -2,036 |
| Non-current liabilities to other SBB-entities | 1,504 |

Subordinated liabilities to other SBB entities carry an interest rate of 8 percent per year. The loan is due for payment on 31 December 2030. Other balances to other SBB entities carry an interest rate of 8,58 percent per year. SBB Holding Group has the right to repay the subordinated shareholder loan amount in whole or in part at any time, provided that the repayment takes place with a means of payment other than the transfer of cash and is compatible with SBB Holding Groups current bonds at any time.

NOTE 10 Related party transactions

Transactions between Samhällsbyggnadsbolaget i Norden Holding AB (publ) and its subsidiaries has been eliminated in the Group and are not reported in this note. Below is a list of transactions that the SBB Holding Group has incurred during the period with the former parent company Samhällsbyggnadsbolaget i Norden AB (publ) and entities of the former SBB Group, below referred to as "other SBB entities".

Transactions with other SBB entities

| (SEKm) | 26 Jun 2024 31 Dec 2024 | 1 Oct 2024 31 Dec 2024 |
|---------------------------------|----------------------------|---------------------------|
| Purchase of management services | -119 | -60 |
| Interest income | 4 | - |
| Interest expense | -1,132 | -643 |

Outstanding balances with other SBB entities

| (SEKm) | 31 Dec 2024 |
|-------------------------------|-------------|
| Other non-current liabilities | 1,504 |
| Other current liabilities | - |

NOTE 11 Financing

Debt maturities

| (SEKm) | Unsecured liability, nominal | Secured liability, nominal | Total nominal liability | Share, % |
|-----------------------|------------------------------|----------------------------|-------------------------|-------------|
| Q1 2025 | - | 1,630 | 1,630 | 3% |
| Q2 2025 | - | 400 | 400 | 1% |
| Q3 2025 | - | 40 | 40 | 0% |
| Q4 2025 | - | 342 | 342 | 1% |
| Next 12 months | - | 2,412 | 2,412 | 5% |
| 2026 | 5,834 | 2,620 | 8,454 | 18% |
| 2027 | 9,529 | 7,994 | 17,523 | 37% |
| 2028 | 7,615 | 460 | 8,076 | 17% |
| 2029 | 10,589 | 67 | 10,656 | 22% |
| 2030 | - | 67 | 67 | 0% |
| 2031 | - | 67 | 67 | 0% |
| 2032 | - | 67 | 67 | 0% |
| >2032 | - | 504 | 504 | 1% |
| Total | 33,568 | 14,258 | 47,826 | 100% |

Interest maturities

| (SEKm) | Unsecured liability, nominal | Secured liability, nominal | Total nominal liability | Share, % | Including interest rate hedges ¹⁾ | Share, including interest rate hedges, % | Average interest rate, including interest rate hedges, % |
|--------------|------------------------------|----------------------------|-------------------------|-------------|--|--|--|
| 2025 | - | 9,677 | 9,677 | 20% | 3,769 | 8% | 7.59% |
| 2026 | 5,834 | 261 | 6,095 | 13% | 6,405 | 13% | 2.44% |
| 2027 | 9,529 | 4,319 | 13,849 | 29% | 15,110 | 32% | 2.28% |
| 2028 | 7,615 | - | 7,615 | 16% | 10,285 | 21% | 1.13% |
| 2029 | 10,589 | - | 10,589 | 22% | 12,256 | 26% | 1.87% |
| 2030 | - | - | - | 0% | - | 0% | 0.00% |
| 2031 | - | - | - | 0% | - | 0% | 0.00% |
| 2032 | - | - | - | 0% | - | 0% | 0.00% |
| >2032 | - | - | - | 0% | - | 0% | 0.00% |
| Total | 33,568 | 14,258 | 47,826 | 100% | 47,825 | 100% | 2.37% |

The average interest rate at the end of the period was 2.37%, when excluding loans from other SBB-entities.

1) Including cross currency basis swaps

Reconciliation nominal liability

| | SEKm | Share, % |
|---|---------------|-------------|
| Non-current liabilities | | |
| Liabilities attributable to credit institutions | 11,480 | 24% |
| Other secured loans | 336 | 70% |
| Bonds | 33,094 | 1% |
| Current liabilities | | |
| Liabilities attributable to credit institutions | 2,388 | 5% |
| Total interest-bearing liabilities | 47,298 | 100% |
| Accrued loan expenses and premiums/discounts | 528 | |
| Total nominal liability | 47,826 | |

The Board of Directors and the CEO provide their assurance that the year end report provides a fair overview of operations, position and results of the Group and describes significant risks and uncertainties that affect the companies included in the Group.

Stockholm, 26 February 2025

Leiv Synnes
Chairman

Helena Lindahl
CEO, Board Member

Kevin St Hill
Board Member

This year end report has not been subject to review by the company's auditors.

Financial definitions

Adjusted Profit Before Tax

Consolidated profit before taxes from ordinary activities, adjusted for depreciations, impairments, expenses for property sales, acquisitions and restructuring costs, interest income and similar items, interest expenses and similar items, change (realized and/ unrealized) in value of properties or any other assets, profit and loss from joint ventures and associated companies, exchange rate differences that are included in the profit before taxes, change in value of derivative instruments, results from early repayment of loans and non-recurring or exceptional items.

This key ratio is used to illustrate the income side.

Adjusted Interest Expenses

Interest expenses and similar items excluding any amounts attributable to Subordinated Shareholder Funding.

This key ratio is used to illustrate financial cost.

Consolidated Solvency Ratio

Net Financial Indebtedness as a percentage of total assets.

The key ratio is used to illustrate the financial risk.

Economic Occupancy Ratio, %

Rental income as a percentage of rental value.

The key ratio is used to facilitate the assessment of rental income in relation to the total value of potential lettable area.

Interest Coverage Ratio

Adjusted Profit Before Tax, in relation to Adjusted Net Interest Charges.

The key ratio is used to illustrate the financial risk.

Adjusted Net Interest Charges

Adjusted Interest Expenses with deduction of Net Interest Income.

This key ratio is used to illustrate financial cost.

Net Interest Income

Interest income and similar items plus dividend from JV's and associated companies.

This key ratio is used to illustrate financial income.

Net Financial Indebtedness

All indebtedness in whatever form to the extent the relevant amount is recorded as "indebtedness" in accordance with IFRS, however, always excluding any subordinated Shareholder Funding, deferred tax liabilities and any amount of any liability in respect of any purchase price of property, assets or services the payment of which is deferred for a period of 90 days or less.

This key ratio is used to illustrate financial risk.

Secure loan-to-value ratio

Secured liabilities as a percentage of total assets.

The key ratio is used to illustrate the financial stability.

Surplus ratio, %

Net operating income as a percentage of rental income for the period.

The key ratio shows how much of the rental income remains after direct property costs.

Calculation of alternative performance measures

Economic occupancy ratio, %

| (SEKm) | 26 Jun 2024 31 Dec 2024 |
|--|----------------------------|
| Rental income in accordance with earnings capacity | 3,095 |
| Rental value in accordance with earnings capacity | 3,393 |
| Economic occupancy ratio, percent | 91.2% |

Interest Coverage Ratio

| (SEKm) | 1 Jan 2024 31 Dec 2024 ¹⁾ |
|---|---|
| Profit before Tax | -7,312 |
| Adjustments | |
| <i>Depreciations</i> | 21 |
| <i>Change in property value</i> | 2,953 |
| <i>Impairment goodwill</i> | 1,076 |
| <i>Dissolution of goodwill regarding deferred tax</i> | 351 |
| <i>Profit/loss from joint ventures and associated companies</i> | 1,707 |
| <i>Credit losses on receivables on joint ventures</i> | 212 |
| <i>Interest income and similar items</i> | -605 |
| <i>Interest expenses and similar items</i> | 3,008 |
| <i>Changes in the value of financial instruments</i> | 232 |
| <i>Translation gain/losses</i> | -149 |
| <i>Acquisition and restructuring costs</i> | - |
| <i>Results from early repayment of loans</i> | 6 |
| Adjusted Profit Before Tax | 1,500 |
| Adjusted Net Interest Charges | 180 |
| Interest Coverage Ratio | n/a²⁾ |

1) proforma 1 Jan 2024—31 Dec 2024

2) Interest coverage ratio cannot be calculated as Adjusted Net Interest Charges is positive.

Adjusted Net Interest Charges

| (SEKm) | 1 Jan 2024 31 Dec 2024 ¹⁾ |
|--------------------------------------|---|
| Adjusted Interest Expenses | -676 |
| Net Interest Income | 856 |
| Adjusted Net Interest Charges | 180 |

1) proforma 1 Jan 2024—31 Dec 2024

Adjusted Interest Expenses

| (SEKm) | 1 Jan 2024 31 Dec 2024 ¹⁾ |
|--|---|
| Interest expenses and similar items | -3 008 |
| Adjustments | |
| <i>Interest expenses, Subordinated Shareholder Funding</i> | 2 332 |
| Adjusted Interest Expenses | -676 |

1) proforma 1 Jan 2024—31 Dec 2024

Net Interest Income

| (SEKm) | 1 Jan 2024 31 Dec 2024 ¹⁾ |
|--|---|
| Interest income and similar items | 605 |
| Dividend from JV's and associated companies 2) | 251 |
| Net Interest Income | 856 |

1) proforma 1 Jan 2024—31 Dec 2024

2) As stated in Statement of changes in cashflow

Consolidated Solvency Ratio

| (SEKm) | Note | 31 Dec 2024 |
|---|------|---------------|
| Liabilities to credit institutions | | 13,868 |
| Bond loans | | 33,094 |
| Other secured loans | | 336 |
| Unsubordinated loans from other SBB-entities | 9 | - |
| Financial Indebtedness | | 47,298 |
| Cash and cash equivalents | | -1,106 |
| Listed shares | 6 | -239 |
| Listed shares joint ventures and associated companies | 7 | -103 |
| Listed shares group companies (Sveafastigheter) ¹⁾ | | -4,396 |
| Net Financial Indebtedness | | 41,454 |
| Consolidated Total Assets | | 79 366 |
| Consolidated Solvency Ratio, % | | 52% |

1) Shareprice on 30 December 2024: 35.92 SEK/share x 122,405,838 shares.

Secure loan-to-value ratio

| (SEKm) | 31 Dec 2024 |
|---------------------------------------|---------------|
| Liabilities to credit institutions | 13,868 |
| Other secured loans | 336 |
| Total Secured Indebtedness | 14,204 |
| Consolidated Total Assets | 79,366 |
| Secured loan-to-value ratio, % | 18 |

Surplus ratio, %

| (SEKm) | 26 Jun 2024 31 Dec 2024 | 1 Oct 2024 31 Dec 2024 |
|-------------------------|----------------------------|---------------------------|
| Net operating income | 1,014 | 473 |
| Rental income | 1,489 | 732 |
| Surplus ratio, % | 68 | 65 |

Appendix

Current earnings capacity from property management

The current earnings capacity for the Group for 12 months is presented below and takes into account the Group's property portfolio at 31 December 2024. The current earning capacity is not a forecast, and is only to be viewed as a hypothetical snapshot and is presented only to illustrate income and expenses on an annual basis, given the property portfolio, financial costs, capital structure and organization at a set point in time. The Group's earnings capacity does not include the impact on earnings of unrealized and realized changes in the value of the consolidated properties.

The following information forms the basis for the calculation of the earning capacity:

- Contracted rental income on an annual basis (including supplements and rental discounts) and other property-related revenues on the basis of current lease contracts as of 31 December 2024.

- Operating and maintenance costs are based on a budget.
- The property tax is calculated from the properties current tax assessment value as of 31 December 2024.
- Costs for administration are based on the current organization.
- Financial expenses and income are based on contracted interest rates and include interest on external loans.
- The earnings that joint ventures/associated companies contribute to earnings capacity are based on published information, including reports, prospectuses, etc.

SBB Holding-Consolidated earnings capacity

| Amounts in SEKm | Community | Residentials | Education | Total |
|---|--------------|--------------|-----------|--------------|
| Rental income | 1,489 | 1,570 | 35 | 3,095 |
| Operating costs | -291 | -429 | -6 | -726 |
| Maintenance | -59 | -53 | -2 | -114 |
| Property tax | -46 | -23 | -1 | -70 |
| Net operating income | 1,094 | 1,065 | 27 | 2,186 |
| Administration | | | | -470 |
| Profit before net financial items plus profit from joint ventures and associated companies | | | | 1,716 |
| <i>per ordinary share</i> | | | | 1.04 |
| Profit from associated companies/joint ventures | | | | 514 |
| Financial income | | | | 55 |
| Financial costs ¹⁾ | | | | -1,279 |
| Operating profit/loss | | | | 1,006 |
| <i>per ordinary share</i> | | | | 0.61 |
| Dividend hybrid bonds | | | | -29 |
| Profit attributable to minority interests | | | | -143 |
| Profit attributable to ordinary shareholders | | | | 833 |
| <i>per ordinary share</i> | | | | 0.51 |

1) Adjusted for non-long-term surplus liquidity held by the Group at the end of the period with an estimated average interest rate of 1.99 percent, which is the weighted average in the debt portfolio as of 31 December 2024.

Contributing to earnings capacity

| | Joint ventures and associated companies | | | | | | | | | Other joint venture companies |
|--|---|----------------------------|-----------------------------|------------------------|--------------------------|------------|---------------------|--------------|---------------|-------------------------------|
| | Nordiqs AB | Public Property Invest ASA | SBB Residential Property AB | SBB Infra-structure AB | SBB Social Facilities AB | Origa Care | Preservium Property | One Publicus | Solon Eiendom | |
| SBB Holding's proportion of ordinary shares | 49.84% | - | 100.0% ¹⁾ | 100.0% ²⁾ | 100.0% ²⁾ | 34.0% | 34.7% | 31.2% | 25.0% | 50.0% |
| Profit from property management | 967 | - | - | -105 | 106 | 19 | 41 | 17 | - | 9 |
| Profit from property management attributable to SBB Holding's share of capital | 482 | - | - | -105 | 106 | 7 | 14 | 5 | - | 4 |

1) SBB Holding's holding refers to SBB Holding's proportion of ordinary shares. Preference shares in SBB Residential Property AB are reported as a liability in SBB Residential Property AB. The shareholders' agreement between ordinary shareholders and preference shareholders prescribes shared decisive influence, with the holding therefore being reported as a joint venture.

2) The SBB Holding Group has entered into a partnership and financing agreement with Castlelake. The agreement between the parties prescribes shared decisive influence, with the holdings therefore being reported as joint ventures.

Pro forma financial statements 1 Jan 2024 – 31 Dec 2024

The pro forma financial statements describe a hypothetical situation and have been prepared for illustrative purposes to present a hypothetical illustration of the formation of Samhällsbyggnadsbolaget i Norden Holding AB ("the Company") and the Group's ("SBB Holding Group") income statement for the financial year 1 January-31 December 2024 if the acquisition of the entities from the former parent company Samhällsbyggnadsbolaget i Norden AB (publ) ("former SBB Group") had been made as of 1 January 2024. Some of the entities from the former SBB Group have been excluded and not transferred to the Group as part of the acquisition. In addition, there are other entities initially included that later were sold and have been adjusted for in the

transaction. The pro forma financial statements presents the Group's income statement for the financial year 1 January-31 December 2024 if the entities had been excluded or sold by 1 January 2024.

The pro forma financial statements do not necessarily reflect the SBB Holding Group's actual results if the acquisitions had been completed on the above-mentioned dates and the pro forma financial statements should not be considered as an indication of the Group's future results. Accordingly, an investor should not place undue reliance on the pro forma financial statements. The pro forma financial statements should be read in conjunction with the unaudited interim consolidated financial statement for the period 26 June-31 December 2024.

Background

Up until 28 June 2024, the following entities were directly owned subsidiaries by Samhällsbyggnadsbolaget i Norden AB:

- Karlbergsvägen 77 Fastighets AB (559084-4352), 100%
- Sörmlandsporten AB (556716-3034), 100%
- SBB i Norden AB (559053-5174), 100%
- Hemfosa Fastigheter AB (556917-4377), 100%
- SBB Kalmar Län Fastighetsbolag AB (556875-2173), 100%

On 28 June 2024, these subsidiaries were sold, "the transfer" to the Company, owned by SBB Samhäll Norden 1 AB (559487-8695), in turn owned by Samhällsbyggnadsbolaget i Norden AB. The transfer was made, upon the respective carrying amount in Samhällsbyggnadsbolaget i Norden AB for each subsidiary, in exchange for promissory notes.

On 11 October 2024, the Company acquired the shelf company SBB NQ Holding 1 AB.

On 21 November 2024, SBB NQ Holding 1 AB acquired the former parent company's shares, 88%, in Fastighetsutveckling IB 132 AB (559384-7261), which owns 1.25% of the outstanding shares in Nordiqus AB (559406-8313), at fair value. Simultaneously SBB NQ Holding 1 AB acquired all the former parent company's direct owned shares in Nordiqus, 48.74%, at fair value. In relation to the share transfers, SBB NQ Holding 1 AB also acquired the Nordiqus AB Receivable at fair value from the former parent company.

A pro forma report has been prepared for illustrative purposes to present a hypothetical illustration of how the transactions above could have affected SBB Holding Group's income statement for the financial year 1 January-31 December 2024 if the transfers of the entities and receivables had been completed as of 1 January 2024.

Purpose of the pro forma financial statements

The purpose of the pro forma financial statements is to present the hypothetical impact that the transaction could have had on the Company:

- SBB Holding Group income statement for the full year 2024 if the transactions above was completed on 1 January 2024.

Investors should be aware that the hypothetical financial position and the hypothetical results set out in the pro forma financial statements may differ from what the corresponding information would have been, in reality, if the transaction had taken place at earlier occasions.

Basis of the pro forma financial statements

The pro forma income statement for the financial year 2024, is based on:

- The former SBB Group's unaudited consolidated income statement for the period 1 January – 31 December 2024, which is derived from the former SBB Group's Interim Report for the period 1 January – 31 December 2024. This has formed the basis adjusted for entities that have been

excluded from the transaction from the former SBB Group. This has also formed the basis of other entities initially included in the transaction and that later were sold and have been adjusted for. The unaudited income statements for these entities have been derived from their respective accounting systems for the interim period 1 January-31 December 2024.

- The adjustments to reflect Hemvist Companies and certain other entities as restated to JVs together with adjustments of inclusion and exclusion of other JVs have been based on the entities unaudited income statements derived from their respective accounting systems for the period 1 January-31 December 2024.
- The adjustments to reflect administrative costs and financing costs respectively. Most of the former SBB Group central functions are transferred as part of the transaction. Related historical incomes and costs have been allocated as part of the transaction based on relevant allocation keys which includes share of square meters (m²), revenue and number of properties. The former parent company has recognized costs within administration that are further to be allocated as part of the transaction. The proforma financial reports have been prepared to illustrate these adjusted allocations and estimated proforma effects. Existing financing costs in the acquired entities relating to internal borrowing against the former SBB Group have been reversed and replaced to reflect terms of the new borrowing in the entities. For pro forma purposes, it has been assumed that the new borrowing was in place on 1 January 2024. The new financing is based on an average interest rate of 2.37 percent on external loans, 8 percent for subordinated debt to shareholders, and 8.58 percent for non-subordinated transactions with shareholders. Financing for the Domestic Companies is based on an average interest rate of 4.68 percent.

Accounting principles and assumptions

The SBB Holding Group applies IFRS Accounting Standards (IFRS as adopted by the EU) in the financial statements. Assets and liabilities are reported at acquisition cost except investment properties and some financial assets that are measured and reported at fair value.

No synergies or integration costs have been taken into account in the pro forma financial statements. Furthermore, the pro forma financial statements include non-recurring costs directly related to the acquisition.

Further information on the outcome of the pro forma analysis is presented below in the section "Pro forma adjustments".

Pro forma adjustments

The overall nature of the pro forma adjustments is described below. Further details are provided in the notes to the pro forma financial statements. All pro forma adjustments are recurring unless otherwise stated.

Tax has been reflected as applicable for the pro forma adjustments based on a Swedish tax rate of 20.6 percent.

Pro forma income statement 1 Jan 2024 – 31 Dec 2024

| (SEKm) | Unaudited | | | | | | | |
|--|---|---|--|---------------------------------|--------------------------------------|------------------------------------|---|---|
| | SBB Holding Group 26 Jun-31 Dec, 2024 ¹⁾ | Pro forma "SBB Holding Group" ²⁾ | Pro forma "SBB Holding Group" subtotal 1 Jan-31 Dec 2024 | Hemvist companies ³⁾ | Reclassification as JV ⁴⁾ | Other JV adjustments ⁵⁾ | Other pro forma adjustments ⁶⁾ | Pro forma SBB Holding Group 1 Jan-31 Dec 2024 |
| Rental income | 732 | 2,627 | 3,358 | 49 | -349 | - | 32 | 3,090 |
| Property expenses | | | | | | | | |
| Operating costs | -190 | -618 | -808 | -14 | 74 | - | -12 | -760 |
| Maintenance | -48 | -126 | -174 | -4 | 25 | - | -1 | -154 |
| Property tax | -20 | -50 | -69 | -1 | 2 | - | -1 | -70 |
| Net operating income | 473 | 1,834 | 2,307 | 29 | -248 | - | 18 | 2,106 |
| Other property management income | 71 | 14 | 85 | - | - | - | - | 85 |
| Administration | -292 | -432 | -724 | - | 18 | - | -29 | ** -735 |
| Profit before financial items, value changes in properties and goodwill | 252 | 1,416 | 1,668 | 29 | -231 | - | -11 | 1,455 |
| Changes in value, property | -76 | -4,299 | -4,376 | 64 | 4,235 | - | -2,941 | -3,018 |
| Impairment goodwill | - | -1,076 | -1,076 | - | - | - | - | -1,076 |
| Dissolution of goodwill regarding property sales | - | -351 | -351 | - | - | - | - | -351 |
| Results, production of residentials | -5 | -18 | -23 | - | - | - | - | -23 |
| Operating profit/loss | 172 | -4,329 | -4,159 | 94 | 4,004 | - | -2,952 | -3,013 |
| Profit/loss from joint ventures and associated companies | -322 | -1,002 | -1,324 | -95 | 551 | -862 | -191 | -1,922 |
| Credit losses on receivables from joint ventures and associated companies | 12 | -224 | -212 | - | - | - | - | -212 |
| Interest income and similar items | 193 | 242 | 435 | - | 29 | - | -27 | 437 |
| Interest expenses and similar items | -812 | -732 | -1,544 | -37 | 298 | - | 193 | *** -1,089 |
| Gain/loss on premature loan redemptions | - | -6 | -6 | - | - | - | - | -6 |
| Translation gain/losses | -20 | 169 | 149 | - | - | - | - | 149 |
| Leasehold fees | -4 | -12 | -17 | -4 | 1 | - | -1 | -20 |
| Changes in the value of financial instruments | 97 | -135 | -39 | - | - | - | - | -39 |
| Profit before Tax | -684 | -6,030 | -6,715 | -42 | 4,883 | -862 | -2,977 | -5,714 |
| Current tax | -57 | -373 | -430 | - | -7 | - | - | -436 |
| Deferred tax | -201 | 1 562 | 1,361 | -1 | -975 | - | -14 | 370 |
| Operating profit before discontinued operations | -942 | -4,841 | -5,784 | -43 | 3,901 | -862 | -2,991 | -5,780 |
| Profit, discontinued operations | - | - | - | - | - | - | - | - |
| Profit/loss for the period | -942 | -4,841 | -5,784 | -43 | 3,901 | -862 | -2,991 | -5,780 |

* The income statement for Hemvist Companies has been adjusted to correspond to SBB Holding Group's presentation.

** Administration expenses includes depreciations of SEK-21m.

*** Interest expenses and similar items amounts to SEK -1,089m, of which SEK -283m refers to subordinated shareholder funding, SEK 174m to unsubordinated shareholder funding, SEK -1,132m to bond and bank loans, including SEK 152 other proforma adjustments.

1) See Table 1. "SBB Holding Group"

The Company was established as of 12 June 2024 and registered with the Swedish Companies Registration Office as of 26 June 2024. The SBB Holding Group was established as of 28 June 2024 when the subsidiaries were acquired. The pro forma income statement above sets out the income statement of SBB Holding Group as of 26 June until 31 December 2024, as if the transaction was completed on 1 January 2023.

The pro forma income statement illustrates separate columns of included adjustments to reflect the pro forma income statement for the SBB Holding Group for a 12-month period ending 31 December 2024, if the acquisition of the entities had been completed as of 1 January 2023. Detailed information of the sub total of the above adjustment columns respectively are presented in separate tables as referred to below.

Table 1.

“SBB Holding Group” – Pro forma income statement, 1 Jan 2024 – 31 Dec 2024

| (SEKm) | Unaudited | | | | Pro forma “SBB Holding Group” subtotal 1 Jan-31 Dec 2024 |
|--|---|--|--|--------------------------|---|
| | “Formerly SBB Group” 1 Jan-31 Dec 2024* | Excluded companies 1 Jan-31 Dec 2024** | Divested companies 1 Jan-31 Dec 2024*** | Pro forma adjustments | |
| Rental income | 3,708 | -228 | -113 | -10 | 3,358 |
| Property expenses | | | | | |
| Operating costs | -874 | 30 | 32 | 4 | -808 |
| Maintenance | -189 | 8 | 7 | - | -174 |
| Property tax | -74 | 3 | 2 | - | -69 |
| Net operating income | 2,572 | -187 | -72 | -5 | 2,307 |
| Other property management income | 135 | -16 | - | -34 | 85 |
| Administration | -1,079 | 305 | 9 | 41 | -724 |
| Profit before financial items, value changes in properties and goodwill | 1,627 | 101 | -63 | 1 | 1,668 |
| Changes in value, property | -5,423 | -10 | 494 | 563 | -4,376 |
| Impairment goodwill | -1,076 | - | - | - | -1,076 |
| Dissolution of goodwill regarding property sales | -351 | - | - | - | -351 |
| Results, production of residentials | -23 | - | - | - | -23 |
| Operating profit/loss | -5,246 | 90 | 431 | 566 | -4,156 |
| Profit/loss from joint ventures and associated companies | -1,611 | -37 | - | 325 | -1,324 |
| Credit losses on receivables from joint ventures and associated companies | -223 | 11 | - | - | -212 |
| Interest income and similar items | 692 | 212 | 25 | -493 | 435 |
| Interest expenses and similar items | -1,387 | -209 | 52 | - | -1,544 |
| Gain/loss on premature loan redemptions | 1,138 | -1,144 | - | - | -6 |
| Translation gain/losses | -328 | 477 | - | - | 149 |
| Leasehold fees | -17 | 1 | - | - | -17 |
| Changes in the value of financial instruments | -193 | 238 | - | -84 | -39 |
| Profit before Tax | -7,175 | -361 | 508 | 314 | -6,715 |
| Current tax | -625 | 192 | 3 | - | -430 |
| Deferred tax | 1,646 | -203 | -83 | - | 1 361 |
| Operating profit before discontinued operations | -6,154 | -372 | 428 | 314 | -5,784 |
| Profit from discontinued operations | - | - | - | - | - |
| Profit/loss for the period | -6,154 | -372 | 428 | 314 | -5,784 |

* This column represents “Former SBB Group’s” consolidated income statement for the interim period 1 January – 31 December 2024, derived from the former SBB Group’s Interim report.

** This column represents the companies from the former SBB Group that have been excluded and not transferred to the SBB Holding Group as part of the transaction. See the interim report for the third quarter, note 13 – Holdings in group companies, for details on the included companies.

*** This column represents other entities initially included as part of the acquisition that later were sold and have been adjusted for in the transaction.

Pro forma financial statements 1 Jan 2024 – 30 Sep 2024 and Interim financial statements 1 Oct 2024 – 31 Dec 2024

| (SEKm) | Pro forma 1 Jan - 30 Sep 2024 ¹⁾ | Interim period 1 Oct - 31 Dec 2024 ²⁾ | Total |
|--|--|---|----------------------|
| Rental income | 2,326 | 732 | 3,058 |
| Property expenses | | | |
| Operating costs | -561 | -190 | -751 |
| Maintenance | -105 | -48 | -153 |
| Property tax | -49 | -20 | -69 |
| Net operating income | 1,612 | 473 | 2,085 |
| Other property management income | - | 71 | 71 |
| Administration | -536 | -293 | -829 |
| Profit before financial items, value changes in properties and goodwill | 1,075 | 252 | 1,327 |
| Changes in value, property | -2,877 | -76 | -2,953 |
| Impairment goodwill | -1,076 | - | -1,076 |
| Dissolution of goodwill regarding property sales | -351 | - | -351 |
| Results, production of residentials | -18 | -5 | -23 |
| Operating profit/loss | -3,247 | 172 | -3,075 |
| Profit/loss from joint ventures and associated companies | -1,385 | -322 | -1,707 |
| Credit losses on receivables from joint ventures and associated companies | -224 | 12 | -212 |
| Interest income and similar items | 412 | 193 | 605 |
| Interest expenses and similar items | -2,196 ³⁾ | -812 ⁴⁾ | -3,008 ⁵⁾ |
| Gain/loss on premature loan redemptions | -6 | - | -6 |
| Translation gain/losses | 169 | -20 | 149 |
| Leasehold fees | -15 | -4 | -19 |
| Changes in the value of financial instruments | -135 | 97 | -232 |
| Profit before Tax | -6,628 | -684 | -7,312 |
| Current tax | -354 | -57 | -411 |
| Deferred tax | 586 | -201 | 385 |
| Operating profit before discontinued operations | -6,396 | -942 | -7,338 |
| Profit from discontinued operations | - | - | - |
| Profit/loss for the period | -6,396 | -942 | -7,338 |

1) Proforma financial statement January 1 - September 30, 2024 refers to the proforma financial statement as reported in the Q3 September 2024 Interim Report, page 39.

2) Interim period October 1 - December 31, 2024 refers to the interim period October 1 - December 31, 2024, without any pro forma adjustments, as reported on page 2 of this report.

3) Interest expenses and similar items amounts to SEK -2,196 million, of which SEK -1,739 million refers to subordinated shareholder funding, SEK -225 million to unsubordinated shareholder funding, SEK -232 million to bond and bank loans, including SEK -21 from financial instruments at fair value.

4) Interest expenses and similar items amounts to SEK -812 million, of which SEK -593 million refers to subordinated shareholder funding, SEK -52 million to unsubordinated shareholder funding, SEK -167 million to bond and bank loans, including SEK -2 from financial instruments at fair value.

5) Interest expenses and similar items amounts to SEK -3,008 million, of which SEK -2,332 million refers to subordinated shareholder funding, SEK -277 million to unsubordinated shareholder funding, SEK -399 million to bond and bank loans, including SEK -23 from financial instruments at fair value.