Alternative performance measures and financial definitions

Alternative performance measures are used to describe the development of operations and to enhance comparability between periods. These are not defined under IFRS but correspond to the methods applied by executive management and Board of Directors to measure the company's financial performance. Alternative performance measures should not be viewed as a substitute for financial information presented in accordance with IFRS but rather as a complement.

The difference between segment reporting and reporting according to IFRS is described in more detail in note 1, note 2 and note 5 in the Annual Report 2020. The difference primarily consists of differences in accounting principles for our own housing development projects where revenue and profit are recognized over time in segment reporting and at one point in time, when homebuyers take over their homes, in reporting according to IFRS. In segment reporting leasing fees for the lessee are recognized linearly over the leasing period for leases that are classified by the counterparty (the lessor) as operational leases. IFRS 16 Leases is applied in Group reporting according to IFRS, which entails that lessees recognize depreciation and interest attributable to leasing assets and liabilities. As a result the difference between segment reporting and reporting according to IFRS even affects the items on the balance sheet, including net debt. Nonetheless, in the key ratios below the method of calculation is the same for both segment reporting and reporting according to IFRS.

Definition and motivation of use	Calculation at quarterly report January-September 2021	
Available liquidity Liquid funds and short-term investments along with unutilized credit facilities, not including unutilized project	Reporting according to IFRS	MSEK
financing. Shows the Group's available liquidity.	Liquid funds	801
	Unutilized credit facilities	7,402
	Available liquidity	8,203
Equity per share	Reporting according to IFRS	
Equity attributable to shareholders in parent company divided by the number of outstanding shares at	Equity, MSEK	12,500
the end of the period. Shows equity per share.	Less equity attributable to non-controlling	,
	interests, MSEK	-1
	Equity attributable to shareholders	
	in parent company, MSEK	12,499
	Number of outstanding shares at the end of	
		4,962,746
	Equity per share, SEK	42.37
	Segment reporting	
	Equity, MSEK	13,556
	Less equity attributable to non-controlling	
	interests, MSEK	-1
	Equity attributable to shareholders	40 555
	in parent company, MSEK	13,555
	Number of outstanding shares at the end of the period 294	4,962,746
	Equity per share, SEK	4,902,740 45.95
Cash flow per share	Reporting according to IFRS	
Cash flow per share calculated as the total of the cash flow from current operations and cash flow from investment operations divided by the average number of outstanding shares during the period. Shows cash	Cash flow from current operations, MSEK	1,212
flow per share.	Cash flow from investment operations, MSEK	-1,779
	Total cash flow before financing, MSEK	-567
	Average number of outstanding shares 294	4,962,746
	Cash flow per share, SEK	-1.92
	Segment reporting	
	Cash flow from current operations, MSEK	2,355
	Cash flow from investment operations, MSEK	-1,779
	Total cash flow before financing, MSEK	576
		4,962,746
	Cash flow per share, SEK	1.95

Definition and motivation of use	Calculation at quarterly report January-September 2021
Net investments Change in the period of the reported value of current assets (CB-OB) plus depreciation and write-downs. Shows how large investments are.	
Net debt Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets. Shows financial position.	Reporting according to IFRS Interest-bearing long-term liabilities Interest-bearing long-term liabilities, project financing Interest-bearing current liabilities, project financing - Interest-bearing long-term receivables - Interest-bearing current receivables - Liquid funds Net debt
	Segment reporting Interest-bearing long-term liabilities Interest-bearing current liabilities, project financing Interest-bearing current liabilities, project financing - Interest-bearing current liabilities, project financing - Interest-bearing long-term receivables - Interest-bearing current receivables - Liquid funds
	Net debt Reconciliation between IFRS and segment reporting Net debt according to IFRS Additional IFRS 16 Leases Project financing, sold part of housing projects Net debt according to segment reporting
Orders received The sum of orders received during the period. Measures how new orders replace produced work. In our own developed housing projects tenant-owned housing associations/residential limited companies are considered external customers.	
Order backlog The value at the end of the period of the remaining income in ongoing production plus orders received yet to be produced. Order backlog is based on segment reporting. Shows how much will be produced in the future.	

MSEK 5,313 183 2,649 6,195 -1,221 -652 -801 11,666
MSEK 3,773 2,331 1,031 -1,221 -652 -801 4,461
11,666 -1,774 -5,431 4,461

Definition and motivation of use

Calculation at quarterly report January-September 2021

Earnings per share Profit for the period attributable to shareholders in parent company divided by the average number of outstanding shares during the period. Shows profit per share.	Reporting according to IFRS Profit for the period, MSEK Adjustment of profit for the period attributable to non-controlling interests, MSEK Profit for the period attributable to shareholders in parent company, MSEK Average number of outstanding shares Earnings per share, SEK Segment reporting Profit for the period, MSEK Adjustment of profit for the period attributable to non-controlling interests, MSEK Adjustment of profit for the period attributable to non-controlling interests, MSEK Profit for the period attributable to shareholders in parent company, MSEK Adjustment of profit for the period attributable to non-controlling interests, MSEK Profit for the period attributable to shareholders in parent company, MSEK Average number of outstanding shares Earnings per share, SEK
Return on equity Profit of the rolling 12 month period attributable to shareholders in the parent company divided by the average (last four quarters) equity attributable to shareholders in the parent company. The measurement is used to create an efficient business and a rational capital structure and to show the yield on the shareholder's equity.	Reporting according to IFRS Profit for the period, MSEK Average equity, MSEK Q3 2021 12,499 Q2 2021 11,693 Q1 2021 12,516 Q4 2020 12,442 49,150 / 4 Return on equity, % Segment reporting Profit for the period, MSEK Average equity, MSEK Q3 2021 13,555 Q2 2021 12,653 Q1 2021 13,407 Q4 2020 13,250 S2,865 / 4 Return on equity, %

1,256	
0	
1,256 294,962,746 4.26	
1,440	
0	
1,440 294,962,746 4.88	
2,985	
12,288 24.3	
3,095	
13,216 23.4	

Definition and motivation of use	Calculation at quarterly report January-September 202	21
Return on capital employed	Reporting according to IFRS	
Pre-tax profit of the rolling 12 month period with the addition of financial expenses in percent of the average	Pre-tax profit, MSEK	3,521
last four quarters) capital employed. The measurement is used to measure capital efficiency and to	Financial expenses, MSEK	184
allocate capital for new investments and show the Group's earning capacity independent of financing.	Total profit, MSEK	3,705
and are capital for new investments and show the Group's earning capacity independent of infancing.	Average capital employed, MSEK	5,705
	Q3 2021 26,840	
	Q2 2021 25,849	
	Q1 2021 25,019	
	Q4 2020 24,435	
	102,143 / 4	25,536
	Return on capital employed, %	14.5
	Segment reporting	
	Pre-tax profit, MSEK	3,643
	Financial expenses, MSEK	133
	Total profit, MSEK	3,776
		3,770
	Average capital employed, MSEK	
	Q3 2021 20,691	
	Q2 2021 19,867	
	Q1 2021 19,659	
	Q4 2020 19,434	
	79,651 / 4	19,913
	Return on capital employed, %	19.0
	+	
nterest coverage ratio	Reporting according to IFRS	
Pre-tax profit items plus interest expenses in relation to interest expenses. The measurement shows how	Pre-tax profit, MSEK	1,611
vell interest expenses can be covered.	Interest expenses, MSEK	194
•	Total, MSEK	1,805
	Interest coverage ratio, multiple	9.3
	Segment reporting	
	Pre-tax profit, MSEK	1,836
	Interest expenses, MSEK	97
	Total, MSEK	1,933
		19.9
	Interest coverage ratio, multiple	19.9
Operating margin	Reporting according to IFRS	
Dperating profit as a percentage of net sales. Shows the profitability of the business.	Operating profit, MSEK	1,666
operating profit as a percentage of her sales. Shows the profitability of the pushess.	Net sales, MSEK	41,419
	Operating margin, %	4.0
	Segment reporting	
	Operating profit, MSEK	1,852
	Net sales, MSEK	42,506
	Operating margin, %	4.4
	+	
	Reporting according to IFRS	
Net debt/equity ratio	Net debt, MSEK	11,666
		12,500
		12.000
	Equity, MSEK Net debt/equity ratio, multiple	0.9
Vet debt/equity ratio nterest-bearing net debt in relation to equity. Shows financial position.	Equity, MSEK Net debt/equity ratio, multiple	
	Equity, MSEK Net debt/equity ratio, multiple <u>Segment reporting</u>	0.9
	Equity, MSEK Net debt/equity ratio, multiple <u>Segment reporting</u> Net debt, MSEK	0.9 4,461
	Equity, MSEK Net debt/equity ratio, multiple <u>Segment reporting</u>	0.9

3,521 184	
3,705	
25,536 14.5	
3,643 133 3,776	
3,776	
19,913 19.0	
1,611	
<u>194</u> 1,805 9.3	
1,836	
97 1,933 19.9	
1,666	
41,419 4.0	
1,852 42,506	
4.4	
11,666 12,500	
0.9	
4,461 13,556 0.3	

Definition and motivation of use	Calculation at quarterly report January-September 20)21
Equity/assets ratio Equity as a percentage of total assets at the end of the period. Shows financial position.	Reporting according to IFRS Equity, MSEK Total assets, MSEK Equity/assets ratio, %	12,500 45,919 27.2
	Segment reporting Equity, MSEK Total assets, MSEK Equity/assets ratio, %	13,556 39,358 34.4
Capital employed for the Group Total assets at the end of the period less non-interest-bearing operating liabilities and provisions. The measurement is used to measure capital utilization and its effectiveness.	Reporting according to IFRS Total assets - Deferred tax liabilities - Other long-term liabilities - Other current liabilities Capital employed Segment reporting Total assets - Deferred tax liabilities - Other long-term liabilities Capital employed Segment reporting Total assets - Deferred tax liabilities - Other long-term liabilities - Other current liabilities - Other current liabilities Capital employed Reconciliation between IFRS and segment reporting Capital employed according to IFRS IFRS 16, additional leases Housing projects, sold part Capital employed according to segment reporting	MSEK 45,919 -177 -1,403 -17,499 26,840 MSEK 39,358 -171 -1,430 -17,066 20,691 26,840 -1,754 -4,395 20,691
Capital employed for the business areas Total assets in the business areas at the end of the period reduced by deferred tax recoverables and internal receivables from the internal bank Peab Finans with deductions for non-interest-bearing liabilities, provisions and deferred tax liabilities. The measurement is used to measure capital utilization and its effectiveness for the business areas, and is only presented as a net amount per business area.		