

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, and note 4 in the Annual Report 2022. 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 2023	
Available liquidity Liquid funds and short-term investments along with unutilized credit facilities, excluding unutilized project financing. Shows the Group's available liquidity.	Reporting according to IFRS Liquid funds Unutilized credit facilities Available liquidity	MSEK 1,005 4,320 <hr/> 5,325
Equity per share Equity attributable to shareholders in parent company divided by the number of outstanding shares at the end of the period. Shows equity per share.	Reporting according to IFRS Equity, MSEK Less equity attributable to non-controlling interests, MSEK Equity attributable to shareholders in parent company, MSEK Number of outstanding shares at the end of the period Equity per share, SEK Segment reporting Equity, MSEK Less equity attributable to non-controlling interests, MSEK Equity attributable to shareholders in parent company, MSEK Number of outstanding shares at the end of the period Equity per share, SEK	14,405 -18 <hr/> 14,387 287,451,746 50.05 15,239 -18 <hr/> 15,221 287,451,746 52.95
Cash flow before financing Cash flow before financing calculated as the total of cash flow from current operations before changes in working capital, cash flow from changes in working capital and cash flow from investment operations.	Reporting according to IFRS Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing Segment reporting Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing Reconciliation between IFRS and segment reporting Cash flow before financing according to IFRS Cash flow from current operations before changes in working capital Cash flow from changes in working capital Cash flow from investment operations Cash flow before financing according to segment reporting	MSEK 1,782 -1,412 -870 <hr/> -500 1,184 -3,093 -870 <hr/> -2,779 -500 -598 -1,681 - <hr/> -2,779

Definition and motivation of use
Calculation at quarterly report January-September 2023

<p>Cash flow per share Cash flow before financing divided by the average number of outstanding shares during the period. Shows cash flow per share.</p>	<p>Reporting according to IFRS</p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">-500</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Cash flow per share, SEK</td> <td style="text-align: right;">-1.74</td> </tr> </table> <p>Segment reporting</p> <table border="0"> <tr> <td>Cash flow before financing, MSEK</td> <td style="text-align: right;">-2,779</td> </tr> <tr> <td>Average number of outstanding shares</td> <td style="text-align: right;">287,451,746</td> </tr> <tr> <td>Cash flow per share, SEK</td> <td style="text-align: right;">-9.67</td> </tr> </table>	Cash flow before financing, MSEK	-500	Average number of outstanding shares	287,451,746	Cash flow per share, SEK	-1.74	Cash flow before financing, MSEK	-2,779	Average number of outstanding shares	287,451,746	Cash flow per share, SEK	-9.67																																		
Cash flow before financing, MSEK	-500																																														
Average number of outstanding shares	287,451,746																																														
Cash flow per share, SEK	-1.74																																														
Cash flow before financing, MSEK	-2,779																																														
Average number of outstanding shares	287,451,746																																														
Cash flow per share, SEK	-9.67																																														
<p>Net investments Change in the period of the reported value of current assets (CB-OB) plus depreciation and write-downs. Shows the size of net investments made.</p>																																															
<p>Net debt Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets. Shows financial position.</p>	<table border="0"> <tr> <td>Reporting according to IFRS</td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td style="text-align: right;">7,298</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td style="text-align: right;">126</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td style="text-align: right;">5,134</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td style="text-align: right;">8,842</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td style="text-align: right;">-1,286</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td style="text-align: right;">-1,369</td> </tr> <tr> <td>- Liquid funds</td> <td style="text-align: right;">-1,005</td> </tr> <tr> <td>Net debt</td> <td style="text-align: right; border-top: 1px solid black;">17,740</td> </tr> <tr> <td>Segment reporting</td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td style="text-align: right;">6,094</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td style="text-align: right;">36</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td style="text-align: right;">4,821</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td style="text-align: right;">2,882</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td style="text-align: right;">-1,286</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td style="text-align: right;">-1,369</td> </tr> <tr> <td>- Liquid funds</td> <td style="text-align: right;">-1,005</td> </tr> <tr> <td>Net debt</td> <td style="text-align: right; border-top: 1px solid black;">10,173</td> </tr> <tr> <td>Reconciliation between IFRS and segment reporting</td> <td></td> </tr> <tr> <td>Net debt according to IFRS</td> <td style="text-align: right;">17,740</td> </tr> <tr> <td>Additional IFRS 16 Leases</td> <td style="text-align: right;">-1,517</td> </tr> <tr> <td>Project financing, sold part of housing projects</td> <td style="text-align: right;">-6,050</td> </tr> <tr> <td>Net debt according to segment reporting</td> <td style="text-align: right; border-top: 1px solid black;">10,173</td> </tr> </table>	Reporting according to IFRS	MSEK	Interest-bearing long-term liabilities	7,298	Interest-bearing long-term liabilities, project financing	126	Interest-bearing current liabilities	5,134	Interest-bearing current liabilities, project financing	8,842	- Interest-bearing long-term receivables	-1,286	- Interest-bearing current receivables	-1,369	- Liquid funds	-1,005	Net debt	17,740	Segment reporting	MSEK	Interest-bearing long-term liabilities	6,094	Interest-bearing long-term liabilities, project financing	36	Interest-bearing current liabilities	4,821	Interest-bearing current liabilities, project financing	2,882	- Interest-bearing long-term receivables	-1,286	- Interest-bearing current receivables	-1,369	- Liquid funds	-1,005	Net debt	10,173	Reconciliation between IFRS and segment reporting		Net debt according to IFRS	17,740	Additional IFRS 16 Leases	-1,517	Project financing, sold part of housing projects	-6,050	Net debt according to segment reporting	10,173
Reporting according to IFRS	MSEK																																														
Interest-bearing long-term liabilities	7,298																																														
Interest-bearing long-term liabilities, project financing	126																																														
Interest-bearing current liabilities	5,134																																														
Interest-bearing current liabilities, project financing	8,842																																														
- Interest-bearing long-term receivables	-1,286																																														
- Interest-bearing current receivables	-1,369																																														
- Liquid funds	-1,005																																														
Net debt	17,740																																														
Segment reporting	MSEK																																														
Interest-bearing long-term liabilities	6,094																																														
Interest-bearing long-term liabilities, project financing	36																																														
Interest-bearing current liabilities	4,821																																														
Interest-bearing current liabilities, project financing	2,882																																														
- Interest-bearing long-term receivables	-1,286																																														
- Interest-bearing current receivables	-1,369																																														
- Liquid funds	-1,005																																														
Net debt	10,173																																														
Reconciliation between IFRS and segment reporting																																															
Net debt according to IFRS	17,740																																														
Additional IFRS 16 Leases	-1,517																																														
Project financing, sold part of housing projects	-6,050																																														
Net debt according to segment reporting	10,173																																														
<p>Operative cash flow Cash flow before financing according to segment reporting. The cash flow does not include received internal Group interest, paid interest and paid tax that is not allocated to the business areas but only reported for the Group. Investments via leasing charge cash flow from investment operations in the business areas. Operative cash flow is only calculated for the business areas. Shows the cash flow generated per business area.</p>																																															
<p>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.</p>																																															
<p>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.</p>																																															

Definition and motivation of use
Calculation at quarterly report January-September 2023

<p>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.</p>	<p>Reporting according to IFRS</p> <table> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>1,777</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td></td> <td>0</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td></td> <td>1,777</td> </tr> <tr> <td>Average number of outstanding shares</td> <td></td> <td>287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td></td> <td>6.18</td> </tr> </table> <p>Segment reporting</p> <table> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>1,486</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td></td> <td>0</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td></td> <td>1,486</td> </tr> <tr> <td>Average number of outstanding shares</td> <td></td> <td>287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td></td> <td>5.17</td> </tr> </table> <p>Segment reporting, excl. Mall of Scandinavia</p> <table> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>859</td> </tr> <tr> <td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td> <td></td> <td>0</td> </tr> <tr> <td>Profit for the period attributable to shareholders in parent company, MSEK</td> <td></td> <td>859</td> </tr> <tr> <td>Average number of outstanding shares</td> <td></td> <td>287,451,746</td> </tr> <tr> <td>Earnings per share, SEK</td> <td></td> <td>2.99</td> </tr> </table>	Profit for the period, MSEK		1,777	Adjustment of profit for the period attributable to non-controlling interests, MSEK		0	Profit for the period attributable to shareholders in parent company, MSEK		1,777	Average number of outstanding shares		287,451,746	Earnings per share, SEK		6.18	Profit for the period, MSEK		1,486	Adjustment of profit for the period attributable to non-controlling interests, MSEK		0	Profit for the period attributable to shareholders in parent company, MSEK		1,486	Average number of outstanding shares		287,451,746	Earnings per share, SEK		5.17	Profit for the period, MSEK		859	Adjustment of profit for the period attributable to non-controlling interests, MSEK		0	Profit for the period attributable to shareholders in parent company, MSEK		859	Average number of outstanding shares		287,451,746	Earnings per share, SEK		2.99			
Profit for the period, MSEK		1,777																																															
Adjustment of profit for the period attributable to non-controlling interests, MSEK		0																																															
Profit for the period attributable to shareholders in parent company, MSEK		1,777																																															
Average number of outstanding shares		287,451,746																																															
Earnings per share, SEK		6.18																																															
Profit for the period, MSEK		1,486																																															
Adjustment of profit for the period attributable to non-controlling interests, MSEK		0																																															
Profit for the period attributable to shareholders in parent company, MSEK		1,486																																															
Average number of outstanding shares		287,451,746																																															
Earnings per share, SEK		5.17																																															
Profit for the period, MSEK		859																																															
Adjustment of profit for the period attributable to non-controlling interests, MSEK		0																																															
Profit for the period attributable to shareholders in parent company, MSEK		859																																															
Average number of outstanding shares		287,451,746																																															
Earnings per share, SEK		2.99																																															
<p>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 efficient business and a rational capital structure and shows how the Group has multiplied shareholder's equity.</p>	<p>Reporting according to IFRS</p> <table> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>2,335</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> <td></td> </tr> <tr> <td>Q3 2023</td> <td>14,387</td> <td></td> </tr> <tr> <td>Q2 2023</td> <td>13,763</td> <td></td> </tr> <tr> <td>Q1 2023</td> <td>13,635</td> <td></td> </tr> <tr> <td>Q4 2022</td> <td>13,768</td> <td></td> </tr> <tr> <td></td> <td>55,553 / 4</td> <td>13,888</td> </tr> <tr> <td>Return on equity, %</td> <td></td> <td>16.8</td> </tr> </table> <p>Segment reporting</p> <table> <tr> <td>Profit for the period, MSEK</td> <td></td> <td>2,028</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> <td></td> </tr> <tr> <td>Q3 2023</td> <td>15,221</td> <td></td> </tr> <tr> <td>Q2 2023</td> <td>14,753</td> <td></td> </tr> <tr> <td>Q1 2023</td> <td>14,670</td> <td></td> </tr> <tr> <td>Q4 2022</td> <td>14,960</td> <td></td> </tr> <tr> <td></td> <td>59,604 / 4</td> <td>14,901</td> </tr> <tr> <td>Return on equity, %</td> <td></td> <td>13.6</td> </tr> </table>	Profit for the period, MSEK		2,335	Average equity, MSEK			Q3 2023	14,387		Q2 2023	13,763		Q1 2023	13,635		Q4 2022	13,768			55,553 / 4	13,888	Return on equity, %		16.8	Profit for the period, MSEK		2,028	Average equity, MSEK			Q3 2023	15,221		Q2 2023	14,753		Q1 2023	14,670		Q4 2022	14,960			59,604 / 4	14,901	Return on equity, %		13.6
Profit for the period, MSEK		2,335																																															
Average equity, MSEK																																																	
Q3 2023	14,387																																																
Q2 2023	13,763																																																
Q1 2023	13,635																																																
Q4 2022	13,768																																																
	55,553 / 4	13,888																																															
Return on equity, %		16.8																																															
Profit for the period, MSEK		2,028																																															
Average equity, MSEK																																																	
Q3 2023	15,221																																																
Q2 2023	14,753																																																
Q1 2023	14,670																																																
Q4 2022	14,960																																																
	59,604 / 4	14,901																																															
Return on equity, %		13.6																																															

Definition and motivation of use
Calculation at quarterly report January-September 2023

<p>Return on capital employed Pre-tax profit for the rolling 12 month period with the addition of financial expenses in percent of the (last four quarters) capital employed. The measurement is used to measure capital efficiency and to allocate capital for new investments and shows the Group's earning capacity independent of financing.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Pre-tax profit, MSEK</td><td>3,067</td></tr> <tr><td>Financial expenses, MSEK</td><td>496</td></tr> <tr><td>Total profit, MSEK</td><td>3,563</td></tr> <tr><td colspan="2">Average capital employed, MSEK</td></tr> <tr><td>Q3 2023</td><td>35,805</td></tr> <tr><td>Q2 2023</td><td>36,442</td></tr> <tr><td>Q1 2023</td><td>33,831</td></tr> <tr><td>Q4 2022</td><td>33,590</td></tr> <tr><td></td><td>139,668 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>10.2</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Pre-tax profit, MSEK</td><td>2,682</td></tr> <tr><td>Financial expenses, MSEK</td><td>453</td></tr> <tr><td>Total profit, MSEK</td><td>3,135</td></tr> <tr><td colspan="2">Average capital employed, MSEK</td></tr> <tr><td>Q3 2023</td><td>29,072</td></tr> <tr><td>Q2 2023</td><td>29,406</td></tr> <tr><td>Q1 2023</td><td>25,910</td></tr> <tr><td>Q4 2022</td><td>25,000</td></tr> <tr><td></td><td>109,388 / 4</td></tr> <tr><td>Return on capital employed, %</td><td>11.5</td></tr> </table>	Pre-tax profit, MSEK	3,067	Financial expenses, MSEK	496	Total profit, MSEK	3,563	Average capital employed, MSEK		Q3 2023	35,805	Q2 2023	36,442	Q1 2023	33,831	Q4 2022	33,590		139,668 / 4	Return on capital employed, %	10.2	Pre-tax profit, MSEK	2,682	Financial expenses, MSEK	453	Total profit, MSEK	3,135	Average capital employed, MSEK		Q3 2023	29,072	Q2 2023	29,406	Q1 2023	25,910	Q4 2022	25,000		109,388 / 4	Return on capital employed, %	11.5
Pre-tax profit, MSEK	3,067																																								
Financial expenses, MSEK	496																																								
Total profit, MSEK	3,563																																								
Average capital employed, MSEK																																									
Q3 2023	35,805																																								
Q2 2023	36,442																																								
Q1 2023	33,831																																								
Q4 2022	33,590																																								
	139,668 / 4																																								
Return on capital employed, %	10.2																																								
Pre-tax profit, MSEK	2,682																																								
Financial expenses, MSEK	453																																								
Total profit, MSEK	3,135																																								
Average capital employed, MSEK																																									
Q3 2023	29,072																																								
Q2 2023	29,406																																								
Q1 2023	25,910																																								
Q4 2022	25,000																																								
	109,388 / 4																																								
Return on capital employed, %	11.5																																								
<p>Interest coverage ratio Pre-tax profit items plus interest expenses in relation to interest expenses. The measurement shows how well interest expenses can be covered.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Pre-tax profit, MSEK</td><td>2,227</td></tr> <tr><td>Interest expenses, MSEK</td><td>739</td></tr> <tr><td>Total, MSEK</td><td>2,966</td></tr> <tr><td>Interest coverage ratio, multiple</td><td>4.0</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Pre-tax profit, MSEK</td><td>1,864</td></tr> <tr><td>Interest expenses, MSEK</td><td>430</td></tr> <tr><td>Total, MSEK</td><td>2,294</td></tr> <tr><td>Interest coverage ratio, multiple</td><td>5.3</td></tr> </table>	Pre-tax profit, MSEK	2,227	Interest expenses, MSEK	739	Total, MSEK	2,966	Interest coverage ratio, multiple	4.0	Pre-tax profit, MSEK	1,864	Interest expenses, MSEK	430	Total, MSEK	2,294	Interest coverage ratio, multiple	5.3																								
Pre-tax profit, MSEK	2,227																																								
Interest expenses, MSEK	739																																								
Total, MSEK	2,966																																								
Interest coverage ratio, multiple	4.0																																								
Pre-tax profit, MSEK	1,864																																								
Interest expenses, MSEK	430																																								
Total, MSEK	2,294																																								
Interest coverage ratio, multiple	5.3																																								
<p>Operating margin Operating profit as a percentage of net sales. Shows the profitability in the business.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Operating profit, MSEK</td><td>2,115</td></tr> <tr><td>Net sales, MSEK</td><td>44,235</td></tr> <tr><td>Operating margin, %</td><td>4.8</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Operating profit, MSEK</td><td>1,720</td></tr> <tr><td>Net sales, MSEK</td><td>43,182</td></tr> <tr><td>Operating margin, %</td><td>4.0</td></tr> </table> <p>Segment reporting, excl. Mall of Scandinavia</p> <table> <tr><td>Operating profit, MSEK</td><td>1,320</td></tr> <tr><td>Net sales, MSEK</td><td>43,182</td></tr> <tr><td>Operating margin, %</td><td>3.1</td></tr> </table>	Operating profit, MSEK	2,115	Net sales, MSEK	44,235	Operating margin, %	4.8	Operating profit, MSEK	1,720	Net sales, MSEK	43,182	Operating margin, %	4.0	Operating profit, MSEK	1,320	Net sales, MSEK	43,182	Operating margin, %	3.1																						
Operating profit, MSEK	2,115																																								
Net sales, MSEK	44,235																																								
Operating margin, %	4.8																																								
Operating profit, MSEK	1,720																																								
Net sales, MSEK	43,182																																								
Operating margin, %	4.0																																								
Operating profit, MSEK	1,320																																								
Net sales, MSEK	43,182																																								
Operating margin, %	3.1																																								
<p>Net debt/equity ratio Interest-bearing net debt in relation to equity. Shows financial position.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Net debt, MSEK</td><td>17,740</td></tr> <tr><td>Equity, MSEK</td><td>14,405</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>1.2</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Net debt, MSEK</td><td>10,173</td></tr> <tr><td>Equity, MSEK</td><td>15,239</td></tr> <tr><td>Net debt/equity ratio, multiple</td><td>0.7</td></tr> </table>	Net debt, MSEK	17,740	Equity, MSEK	14,405	Net debt/equity ratio, multiple	1.2	Net debt, MSEK	10,173	Equity, MSEK	15,239	Net debt/equity ratio, multiple	0.7																												
Net debt, MSEK	17,740																																								
Equity, MSEK	14,405																																								
Net debt/equity ratio, multiple	1.2																																								
Net debt, MSEK	10,173																																								
Equity, MSEK	15,239																																								
Net debt/equity ratio, multiple	0.7																																								

Definition and motivation of use
Calculation at quarterly report January-September 2023

<p>Equity/assets ratio Equity as a percentage of total assets at the end of the period. Shows financial position.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Equity, MSEK</td><td>14,405</td></tr> <tr><td>Total assets, MSEK</td><td>52,916</td></tr> <tr><td>Equity/assets ratio, %</td><td>27.2</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Equity, MSEK</td><td>15,239</td></tr> <tr><td>Total assets, MSEK</td><td>46,911</td></tr> <tr><td>Equity/assets ratio, %</td><td>32.5</td></tr> </table>	Equity, MSEK	14,405	Total assets, MSEK	52,916	Equity/assets ratio, %	27.2	Equity, MSEK	15,239	Total assets, MSEK	46,911	Equity/assets ratio, %	32.5																														
Equity, MSEK	14,405																																										
Total assets, MSEK	52,916																																										
Equity/assets ratio, %	27.2																																										
Equity, MSEK	15,239																																										
Total assets, MSEK	46,911																																										
Equity/assets ratio, %	32.5																																										
<p>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.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Total assets</td><td>MSEK</td><td>52,916</td></tr> <tr><td>- Deferred tax liabilities</td><td></td><td>-740</td></tr> <tr><td>- Other long-term liabilities</td><td></td><td>-1,335</td></tr> <tr><td>- Other current liabilities</td><td></td><td>-15,036</td></tr> <tr><td>Capital employed</td><td></td><td>35,805</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Total assets</td><td>MSEK</td><td>46,911</td></tr> <tr><td>- Deferred tax liabilities</td><td></td><td>-785</td></tr> <tr><td>- Other long-term liabilities</td><td></td><td>-1,340</td></tr> <tr><td>- Other current liabilities</td><td></td><td>-15,714</td></tr> <tr><td>Capital employed</td><td></td><td>29,072</td></tr> </table> <p>Reconciliation between IFRS and segment reporting</p> <table> <tr><td>Capital employed according to IFRS</td><td>MSEK</td><td>35,805</td></tr> <tr><td>IFRS 16, additional leases</td><td></td><td>-1,484</td></tr> <tr><td>Housing projects, sold part</td><td></td><td>-5,249</td></tr> <tr><td>Capital employed according to segment reporting</td><td></td><td>29,072</td></tr> </table>	Total assets	MSEK	52,916	- Deferred tax liabilities		-740	- Other long-term liabilities		-1,335	- Other current liabilities		-15,036	Capital employed		35,805	Total assets	MSEK	46,911	- Deferred tax liabilities		-785	- Other long-term liabilities		-1,340	- Other current liabilities		-15,714	Capital employed		29,072	Capital employed according to IFRS	MSEK	35,805	IFRS 16, additional leases		-1,484	Housing projects, sold part		-5,249	Capital employed according to segment reporting		29,072
Total assets	MSEK	52,916																																									
- Deferred tax liabilities		-740																																									
- Other long-term liabilities		-1,335																																									
- Other current liabilities		-15,036																																									
Capital employed		35,805																																									
Total assets	MSEK	46,911																																									
- Deferred tax liabilities		-785																																									
- Other long-term liabilities		-1,340																																									
- Other current liabilities		-15,714																																									
Capital employed		29,072																																									
Capital employed according to IFRS	MSEK	35,805																																									
IFRS 16, additional leases		-1,484																																									
Housing projects, sold part		-5,249																																									
Capital employed according to segment reporting		29,072																																									
<p>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.</p>																																											
<p>All amounts, if not otherwise specified, have been rounded to the nearest SEK million. The numbers in the quarterly report are based on the Group's consolidation system which is in SEK thousands. By rounding numbers presented key ratios may differ slightly from calculated according to the definition.</p>																																											