

## 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 according to IFRS is described in greater detail in note 1 in the quarterly report. The difference consists primarily of differences in accounting principles for our own developed housing projects where revenue and profit are recognized over time in segment reporting and at a certain point in time, when homebuyers take possession of their homes, in reporting according to IFRS. For the key ratios, however, the method of calculation is the same in both segment reporting and reporting according to IFRS.

Definition and motivation of use	Calculation at quarterly report January-March 2020																																				
<p><b>Available liquidity</b> Liquid funds and short-term investments along with unutilized credit facilities. Shows the Group's available liquidity.</p>	<table border="0"> <tr> <td colspan="2"><b>Reporting according to IFRS</b></td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Liquid funds</td> <td></td> <td style="text-align: right;">1,028</td> </tr> <tr> <td>Unutilized credit facilities</td> <td></td> <td style="text-align: right;">5,821</td> </tr> <tr> <td>Available liquidity</td> <td style="border-top: 1px solid black;"></td> <td style="text-align: right; border-top: 1px solid black;">6,849</td> </tr> </table>	<b>Reporting according to IFRS</b>		MSEK	Liquid funds		1,028	Unutilized credit facilities		5,821	Available liquidity		6,849																								
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<p><b>Net debt</b> Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets.</p>	<table> <tr> <td colspan="2"><b>Reporting according to IFRS</b></td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">3,892</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">415</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">2,772</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">7,191</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,118</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-134</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-1,028</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">11,990</td> </tr> <tr> <td colspan="2"><b>Segment reporting</b></td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">2,904</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">-</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">2,291</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">2,383</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,118</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-1,297</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-977</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">4,186</td> </tr> <tr> <td colspan="2"><b>Reconciliation between IFRS and segment reporting</b></td> <td></td> </tr> <tr> <td>Net debt according to IFRS</td> <td></td> <td style="text-align: right;">11,990</td> </tr> <tr> <td>Interest-bearing receivables</td> <td></td> <td style="text-align: right;">-24</td> </tr> <tr> <td>Additional IFRS 16 Leases</td> <td></td> <td style="text-align: right;">-638</td> </tr> <tr> <td>Project financing, sold part of housing projects</td> <td></td> <td style="text-align: right;">-5,223</td> </tr> <tr> <td>Annehem Fastigheter</td> <td></td> <td style="text-align: right;">-1,919</td> </tr> <tr> <td>Net debt according to segment reporting</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">4,186</td> </tr> </table>	<b>Reporting according to IFRS</b>		MSEK	Interest-bearing long-term liabilities		3,892	Interest-bearing long-term liabilities, project financing		415	Interest-bearing current liabilities		2,772	Interest-bearing current liabilities, project financing		7,191	- Interest-bearing long-term receivables		-1,118	- Interest-bearing current receivables		-134	- Liquid funds		-1,028	Net debt		11,990	<b>Segment reporting</b>		MSEK	Interest-bearing long-term liabilities		2,904	Interest-bearing long-term liabilities, project financing		-	Interest-bearing current liabilities		2,291	Interest-bearing current liabilities, project financing		2,383	- Interest-bearing long-term receivables		-1,118	- Interest-bearing current receivables		-1,297	- Liquid funds		-977	Net debt		4,186	<b>Reconciliation between IFRS and segment reporting</b>			Net debt according to IFRS		11,990	Interest-bearing receivables		-24	Additional IFRS 16 Leases		-638	Project financing, sold part of housing projects		-5,223	Annehem Fastigheter		-1,919	Net debt according to segment reporting		4,186
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<p><b>Order backlog</b> 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.</p>																																																																												

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<p><b>Return on equity</b> 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 show how the Group has increased shareholders equity.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">2,087</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> </tr> <tr> <td>Q1 2020</td> <td style="text-align: right;">11,559</td> </tr> <tr> <td>Q4 2019</td> <td style="text-align: right;">11,557</td> </tr> <tr> <td>Q3 2019</td> <td style="text-align: right;">10,964</td> </tr> <tr> <td>Q2 2019</td> <td style="text-align: right;">10,423</td> </tr> <tr> <td></td> <td style="text-align: right;">44,503 / 4</td> </tr> <tr> <td>Return on equity, %</td> <td style="text-align: right;">11,126 18.8</td> </tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr> <td>Profit for the period, MSEK</td> <td style="text-align: right;">2,032</td> </tr> <tr> <td>Average equity, MSEK</td> <td></td> </tr> <tr> <td>Q1 2020</td> <td style="text-align: right;">12,348</td> </tr> <tr> <td>Q4 2019</td> <td style="text-align: right;">12,477</td> </tr> <tr> <td>Q3 2019</td> <td style="text-align: right;">11,990</td> </tr> <tr> <td>Q2 2019</td> <td style="text-align: right;">11,384</td> </tr> <tr> <td></td> <td style="text-align: right;">48,199 / 4</td> </tr> <tr> <td>Return on equity, %</td> <td style="text-align: right;">12,050 16.9</td> </tr> </table>	Profit for the period, MSEK	2,087	Average equity, MSEK		Q1 2020	11,559	Q4 2019	11,557	Q3 2019	10,964	Q2 2019	10,423		44,503 / 4	Return on equity, %	11,126 18.8	Profit for the period, MSEK	2,032	Average equity, MSEK		Q1 2020	12,348	Q4 2019	12,477	Q3 2019	11,990	Q2 2019	11,384		48,199 / 4	Return on equity, %	12,050 16.9
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<p><b>Return on capital employed</b> Pre-tax profit of the rolling 12 month period with the addition of financial expenses in percent of the average (last four quarters) capital employed. The measurement is used to measure capital efficiency and to allocate capital for new investments and show the Group's earning capacity independent of financing.</p>	<p><b>Reporting according to IFRS</b></p> <table border="0"> <tr> <td>Pre-tax profit, MSEK</td> <td style="text-align: right;">2,513</td> </tr> <tr> <td>Financial expenses, MSEK</td> <td style="text-align: right;">267</td> </tr> <tr> <td>Total profit, MSEK</td> <td style="text-align: right; border-top: 1px solid black;">2,780</td> </tr> <tr> <td>Average capital employed, MSEK</td> <td></td> </tr> <tr> <td>Q1 2020</td> <td style="text-align: right;">25,830</td> </tr> <tr> <td>Q4 2019</td> <td style="text-align: right;">26,336</td> </tr> <tr> <td>Q3 2019</td> <td style="text-align: right;">26,371</td> </tr> <tr> <td>Q2 2019</td> <td style="text-align: right;">26,025</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">104,562 / 4</td> </tr> <tr> <td>Return on capital employed, %</td> <td style="text-align: right;">26,141 10.6</td> </tr> </table> <p><b>Segment reporting</b></p> <table border="0"> <tr> <td>Pre-tax profit, MSEK</td> <td style="text-align: right;">2,444</td> </tr> <tr> <td>Financial expenses, MSEK</td> <td style="text-align: right;">227</td> </tr> <tr> <td>Total profit, MSEK</td> <td style="text-align: right; border-top: 1px solid black;">2,671</td> </tr> <tr> <td>Average capital employed, MSEK</td> <td></td> </tr> <tr> <td>Q1 2020</td> <td style="text-align: right;">19,927</td> </tr> <tr> <td>Q4 2019</td> <td style="text-align: right;">21,617</td> </tr> <tr> <td>Q3 2019</td> <td style="text-align: right;">21,999</td> </tr> <tr> <td>Q2 2019</td> <td style="text-align: right;">21,961</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">85,504 / 4</td> </tr> <tr> <td>Return on capital employed, %</td> <td style="text-align: right;">21,376 12.5</td> </tr> </table>	Pre-tax profit, MSEK	2,513	Financial expenses, MSEK	267	Total profit, MSEK	2,780	Average capital employed, MSEK		Q1 2020	25,830	Q4 2019	26,336	Q3 2019	26,371	Q2 2019	26,025		104,562 / 4	Return on capital employed, %	26,141 10.6	Pre-tax profit, MSEK	2,444	Financial expenses, MSEK	227	Total profit, MSEK	2,671	Average capital employed, MSEK		Q1 2020	19,927	Q4 2019	21,617	Q3 2019	21,999	Q2 2019	21,961		85,504 / 4	Return on capital employed, %	21,376 12.5
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**Definition and motivation of use**
**Calculation at quarterly report January-March 2020**

<p><b>Equity/assets ratio</b> Equity as a percentage of total assets at the end of the period. Shows financial position.</p>	<table> <tr> <td colspan="2"><b><u>Reporting according to IFRS</u></b></td> </tr> <tr> <td>Equity, MSEK</td> <td>11,560</td> </tr> <tr> <td>Total assets, MSEK</td> <td>42,781</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>27.0</td> </tr> <tr> <td colspan="2"><b><u>Segment reporting</u></b></td> </tr> <tr> <td>Equity, MSEK</td> <td>12,349</td> </tr> <tr> <td>Total assets, MSEK</td> <td>36,589</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>33.8</td> </tr> </table>	<b><u>Reporting according to IFRS</u></b>		Equity, MSEK	11,560	Total assets, MSEK	42,781	Equity/assets ratio, %	27.0	<b><u>Segment reporting</u></b>		Equity, MSEK	12,349	Total assets, MSEK	36,589	Equity/assets ratio, %	33.8																																						
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