

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-June 2020

<p>Available liquidity Liquid funds and short-term investments along with unutilized credit facilities. Shows the Group's available liquidity.</p>	<table> <thead> <tr> <th colspan="2"><u>Reporting according to IFRS</u></th> <th>MSEK</th> </tr> </thead> <tbody> <tr> <td>Liquid funds</td> <td></td> <td>923</td> </tr> <tr> <td>Unutilized credit facilities</td> <td></td> <td>5,446</td> </tr> <tr> <td>Available liquidity</td> <td></td> <td><u>6,369</u></td> </tr> </tbody> </table>	<u>Reporting according to IFRS</u>		MSEK	Liquid funds		923	Unutilized credit facilities		5,446	Available liquidity		<u>6,369</u>																								
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Calculation at quarterly report January-June 2020

<p>Net debt Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets.</p>	<table> <tr> <td colspan="2">Reporting according to IFRS</td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">7,030</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">549</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">2,726</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">6,481</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,102</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-153</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-923</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">14,608</td> </tr> <tr> <td colspan="2">Segment reporting</td> <td style="text-align: right;">MSEK</td> </tr> <tr> <td>Interest-bearing long-term liabilities</td> <td></td> <td style="text-align: right;">5,621</td> </tr> <tr> <td>Interest-bearing long-term liabilities, project financing</td> <td></td> <td style="text-align: right;">54</td> </tr> <tr> <td>Interest-bearing current liabilities</td> <td></td> <td style="text-align: right;">2,215</td> </tr> <tr> <td>Interest-bearing current liabilities, project financing</td> <td></td> <td style="text-align: right;">1,648</td> </tr> <tr> <td>- Interest-bearing long-term receivables</td> <td></td> <td style="text-align: right;">-1,166</td> </tr> <tr> <td>- Interest-bearing current receivables</td> <td></td> <td style="text-align: right;">-887</td> </tr> <tr> <td>- Liquid funds</td> <td></td> <td style="text-align: right;">-871</td> </tr> <tr> <td>Net debt</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">6,614</td> </tr> <tr> <td colspan="2">Reconciliation between IFRS and segment reporting</td> <td></td> </tr> <tr> <td>Net debt according to IFRS</td> <td></td> <td style="text-align: right;">14,608</td> </tr> <tr> <td>Interest-bearing receivables</td> <td></td> <td style="text-align: right;">-12</td> </tr> <tr> <td>Additional IFRS 16 Leases</td> <td></td> <td style="text-align: right;">-933</td> </tr> <tr> <td>Project financing, sold part of housing projects</td> <td></td> <td style="text-align: right;">-5,328</td> </tr> <tr> <td>Annehem Fastigheter</td> <td></td> <td style="text-align: right;">-1,721</td> </tr> <tr> <td>Net debt according to segment reporting</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">6,614</td> </tr> </table>	Reporting according to IFRS		MSEK	Interest-bearing long-term liabilities		7,030	Interest-bearing long-term liabilities, project financing		549	Interest-bearing current liabilities		2,726	Interest-bearing current liabilities, project financing		6,481	- Interest-bearing long-term receivables		-1,102	- Interest-bearing current receivables		-153	- Liquid funds		-923	Net debt		14,608	Segment reporting		MSEK	Interest-bearing long-term liabilities		5,621	Interest-bearing long-term liabilities, project financing		54	Interest-bearing current liabilities		2,215	Interest-bearing current liabilities, project financing		1,648	- Interest-bearing long-term receivables		-1,166	- Interest-bearing current receivables		-887	- Liquid funds		-871	Net debt		6,614	Reconciliation between IFRS and segment reporting			Net debt according to IFRS		14,608	Interest-bearing receivables		-12	Additional IFRS 16 Leases		-933	Project financing, sold part of housing projects		-5,328	Annehem Fastigheter		-1,721	Net debt according to segment reporting		6,614
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<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.</p>																																																																												

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Calculation at quarterly report January-June 2020

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<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 an efficient business and a rational capital structure and show how the Group has increased shareholder's equity.</p>	<p>Reporting according to IFRS</p> <table> <tr><td>Profit for the period, MSEK</td><td>1,804</td></tr> <tr><td>Average equity, MSEK</td><td></td></tr> <tr><td>Q2 2020</td><td>12,041</td></tr> <tr><td>Q1 2020</td><td>11,559</td></tr> <tr><td>Q4 2019</td><td>11,557</td></tr> <tr><td>Q3 2019</td><td>10,964</td></tr> <tr><td></td><td>46,121 / 4</td></tr> <tr><td>Return on equity, %</td><td>11,530</td></tr> <tr><td></td><td>15.6</td></tr> </table> <p>Segment reporting</p> <table> <tr><td>Profit for the period, MSEK</td><td>1,878</td></tr> <tr><td>Average equity, MSEK</td><td></td></tr> <tr><td>Q2 2020</td><td>12,850</td></tr> <tr><td>Q1 2020</td><td>12,348</td></tr> <tr><td>Q4 2019</td><td>12,477</td></tr> <tr><td>Q3 2019</td><td>11,990</td></tr> <tr><td></td><td>49,665 / 4</td></tr> <tr><td>Return on equity, %</td><td>12,416</td></tr> <tr><td></td><td>15.1</td></tr> </table>	Profit for the period, MSEK	1,804	Average equity, MSEK		Q2 2020	12,041	Q1 2020	11,559	Q4 2019	11,557	Q3 2019	10,964		46,121 / 4	Return on equity, %	11,530		15.6	Profit for the period, MSEK	1,878	Average equity, MSEK		Q2 2020	12,850	Q1 2020	12,348	Q4 2019	12,477	Q3 2019	11,990		49,665 / 4	Return on equity, %	12,416		15.1
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Calculation at quarterly report January-June 2020

<p>Return on capital employed 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>Reporting according to IFRS</p> <table border="0"> <tr> <td>Pre-tax profit, MSEK</td> <td style="text-align: right;">2,230</td> </tr> <tr> <td>Financial expenses, MSEK</td> <td style="text-align: right;">260</td> </tr> <tr> <td>Total profit, MSEK</td> <td style="text-align: right; border-top: 1px solid black;">2,490</td> </tr> <tr> <td>Average capital employed, MSEK</td> <td></td> </tr> <tr> <td>Q2 2020</td> <td style="text-align: right;">28,829</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></td> <td style="text-align: right;">107,366 / 4</td> </tr> <tr> <td>Return on capital employed, %</td> <td style="text-align: right;">26,842 9.3</td> </tr> </table> <p>Segment reporting</p> <table border="0"> <tr> <td>Pre-tax profit, MSEK</td> <td style="text-align: right;">2,323</td> </tr> <tr> <td>Financial expenses, MSEK</td> <td style="text-align: right;">209</td> </tr> <tr> <td>Total profit, MSEK</td> <td style="text-align: right; border-top: 1px solid black;">2,532</td> </tr> <tr> <td>Average capital employed, MSEK</td> <td></td> </tr> <tr> <td>Q2 2020</td> <td style="text-align: right;">22,390</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></td> <td style="text-align: right;">85,933 / 4</td> </tr> <tr> <td>Return on capital employed, %</td> <td style="text-align: right;">21,483 11.8</td> </tr> </table>	Pre-tax profit, MSEK	2,230	Financial expenses, MSEK	260	Total profit, MSEK	2,490	Average capital employed, MSEK		Q2 2020	28,829	Q1 2020	25,830	Q4 2019	26,336	Q3 2019	26,371		107,366 / 4	Return on capital employed, %	26,842 9.3	Pre-tax profit, MSEK	2,323	Financial expenses, MSEK	209	Total profit, MSEK	2,532	Average capital employed, MSEK		Q2 2020	22,390	Q1 2020	19,927	Q4 2019	21,617	Q3 2019	21,999		85,933 / 4	Return on capital employed, %	21,483 11.8
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Definition and motivation of use
Calculation at quarterly report January-June 2020

<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>12,043</td> </tr> <tr> <td>Total assets, MSEK</td> <td>48,698</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>24.7</td> </tr> </table> <p>Segment reporting</p> <table> <tr> <td>Equity, MSEK</td> <td>12,852</td> </tr> <tr> <td>Total assets, MSEK</td> <td>41,244</td> </tr> <tr> <td>Equity/assets ratio, %</td> <td>31.2</td> </tr> </table>	Equity, MSEK	12,043	Total assets, MSEK	48,698	Equity/assets ratio, %	24.7	Equity, MSEK	12,852	Total assets, MSEK	41,244	Equity/assets ratio, %	31.2																				
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