

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 3, and note 4 in the Annual Report 2024. 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-March 2025	
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	MSEK
	Liquid funds	1,474
	Unutilized credit facilities	6,685
	Available liquidity	8,159
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	16,001
	Less equity attributable to non-controlling interests, MSEK	-28
	Equity attributable to shareholders in parent company, MSEK	15,973
	Number of outstanding shares at the end of the period	287,451,746
	Equity per share, SEK	55.57
	Segment reporting	
	Equity, MSEK	16,285
	Less equity attributable to non-controlling interests, MSEK	-28
	Equity attributable to shareholders in parent company, MSEK	16,257
	Number of outstanding shares at the end of the period	287,451,746
	Equity per share, SEK	56.55
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	MSEK
	Cash flow from current operations before changes in working capital	-220
	Cash flow from changes in working capital	-332
	Cash flow from investment operations	67
	Cash flow before financing	-485
	Segement reporting	
	Cash flow from current operations before changes in working capital	-296
	Cash flow from changes in working capital	-134
	Cash flow from investment operations	67
	Cash flow before financing	-363
	Reconciliation between IFRS and segment reporting	
	Cash flow before financing according to IFRS	-485
	Cash flow from current operations before changes in working capital	-76
	Cash flow from changes in working capital	198
	Cash flow from investment operations	-
	Cash flow before financing according to segement reporting	-363

Definition and motivation of use	Calculation at quarterly report January-March 2025
Cash flow per share Cash flow before financing divided by the average number of outstanding shares during the period. Shows cash flow per share.	Reporting according to IFRS Cash flow before financing, MSEK-485 Average number of outstanding shares287,451,746 Cash flow per share, SEK-1.69 Segment reporting Cash flow before financing, MSEK-363 Average number of outstanding shares287,451,746 Cash flow per share, SEK-1.26
Net debt Interest-bearing liabilities including provisions for pensions less liquid funds and interest-bearing assets. Shows financial position.	Reporting according to IFRS MSEK Interest-bearing long-term liabilities6,689 Interest-bearing long-term liabilities, project financing11 Interest-bearing current liabilities4,133 Interest-bearing current liabilities, project financing2,812 - Interest-bearing long-term receivables-529 - Interest-bearing current receivables-1,119 - Liquid funds-1,474 Net debt10,523 Segment reporting MSEK Interest-bearing long-term liabilities5,576 Interest-bearing long-term liabilities, project financing11 Interest-bearing current liabilities3,868 Interest-bearing current liabilities, project financing1,933 - Interest-bearing long-term receivables-529 - Interest-bearing current receivables-1,119 - Liquid funds-1,474 Net debt8,266 Reconciliation between IFRS and segment reporting Net debt according to IFRS10,523 Additional IFRS 16 Leases-1,378 Project financing, sold part of housing projects-879 Net debt according to segment reporting8,266
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.	
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.	

Definition and motivation of use	Calculation at quarterly report January-March 2025																																				
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.	<table><tr><td colspan="2">Reporting according to IFRS</td></tr><tr><td>Profit for the period, MSEK</td><td>-367</td></tr><tr><td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td><td>-6</td></tr><tr><td>Profit for the period attributable to shareholders in parent company, MSEK</td><td>-373</td></tr><tr><td>Average number of outstanding shares</td><td>287,451,746</td></tr><tr><td>Earnings per share, SEK</td><td>-1.30</td></tr><tr><td colspan="2">Segment reporting</td></tr><tr><td>Profit for the period, MSEK</td><td>-351</td></tr><tr><td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td><td>-6</td></tr><tr><td>Profit for the period attributable to shareholders in parent company, MSEK</td><td>-357</td></tr><tr><td>Average number of outstanding shares</td><td>287,451,746</td></tr><tr><td>Earnings per share, SEK</td><td>-1.24</td></tr><tr><td colspan="2">Segment reporting, excl. Mall of Scandinavia</td></tr><tr><td>Profit for the period, MSEK</td><td>-351</td></tr><tr><td>Adjustment of profit for the period attributable to non-controlling interests, MSEK</td><td>-6</td></tr><tr><td>Profit for the period attributable to shareholders in parent company, MSEK</td><td>-357</td></tr><tr><td>Average number of outstanding shares</td><td>287,451,746</td></tr><tr><td>Earnings per share, SEK</td><td>-1.24</td></tr></table>	Reporting according to IFRS		Profit for the period, MSEK	-367	Adjustment of profit for the period attributable to non-controlling interests, MSEK	-6	Profit for the period attributable to shareholders in parent company, MSEK	-373	Average number of outstanding shares	287,451,746	Earnings per share, SEK	-1.30	Segment reporting		Profit for the period, MSEK	-351	Adjustment of profit for the period attributable to non-controlling interests, MSEK	-6	Profit for the period attributable to shareholders in parent company, MSEK	-357	Average number of outstanding shares	287,451,746	Earnings per share, SEK	-1.24	Segment reporting, excl. Mall of Scandinavia		Profit for the period, MSEK	-351	Adjustment of profit for the period attributable to non-controlling interests, MSEK	-6	Profit for the period attributable to shareholders in parent company, MSEK	-357	Average number of outstanding shares	287,451,746	Earnings per share, SEK	-1.24
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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.	<table><tr><td colspan="2">Reporting according to IFRS</td></tr><tr><td>Profit for the period, MSEK</td><td>2,076</td></tr><tr><td>Average equity, MSEK</td><td></td></tr><tr><td>Q1 2025</td><td>15,973</td></tr><tr><td>Q4 2024</td><td>16,482</td></tr><tr><td>Q3 2024</td><td>15,287</td></tr><tr><td>Q2 2024</td><td>14,639</td></tr><tr><td></td><td>62,381 / 4</td></tr><tr><td>Return on equity, %</td><td>15,595 13.3</td></tr><tr><td colspan="2">Segment reporting</td></tr><tr><td>Profit for the period, MSEK</td><td>1,857</td></tr><tr><td>Average equity, MSEK</td><td></td></tr><tr><td>Q1 2025</td><td>16,257</td></tr><tr><td>Q4 2024</td><td>16,738</td></tr><tr><td>Q3 2024</td><td>15,621</td></tr><tr><td>Q2 2024</td><td>14,965</td></tr><tr><td></td><td>63,581 / 4</td></tr><tr><td>Return on equity, %</td><td>15,895 11.7</td></tr></table>	Reporting according to IFRS		Profit for the period, MSEK	2,076	Average equity, MSEK		Q1 2025	15,973	Q4 2024	16,482	Q3 2024	15,287	Q2 2024	14,639		62,381 / 4	Return on equity, %	15,595 13.3	Segment reporting		Profit for the period, MSEK	1,857	Average equity, MSEK		Q1 2025	16,257	Q4 2024	16,738	Q3 2024	15,621	Q2 2024	14,965		63,581 / 4	Return on equity, %	15,895 11.7
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Definition and motivation of use	Calculation at quarterly report January-March 2025
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.	<div><div>Reporting according to IFRS</div><div>Pre-tax profit, MSEK2,478</div><div>Financial expenses, MSEK660</div><div>Total profit, MSEK3,138</div><div>Average capital employed, MSEK</div><div>Q1 202529,646</div><div>Q4 202430,878</div><div>Q3 202430,526</div><div>Q2 202431,962</div><div>123,012 / 430,753</div><div>Return on capital employed, %10.2</div></div> <div><div>Segment reporting</div><div>Pre-tax profit, MSEK2,223</div><div>Financial expenses, MSEK612</div><div>Total profit, MSEK2,835</div><div>Average capital employed, MSEK</div><div>Q1 202527,673</div><div>Q4 202428,999</div><div>Q3 202427,537</div><div>Q2 202428,719</div><div>112,928 / 428,232</div><div>Return on capital employed, %10.0</div></div>

Definition and motivation of use	Calculation at quarterly report January-March 2025	
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	16,001
	Total assets, MSEK	45,219
	Equity/assets ratio, %	35.4
	Segment reporting	
	Equity, MSEK	16,285
	Total assets, MSEK	42,722
	Equity/assets ratio, %	38.1
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	MSEK
	Total assets	45,219
	- Deferred tax liabilities	-513
	- Other long-term liabilities	-1,687
	- Other current liabilities	-13,373
	Capital employed	29,646
	Segment reporting	MSEK
	Total assets	42,722
	- Deferred tax liabilities	-552
	- Other long-term liabilities	-1,723
	- Other current liabilities	-12,774
	Capital employed	27,673
	Reconciliation between IFRS and segment reporting	MSEK
	Capital employed according to IFRS	29,646
	IFRS 16, additional leases	-1,338
	Housing projects, sold part	-635
	Capital employed according to segment reporting	27,673
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.		
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 calcuated according to the definition.		