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.

Definition and motivation of use	Calculation at quarterly report January-September 2018	
Available liquidity Liquid funds and short-term investments along with unutilized credit facilities. Shows the Group's available liquidity.	Liquid funds Unutilized credit facilities Available liquidity	MSEK 453 4,020 4,473
Equity per share Equity attributable to shareholders in parent company divided by the number of outstanding shares at the end of the period.	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	10,735 -2 10,733 294,962,746 36.39
Cash flow per share Cash flow per share calculated as the total of the cash flow from current operations and the cash flow from investment operations divided by the average number of outstanding shares during the period.	Cash flow from current operations, MSEK Cash flow from investment operations, MSEK Total cash flow before financing, MSEK Average number of outstanding shares Cash flow per share, SEK	-914 -1,056 -1,970 294,962,746 -6.68
Net investments Change in the period of the reported value of current assets (CB-OB) plus depreciation and write-downs.		

Definition and motivation of use

Calculation at quarterly report January-September 2018

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Interest-bearing long-term liabilities 4,36 Interest-bearing current liabilities 2,66 - Interest-bearing long-term receivables -1,46 - Interest-bearing current receivables -66 - Liquid funds -45 Net debt 4,44
Profit for the period, MSEK Less 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 1,38 1,39 294,962,74 4,70
Profit for the period, MSEK Average equity, MSEK Q3 2018 Q2 2018 Q1 2018 Q1 2018 Q4 2017 10,331 41,903 / 4 Return on equity, % 10,733 10,733 10,473 10,473 10,473 10,473

Definition and motivation of use

Calculation at quarterly report January-September 2018

Return on capital employed Pre-tax profit for the rolling 12 months 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.	Pre-tax profit, MSEK Financial expenses, MSEK Total profit, MSEK Average capital employed, MSEK Q3 2018 17,730 Q2 2018 16,322 Q1 2018 14,631 Q4 2017 14,074 62,757 / 4 Return on capital employed, %	2,504 159 2,663 15,689 17.0
Interest coverage ratio Pre-tax profit items plus interest expenses in relation to interest expenses. Measured to see how well interest expenses can be covered.	Pre-tax profit, MSEK Interest expenses, MSEK Total, MSEK Interest coverage ratio, multiple	1,679 90 1,769 19.7
Operating margin Operating profit as a percentage of net sales.	Operating profit, MSEK Net sales, MSEK Operating margin, %	1,710 37,388 4.6
Net debt/equity ratio Interest-bearing net debt in relation to equity. Shows financial position.	Net debt, MSEK Equity, MSEK Net debt/equity ratio, multiple	4,441 10,735 0.4
Equity/assets ratio Equity as a percentage of total assets at the end of the period. Shows financial position.	Equity, MSEK Total assets, MSEK Equity/assets ratio, %	10,735 36,475 29.4

Definition and motivation of use

Calculation at quarterly report January-September 2018

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.	Total assets 36,4 - Deferred tax liabilities -18 - Other long-term liabilities -8 - Other current liabilities -17,77 Capital employed 17,77
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.	