

A white 'Q4' text inside an orange rounded square, positioned in the top right corner of the image.

Q4

An orange horizontal banner with white text, located in the lower-left quadrant of the image.

January - December 2022

February 3, 2023

Project name and location text in the bottom right corner.

SWING PLUS
Esbo

MARKET OUTLOOK

Decline in housing investments

Started-up housing investments, new and renovations

Sweden	2022 ↓(↘)	2023 ↓	2024 ↗(→)
Norway	2022 ↘(→)	2023 ↘	2024 ↗(→)
Finland	2022 ↓(↘)	2023 ↘(→)	2024 →(↗)

Source: Navet

MARKET OUTLOOK

Decline in other building construction

Started-up other building construction investments, new and renovations

Sweden	2022 ↘(→)	2023 ↘	2024 ↗
Norway	2022 ↘(↗)	2023 ↘	2024 ↗(→)
Finland	2022 ↘	2023 ↓(→)	2024 ↗

Source: Navet

MARKET OUTLOOK

Civil engineering investments on a stable level

Civil engineering investments

Sweden	2022 ↗(→)	2023 ↘(↗)	2024 →
Norway	2022 ↑	2023 →	2024 →
Finland	2022 →	2023 →	2024 →

Source: Navet

MARKET OUTLOOK

Downgraded market forecast

Total construction and civil engineering investments, new and renovations

Sweden	2022 ↘	2023 ↘	2024 →(↗)
Norway	2022 →(↗)	2023 ↘(→)	2024 ↗(→)
Finland	2022 ↘	2023 ↘(→)	2024 ↗

Source: Navet

A photograph of a brick building with a modern glass extension and an outdoor seating area. The building is made of red brick and features a series of arched windows on the upper floor. A large glass extension is attached to the side, and an outdoor seating area with wooden tables and benches is visible in the foreground. The sky is blue with some clouds.

Business area Construction

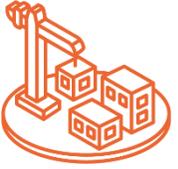
VARVSSTADEN
Malmö

Business area Construction

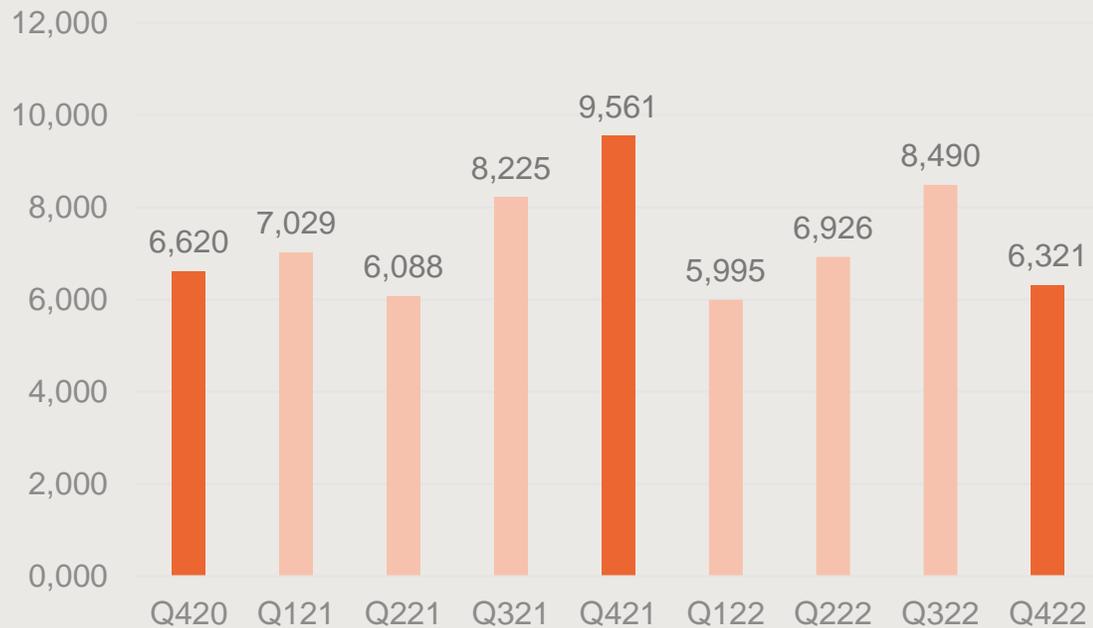


MSEK	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Net sales	8,330	8,147	28,999	26,980
Operating profit	166	209	629	711
Operating margin, %	2.0	2.6	2.2	2.6

Somewhat lower level of orders received and order backlog



Orders received, MSEK



Order backlog

29.1

BSEK (30.1)



MARIASTADEN
Helsingborg

Good variation in type of product and geography



**Parking garage
(19 MEUR)**

**University facilities
(280 MSEK)**

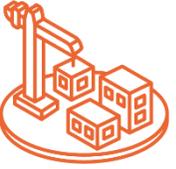
**Hospital
(300 MSEK)**

**School
(177 MNOK)**

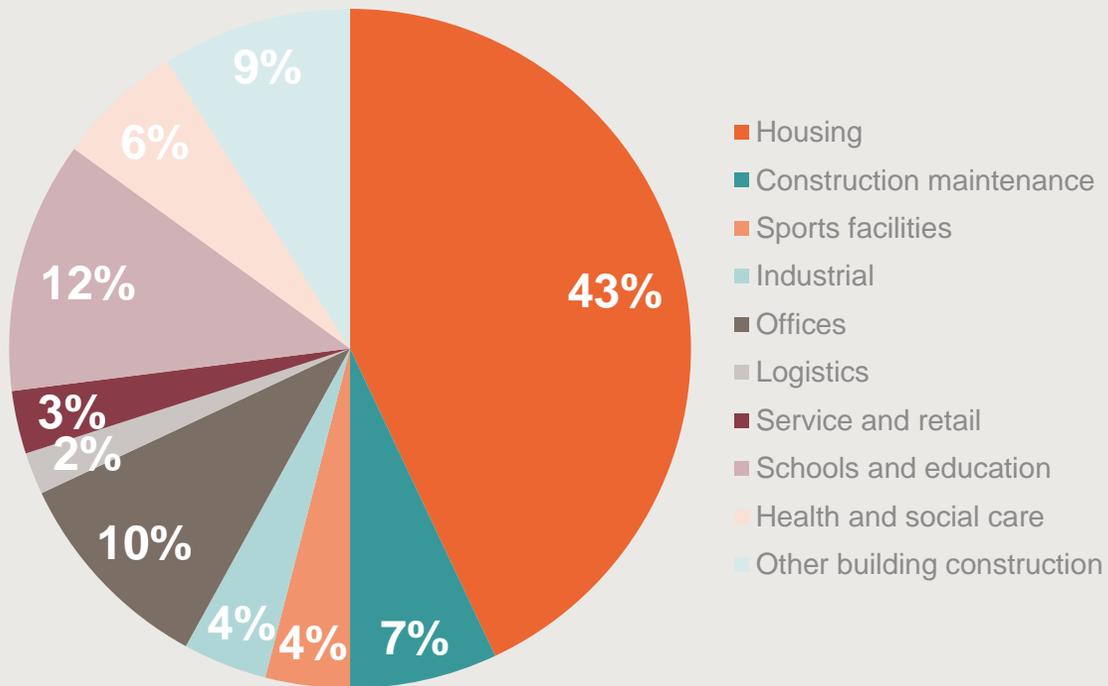


BUSINESS AREA CONSTRUCTION

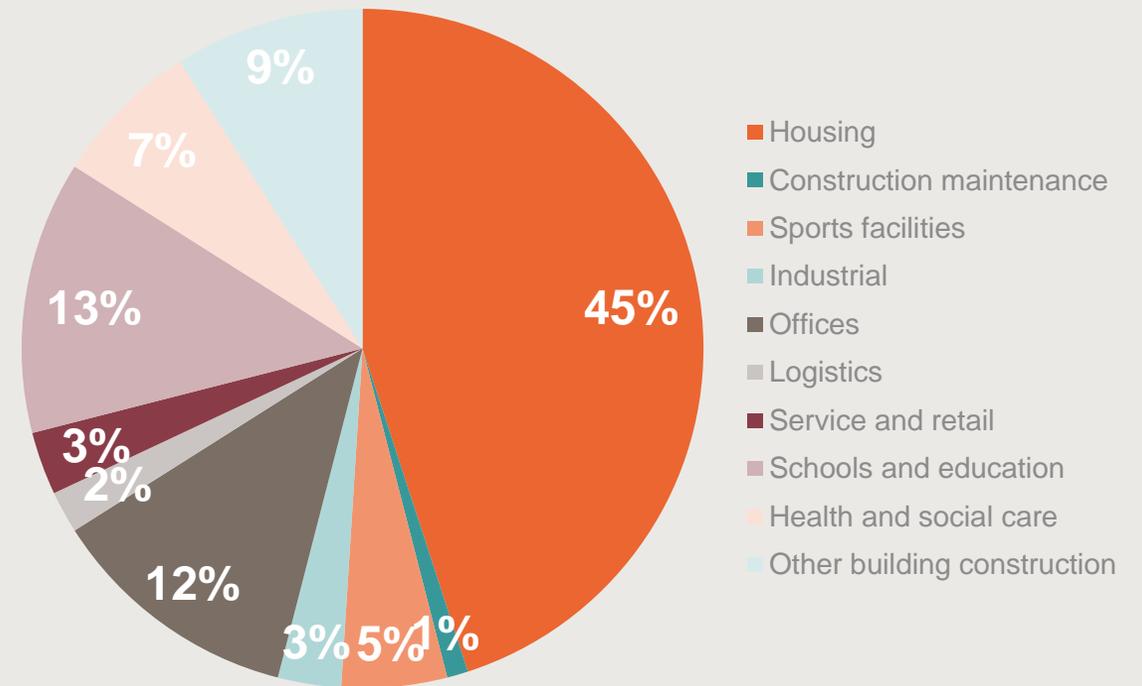
Allocation per product area

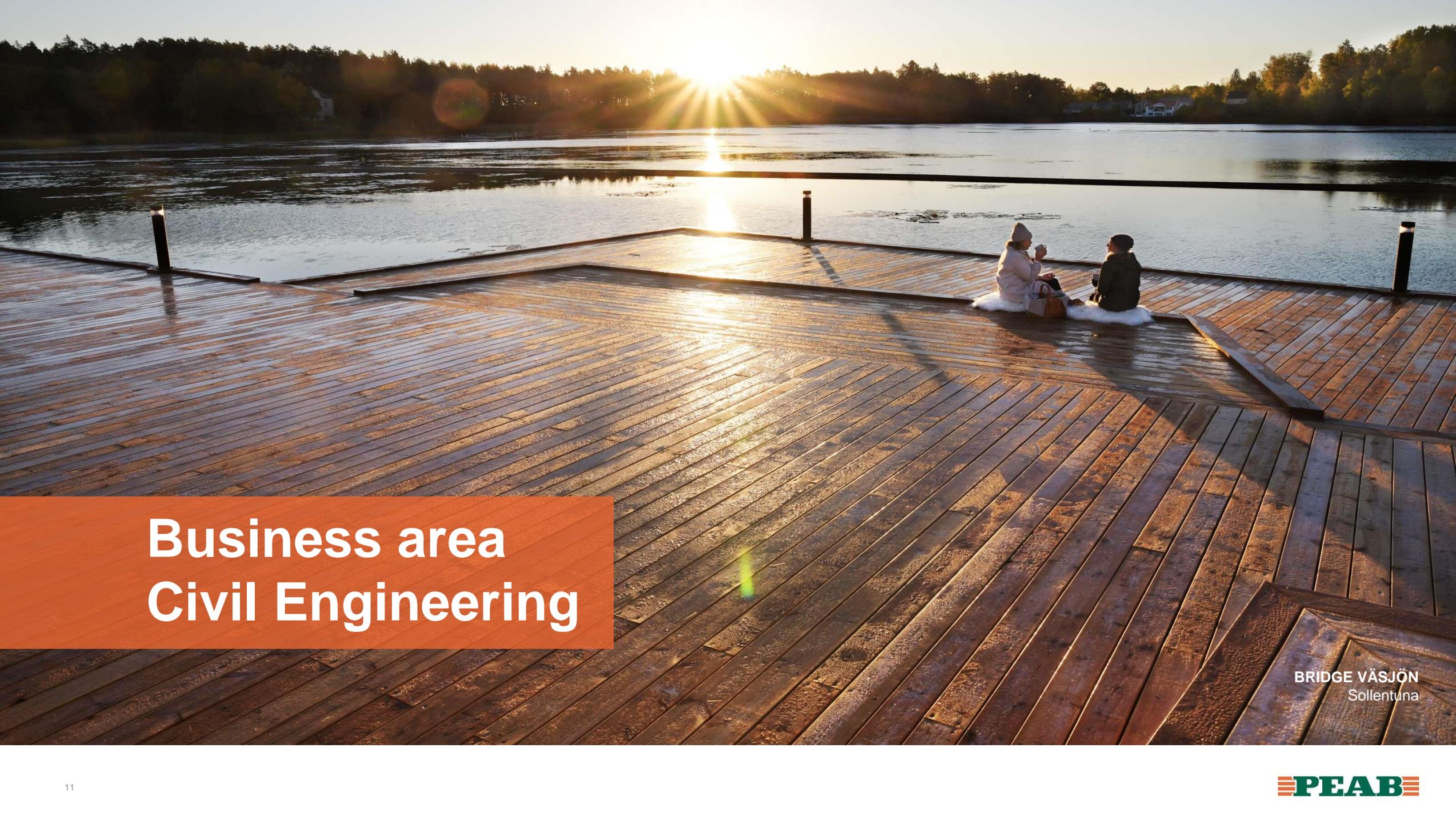


Net sales, 2022



Order backlog, December 31, 2022





Business area Civil Engineering

BRIDGE VÄSJÖN
Sollentuna

Business area Civil Engineering

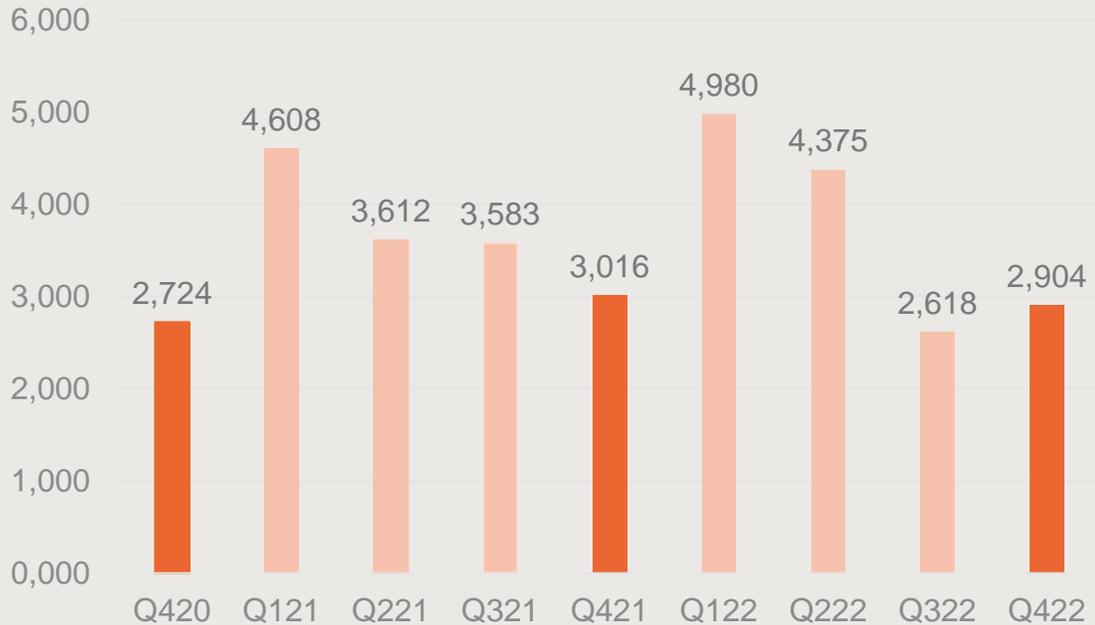


MSEK	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Net sales	4,405	4,062	14,965	14,180
Operating profit	175	164	494	471
Operating margin, %	4.0	4.0	3.3	3.3

Stable level of orders received and high order backlog



Orders received, MSEK



Order backlog

13.9

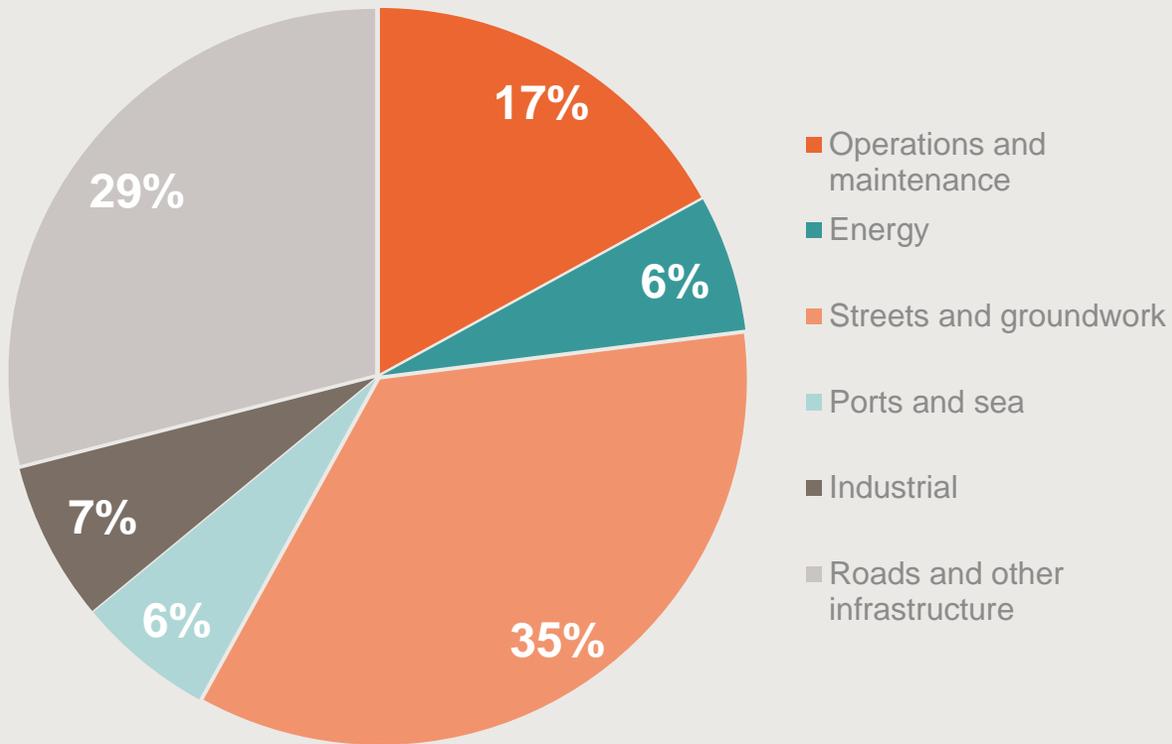
BSEK (14.0)



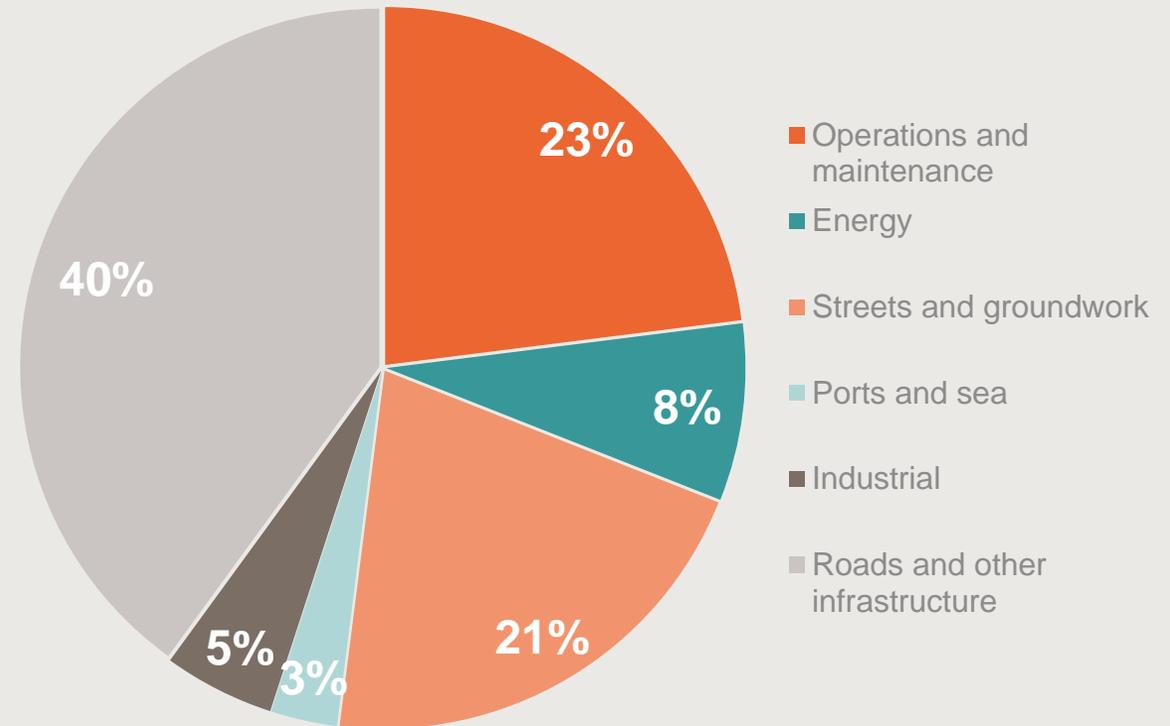
Allocation per product area



Net sales, 2022



Order backlog, December 31, 2022





**Business area
Industry**

SWEROCK'S
ELECTRIC
CONCRETE TRUCK
Stockholm

Business area Industry

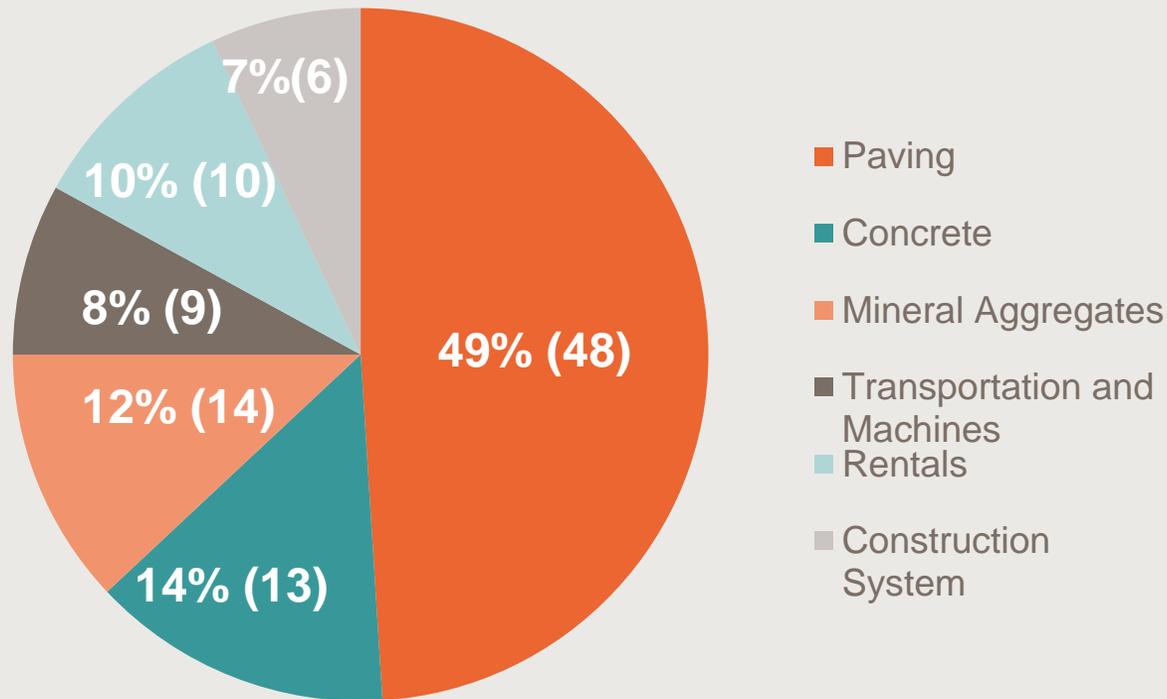


MSEK	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Net sales	5,658	5,138	21,433	18,787
Operating profit	283	420	747	938
Operating margin, %	5.0	8.2	3.5	5.0

Allocation per product area



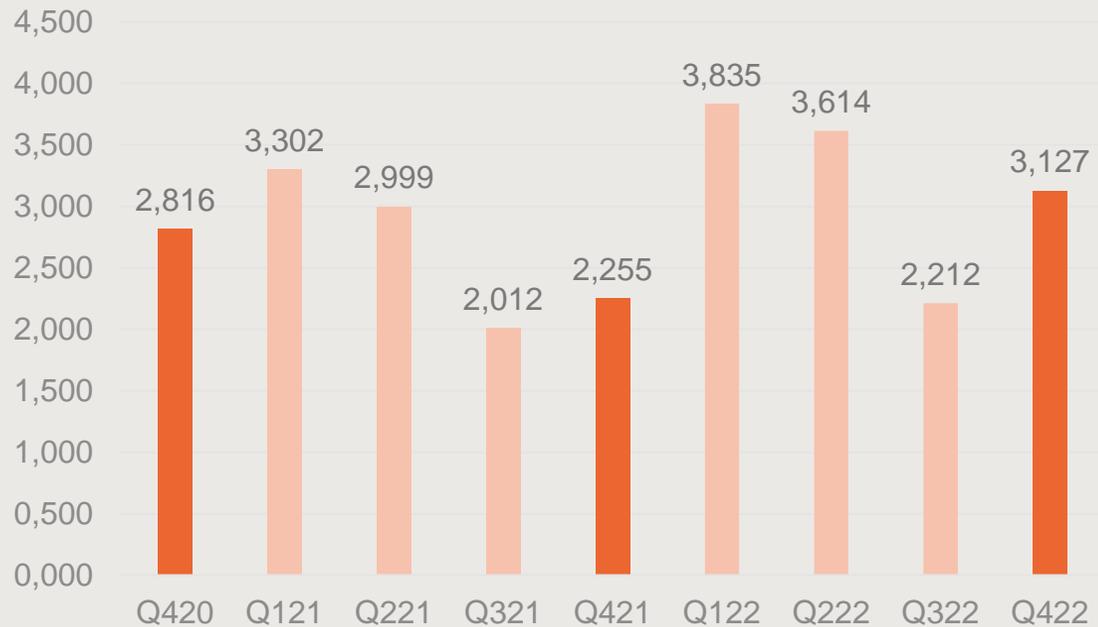
Net sales, 2022



Higher level of orders received and order backlog



Orders received, MSEK



Order backlog

4.3

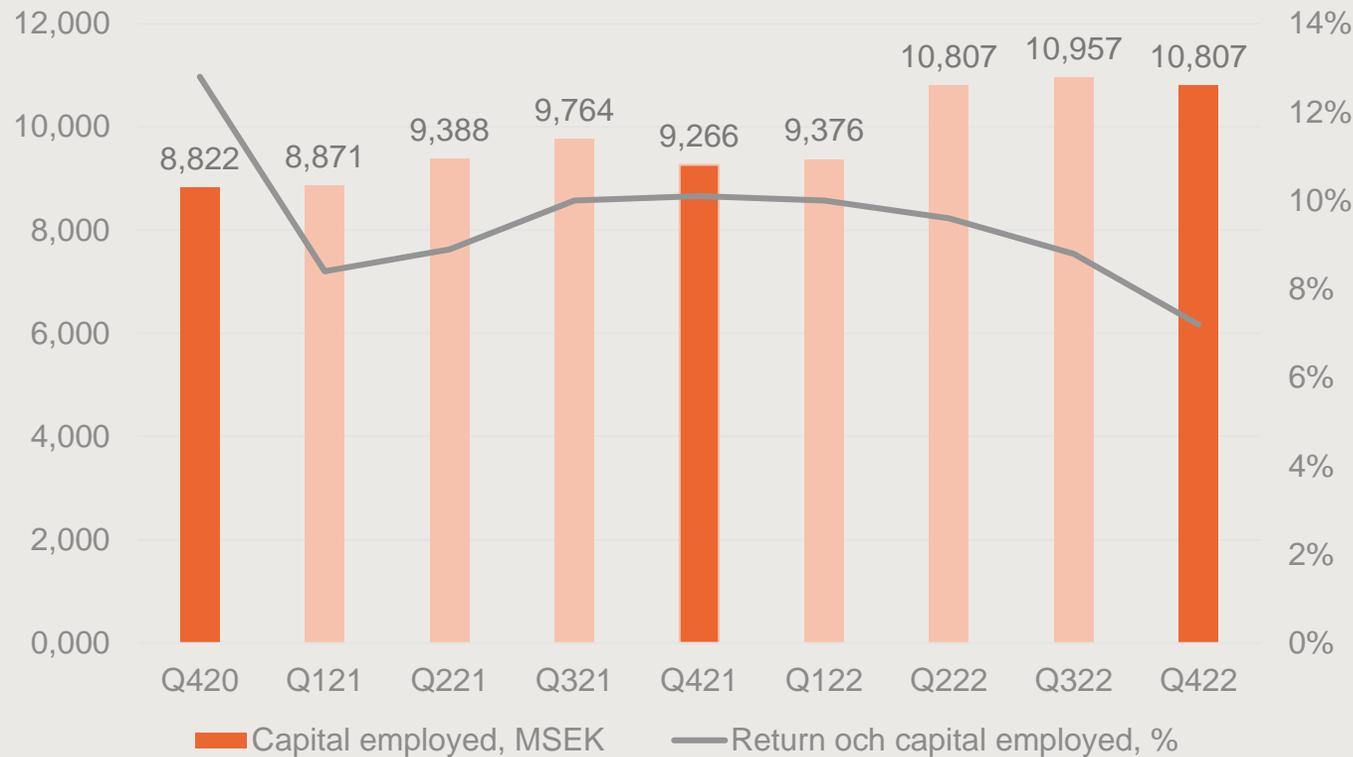
BSEK (3.9)



More capital tied-up in investments and working capital



Capital employed and return on capital employed*



Return on capital employed

7.2
% (10.1)

*Based on rolling 12 months.



**Business area
Project Development**

BRF SKRIFTE
Gävle

Business area Project Development



MSEK	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Net sales	1,986	3,117	8,661	9,497
Operating profit	309	446	1,127	1,237
Operating margin, %	15.6	14.3	13.0	13.0
<i>of which Housing Development</i>	14.7	12.0	11.5	11.2

Low level of housing start-ups and sales



Number	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Housing start-ups	130	895 ¹	1,810 ²	3,020 ²
Sold homes	141	846	1,643	3,047
Repurchased homes on the balance sheet at the end of the period	105	144	105	144

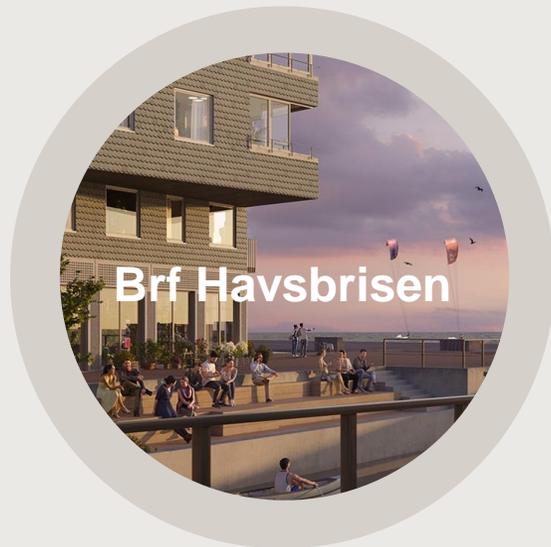
¹Includes 89 homes that have been converted from rental apartments.

²Includes 203 (426) homes that have been converted from rental apartments.

Production-started homes in the fourth quarter



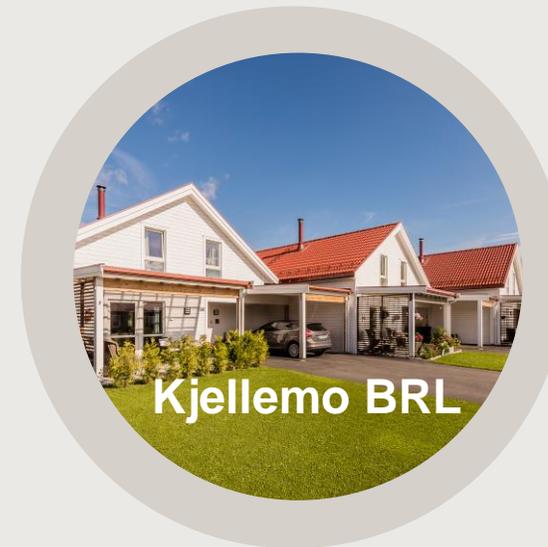
57 apartments in
Helsingborg



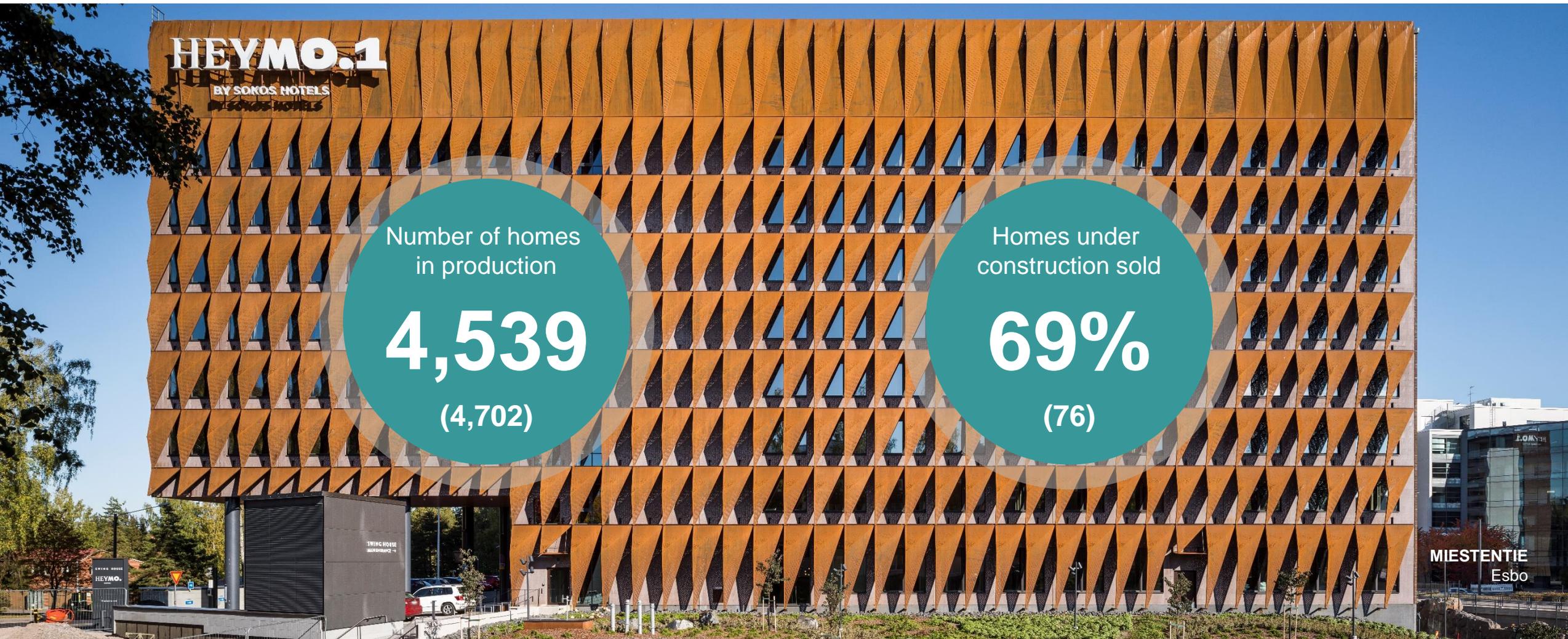
57 apartments in
Ålesund



16 apartments in
Skien



Housing Development after the fourth quarter



Number of homes
in production

4,539
(4,702)

Homes under
construction sold

69%
(76)

MIESTENTIE
Esbo

Rentals on our own balance sheet



Number of rentals	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Production-started homes	184	288	526	676
Sold homes	66	-	66	91
Converted to tenant-owner associations	-	89	203	426
Total number of homes in production, at the end of the period	1,179 ¹	922 ¹	1,179 ¹	922 ¹

¹Of which 866 (638), respectively 73 percent (69), are under contract to be sold upon completion

Total number of homes in production



	Number per December 31, 2022	of which sold
Tenant-owner associations, ownership and residential limited companies	4,539	69 %
Rentals	1,179	73 %
Total number in production	5,718	70 %

Ongoing property projects in Property Development

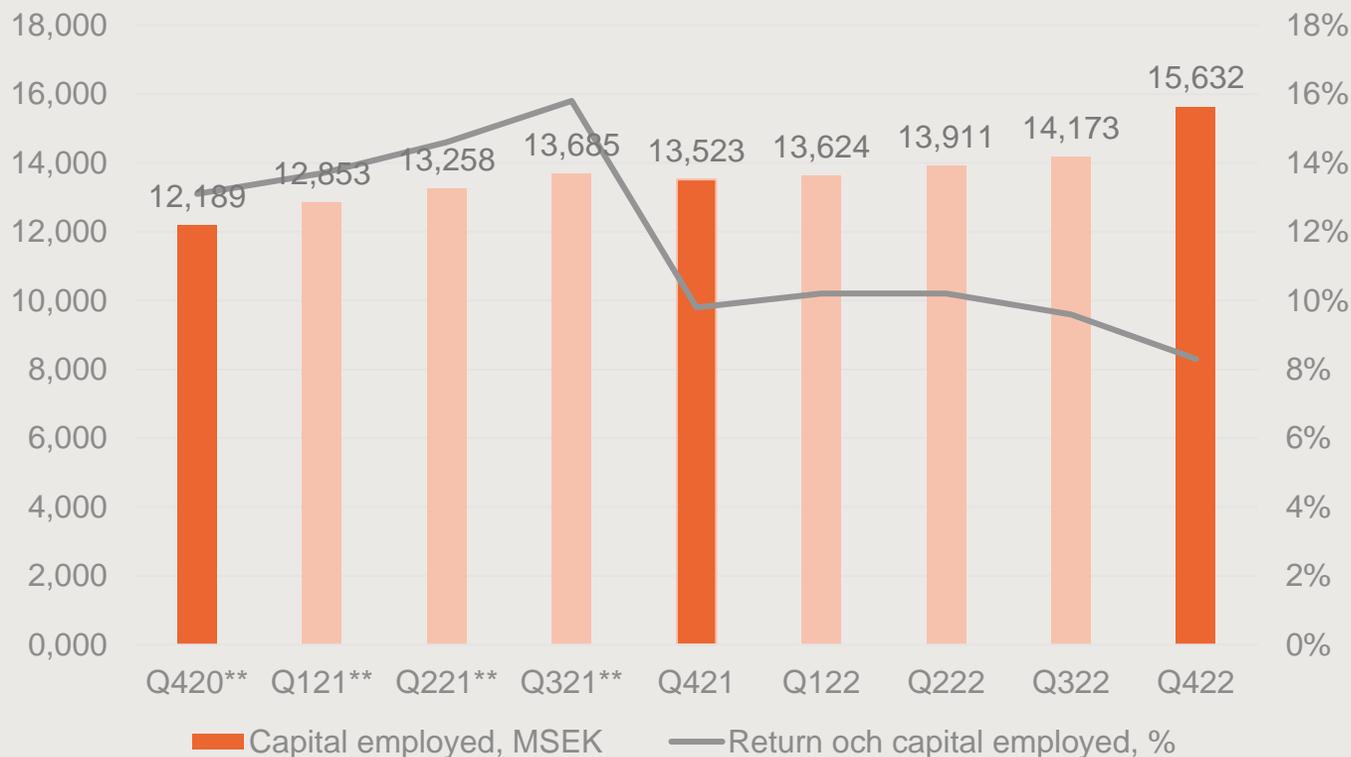


Type of project	Location	Rentable area, m ²	Degree rented, %	Recognized value, MSEK	Total investment at completion, MSEK	Scheduled completion	Level of completion, %
Office building	Malmö	7,400	55	223	331	Q1-2023	67
Office building	Jönköping	3,200	100	27	101	Q4-2023	26
Office building	Gothenburg	13,100	0	239	535	Q3-2024	45

Higher investments and level of working capital



Capital employed and return on capital employed*



Return on capital employed

8.3
% (9.8)

*Calculated on rolling 12 months.

**The effect on profit of the distribution of Annhem Fastigheter of MSEK 896 is included in the return on capital employed.



The Peab Group

OSEBAKKEN PARK
Porsgrunn



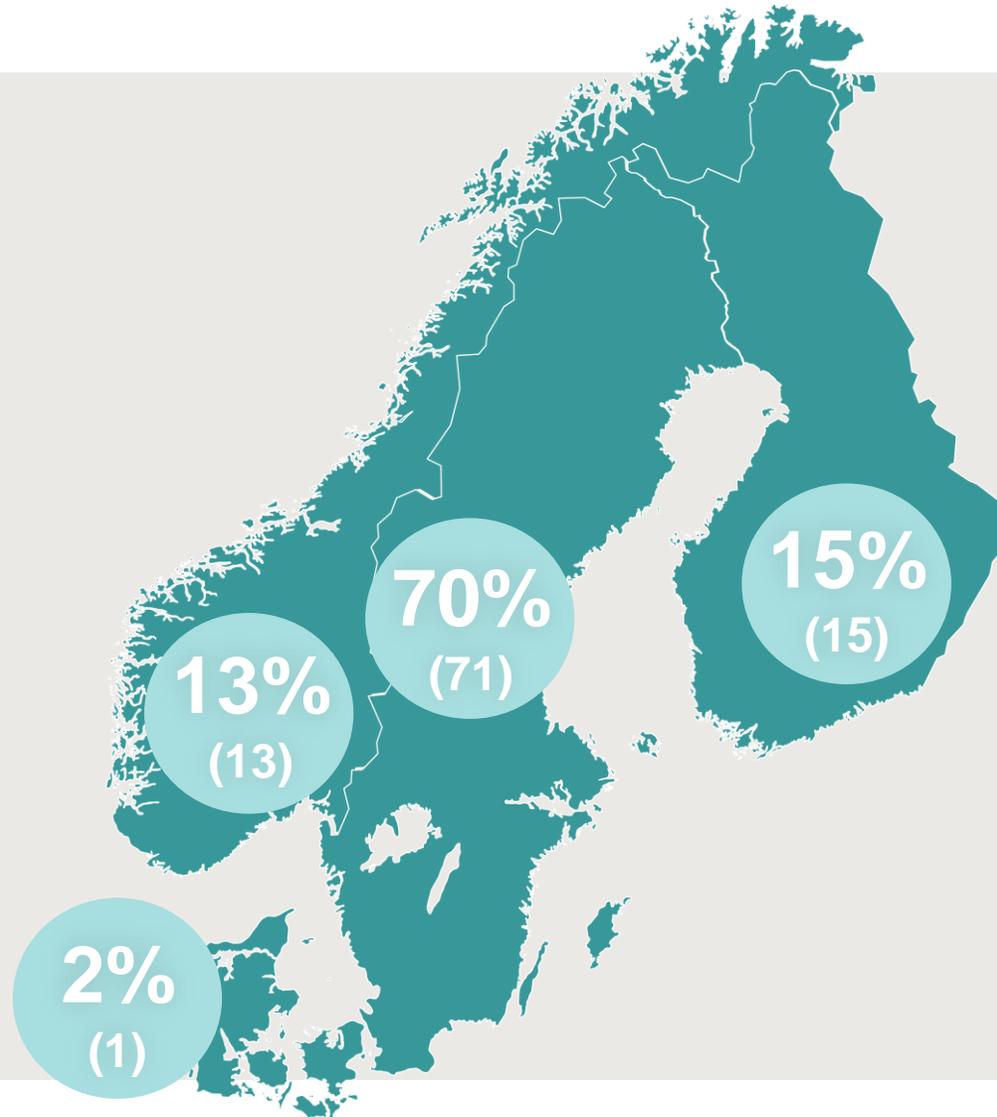
Segment reporting

MSEK	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Net sales	17,048	17,520	63,135	60,026
Operating profit	853	1,246	2,741	3,098
Operating margin, %	5.0	7.1	4.3	5.2

THE GROUP

Good presence in the Nordic region

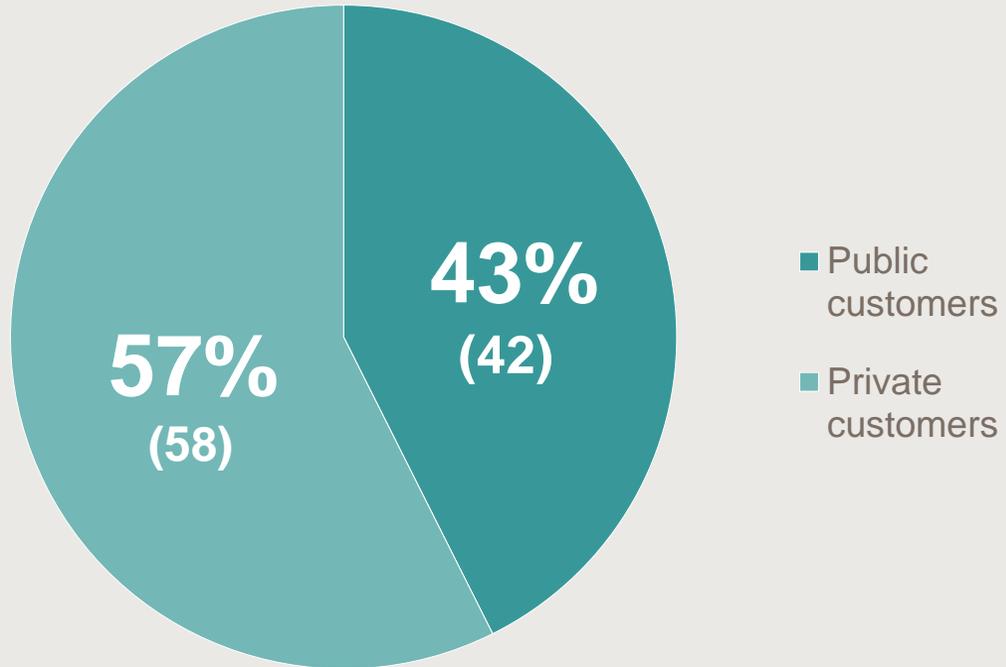
Net sales, 2022



THE GROUP

Large portion of public customers

Net sales, 2022



THE GROUP

High number of orders with good risk diversification

Orders received

10.5

BSEK (14.4)

Order backlog

44.4

BSEK (45.3)

Share of projects
under MSEK 500

81%

(89)

High level of order backlog

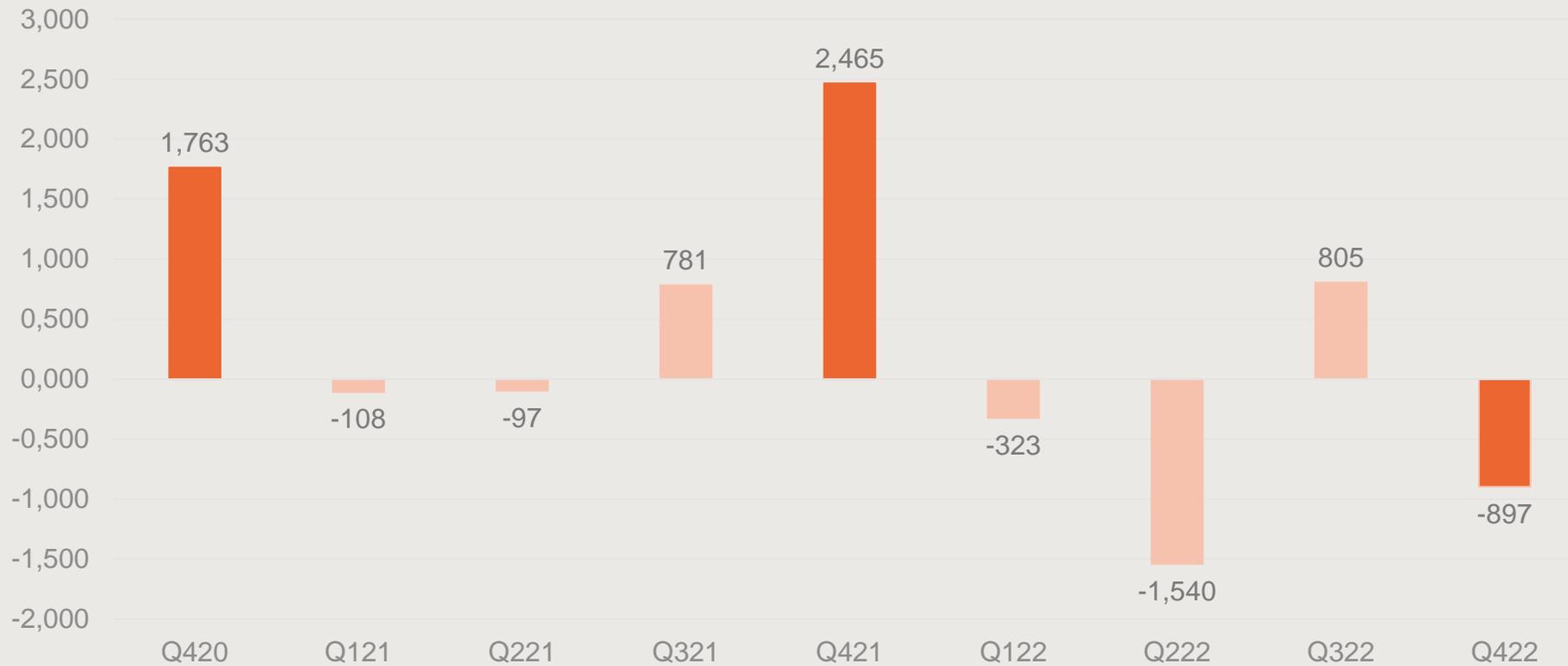
Order backlog allocated over time, MSEK



35%
after coming
financial year (34)

Cash flow affected by investments and working capital

Cash flow before financing, MSEK



Net debt affected by working capital, investments and repurchase of own shares

Net debt and net debt/equity ratio



Net debt
6.9
 BSEK (2.4)



Target checkpoint

Four target areas, nine external targets

Most satisfied customers



CSI

always over

75

Best workplace



eNPS

always over benchmark

Zero vision

Serious accidents
Through a contracting trend

Most profitable company



Operating margin

>6 %

Net debt/equity ratio

0.3-0.7

Dividend

>50 %

Leader in social responsibility



Carbon dioxide intensity
Own production

-60 %

Reduction by 2030

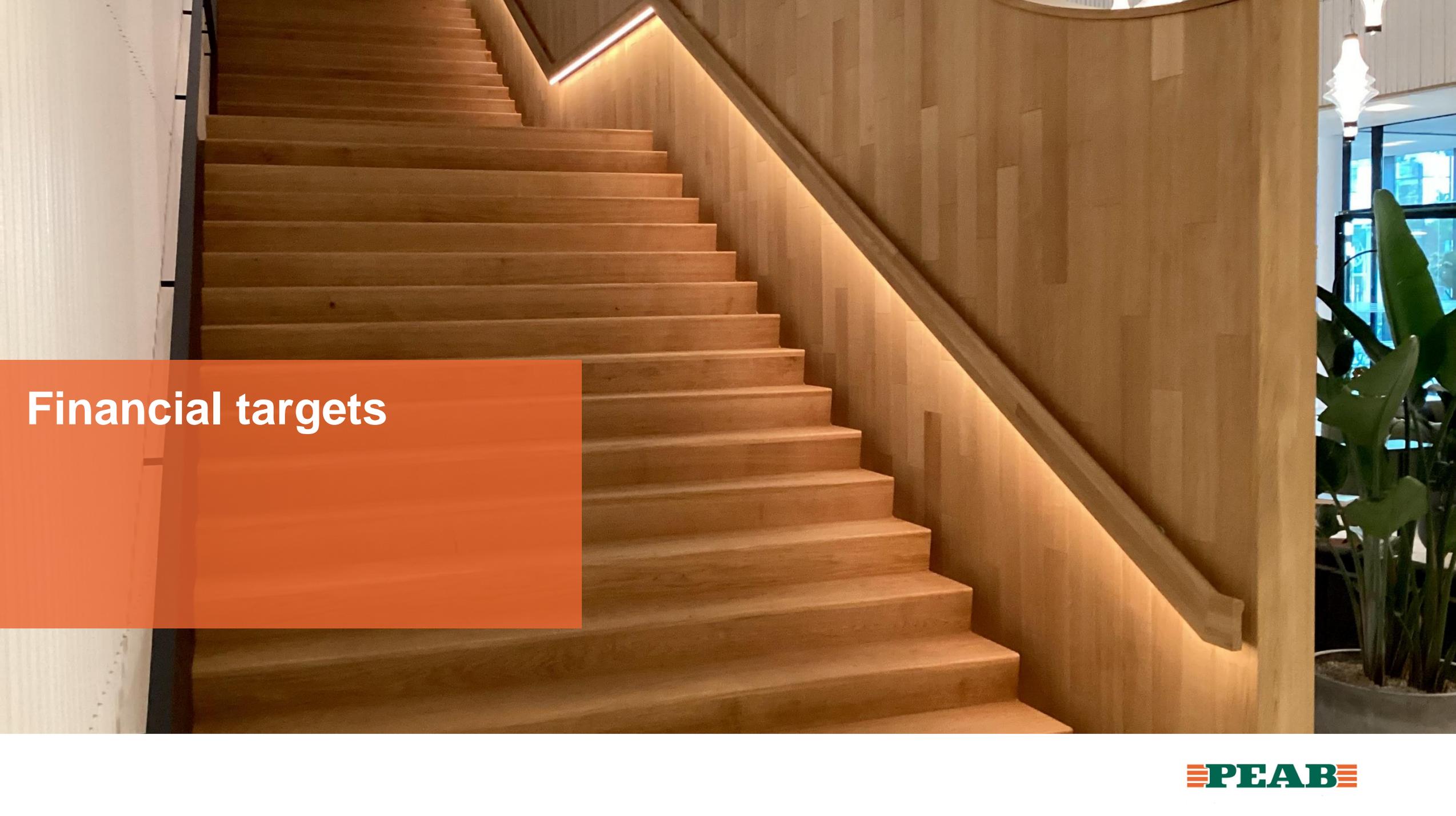
Carbon dioxide intensity
Input goods & purchased services

-50 %

Reduction by 2030

Equal opportunity recruitment:

Number of women
always over
education market



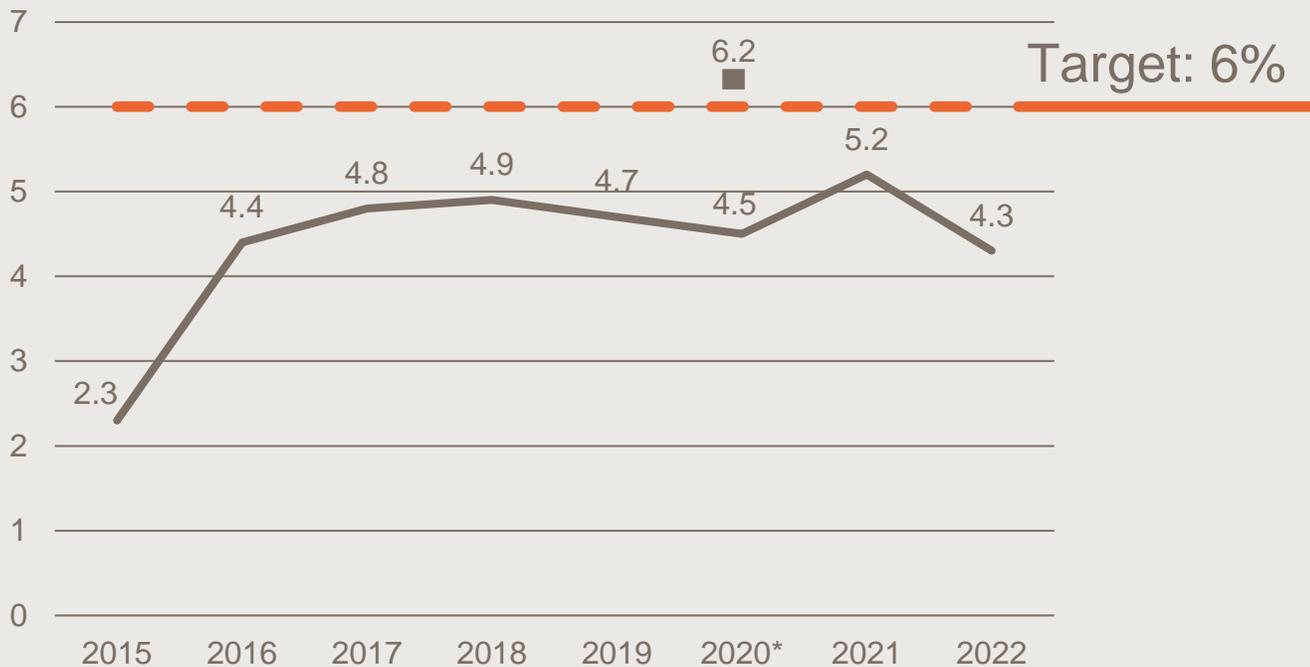
Financial targets

MOST PROFITABLE COMPANY

Operating margin over 6 percent



Operating margin, Group



*Operating margin exclusive effect of the distribution of Annehem Fastigheter of MSEK 952.

Years 2015-2018 are not translated according to the changed accounting principles for our own housing development projects.

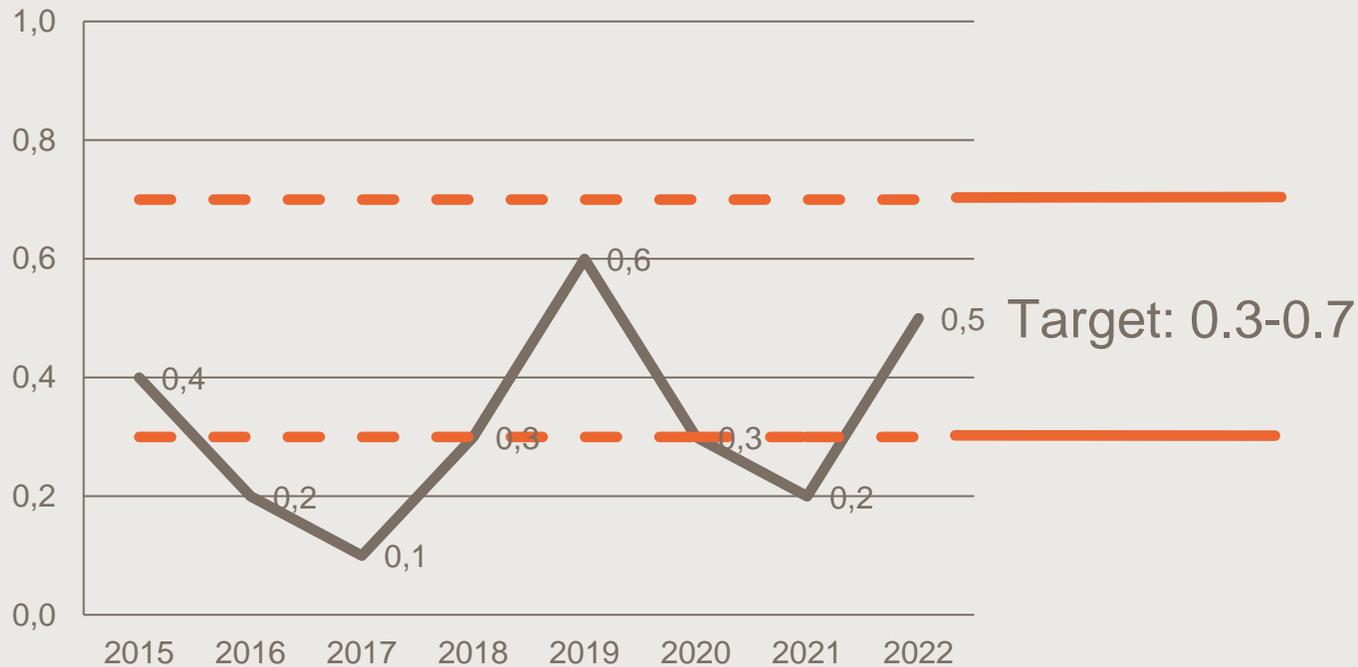


MOST PROFITABLE COMPANY

Net debt/equity ratio within interval 0.3-0.7



Net debt/equity ratio, Group



Years 2015-2018 are not translated according to the changed accounting principles for our own housing development projects



STRATEGIC TARGET

Dividend more than 50 percent of profit for the year



Dividend, % of profit for the year



* In 2019 no dividend was distributed. The value of the distribution of Annehem Fastigheter at the time of the distribution in December 2020 was 97 percent of the profit for the year 2019.

** For 2022, the Board's proposal to the AGM.

Years 2011-2018 are not translated according to the changed accounting principles for our own developed housing projects

Dividend, SEK





Non-financial targets

LILLA LIDINGÖ BRIDGE
Stockholm

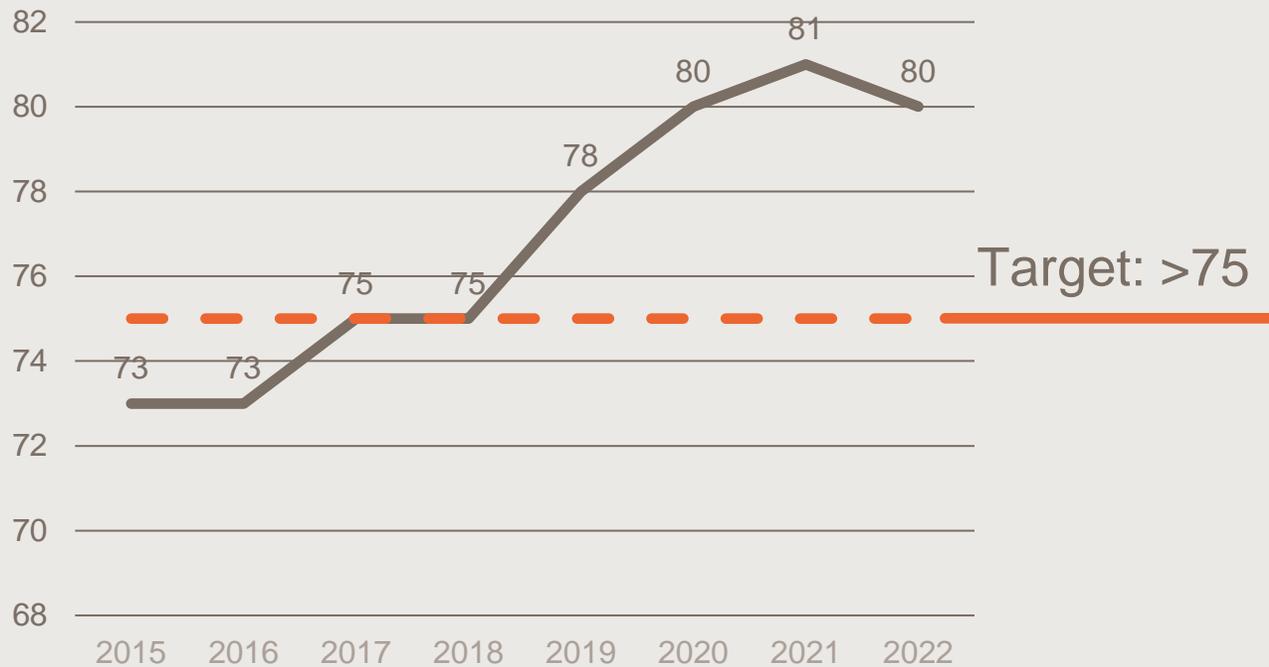


MOST SATISFIED CUSTOMERS

Focus on quality in our delivery



Customer Satisfied index (CSI)



Three questions:

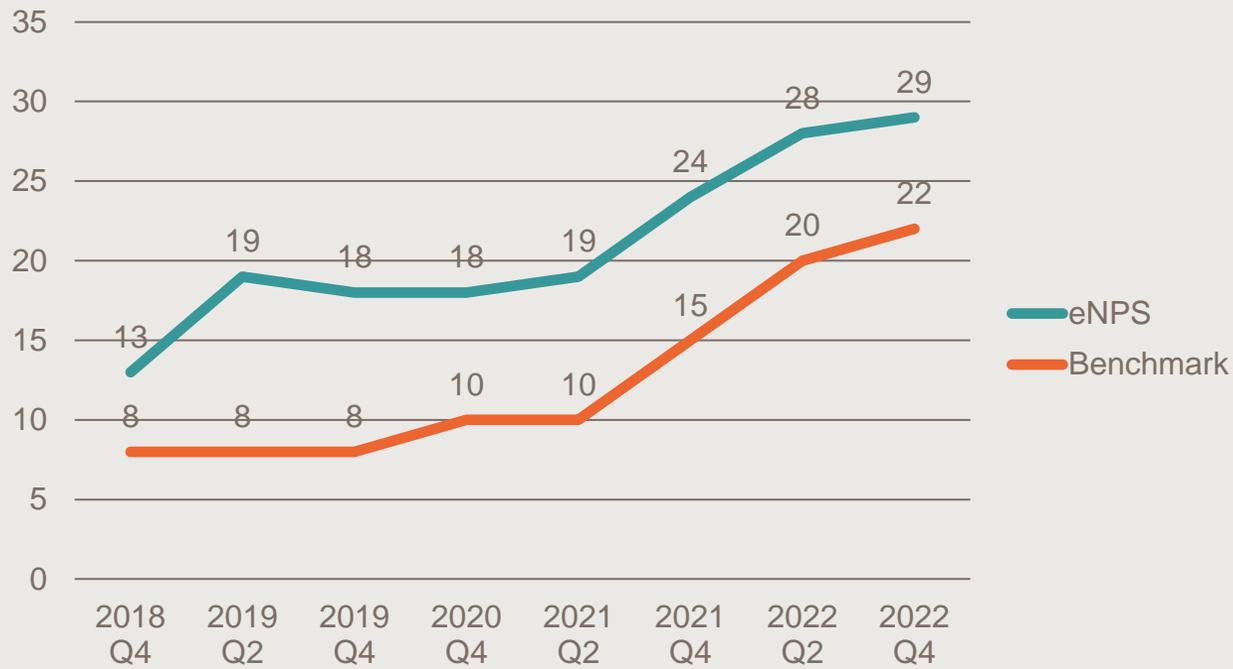
- Total satisfaction
- In relation to expectations
- In relation to an ideal supplier

BEST WORKPLACE

First choice for jobseekers



eNPS, recommend Peab



Target:
Over
industry
benchmark

Zero vision for workplace accidents



Serious accidents, rolling 12 months, category 4



**Target:
Contracting
trend**

Climate targets for our own production



Carbon dioxide intensity, own production (Scope 1 + 2)



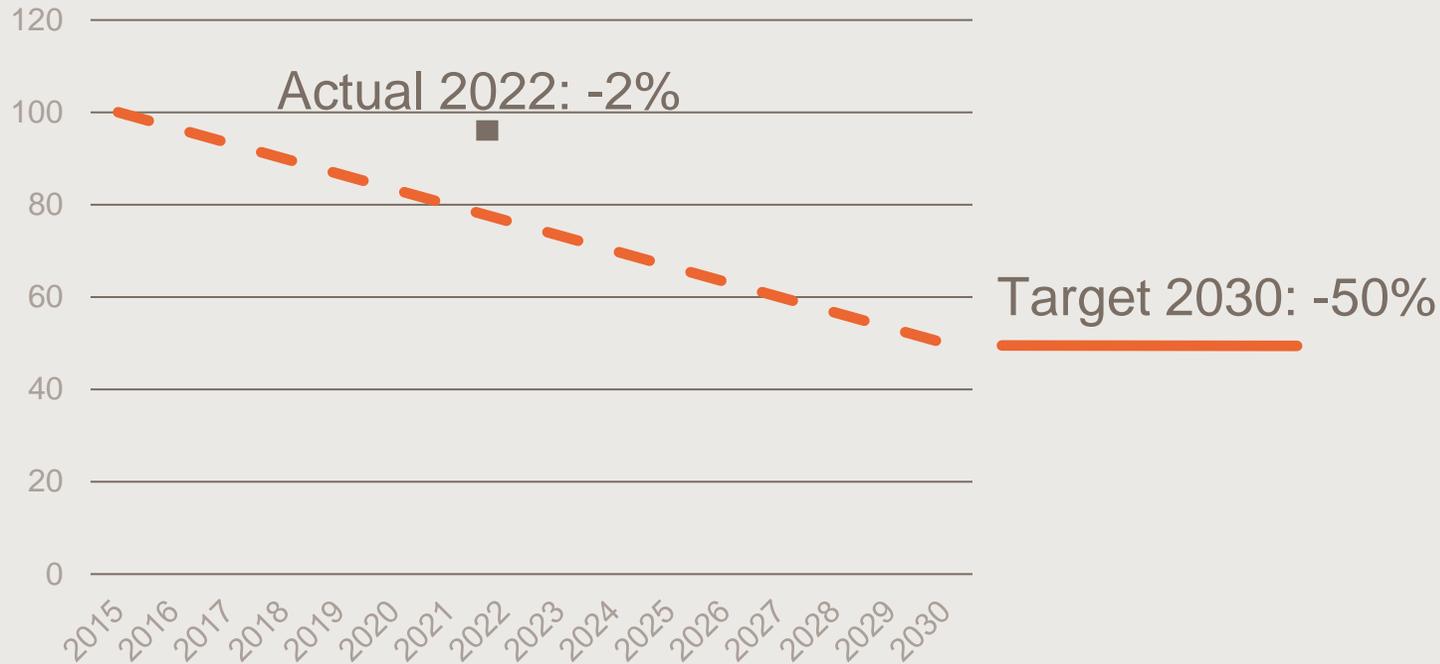
Reduced emissions
of GHG Scope 1+2*
(CO2e/MSEK)

* Direct and indirect emissions as a result of using fuel and energy in our own production

Climate targets for input goods and purchased services



Carbon dioxide intensity, input goods and purchased services (Scope 3)



Reduced emissions of GHG Scope 3* (CO2e/MSEK)

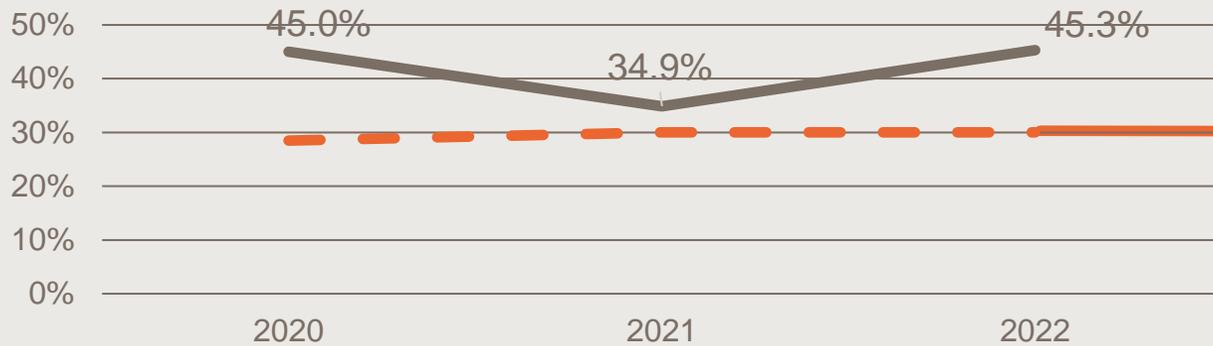
* Includes concrete/cement, asphalt/bitumen, transportation and machine services, steel, waste and business trips

LEADER IN SOCIAL RESPONSIBILITY

Equal opportunity recruitment: Number of women always over education market



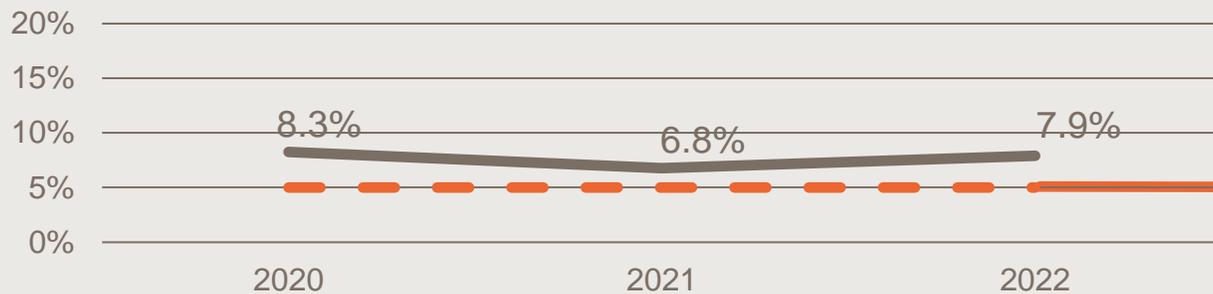
Production and processing* (SW), %



Target 2022: >30%
Actual 2022: 45.3%
Target 2023: >30%

Number of women in new recruitment for core skills > number of women with degrees in relevant education markets

Production management and production support* (W-CW), %



Target 2022: >5.0%
Actual 2022: 7.9%
Target 2023: >5.0%

Core skills comprise both skilled workers and white-collar workers in positions close to production

*27 years or younger

*25 years or younger

JAN-DEC 2022

Stable profit in a challenging time

- Stable profit
- Profit and margin affected negatively by higher material and energy costs
- Fewer production starts and sales of own housing developments
- Downgraded market outlook for 2023, particularly for the housing market but public building construction and civil engineering on a stable level
- High order backlog and strong financial position
- The Board proposes a dividend of SEK 4,00 per share. Maintained financial flexibility



VARVSSTADEN
Malmö



Q1

Next report:
First quarter 2023
May 4, 2023

Thank you!

