



Interim Report

Second quarter

April – June 2025



Summary

April-June 2025

- Net sales amounted to SEK 46 million (1,565).
- Gross profit amounted to SEK -172 million (324).
- Operating profit before value changes totalled SEK -224 million (263).
- Operating profit amounted to SEK -295 million (211).
- Estimated EBITDA totalled SEK -188 million (295).

January-June 2025

- Net sales amounted to SEK 341 million (3,458).
- Gross profit amounted to SEK -401 million (704).
- Operating profit before value changes totalled SEK -508 million (583).
- Operating profit amounted to SEK -662 million (481).
- Estimated EBITDA totalled SEK -437 million (644).

Significant events during the second quarter

- In May, SIBS signed a multi-year delivery agreement with a leading property player in the Asia-Pacific region. The contract aims to deliver up to 2,000 homes a year.
- SIBS announced in May that it had received approximately SEK 300 million of subscription commitments for the proposed rights issue that was decided on at the Annual General Meeting on 2 June. The decision also included an authorisation to issue shares and the conversion of previous shareholder loans into shares.

Other events during the second quarter

- In June, SIBS signed a letter of intent with Berjaya Land Group regarding the delivery of 66 modular homes in Nuuk, Greenland. Construction should start in early 2026 and delivery is expected to be completed in July 2026.

Significant events after the end of the reporting period

- In July, the first order in the UK was signed, for 245 apartments in Basildon. Production should start in the first quarter of 2026, subject to the completion and successful outcome of regulatory checks.
- In July, changes to SIBS' bond terms were approved by a qualified majority of bondholders, giving it greater financial flexibility.
- In the first half of August, SIBS completed a rights issue of SEK 350 million. SEK 150 million of SIBS convertible bonds were converted into shares in connection with the issue's completion.

Other events after the end of the reporting period

- In August, SIBS' subsidiary in Malaysia, SIBS SDN BHD, issued MYR 220 million of bonds, equal to around SEK 500 million, with a four-year maturity.

KEY RATIOS

SEK million

	Jan-Jun 2025	Jan-Jun 2024	Apr-Jun 2025	Apr-Jun 2024	Jan-Dec 2024
Net sales	341	3,458	46	1,565	5,870
Operating profit/loss before value changes	-508	583	-224	263	543
Estimated EBITDA	-437	644	-188	295	673
Operating profit/loss	-662	481	-295	211	95
Profit/loss before tax	-773	403	-351	172	-101
Equity/assets ratio	13%	36%	13%	36%	24%
Adjusted equity/assets ratio (adjusted for cash and cash equivalents)	14%	39%	14%	39%	25%
Pro forma equity/assets ratio*	25%	N/A	25%	N/A	N/A

* Includes a completed issue of SEK 365 million of shares, and the conversion of SEK 150 million of convertible bonds into share capital in July-August 2025.

A word from the CEO

Conditions remained challenging in the second quarter of 2025, including delayed and postponed orders that affected activity. Despite this, we took a number of significant steps towards creating a business that is more robust and sustainable over the long term.

The profit margin was put under pressure as a result of project-related challenges, an order backlog that has not yet reached the desired capacity utilisation rate, and increased strategic investments in business development to enable expansion into new markets and regions. These factors are reflected in the quarterly results, but these same results also emphasise the importance of the structural changes and investments we are making to strengthen our organisation for the future. We have a clear objective of creating a more stable, balanced and sustainable business that is less exposed to individual markets and customers, while building the conditions for long-term growth.

During the second quarter, net sales totalled SEK 46 million, with operating profit (before value changes) of SEK -224 million and EBITDA of SEK -188 million. The main reason for the low sales and the negative result is the adjustment made to residual costs in our ongoing projects. After a thorough review, we realised that we had underestimated the impact of factors such as the effect of inflation over time on our cost structure. We are also continuing to focus, in close dialogue with our customer, on recovering the significant amounts owed to us in the Middle East.

Strategic projects in new and established markets

We continued to strengthen our international presence during the quarter. The multi-year supply agreement in the Asia-Pacific region, which we announced in the first quarter, covers potential deliveries of up to 2,000 homes a year, and offers a strategically important platform for growth in a rapidly expanding region. We also signed a letter of intent with Berjaya Land Group during the quarter, for the delivery of projects to Nuuk, Greenland. We have continued with contract negotiations and construction is scheduled to start in 2026.

After the end of the period, we also took an important next step into the UK market with our first order, for 245 apartments in Basil-don. The production of these apartments should start in the first quarter of 2026. In addition to these projects, we are in advanced discussions with a number of customers in existing and new markets, reinforcing our conviction that SIBS' product and solutions meet a global need. At the same time, Sweden remains our home market; a market where there is continued stable activity and we have a strong project portfolio. Our efforts are focused on creating short-term security while building long-term growth and value creation.

An improved financial position

To create the right conditions going forward, we also strengthened our financial position both during the quarter and subse-



quently through some key operations. We successfully completed a SEK 350 million rights issue, plus a targeted issue that brought the total shares issued to SEK 365 million. By issuing new shares, we have improved liquidity and, by also converting convertible bonds (SEK 150 million), we have created greater financial leeway. An operation to raise additional equity is still underway, and should be completed in the third quarter. In August, our subsidiary in Malaysia also issued approximately SEK 500 million of bonds maturing in four years. This increases our financial flexibility, and enables us to make investments in business development and to refinance debts with shorter maturities. We have also received strong support from our Swedish bondholders in the form of changes to our bond terms, giving us increased flexibility in our financing. We are incredibly grateful to all our shareholders and bond investors, both old and new, for their continued support and trust.

Strengthening of the organisation and future strategic focus

We are also very pleased to be welcoming Tuomas Oijala as the new Deputy CEO of SIBS AB. Tuomas will be responsible for business development, sales and international expansion. As such, he will play a key role in driving our growth in markets where we are seeing a strong interest in our offering, and where our product is competitive and has the potential to create significant value. Together with the new Board, we are strengthening our ability to seize business opportunities, improve project management and build an organisation equipped for long-term growth. The recruitment of Tuomas is an important step towards realising our strategy and accelerating our development as we move forward. Focused efforts to optimise the business in general and fixed costs in particular have simultaneously been ongoing since the start of the year.

I would like to sincerely thank our employees, who are continuing, with dedication and perseverance, to drive SIBS forward, and our shareholders and bondholders for the trust and support you are giving us. We are entering an exciting phase in which our solutions are meeting a growing global need. Now that we have the right structure, the right people and the right strategy, we are able to build a business that can deliver sustainable profitability over time.

Erik Thomaeus
CEO, SIBS AB

World leading industrial producer of apartment modules

SIBS is a global market leader in the industrial production of apartment buildings. With its proprietary modular construction system and vertically integrated value chain, SIBS delivers turnkey buildings or modules, with assistance all the way through to commissioning.



Industrial production capacity

A high production capacity for large projects

Vertical integration

Full control from design to production, shipping and assembly

Proprietary solutions

Customised software and production systems that ensure reliable and scalable results

Truly turnkey

Complete modular buildings including stairwells, shafts and corridors



Proven production that offers flexibility, time savings and cost efficiency

+5,500
Apartments
completed in total.

40%
Time savings, from design to completion, compared with traditional construction.

20-30%
Lower production costs compared with traditional construction.



Industry-leading production environments and cutting-edge production processes

6,000
Annual scalable production capacity (number of apartments).

90%
Completion rate in the factory (including lift shafts, installations and stairwells).

+400
Quality controls in the production chain.

Advantages of industrial modular production

Safety and local impact

SIBS’ production staff work in a controlled and safe indoor environment. Standardised and ergonomically designed processes, and access to various facilities such as in-house restaurants, also create a good working environment. Our staff also work on the same site with fixed working hours in a safe ISO-45001 certified environment with regular safety inspections, a fundamental difference from conventional construction projects in the locations where the company operates.

Reduces waste

SIBS’ buildings generate less waste thanks to repetitive manufacturing in a controlled factory environment. This allows surplus materials such as leftover cement from one module to be reused in others. It optimizes material usage and reduces waste.

Commentary on comprehensive income and the company's financial position

Second quarter

The Group recorded project and contracting income of SEK 42 million (1,558) and SEK 199 million (1,221) of expenses. The income recognised relates to contracted income, according to the percentage of completion, for the five projects in which the Group does not have a controlling interest and the Saudi project that were in progress during the quarter.

The income for the second quarter decreased compared with the same period of last year. This is the result of several factors, including the fact that two major projects in Saudi Arabia, which were active during the comparison period, have now been completed or are in their final stages.

The projected figures for most of the Swedish projects have been adjusted, which increased the forecast expenses while the income from the projects was low during the quarter.

Project and contracting expenses totalled SEK 199 million (1,221) and consist largely of costs for the five Swedish projects worked on during the quarter. Compared with the previous year, when large-scale projects were underway, the production rate was low. Following a settlement with certain suppliers, an impairment loss has been recognised in respect of trade payables. The adjustment has been reversed to income, leading to lower recognised expenses for the period.

Rental and management income totalled SEK 4 million (7) in the second quarter of 2025, and property and management expenses totalled SEK 1 million (3). The properties in Nykvarn were sold during the first quarter, resulting in lower rental income and expenses. Fewer rentals of new build properties and a decrease in service activities contributed to the fall in both income and expenses.

The change in the value of investment properties in the second quarter totalled SEK -1 million (-88).

Profit/loss from associated companies consists of changes in the value of the Group's shares in associated companies. The profit/loss from associated companies for the period totalled SEK -70 million (36).

The Group continued its work on the development of the building system and its processes during the period. Development expenses amounted to SEK 5 million (21) and are capitalised in the balance sheet under Capitalised development expenses. The decrease in development expenses is due to development projects being put on hold.

Administrative expenses amounted to SEK 60 million (37) and the depreciation/amortisation recognised in the income statement that was not recognised in gross profit amounted to SEK 17 million (15), primarily consisting of the amortisation of development expenses.



Investment properties

At the end of the period, the Group's investment properties had an estimated market value of SEK 338 million (1,577), exclusively derived from the value of development rights. The significant decrease compared with the previous period is mainly attributable to the sale of the properties in Nykvarn in the first quarter.

Shares in associated companies

Shares in associated companies represent the value of the Group's shares in companies in which it does not have a controlling interest. At the end of the period, this value totalled SEK 64 million (138), the change since the corresponding period of last year being primarily driven by divestments.

Accrued expenses not invoiced/Invoiced expenses not accrued.

These items consist of SEK 1,416 million (1,548) of receivables and SEK 0 million (0) of liabilities. Compared with the previous period, receivables decreased by SEK 375 million, mainly due to milestone payments made. These represent the net amount of the production costs incurred and not invoiced in SIBS' projects. Income earned but not invoiced relates to several projects in Saudi Arabia and Sweden and concerns items such as change orders and ongoing sub-projects for which the work has been carried out but invoices have not yet been issued. SIBS continued discussions with the relevant customers during the period.

Non-current liabilities

The majority of the non-current liabilities are bonds and bank loans for the Group's owner-occupied properties.

Current liabilities

Current liabilities consist of the Group's current interest-bearing liabilities and bonds maturing in less than one year.

Other information

Related-party transactions

Related-party transactions were conducted at arm's length.

Seasonal trends

SIBS' activities are not affected by any clear seasonal trends. Larger projects may have an impact on income and profit/loss during specific quarters, however. Changes in income and profit/loss should therefore be assessed over a longer cycle.

Bonds

On 30 September 2024, a SEK 1,000 million unsecured bond issue was completed. From December 2024 to February 2025, SIBS' subsidiary SIBS Sdn Bhd issued MYR 205 million (approximately SEK 461 million) of bonds in Malaysia, as well as additional bonds in May 2025 of around MYR 183 million (approximately SEK 410 million) and MYR 23 million (approximately SEK 52 million).

Liquidity and financing

SIBS' operations can be capital-intensive at times, depending on how different investments are able to be financed. However, the company is able to dispose of assets as required in order to release liquidity and the Board evaluates this need on an ongoing basis.

The investments that have been made in production capacity enable us to meet demand from new markets and new business models that are expected to generate a more regular current cash flow.

In April 2025, a qualified majority of SIBS' bondholders approved changes to its bond terms, which, among other things, gave SIBS increased financial flexibility. The changes are subject to the payment of a SEK 20 million consideration to the bondholders. SIBS has also agreed with the bondholders to defer the next four interest payments until the bonds have been redeemed.

In August, a SEK 350 million rights issue and a SEK 15 million targeted share issue were completed. At the same time, SEK 150 million of convertible bonds were converted into shares.

Personnel

The number of permanent employees, including probationary employees, in the Group at the end of the period, was 2,494, consisting of 68 women and 2,426 men.

Segment reporting

The Group's activities are divided into two operating segments: Property Management and Other Group. Each segment is monitored in terms of operational activities, with regular reporting to the Group management. The Group management monitors operating results and, on the asset side, the value of properties and investments.

Risks and uncertainties

SIBS' activities are affected by a number of external environmental factors, the effect of which on its profit/loss and financial position can be controlled to varying degrees. The goal of SIBS' risk management is to identify, measure, control and limit the risks affecting its activities. Significant risks include credit risk (the risk that a counterparty will be unable to meet its financial obligations towards the company), liquidity risk (the risk that the company will experience a shortage of cash, for example due to the company's inability to renew its credit lines), market risk (changes in conditions in the company's customer markets that may, among other things, lead to a fall in profitability) and interest rate and currency risks (changes in the fixed income and currency markets that may have a material adverse financial effect on the company).

Read more about the company's risks and risk management in the 2024 Annual Report, pages 76-79 and Note 44, pages 116-117. The 2024 Annual Report is available on the company's website.

Ownership structure as at 30 June 2025

Owners	Number of shares	Ownership by %
Neptunia Invest AB	117,691	18.4
J&G Invest	105,600	16.5
Industrium AB	82,294	12.9
Ramstedt Gruppen AB	70,892	11.1
Exoro Capital AB	52,156	8.2
Other shareholders	210,360	32.9
Total	638,993	100

Condensed consolidated income statement

SEK million	Jan-Jun 2025	Jan-Jun 2024	Apr-Jun 2025	Apr-Jun 2024	Jan-Dec 2024
Project and contracting income	330	3,442	42	1,558	5,822
Rental and management income	11	16	4	7	48
Net sales	341	3,458	46	1,565	5,870
Project and contracting expenses	-704	-2,716	-199	-1,221	-5,069
Project-related depreciation/amortisation	-36	-32	-18	-17	-73
Operating and management expenses	-2	-6	-1	-3	-23
Gross profit	-401	704	-172	324	705
Work carried out by the company on its own behalf and capitalised	53	38	5	21	288
Development expenses	-53	-38	-5	-21	-288
Administrative expenses	-93	-74	-60	-37	-127
Other operating income	24	15	23	8	11
Other operating expenses	-3	-33	2	-17	11
Non-project-related depreciation/amortisation	-35	-29	-17	-15	-57
Operating profit/loss before value changes	-508	583	-224	263	543
Change in value of investment properties	-36	-126	-1	-88	-193
Profit/loss from associated companies and joint ventures	-118	24	-70	36	-255
Operating profit/loss	-662	481	-295	211	95
Financial income	3	2	-	1	6
Financial expenses	-114	-80	-56	-40	-202
Profit/loss before tax	-773	403	-351	172	-101
Current tax					
Deferred tax	-25	-2	-1	-	-55
Profit/loss for the period	-798	401	-352	172	-156
Attributable to:					
The parent company's shareholders	-805	318	-371	131	-254
Non-controlling interests	7	83	19	41	98
Total profit/loss for the period	-798	401	-352	172	-156
PROFIT/LOSS FOR THE PERIOD	-798	401	-352	172	-156
Other comprehensive income					
<i>Items that may be reclassified to the income statement</i>					
Revaluation of owner-occupied properties	-	-	-	-	111
Translation differences	-34	24	-4	18	39
Tax attributable to components of other comprehensive income	-	-	-	-	-
Other comprehensive income for the year, net after tax	-34	24	-4	18	150
Total comprehensive income for the period	-832	425	-356	190	-6
Comprehensive income attributable to:					
The parent company's shareholders	-839	342	-375	149	-115
Non-controlling interests	7	83	19	41	109
Total comprehensive income for the period	-832	425	-356	190	-6

Condensed consolidated statement of financial position

SEK million	Jan-Jun 2025	Jan-Jun 2024	Jan-Dec 2024
Capitalised development expenses	677	444	657
Investment properties	338	1,558	1,577
Owner-occupied properties	743	660	826
Right-of-use assets	5	7	21
Machinery and equipment	157	179	197
Deferred tax assets	40	78	64
Shares in associated companies	64	448	138
Other non-current receivables	8	7	7.0
Total non-current assets	2,032	3,381	3,487
Inventories	227	453	294
Income earned but not invoiced	1,416	550	1,548
Debts due from associated companies	669	80	101
Other receivables	422	184	616
Cash and cash equivalents	321	417	350
Total current assets	3,055	1,684	2,908
TOTAL ASSETS	5,087	5,065	6,395
Equity and liabilities			
Equity*	680	1,826	1,512
Non-current interest-bearing liabilities	1,841	1,114	265
Deferred tax liabilities	33	1	41
Provisions and other non-current liabilities	445	339	375
Total non-current liabilities	2,319	1,454	681
Current interest-bearing liabilities	979	649	2,783
Debts owed to associated companies	103	101	2
Other liabilities	1,006	1,035	1,417
Total current liabilities	2,088	1,785	4,202
TOTAL EQUITY AND LIABILITIES	5,087	5,065	6,395

*Of which non-controlling interests SEK 169 million.

Consolidated statement of changes in equity

SEK MILLION	Attributable to the parent company's shareholders					Minority interests	Total equity
	Share capital	Other Paid-up capital	Reserves	Re valuations	Retained earnings incl. profit/loss for the year		
Opening equity as at 01/01/2024	1	737	15	88	490	53	1,384
Comprehensive income, 01/01/2024-30/06/2024	-	-	43	-	318	83	444
Closing equity, 30/06/2024	1	737	58	88	808	136	1,828
Opening equity as at 30/06/2024	1	737	58	88	808	136	1,828
Share issues	-	125	-	-	-	-	125
Warrants	-	11	-	-	-	-	11
Comprehensive income, 01/07/2024-31/12/2024	-	-	-4	99	-573	26	-452
Closing equity, 31/12/2024	1	873	54	187	235	162	1,512
Opening equity as at 01/01/2025	1	873	54	187	235	162	1,512
Other comprehensive income, 01/01/2025-30/06/2025	-	-	-34	-	-805	7	-832
Closing equity, 30/06/2025	1	873	20	187	-570	169	680

Consolidated cash flow statement

SEK million	Jan-Jun 2025	Jan-Jun 2024	Apr-Jun 2025	Apr-Jun 2024	Jan-Dec 2024
Operating activities					
Profit/loss after financial items	-773	403	-351	172	-101
- Depreciation/amortisation and impairments	71	61	35	32	130
- Capital gains/losses	-	24	-	30	-
- Capitalised interest	5	-	2	-	2
- Change in fair value through profit or loss	36	126	1	88	193
- Share in profit/loss of associated companies and JVs	118	-24	70	-36	255
- Unrealised exchange rate differences and other items	44	13	-	17	-10
	-499	603	-243	303	469
Income tax paid	-	-	-	-	-
Cash flow from operating activities before changes in working capital	-499	603	-243	303	469
Cash flow from changes in working capital					
Decrease(+)/increase(-) in inventories	43	-323	34	-260	-147
Decrease(+)/increase(-) in current receivables	-48	-485	-41	-303	-314
Decrease(+)/increase(-) in income earned but not invoiced	132	-	370	-	-1,596
Decrease(-)/increase(+) in current liabilities	-187	235	-200	256	618
Total change in working capital	-60	-573	163	-307	-1,439
Cash flow from operating activities	-559	30	-80	-4	-970
Investing activities					
Capitalised development expenses	-53	-38	-5	-21	-278
Investments in investment properties	-1	-45	-	-10	-66
Acquisition of owner-occupied properties	-6	-2	-5	2	-16
Acquisition of, and capital contributions to, associated companies	-	3	-	5	-
Dividends from associated companies	-	-	-	-	3
Disposal of shares in associated companies and joint ventures	-	-	-	-	20
Sale of subsidiaries	7	53	9	30	53
Acquisition of property, plant and equipment	-5	-86	-1	-31	-107
Loans to associated companies and joint ventures	91	-18	-20	-16	-58
Cash flow from investing activities	33	-133	-22	-41	-449
Financing activities					
Dividends	-	-	-	-	-
Share issues	-	-	-	-	125
Warrants	-	-	-	-	11
Bonds issued	966	-	506	-	1,518
Bond repayments	-312	-	-312	-	-697
Bank loans raised	1	235	-	56	590
Bank loan repayments	-139	-81	-122	-38	-58
Lease liability repayments	-2	-	-1	-	-1
Loans to associated companies	-	80	-	80	-
Cash flow from financing activities	514	234	71	98	1,488
CASH FLOW FOR THE PERIOD	-12	131	-31	53	69
Cash and cash equivalents at the start of the period	350	265	354	347	265
Exchange rate differences in cash and cash equivalents	-17	20	-2	16	16
Cash and cash equivalents at the end of the period	321	416	321	416	350

Condensed parent company income statement

SEK million	Jan-Jun 2025	Jan-Jun 2024	Apr-Jun 2025	Apr-Jun 2024	Jan-Dec 2024
Net sales	27	20	5	14	83
Work carried out by the company on its own behalf and capitalised	53	38	5	21	289
Other operating income	2	2	-	2	48
Total operating income	82	60	10	37	420
Operating expenses					
Development expenses	-53	-38	-5	-21	-289
Administrative expenses	-56	-35	-38	-20	-114
Other operating expenses	-	-	-	-	-2
Non-project-related depreciation/amortisation	-32	-27	-16	-13	-51
Operating profit/loss	-59	-40	-49	-17	-36
Profit/loss from financial investments					
Profit/loss from shares in Group companies	-	-	-	-	-658
Profit/loss from shares in associated companies	-	3	-	3	3
Interest and similar income	115	6	109	3	12
Interest and similar expenses	-57	-39	-31	-20	-85
Profit/loss after financial items	-2	-70	29	-31	-764
Group contributions received	-	-	-	-	-
Tax	-	-	-	-	-
PROFIT/LOSS FOR THE PERIOD	-2	-70	29	-31	-764

Condensed parent company balance sheet

SEK million	Jan-Jun 2025	Jan-Jun 2024	Jan-Dec 2024
Assets			
Capitalised expenses	695	449	674
Expenses incurred through improvements to other people's properties	-	-	-
Equipment	-	-	-
Shares in Group companies	1,429	445	1,246
Debts due from Group companies	285	285	285
Shares in associated companies	-	-	-
Deferred tax assets	27	27	27
Other non-current receivables	7	7	7
Total non-current assets	2,443	1,213	2,239
Current receivables			
Debts due from Group companies	356	590	466
Debts due from associated companies	23	3	19
Other receivables	130	22	59
Cash at bank and in hand	103	104	188
Total current assets	612	719	732
TOTAL ASSETS	3,055	1,932	2,971
EQUITY AND LIABILITIES			
Equity	701	472	702
Debts owed to Group companies	-	-	-
Non-current interest-bearing liabilities	979	598	-
Convertible bonds	150	-	-
Non-current liabilities	1,129	598	-
Current interest-bearing liabilities	40	40	1,014
Debts owed to Group companies	660	787	1,086
Other liabilities	525	35	169
Current liabilities	1,225	862	2,269
TOTAL EQUITY AND LIABILITIES	3,055	1,932	2,971

Segment reporting

	Property Management*		Other Group		Adjustments		Group total		Property Management*	Other Group	Adjustments	Group total
SEK million	Jan-Jun 2025	Jan-Jun 2024	Jan-Jun 2025	Jan-Jun 2024	Jan-Jun 2025	Jan-Jun 2024	Jan-Jun 2025	Jan-Jun 2024	Jan-Dec 2024	Jan-Dec 2024	Jan-Dec 2024	Jan-Dec 2024
Project and contracting income	-	-	330	3,443	-	-	330	3,443	-	5,822	-	5,822
Rental and management income	19	21	-	-	-8	-5	11	16	48	-	-1	47
Total income	19	21	330	3,443	-8	-5	341	3,459	48	5,822	-1	5,870
Project and contracting activity expenses	-	-	-704	-2,748	-	-	-704	-2,748	-	-5,069	-	-5,069
Project-related depreciation/amortisation	-	-	-36	-	-	-	-36	-	-	-73	-	-73
Property and management expenses	-5	-8	-	-	3	2	-2	-6	-20	-2	1	-22
Gross profit	14	13	-410	695	-5	-3	-401	705	28	677	-	705
Work carried out by the company on its own behalf and capitalised	-	-	53	38	-	-	53	38	-	278	-	278
Development expenses	-	-	-53	-38	-	-	-53	-38	-	-278	-	-278
Administrative expenses	-3	-2	-93	-104	3	-	-93	-106	-6	-121	-	-127
Other operating income	-	-	24	33	-	-	24	33	-	11	-	11
Other operating expenses	-	-	-3	-	-	-	-3	-	-	11	-	11
Non-project-related depreciation/amortisation	-	-	-35	-29	-	-	-35	-29	-	-57	-	-57
Operating profit/loss before value changes	11	11	-517	595	-2	-3	-508	603	22	521	-	543
Change in value of investment properties	-4	-126	-36	-	4	-	-36	-126	-170	-23	-	-193
Profit/loss from associated companies	-	-	-118	24	-	3	-118	27	-	-255	-	-255
Operating profit/loss	7	-115	-671	619	2	-	-662	504	-148	244	-	96
Financial income	-	-	3	2	-	-	3	2	-	6	-	6
Financial expenses	-9	-10	-103	-71	-2	-	-114	-81	-28	-174	-	-202
Profit/loss before tax	-2	-125	-771	550	-	-	-773	425	-176	76	-	-100
Taxes	-	-	-25	-3	-	-	-25	-3	-	-55	-	-55
Profit/loss for the period	-2	-125	-796	547	-	-	-798	422	-176	21	-	-155
ASSETS												
Capitalised development expenses	-	-	677	444	-	-	677	444	-	658	-	658
Investment properties	1,280	1,527	338	504	-1,280	-473	338	1,558	1,829	505	-757	1,577
Shares in associated companies	-	-	64	449	-	-	64	449	-	138	-	138
Other assets	11	192	3,991	2,423	-11	-	3,991	2,615	10	3,441	572	4,023
Total assets	1,291	1,719	5,070	3,820	-1,291	-473	5,070	5,066	1,839	4,741	-184	6,395
EQUITY AND LIABILITIES												
Equity	59	121	680	1,705	-59	-	680	1,826	219	1,513	-219	1,513
Interest-bearing liabilities	696	763	2,820	991	-696	-	2,820	1,754	983	2,065	-	3,048
Other liabilities	536	835	1,570	1,124	-536	-473	1,570	1,486	637	1,163	35	1,835
Total equity and liabilities	1,291	1,719	5,070	3,820	-1,291	-473	5,070	5,066	1,839	4,741	-184	6,395

*In the Property Management segment, rental income and property and administrative expenses from the Group's joint ventures have been included and adjusted for in the Adjustments column.

Notes

NOTE 1 ACCOUNTING POLICIES

SIBS applies the International Financial Reporting Standards (IFRS), as adopted by the EU. This interim report has been drafted in accordance with IAS 34 Interim reporting as well as the Swedish Annual Accounts Act. The accounting policies and methods applied are the same as those described in SIBS' 2024 Annual Report.

The parent company is compliant with the Swedish Annual Accounts Act and RFR 2 (Accounting for Legal Entities). The application of RFR 2 means that the parent company applies all the IFRS and statements approved by the EU in the interim report on the legal entity, as far as possible within the framework of the Swedish Annual Accounts Act and Pension Obligations Vesting Act and taking into account the relationship between accounting and taxation.

New standards from 2025.

None of the amended IFRS applicable from 2025 have had any impact on SIBS' financial reporting.

NOTE 2 JOINT ARRANGEMENTS

Projects carried out under a syndicate type arrangement, i.e. one based on joint ownership and control, are classified as "joint arrangements". Joint control exists when decisions require the unanimous consent of the parties that collectively share control.

In the case of SIBS' collaborative projects, SIBS and its other collaboration partners have joint control over the projects and the related agreements give the parties a right to the projects' net assets. These projects are identified as joint ventures and are accounted for in accordance with the equity method. This means that holdings in joint ventures are initially recognised at cost in the consolidated statement of financial position. The carrying amount is then increased or decreased to reflect the Group's share of the profit/loss and other comprehensive income from joint ventures after the acquisition date. The Group's share of the profit/loss is included in the consolidated profit/loss, and the Group's share of other comprehensive income is included in the consolidated other comprehensive income.

NOTE 3 INVESTMENT PROPERTIES

	30/06/2025	31/12/2024
Opening value	1,577	2,095
Property investments	1	66
Property acquisitions	-	-
Value changes	-35	-81
Disposal of properties	-1,132	-542
Impairments	-73	-
Closing value	338	1,577

Investment properties are valued by working with external valuation agencies and applying the company's documented internal valuation process.

Properties are initially valued at the start of construction by external valuation agencies and their market value is then continuously monitored. Property valuations are determined using the yield method. The yield method is based on calculating the present value of the estimated future cash flows in the form of net operating income. The net operating income is based on market-led assumptions.

NOTE 4 SHARES IN ASSOCIATED COMPANIES

	30/06/2025	31/12/2024
Opening cost	138	427
Acquisitions/Contributions		
Share in profit/loss of associated companies	-118	-254
Dividends	-	-3
Reclassifications	44	-32
Closing carrying amount	64	138

Notes

NOTE 5 EARNED BUT NOT INVOICED

Data from the statement of financial position related to contracting income

	Income earned but not invoiced			Income invoiced but not earned		
	Earned during the year. Contractual relations as per original agreements.	Earned. Additional contractual relations.	Total	Earned during the year. Contractual relations as per original agreements.	Earned. Additional contractual relations.	Total
31/12/2024	758	790	1,548	-	-	-
Via the income statement	216	-	216	-	-	-
Recognised in trade receivables via invoicing of contracts in progress	-247	-	-247	-	-	-
Reclassifications	63	-	63	-	-	-
Exchange rate effect during the period	-49	-115	-164	-	-	-
30/06/2025	741	675	1,416	-	-	-

These items consist of SEK 1,416 million (1,548) of receivables and SEK 0 million (0) of liabilities. They relate to the net amount of the accrued production expenses not invoiced and cost increases related to two projects in Saudi Arabia, and the projects carried out by, and invoiced to, associated companies.

Stockholm, 29 August 2025
SIBS AB (publ)

Erik Thomaeus
CEO

This interim report has not been audited by the company's auditors.

Definitions and glossary

Loan-to-value ratio

Group investment property to property loan ratio.

Estimated EBITDA

Operating profit before value changes with reversal of project-related and non-project-related depreciation.

Residential floor area

The residential floor area refers to the surface area of a building that is usable for residential purposes. It is the total surface area as stated in rental agreements and generates rental income.

Gross floor area (GFA)

The gross floor area is the sum of the surface area of every floor and is bounded by the outside of the encompassing building components. The gross floor area is used in many contexts, e.g. planning decisions, property valuations and fee calculations.

Planning permission

Planning permission refers to a permit to build a new building, or rebuild, extend or change the use of a building or facility. The purpose of this permit is to ensure that the project adheres to local land use and construction rules. In the project summary, planning permission refers to a permit that has become enforceable.

Development rights

The assessed possibility of building a property. The granting of development rights requires ownership of the land or some form of contract or agreement, such as a purchase agreement, land allocation agreement or cooperation agreement.

ConstructionTech

ConstructionTech is the combination of automated design systems and industrial construction, which transforms generated drawings into finished buildings with precision. Our technical platform has scalable functionality that allows the final product to be easily adapted to different conditions. This allows us to move away from traditional approaches to real estate development, where each construction project has its own process. This makes the production of comfortable and affordable homes smarter, more flexible and more cost-effective. The scalable building system – the core of ConstructionTech – is also integrated into our factory. Thanks to the structured on-site work and digital systems support, we can produce homes of varying sizes quickly and with a high degree of completion.

Detailed development plan, planning decision and awaiting planning decision

The planning process for detailed development plans is regulated by the Swedish Planning and Building Act. It is the municipality that decides on starting planning work. The planning process may be initiated through a planning decision on when the planning work may begin, or by the municipality itself taking the initiative to starting the planning work. The planning decision states guidelines for the continued planning. In connection with the planning work being initiated the municipality will assess whether a planning programme is necessary. A potential planning programme is presented in a programme consultation before it is forwarded for approval.

The municipality will present a planning proposal together with the property owner/developer which will thereafter be sent for consultation. A consultation will normally be in progress for about six weeks. After the consultation, the municipality will establish a consultation presentation where all opinions that have been received during the consultation are compiled and discussed. A reworked planning proposal is communicated a second time by being sent out for review. The review period is at least two weeks.

After the review period, the municipality will compile and go through the opinions that have been received in a review statement. After the review, only minor adjustments may be made to the planning proposal before a decision for adoption. After the adoption, the detailed development plan may be appealed.

The appeal period lasts for three weeks from when the municipality announces the decision. If the detailed development plan is not annulled or appealed, or if appeals are rejected in the higher courts, the detailed development plan becomes legally enforceable. This means that the detailed development plan governs land use and construction within the area.

Operating surplus

Rental income less property expenses. A key performance indicator that is useful for measuring management profitability before central expenses, financial income and expenses and unrealised value changes.

Adjusted equity/assets ratio

Equity at period-end as a proportion of the balance sheet total adjusted for cash and cash equivalents. The equity/assets ratio is used as a key performance indicator to indicate long-term financial stability.

Legally binding

A detailed development plan is a physical planning document that sets out how a limited area of a municipality or the equivalent should be built on and how it may be used. In the project summary, legally binding refers to a detailed development plan that has become legally enforceable.

Parametric modularisation

SIBS' proprietary modular design and construction system automates large parts of the planning process and industrialises construction. It offers greater design flexibility and significantly shorter planning and construction times. The method is almost as flexible as the site-built approach. This allows the construction of all types of apartment buildings without the limitations to which other industrial home builders are often subject.

Interest coverage ratio

The operating surplus less central administrative expenses as a proportion of net interest income/expenses. The interest coverage ratio is used to show the income statement's sensitivity to changes in interest rates and central expenses.

Equity/assets ratio

Equity as a percentage of the balance sheet total at period-end.

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Next financial report

The interim report for July-September will be published on 28 November 2025.

This information is the kind of inside information that SIBS AB (publ) is obliged to make public in accordance with the EU Market Abuse Regulation and the Swedish Securities Market Act.

The information was submitted for publication, through the contact above, at 1.30 pm CET on 29 August 2025.