

 SIBS

Interim report

January – June 2022



Interim report January-June 2022

April-June 2022

- Quarterly rental income (including SIBS' share in joint ventures) increased to SEK 11,329 thousand (7,628).
- The economic occupancy rate was 98% (100%).
- Operating profit/loss amounted to approximately SEK 137,721 thousand (131,754).
- Construction starts on 208 apartments.
- Expanding of the development rights portfolio with an additional 650 apartments.
- Estimated average energy use for our future projects of 25 kWh/m² per year.
- Estimated share of building energy from own solar cells for future building stock: 28%.

January-June 2022

- Rental income (including SIBS' share in joint ventures) increased to SEK 21,848 thousand (11,248).
- The economic occupancy rate was 99% (99%).
- Operating profit/loss amounted to approximately SEK 303,297 thousand (207,285).
- The market value of our completed properties totalled SEK 2,432,500 thousand (854,000) (SIBS' share).
- The group's investment properties stood at SEK 2,449,149 thousand (492,302).
- Construction starts on 536 apartments (638).
- Expanding of the development rights portfolio with an additional 1,415 apartments.
- Estimated average energy use for our future projects of 25 kWh/m² per year.
- Estimated share of building energy from own solar cells for future building stock: 28%.

Significant events during the second quarter

- Sveaviken Bostad made an acquisition in Kungsbacka and is planning to develop a new residential area.
- Michael Wolf was appointed as the new Chairman of the Board of SIBS AB.
- Sveaviken acquired approximately 300 development rights in central Hemmesta in Värmdö.
- Per Bohlin took up the position of CEO of SIBS' new business area Rehouse.
- SIBS grew internationally, and will now build 1,000 apartments a year in the UK and Ireland.

Significant events after the end of the reporting period

- Sveaviken Bostad acquired development rights at Kallfors Golf Club in Södertälje municipality. The deal comprises approximately 350 development rights split between 16 apartment buildings, corresponding to a gross floor area of around 24,000m².

263 COMPLETED APARTMENTS JAN-JUN 2022

1,871 APARTMENTS UNDER CONSTRUCTION

SEK MILLION
303 OPERATING PROFIT/LOSS JAN-JUN 2022

1,303 COMPLETED APARTMENTS TOTAL

536 PRODUCTION STARTED APARTMENTS JAN-JUN 2022

SEK MILLION
2,432 MARKET VALUE COMPLETED PROPERTIES INCL. JOINT VENTURES

1,144 APARTMENTS UNDER MANAGEMENT

11,910 DEVELOPMENT RIGHTS IN THE PORTFOLIO

99% OCCUPANCY RATE IN JAN-JUN 2022

KEY RATIOS

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Apr-Jun 2022	Apr-Jun 2021	Jul 2021- Jun 2022	Jan-Dec 2021
Rental income including SIBS' share in joint ventures	21,848	11,248	11,329	7,628	38,877	28,276
Rental income	16,150	8,049	10,497	4,072	24,703	16,602
Annual rental value of completed properties*	88,146	36,945	88,146	36,946	88,146	51,184
Estimated normalised annual operating surplus for completed properties*	77,318	31,718	77,318	31,718	77,318	44,018
Occupancy rate (economic)	99%	100%	98%	100%	98%	99%
Change in value of investment properties	43,452	82,043	41,101	67,050	220,509	259,100
Profit/loss from associated companies and SIBS' share in joint ventures	316,701	144,024	134,329	79,007	592,284	419,607
Operating profit/loss	303,297	207,285	137,721	131,754	762,752	666,739
Profit/loss after tax	264,328	154,103	119,081	104,182	653,152	542,926
Market value of completed investment properties	2,306,000	408,000	2,306,000	408,000	2,306,000	640,000
Market value of completed properties*	2,432,500	854,000	2,432,500	854,000	2,432,500	1,100,500
Construction starts on apartments during the period	536	638	208	356	1,274	1,376
Apartments completed during the period	263	276	132	276	610	478
Apartments under management	1,144	679	1,144	679	1,144	881
Apartments under construction	1,871	1,109	1,871	1,109	1,871	1,645
Apartments under project development	10,039	5,288	10,039	5,288	10,039	8,850
Total apartments	13,054	7,076	13,054	7,076	13,054	11,376
Changes in the apartment development rights portfolio during the period	518	578	518	578	518	4,651
Lettable area of completed properties, m ²	44,796	28,571	44,796	28,571	44,796	37,759
Equity/assets ratio	31.6%	31.5%	31.6%	31.5%	31.6%	44.2%
Adjusted equity/assets ratio (adjusted for cash and cash equivalents)	34.2%	36.4%	34.2%	36.4%	34.2%	47.0%
Loan-to-value ratio of completed properties	64.3%	58.7%	64.3%	58.7%	64.3%	59.0%

* SIBS' share

A word from the CEO

SIBS continues to deliver

SIBS delivered a strong second quarter despite continued market uncertainty, which is largely due to the high inflation responsible for interest rate hikes. The uncertainty has created major problems for many, not least in the property and construction sectors.

SIBS is an innovative ConstructionTech company whose ambition, from the outset, has been to revolutionise the construction industry with the help of software and technology. Our high-tech platform and well-balanced business model are the main reasons why we are continuing to deliver strong results in turbulent times that are challenging for many.

Strong results and good margins

Our operating profit of SEK 138 million for the second quarter is at a good level and we can report that what we consider as our gross margin is still high. Our gross margin is the difference between our cost to build a house in our vertically integrated value chain, and the house's externally determined market value. The fact that our gross margin significantly exceeds the industry average is due to our technological platform, with its ConstructionTech core, where our flexible building system and production system meet in a pioneering and efficient way.

Launching of a unique module interconnection system

The group is continuing to develop, and our new globally unique module interconnection system was successfully launched during the quarter. In our system, the modules are connected together mechanically using click fasteners, like Lego, but on a large scale. The system improves the efficiency of a previously complex and time-consuming solution.

Commentary on some of our brands

Sveaviken Bostad

During the quarter, the last 93 apartments were completed out of a total of 351 at Block 15 in Barkarby, which is the company's first project in the area. Barkarby is a very attractive location for housing and we are proud that we will be building our next project in the area, Block 20, where construction started on 208 apartments during the period. Sveaviken also expanded its development rights portfolio with around 300 development rights in Huddinge during the quarter and, after the end of the quarter, around 350 development rights split between 16 apartment buildings at Kallfors golf club outside Södertälje.



Regarding the concerns and debate about the future of regulated renting, we believe it was a wise decision to ensure that all our homes, both completed apartments and homes under construction, benefited from the government investment subsidy. We have been compensated for offering lower rents, which we have good reason to believe have a greater chance of being partially inflation-adjusted going forward, unlike operators who have maximised their "presumption rents".

Investment subsidies were ended at the start of the year but, given our strong business margin, the profitability of our projects does not depend on these subsidies. The geographical location of projects is becoming ever more important, however. Sveaviken has a well-planned project portfolio in which all the projects are located in Mälardalen and the three largest metropolitan regions. It may also be assumed that the ending of the subsidies will drive down the price of development rights.

Rehouse

Rehouse completed 39 apartments in its first project, Niwa in Helsingborg, and showed them to the world at the city fair H22 City Expo. There has been a lot of interest, not least from the country's many municipalities. Rehouse is a circular housing concept allowing building with both permanent and temporary planning permission. Its aim is to offer permanent, attractive and affordable homes in locations where housing needs to be provided quickly. We are achieving this by making these projects even more modular and working with floor plans that enable the houses to be moved if conditions change in the future.

SIBS Partnerships

SIBS Partnerships has signed an important and strategic agreement of intent with UK property developer Donard Living. SIBS will own 50 percent of the joint venture to be formed. The company's ambition is to build around 1,000 apartments a year in the British Isles. The first construction works are already being planned and the first groundbreaking is scheduled for the first half of 2023.

Commentary on our group companies

SIBS Malaysia

SIBS Malaysia continued working on the completion of its second factory, which will provide an additional production capacity of around 4,000 apartments a year. When combined with the existing factory, this will increase SIBS' total production capacity to around 5,000 apartments a year.

Intensive work has been ongoing on the building and installation of the process equipment, developed entirely by our local engineers. The factory should be operational in the third quarter of 2022 and its completion will be marked by an opening ceremony that should be attended by up to 2,000 people. We have still been largely unaffected by the large increases in the cost of building materials in Europe. Material prices in Asia have now stabilised and in some cases we have seen a return to previous levels.

MOKO

MOKO has continued to attract more talented engineers and is now amply prepared to cope with the pace that will be required by the commissioning of SIBS Malaysia's second factory.

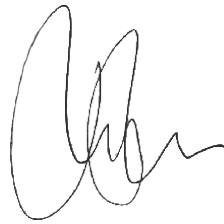
Production has continued as planned both in Malaysia and on site in Sweden. The biggest challenge over the quarter was getting access to trucks to transport modules within Sweden, which is a general problem for many operators.

This was resolved positively thanks to the determined efforts of **Frontlog**. Freight costs have come down significantly and we are already starting to see container prices at pre-pandemic levels, while bulk prices are not far behind.

MOBY

MOBY has coped admirably with the change of gear resulting from the increase in the number of simultaneous projects, and a number of highly skilled staff have also joined the company. The costs of the few components that we buy in Sweden have continued to rise in some cases, but the new price levels have stabilised for most goods.

We are looking forward to the rest of the year, which will hold more exciting developments for our group, not least the commissioning of our second factory. The world is still full of uncertainty, but we are well-equipped for the future.



Erik Thomaeus
CEO SIBS AB

This is SIBS

VISION

Setting a new standard in construction

Our long-term objective is to drive the development of tomorrow's construction industry, where construction projects cost less, are completed faster and are more predictable. Taking months, not years, to build new homes. Our ambition is to lead developments within ConstructionTech – the combination of automated design systems and industrial construction, which transforms generated drawings into finished buildings with precision.

We're moving beyond traditional construction towards industrial intelligence, transforming the way we design, build, deliver and manage properties.

PURPOSE

To create beautiful, pleasant and affordable homes for the many

How and where we live is strongly linked to our security, our quality of life and our overall well-being. SIBS delivers beautiful, comfortable and affordable homes that are accessible to more people through affordable rentals and the right location.

Against the backdrop of a global shortage of affordable housing, new societal challenges are arising. SIBS helps solve these challenges by creating homes, neighbourhoods and communities with room for all.

MISSION

Developing and making construction more efficient through technology

Through ConstructionTech, we are reinventing a traditional industry, making it more cost-effective, productive and digital. With an improved construction industry, we can make high-quality housing that is both energy efficient and designed to be circular, available on a global scale.

Objectives

Continuing our growth journey to:

- ▮ become one of the Nordic region's leading residential builders under its own management
- ▮ annually produce about 5,000 homes
- ▮ expand internationally through Licensing & Partnerships

OUR CORNERSTONES

Scalable

Optimised growth

Everything we do is scalable, enabling rapid development that benefits our partners, investors and tenants.

Digital

Digitisation at every step

Our proprietary processes and systems have enabled us to be digital from the start and develop smart solutions and concepts from scratch.

Sustainable

Designed for circularity

We strive for a circular approach in both our business and production. Our perspective is always long-term.

Focused

No compromises

By using digitisation from start to finish and streamlined industrial production, we reduce construction time without compromising quality. This is proven by our over 1,300 completed homes.



Our business structure

Building on SIBS' leading expertise and patented ConstructionTech systems, we are optimising our assets and focusing on two business areas with distinct concepts. SIBS has inherently automated processes with high predictability and precision. At the same time, the business strategy offers opportunities for a high degree of variety to meet different needs

in different markets, projects and for different customers. We are constantly working to develop a robust and adaptive business. Through our business strategy, we are building a long-term sustainable company that meets today's needs while staying ahead into the future.

IP

ConstructionTech

BUSINESS AREAS

Property Development & Management

Development and management of rental units, commercial real estate in the form of hotels and community service in the form of retirement homes in the Nordic region.

The business area covers the entire value chain of real estate development from acquisition to turnkey. All properties are built by the companies in our value chain according to the SIBS concept.

Licensing & Partnerships

Property developers and home builders use SIBS systems and factory concepts in markets outside the Nordic region, with SIBS as a partner.

The business area covers the entire value chain of real estate development on behalf of external parties. It also includes the licensing of the SIBS building system for the development of real estate and production in factory.

BRANDS AND BUSINESS SEGMENTS



Sveaviken
Bostad

Develops, builds, owns and manages our homes in the Nordic market.

rehouse

Develops, builds and manages circularly designed houses that can be modified and moved. Can be built on a temporary building permit.

rehotel

Develops, builds and manages hotel properties. Owns and leases to reputable operators.

retire

Develops, builds and owns retirement homes that are rented out to municipalities or private operators.



Develops and builds rental housing in line with the SIBS concept as a Financing Partner or Contracting Partner.

When acting as a Financing Partner, financing takes place through a joint venture that also owns the completed property.

When acting as a Contracting Partner, the projects are developed and built on behalf of an external party with profit sharing.



Development and construction of turnkey, production-ready factory. Also includes license for SIBS building system. The property is co-owned with, or alternatively acquired by, the operator.

COMPANIES IN THE SIBS GROUP VALUE CHAIN

moko

Design and planning



Production

frontlog

Logistics and transport

moby

Assembly and completion

Commitment throughout the entire value chain



MARKET ANALYSIS AND ACQUISITION

Our well-founded analyses are the basis of the geographical locations we select. With in-depth knowledge of trends and driving-forces, we act today to meet the needs of tomorrow. Specific expertise within areas such as structural engineering and environmental strategy analysis makes us market leaders within our field. With a focus on the tenant, we develop homes that contribute to the good society.

Value creation

Well-balanced market analysis and a stringent acquisition process are the foundation on which we create value. Analysis and acquisitions made at an early stage are decisive in terms of how much value is created subsequently.



DESIGN AND PLANNING

Our buildings are to contribute to an attractive urban environment, which is why architecture is a top priority. Our modular design and construction system offers greater flexibility in construction and significantly shorter planning and production times. There is also a great focus on energy efficiency. Our key employees within architecture, construction and installation are all experts in SIBS's construction system.

Value creation

Our processes are cost-effective and quality assured. The construction system development and multi-disciplinary approach to planning creates a great deal of value.



PRODUCTION

About 90% of the work takes place in our factories in Malaysia. Ambitious quality control and efficient processes result in very good cost control and a safe work environment. The production and process equipment developed by SIBS is produced in Malaysia and we are constantly optimising our flows. We focus on function, design and sustainable energy, and the modules comply with sound transmission class A.

Value creation

Efficient knowledge feedback and process development generates optimised processes with high levels of cost control. As well as a product with high customer value.



LOGISTICS AND TRANSPORT

Frontlog is responsible for transport and logistics of the modules from the factory. The predictability of production means that we can plan, synchronise and optimise shipments. With a skilfully managed transport flexibility, we reduce costs at the same time as ensuring minimal environmental impact. Our shipments by land are approximately one tenth of those of buildings constructed on-site.

Value creation

Profound knowledge and a structured procurement process means that we find the most cost-effective shipments. Optimisation of the logistics flow results in fewer shipments and high delivery precision.

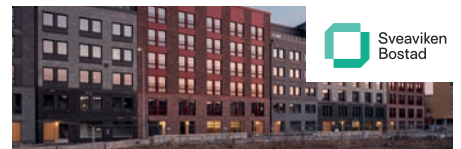


ASSEMBLY AND COMPLETION

MOBY assembles and completes the buildings. Our method results in significantly less time spent at the construction site due to the high level of completion of our modules. The work environment is both safer and better as the work involves fewer elements, there are fewer shipments and lifting takes place at the work site. In terms of construction time, we are industry-leading with a 50% shorter construction time compared with conventional methods.

Value creation

A high level of completion, detailed planning and predictable deliveries reduces the construction time and number of shipments. It reduces disruption in the area, decreases environmental impact and offers fast delivery.



LONG-TERM MANAGEMENT

With a focus on the residents, we take a long-term, sustainable approach to management. Our management is dependable and accessible. The buildings more than exceed the energy requirements set by the Swedish building standards thanks to solar panels, ground source heating and an energy efficient construction system. Valuable experiential feedback is reinforced by the fact that the value chain is within the group.

Value creation

Our sustainable, functional and aesthetically pleasing properties create value for many people. They contribute to a more sustainable society and provides more people with access to new premium homes with a reasonable rent.

Project portfolio

Project name	Municipality	Number of homes	Current status	Estimated construction start
Nykvarn Centrum*	Nykvarn	282	In progress	In progress
Helsingborg*	Helsingborg	39	In progress	In progress
Vegaterrassen*	Haninge	241	In progress	In progress
Vallentuna Centrum 1*	Vallentuna	36	In progress	In progress
Vallentuna Centrum 2*	Vallentuna	36	In progress	In progress
Brädgården*	Nyköping	462	In progress	In progress
Mariefred station phase 1**	Strängnäs	239	In progress	In progress
Enköping Centrum*	Enköping	328	In progress	In progress
Barkarby 2*	Stockholm	208	In progress	In progress
Stockrosen*	Nyköping	300	Legally binding	2022
Mariefred station phase 2**	Strängnäs	161	Legally binding	2022
Linköping*	Linköping	48	Legally binding	2022
Tangenten Sorgenfri	Malmö	400	Detailed development plan	2023
Enköping station**	Enköping	500	Detailed development plan	2023
Svanholmen	Stockholm	300	Detailed development plan	2023
Söderby 2	Haninge	280	Detailed development plan	2023
Maltesholm	Stockholm	100	Detailed development plan	2023
Rogaland	Stockholm	400	Detailed development plan	2023
Eskilstuna	Eskilstuna	300	Detailed development plan	2023
Rulletten	Sollentuna	300	Detailed development plan	2023
Sjödalen	Huddinge	100	Detailed development plan	2023
Hemmesta	Värmdö	300	Detailed development plan	2024
Kallfors	Södertälje	350	Detailed development plan	2024
Kornboden	Rimbo	200	Awaiting planning decision	2024
Skiffern	Huddinge	280	Awaiting planning decision	2024
Konservatorn	Stockholm	160	Awaiting planning decision	2024
Tumba	Botkyrka	560	Awaiting planning decision	2024
Kassmyra	Botkyrka	4,000	Awaiting planning decision	2024
Kungsbacka	Kungsbacka	1,000	Awaiting planning decision	2025

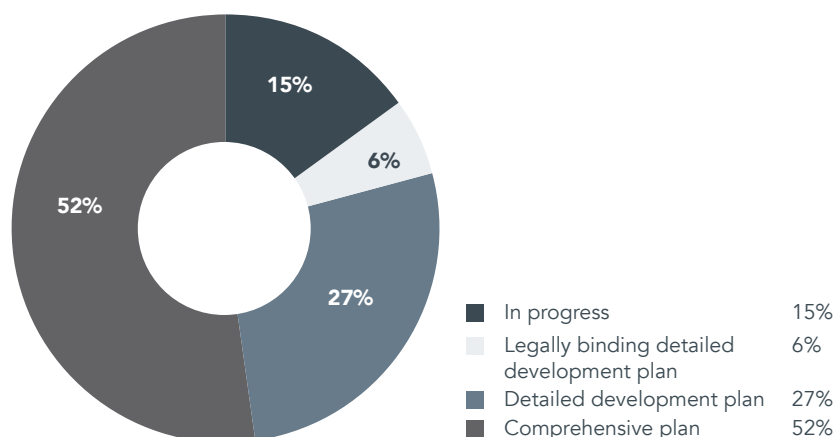
Total

11,910

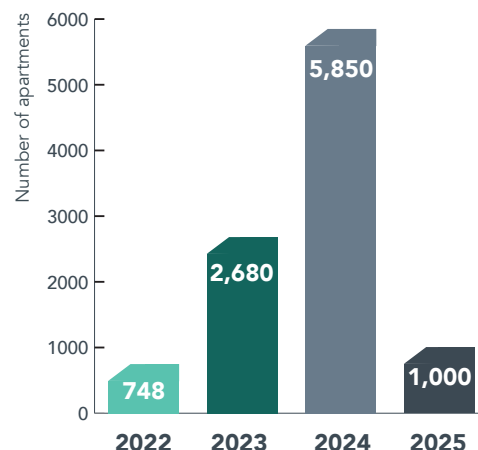
* Joint venture (50/50) with Slättö

** Joint venture (50/50) with Nordsten Sveafastigheter

PROJECT STATUS



UPCOMING CONSTRUCTION STARTS



Smart building technology paves the way for international expansion



From left: Erik Thomaeus, SIBS - Steven Flannery, Donard Living - Martin Davison, Donard Living - Paul Thornton, Donard Living - David Österström, Frontlog, SIBS

Since 2016, SIBS has helped to shorten construction times and create more affordable housing on the Swedish market through its construction system based on ConstructionTech. This proprietary automated design system is integrated with industrial production at the factory.

Agreement of intent with Donard Living

Having developed and established the concept in Sweden, our strategic focus is now on taking our building system to more markets. As a first step in this international expansion, the company has signed an agreement of intent with UK housing developer Donard Living to use the scalable building system on the UK and Irish markets.

Market and concept come together in a winning combination

By combining Donard Living's experience and knowledge of these markets with our fast, high quality construction concept, SIBS will work with Donard Living to make beautiful, energy-efficient and affordable homes available to residents in the UK and Ireland. The partnership with Donard gives SIBS the partner it needs to identify, acquire and finance residential development projects in the UK and Ireland.

Around 1,000 apartments a year in the British Isles

The intention is to build 1,000 apartments a year in the UK and Ireland through a JV with Donard Living. The first projects are in the planning phase and groundbreaking is scheduled for the first half of 2023. All the homes will be built using SIBS systems, which cover the entire project chain, from automated design to industrial production and on-site completion, and will be jointly owned. The partnership is our first international deal in which we will jointly build and own homes with a partner on an international market.

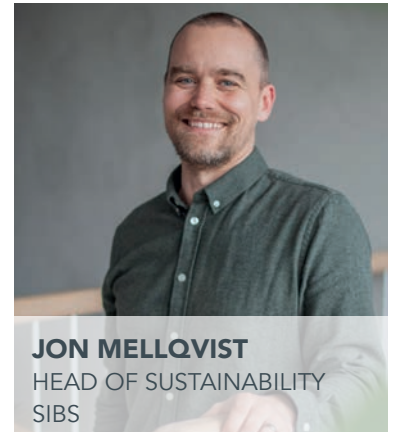
About Donard Living

Donard Living develops and manages residential properties in the UK and Ireland. The business is focused on urban growth areas that are close to good transport infrastructure. Donard Living strives to deliver quality, affordable and sustainable homes on a large scale.

SIBS becomes a member of Byggvarubedömningen



“As a group, we make full use of Byggvarubedömningen as, in addition to working to help our suppliers, we are also designers looking for the best choice of materials for future projects. We select products, produce logbooks and act as a long-term property owner and logbook manager”



Byggvarubedömningen is a non-profit cooperative association that assesses and provides information about construction-related products. Products are assessed based on their chemical content, their environmental impact during their lifecycle and, by extension, their social impact within the supply chain. The aim is to promote product development geared towards a non-toxic and healthy built environment and responsible supply chains. The assessments make it simpler to build sustainably and are used by many of the leading players in the Swedish construction market.

SIBS has been working with Byggvarubedömningen for many years and has now taken the collaboration a step further, hoping to contribute to Byggvarubedömningen’s future development.

As SIBS’ modules are built in Malaysia and most of the building materials are sourced locally, the work has mainly consisted of helping suppliers to produce the necessary documentation and get all the products assessed and approved. Only Sweden has a tradition of carrying out this type of environmental assessment of construction products and chemicals based on their content.

Extensive work on product assessment

Around 1,600 items have been analysed in total and around 90 new assessments have been submitted to Byggvarubedömningen. SIBS has submitted assessments on behalf of suppliers, as only SIBS uses the products on the Swedish market.

“As a group, we make full use of Byggvarubedömningen as, in addition to working to help our suppliers, we are also designers looking for the best choice of materials for future projects. We select products, produce logbooks and act as a long-term property owner and logbook manager”, says Jon Mellqvist, Head of Sustainability at SIBS

“Personally, I think it’s great to work for a company that is now a member of Byggvarubedömningen. I started carrying out assessments for Byggvarubedömningen back in 2007 and have worked with the system a lot since then”, continues Jon.



Sustainable and smart apartments in Vallentuna Centrum

Sveaviken is building two projects consisting of a total of 72 apartments in Vallentuna Centrum, right next to Vallentuna square. In Vallentuna Prästgård, where the police station was once located, 36 student apartments are being completed, and 36 rental apartments in the neighbouring property, Vallentuna Rickeby.

Vallentuna is a growing municipality and major investments are being made in infrastructure and housing construction. With its two projects at Vallentuna square, Sveaviken is playing a major part in the development of Vallentuna town centre, which is being renovated, developed and given a major facelift.

Spacious apartments, a minimal environmental impact, beautiful long-lasting materials and adaptation to today's smart technology are a clear part of the design of Sveaviken's

new properties in Vallentuna. The buildings are designed to blend in with their location, where the residential area and Vallentuna town centre meet, and to enhance the overall experience. The roofs will have a similar pitch and design to the surrounding buildings and the facades will be made from light-coloured brick and render.

Both projects are environmentally-certified to Miljöbyggnad Silver standard. Miljöbyggnad is a Swedish environmental certification that ensures pleasant environments to live, work and play in. By carefully inspecting buildings based on sixteen different indicators covering energy use, indoor environment and materials, Miljöbyggnad guarantees that the building you are living in is good for you and for the environment. Building assembly started at the end of May-June 2022 and the apartments should be completed before the end of 2022.



Pioneering design combines flexibility with rationalism

MOKO aims to challenge and change the way the construction industry approaches design through new ways of thinking and advanced digital tools. All our expertise is gathered under one roof with a common goal of making construction more efficient. With our product and design philosophy, our digital tools and a well-developed process, we can improve design quality and shorten lead times.

Patrik Jensen founded MOKO, together with SIBS and former colleagues, in 2018, but even before then he started to build and develop tools to streamline the design process as a consultant at Tyréns. "I'm basically a structural engineer, but I also worked on a 50% basis as an industrial PhD student at Luleå University of Technology, while at the same time working as an industrial construction consultant, focusing on building systems. Early on, I became passionate about streamlining design and developing building systems and wanted to have the best people in the various areas with me in development, architecture, design, installation and IT support."

A building system that creates value all along the chain

"With our well-developed and digitised building system, we are able to build homes with a variety of designs, adapted to the conditions set by the end customer, detailed plans and land, while at the same time utilising the advantages of standardised technological solutions. In this way, we can reach a larger market, achieve simplicity in the production process, and combine product flexibility with rational production, without mass-producing identical multi-family houses", says Patrik

"The system is based on a modularisation methodology. In simple terms, our skeleton is always the same and the interfaces between different components are well-defined, but we can then constantly adapt the look and layout to the requirements of the market, clients and detailed plans. To ensure both product flexibility and rational production, we break down the finished building into volume elements, and the constraints selected in the building system manage the variance arising from each building's unique design. We break buildings down in the same way as you would when you buy a car and choose the interior, features, rims etc."

"There are a number of companies in other industries that are good at using these methods. One example is Scania, which designs its products from the same starting point. The products look different and have different functions and uses, though", continues Patrik.

Digitising and streamlining the construction process

"Rules for the building system must be communicated early in the process to ensure rational production. By developing

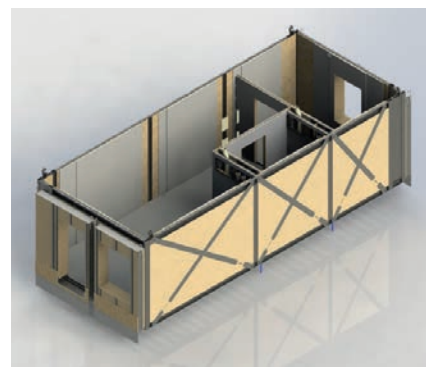
"I am passionate about the opportunities and benefits of combining product flexibility with rational production, without mass-producing identical multi-family houses."



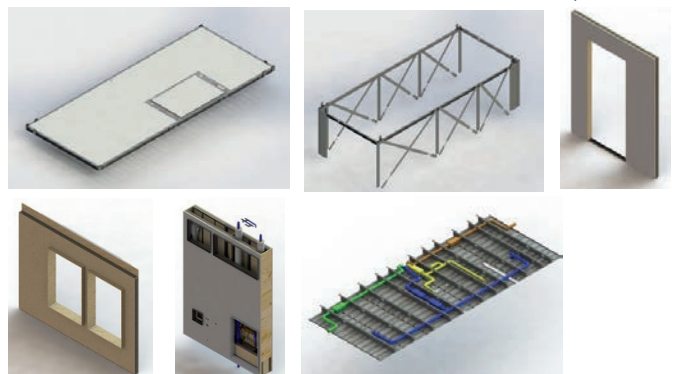
PATRIK JENSEN
CEO, MOKO AB

and using architectural objects from the prospectus phase, we ensure buildability and minimise the risk of ad hoc solutions being required further on in the value chain. As the project is adapted to the building system early on, we can automate the production of drawings for the factory that produces the modules. This means we are able to work both efficiently and profitably."

"The main challenge is that the system has to cope with all the different requirements, working from a detailed plan, for example. To meet this challenge, we are constantly working to develop and update the building system based on changing customer needs, changes in standards and feedback from production. By seizing digitisation opportunities, we can improve the quality of finished documents and minimise lead times", says Patrik.



The building system is modularised and sub-modules can be combined to create a varied end product.



Other information

Related-party transactions

There have been no transactions with related parties that have not been carried out 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 19 October 2020, SIBS announced a SEK 400 million unsecured green bond issue with a framework amount of SEK 600 million. On 23 March 2021, a SEK 150 million tap issue was completed on these bonds. On 27 May 2021, there was a further SEK 50 million tap issue, meaning that the framework amount of SEK 600 million has now been issued. The bond issue was listed on 25 November 2020 on Nasdaq Stockholm's Sustainable Bond List under the name SIBS 01 GB.

Personnel

The number of permanent employees, including probationary employees, in the group at the end of the period, was 864, consisting of 40 women and 824 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 executive. 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. The material risks affecting SIBS' business are external risks such as a macroeconomic downturn or reduced demand for housing. SIBS is also exposed to a number of financial risks connected, inter alia, with the company's liquidity and the debt financing of its activities. Further information about the company's risks is provided in the 2021 Annual Report, mainly in note 43 on page 117.

Ownership structure as at 30 June 2022

Owners	Number of shares	Ownership by %
Industrium AB	146,550	26.4
Neptunia Invest AB	95,498	17.2
Landera AB	92,268	16.6
Ramstedt Gruppen AB	70,891	12.8
Exoro Capital AB	49,934	9.0
Other shareholders	100,414	18.0
Total	555,555	100.0

Events after the end of the reporting period

Sveaviken Bostad acquired development rights at Kallfors Golf Club in Södertälje municipality. The deal comprises approximately 350 development rights split between 16 apartment buildings, corresponding to a gross floor area of around 24,000m².

Group income statement

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Apr-Jun 2022	Apr-Jun 2021	Jul 2021- Jun 2022	Jan-Dec 2021
Rental income	16,150	8,049	10,497	4,072	24,703	16,602
Project and contracting income	546,845	426,059	354,491	206,190	957,147	836,361
Total income	562,995	434,108	364,988	210,262	981,849	852,963
Project and contracting activity expenses	-562,907	-425,311	-370,952	-207,431	-935,397	-797,801
Property expenses	-3,826	-1,332	-2,503	-680	-5,251	-2,757
Gross profit/loss	-3,738	7,466	-8,466	2,151	41,201	52,404
Work carried out by the company on its own behalf and capitalised	53,479	42,712	24,821	22,415	104,047	93,280
Development expenses	-53,479	-42,712	-24,821	-22,415	-104,047	-93,280
Administrative expenses	-47,412	-20,317	-24,466	-12,885	-92,578	-65,483
Non-project-related depreciation/amortisation	-7,925	-6,695	-3,982	-3,392	-1,229	-
Operating profit/loss before change in value	-59,074	-19,546	-36,914	-14,126	-52,607	-13,080
Change in value of investment properties	43,452	82,043	41,101	67,050	220,509	259,100
Other operating income	2,222	797	-	-	2,874	1,449
Other operating expenses	-3	-32	-794	-177	-309	-338
Profit/loss from associated companies	316,701	144,024	134,329	79,007	592,285	419,607
Operating profit/loss	303,297	207,285	137,721	131,754	762,752	666,739
Financial income	532	40	363	-16	1,052	560
Financial expenses	-37,573	-31,626	-18,627	-13,744	-72,786	-66,839
Profit/loss before tax	266,256	175,699	119,458	117,994	691,018	600,460
Taxes	-1,928	-21,596	-376	-13,812	-37,866	-57,534
Profit/loss for the period	264,328	154,103	119,081	104,182	653,152	542,926
Attributable to						
The parent company's shareholders	261,865	154,103	117,166	104,182	653,456	545,693
Non-controlling interests	2,463	-	1,915	-	-304	-2,767
Total profit/loss for the period	264,328	154,103	119,081	104,182	653,152	542,926
PROFIT/LOSS FOR THE PERIOD	264,328	154,103	119,081	104,182	653,152	542,926
Other comprehensive income						
<i>Items that may be reclassified to the income statement</i>						
Revaluation of owner-occupied properties	-	-	-	-	20,232	20,232
Translation differences	5,860	2,861	6,198	-337	10,518	7,519
Other comprehensive income for the year, net after tax	5,860	2,861	6,198	-337	30,750	27,751
Total comprehensive income for the period	270,188	156,964	125,279	103,845	683,902	570,676
Comprehensive income attributable to:						
The parent company's shareholders	267,725	156,964	123,364	103,845	684,204	573,443
Non-controlling interests	2,463	-	1,915	-	-304	-2,767
Total comprehensive income for the period	270,188	156,964	125,279	103,845	683,902	570,676

Commentary on comprehensive income

Interim report January-June 2022

Rental income for the period amounted to SEK 16,150 thousand and operating expenses to SEK 3,826 thousand.

The group recorded project and contracting income of SEK 546,845 thousand and SEK 562,907 thousand of expenses. The income and expenses relate to projects in which the group does not have a controlling interest.

Throughout the year, the group continued its work on the development of the building system and its processes. The development expenses amounted to SEK 53,479 thousand and are capitalised in the balance sheet under Capitalised development expenses.

Administrative expenses amounted to SEK 47,412 thousand and the SEK 7,925 thousand of depreciation/amortisation charges recognised in the income statement primarily consist of the amortisation of development expenses.

The group's changes in the value of investment properties amounted to SEK 43,452 thousand, of which SEK 46,027 thousand relates to the sale of underlying property to a joint venture.



SIBS' first factory in Malaysia The factory should be operational in the third quarter of 2022.



SIBS' first factory in Malaysia

Group statement of financial position

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
ASSETS			
Non-current assets			
Capitalised development expenses	320,743	229,279	272,627
Investment properties	2,449,149	492,302	679,998
Owner-occupied properties	383,470	168,237	273,995
Right-of-use assets	4,858	20,307	2,159
Expenses incurred through improvements to other people's property	39	-	41
Machinery and equipment	48,610	39,245	33,690
Deferred tax assets	12,567	-	12,054
Shares in associated companies	654,375	435,001	673,191
Debts due from associated companies	-	-	-
Other non-current receivables	7,716	7,716	7,716
Total non-current assets	3,881,526	1,392,087	1,955,471
Current assets			
Inventories	57,220	52,303	58,610
Income earned but not invoiced	55,640	293,171	238,025
Trade receivables	10,311	1,348	246,700
Debts due from associated companies	303,113	56,994	299,058
Other receivables	105,983	61,416	55,806
Prepaid expenses and accrued income	7,068	8,474	6,890
Cash and cash equivalents	367,402	289,601	178,926
Total current assets	906,737	763,307	1,084,016
TOTAL ASSETS	4,788,263	2,155,394	3,039,487

Group statement of financial position

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
EQUITY AND LIABILITIES			
Equity			
Parent company's shareholders			
Share capital	556	500	556
Other capital contributions	486,944	237,000	486,944
Reserves	7,743	-23,007	1,883
Retained earnings including profit/loss for the period	1,011,913	458,458	850,049
Total equity attributable to The parent company's shareholders	1,507,156	672,951	1,339,431
Non-controlling interests	6,803	7,107	4,340
Total equity	1,513,959	680,058	1,343,771
Non-current liabilities			
Non-current interest-bearing liabilities	2,327,715	846,676	955,195
Deferred tax liabilities	40,415	39,385	39,652
Provisions for other liabilities and charges	4,435	-	6,821
Total non-current liabilities	2,372,565	886,061	1,001,668
Current liabilities			
Current interest-bearing liabilities	116,276	180,133	179,096
Invoiced unearned income	119,579	119,588	2,414
Trade payables	124,276	81,231	126,853
Debts owed to associated companies	-	47,215	77,429
Current tax liabilities	1,166	2,341	417
Other liabilities	445,047	110,403	242,954
Accrued expenses and deferred income	95,394	48,364	64,886
Total current liabilities	901,739	589,275	694,048
TOTAL EQUITY AND LIABILITIES	4,788,263	2,155,394	3,039,487

Commentary on the group's balance sheet

Interim report January-June 2022

Investment properties

The investment properties item increased over the period. This increase is mainly due to acquisitions from joint ventures.

Shares in associated companies

Shares in associated companies amounted to SEK 654,375 thousand. The change during the period relates to disposals and acquisitions of jointly-owned projects and underlying value adjustments to jointly-owned projects.

Accrued expenses not invoiced/Invoiced expenses not accrued

These items contain receivables and debts due from companies that are not wholly owned.

Non-current liabilities

The non-current liabilities are mostly made up of bonds and fully financed projects that are wholly owned by the group. The increase during the period is the result of the acquisition of properties from joint ventures.



Group cash flow statement

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Apr-Jun 2022	Apr-Jun 2021	Jan-Dec 2021
Operating activities					
Profit/loss after financial items	266,256	175,699	119,458	117,993	600,460
- Depreciation/amortisation and impairments	22,693	14,730	13,931	7,644	30,223
- Capital gains/losses	-	-	-	-	-48,552
- Capitalised interest	-	2,075	-	2,075	3,515
- Change in fair value through profit and loss	-43,452	-82,043	-41,101	-67,050	-259,100
- Share in profit/loss of associated companies and JVs	-316,701	-143,011	-134,329	-77,994	-362,953
- Unrealised exchange rate differences	-14,528	1,531	-11,924	361	3,748
	-85,732	-31,019	-53,964	-16,971	-32,659
Income tax paid	-582	-3,360	361	-2,722	-6,980
Cash flow from operating activities before changes in working capital	-86,314	-34,379	-53,603	-19,693	-39,639
Cash flow from changes in working capital					
Decrease(+)/increase(-) in inventories	5,299	501	-4,021	-1,827	-2,861
Decrease(+)/increase(-) in current receivables	361,393	-122,137	-150,447	-89,548	-280,359
Decrease(-)/increase(+) in current liabilities	154,058	130,987	252,491	130,524	168,155
Total change in working capital	520,750	9,351	98,023	39,149	-115,065
Cash flow from operating activities	434,436	-25,028	44,419	19,456	-154,704
Investing activities					
Capitalised development expenses	-53,479	-41,208	-24,821	-20,911	-89,918
Acquisition of investment properties	-350,203	-6,304	-13,646	-6,297	-14,567
Acquisition of owner-occupied properties	-98,061	-61,802	-59,581	-61,599	-138,782
Acquisition of, and capital contributions to, associated companies	85,500	-	95,000	-	-52,122
Sale/Acquisition of shares in associated companies and joint ventures	-	-9,296	-	-12	-
Sale/Acquisition of subsidiaries	-158,346	-10,955	-28,227	-10,955	-106,407
Loans to associated companies	-	-	-	-	-
Acquisition of property, plant and equipment	-18,005	-12,892	-15,451	-7,195	-10,869
Sale of property, plant and equipment	-	-	-	-	397
Change in long-term securities	-	-	-	50	-
Cash flow from investing activities	-592,594	-142,457	-46,726	-106,919	-412,269
Financing activities					
Shareholders' contributions received	-	-	-	-	-
Share issues	-	-	-	-	250,000
Dividends	-100,000	-	-100,000	-	-
Bonds issued	-	236,865	-	59,895	236,865
Other borrowings	-	-	-	-	-
Bank loans taken out	656,969	4,152	427,885	4,152	47,254
Bank loan repayments	-183,992	-12,242	-132,718	-2,859	-17,211
Lease liability repayments	-	-	-	-	-
Shareholder loan repayments	-	-	-	-	-
Loans to joint ventures	-27,516	-	-22,011	-	-
Cash flow from financing activities	345,461	228,775	173,156	61,188	516,908
CASH FLOW FOR THE PERIOD	187,303	61,290	170,848	-26,275	-50,065
Cash and cash equivalents at the start of the period	178,926	228,151	195,627	316,191	228,151
Exchange rate differences in cash and cash equivalents	1,173	160	926	-315	840
Cash and cash equivalents at the end of the period	367,402	289,601	367,402	289,601	178,928

Condensed consolidated statement of changes in equity

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
Equity			
Opening equity attributable to the parent company's shareholders	1,339,431	515,987	515,987
Profit/loss for the period	261,865	154,103	545,693
Dividends	-100,000	-	-
Other equity	5,860	2,861	277,751
Total equity attributable to the parent company's shareholders	1,507,156	672,951	1,339,431
Non-controlling interests	4,340	7,107	7,107
Profit/loss for the period	2,463	-	-2,767
Total equity attributable to non-controlling interests	6,803	7,107	4,340
Closing equity	1,513,959	680,058	1,343,771

Parent company income statement

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Apr-Jun 2022	Apr-Jun 2021	Jul 2021- Jun 2022	Jan-Dec 2021
Net sales	14,374	2,114	6,951	759	-9,147	3,113
Work carried out by the company on its own behalf and capitalised	55,353	42,712	26,695	22,415	80,639	93,280
Other operating income	42	35	1	35	28	35
	69,769	44,861	33,647	23,209	71,521	96,429
Operating expenses						
Other operating expenses	-19,600	-5,640	-10,412	-16	13,628	-332
Development expenses	-49,408	-39,507	-24,390	-21,000	-83,379	-93,280
Administrative expenses	-14,399	-14,328	-6,625	-10,243	-35,802	-35,874
Operating profit/loss	-13,639	-14,614	-7,781	-8,050	-34,033	-33,058
Profit/loss from financial investments						
Profit/loss from shares in group companies	-	-	-	-	245,748	245,748
Interest income and similar income statement items	727	544	727	-	6,079	6,262
Interest expenses and similar income statement items	-25,640	-28,402	-13,639	-12,184	-62,084	-59,322
Profit/loss after financial items	-38,551	-42,472	-20,693	-20,234	155,710	159,629
Group contributions received	-	-	-	-	-	-
Tax	-	-	-	-	-	-
PROFIT/LOSS FOR THE PERIOD	-38,551	-42,472	-20,693	-20,234	155,710	159,629

Parent Company balance sheet

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
Non-current intangible assets			
Capitalised expenses	325,980	230,783	275,990
	325,980	230,783	275,990
Property, plant and equipment			
Expenses incurred through improvements to other people's property	39	-	41
Equipment	362	791	370
	401	791	411
Non-current financial assets			
Shares in Group companies	207,785	160,259	205,260
Debts due from group companies	281,702	180,630	637,141
Shares in associated companies	35	35	35
Debts due from associated companies	-	33,046	-
Other non-current receivables	7,716	3,749	7,716
	497,237	377,719	850,152
Total non-current assets	823,618	609,293	1,126,553
Current assets			
Current receivables			
Trade receivables	12,639	2,922	-
Debts due from group companies	17,382	-	-
Debts due from associated companies	18,800	-	31,633
Other receivables	4,539	4,025	3,278
Prepaid expenses and accrued income	1,437	4,759	1,515
	54,796	11,706	36,426
Cash at bank and in hand	312,405	274,468	149,788
Total current assets	367,201	286,174	186,214
TOTAL ASSETS	1,190,820	895,467	1,312,766

Parent Company balance sheet

SEK thousand	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
EQUITY AND LIABILITIES			
Equity			
Restricted equity			
Share capital	556	500	556
Reserve for development expenses	325,980	230,783	275,990
	326,536	231,283	276,546
Non-restricted equity			
Other capital contributions	486,944	237,000	486,944
Retained earnings	-304,582	-269,016	-314,222
Profit/loss for the period	-38,552	-42,472	159,629
	143,811	-74,488	332,351
Total equity	470,347	156,795	608,897
Non-current liabilities			
Debts owed to group companies	-	67,923	29,319
Non-current interest-bearing liabilities	594,840	631,960	593,400
	594,840	699,883	622,719
Current liabilities			
Current interest-bearing liabilities	-	-	-
Trade payables	28,889	12,920	2,963
Income tax liabilities	-	305	216
Debts owed to group companies	81,789	-	66,536
Debts owed to associated companies and joint ventures	-	-	-
Other current liabilities	3,344	-	844
Accrued expenses and deferred income	11,611	25,564	10,592
	125,633	38,789	81,151
TOTAL EQUITY AND LIABILITIES	1,190,820	895,467	1,312,766

Segment reporting

SEK thousand	Property Management*		Other Group		Adjustments		Group total		Property Management*	Other Group	Adjustments	Group total
	Jan-Jun 2022	Apr-Jun 2022	Jan-Jun 2022	Apr-Jun 2022	Jan-Jun 2022	Apr-Jun 2022	Jan-Jun 2022	Apr-Jun 2022	Jan-Dec 2021	Jan-Dec 2021	Jan-Dec 2021	Jan-Dec 2021
Rental income	21,848	11,329	-	-	-5,698	-832	16,150	10,497	28,276	-	-11,674	16,602
Project and contracting income	-	-	546,845	354,491	-	-	546,845	354,491	-	836,361	-	836,361
Total income	21,848	11,329	546,845	354,491	-5,698	-832	562,995	364,988	28,276	836,361	-11,674	852,963
Project and contracting activity expenses	-	-	-562,907	-370,952	-	-	-562,907	-370,952	-	-797,801	-	-797,801
Property expenses	-7,202	-3,508	-	-	3,376	1,005	-3,826	-2,503	-5,450	-	2,693	-2,757
Gross profit/loss	14,646	7,821	-16,062	-54,621	-2,322	173	-3,738	-8,466	22,826	38,560	-8,981	52,405
Work carried out by the company on its own behalf and capitalised	-	-	53,479	24,821	-	-	53,479	24,821	-	93,280	-	93,280
Development expenses	-	-	-53,479	-24,821	-	-	-53,479	-24,821	-	-93,280	-	-93,280
Administrative expenses	-4,269	-2,847	-44,278	-21,808	1,136	189	-47,412	-24,466	-3,308	-51,391	2,662	-52,037
Non-project-related depreciation/amortisation	-	-	-7,925	-3,982	-	-	-7,925	-3,982	-	-13,446	-	-13,446
Operating profit/loss before change in value	10,377	4,975	-68,265	-41,988	-1,186	362	-59,075	-36,915	19,518	-26,277	-6,319	-13,078
Change in value of investment properties	-2,912	-5,263	46,363	46,363	-	-	43,451	41,100	65,789	193,311	-	259,100
Other operating income	-	-	2,222	-791	-	-	2,222	-791	-	1,449	-	1,449
Other operating expenses	-	-	-3	-3	-	-	-3	-3	-	-338	-	-338
Profit/loss from associated companies	-	-	316,515	135,041	186	-712	316,701	134,329	-	413,288	6,319	419,607
Operating profit/loss	7,465	-288	296,831	138,622	-1,000	-350	303,296	137,720	85,307	581,433	0	666,740
Financial income	-	-	532	364	-	-	532	364	0	560	-	560
Financial expenses	-9,923	-4,227	-28,650	-14,750	1,000	350	-37,573	-18,627	-9,306	-57,533	-	-66,839
Profit/loss before tax	-2,458	-4,515	268,713	124,236	0	0	266,256	119,457	76,001	524,460	0	600,461
Taxes	-4,116	-3,059	2,188	2,683	-	-	-1,928	-376	-13,799	-43,735	-	-57,534
Profit/loss for the period	-6,574	-7,575	270,901	126,919	0	0	264,327	119,081	62,202	480,725	0	542,927
ASSETS												
Capitalised development expenses	-	-	320,743	320,743	-	-	320,743	320,743	-	272,627	-	272,627
Investment properties	2,332,200	2,332,200	-	-	-220,153	337,102	2,449,149	2,449,149	1,294,494	-	-614,496	679,998
Shares in associated companies	-	-	654,375	654,375	-	-	654,375	654,375	-	673,191	-	673,191
Other assets	120,679	120,679	1,243,317	1,243,317	-	-	1,363,996	1,363,996	222,189	1,191,483	-	1,413,672
Total assets	2,452,879	2,452,879	2,218,435	2,218,435	-220,153	337,102	4,788,262	4,788,262	1,516,683	2,137,301	-614,496	3,039,488
EQUITY AND LIABILITIES												
Equity	306,689	306,689	1,207,270	1,207,270	-	-	1,513,959	1,513,959	295,205	1,048,567	-	1,343,772
Interest-bearing liabilities	1,640,216	1,640,216	686,826	686,826	-248,600	365,549	2,443,991	2,443,991	521,481	612,810	-	1,134,291
Other liabilities	505,974	505,974	324,339	324,339	-	-	830,313	830,313	699,997	-138,572	-	561,425
Total equity and liabilities	2,452,879	2,452,879	2,218,435	2,218,435	-248,600	365,549	4,788,263	4,788,263	1,516,683	1,522,805	0	3,039,488

*In the Property Management segment, rental income, 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' 2021 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 2022

None of the amended IFRS applicable from 2022 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

	Jan-Jun 2022	Jan-Jun 2021
Opening value	679,997	393,000
Property investments	332,104	-
Property acquisitions	1,650,050	17,259
Change in value	-2,926	82,043
Investment subsidies	-206,297	-
Reclassifications of JVs	-3,779	-
Closing value	2,449,149	492,302

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

	Jan-Jun 2022	Jan-Jun 2021
Shares in associated companies		
Opening cost	673,191	258,117
Acquisitions/Contributions	18,879	10,358
Share in profit/loss of associated companies	316,701	144,024
Dividends	-	-
Reclassifications	-354,396	22,502
Closing carrying amount	654,375	435,001

Stockholm, 26 August 2022
SIBS AB (publ)

Erik Thomaeus
CEO

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

Definitions and glossary

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 changes in value.

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.

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.

Residential floor area

The residential floor area refers to the surface area of a building that is usable for residential purposes. The residential floor area is the surface area from which rental income may be earned.

Gross floor area

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 project summaries, planning permission refers to a permit that has become legally binding.

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.

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 the start of the 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 sets guidelines for the rest of the planning process. The municipality assesses whether a pre-

paratory plan is necessary when the planning work is initiated. Any preparatory plan undergoes a preparatory consultation before being submitted for approval.

The municipality produces a planning proposal together with the property owner/developer, which is then published for consultation. Consultations usually take around six weeks. When the consultation is complete, the municipality produces a consultation report in which all the opinions submitted during the consultation are compiled and discussed. A revised planning proposal is published a second time when it is issued for review. The review period lasts for at least two weeks.

After the review period, the municipality compiles and discusses the opinions submitted in a review report. After the review, only smaller adjustments may be made to the planning proposal before the decision on its adoption. The detailed development plan may be appealed after adoption.

The appeal period is three weeks from the municipality's announcement of the decision. If the detailed development plan is not overturned or appealed against, or if the appeals are rejected by the higher authorities, the detailed development plan becomes legally binding. This means that the detailed development plan determines the land use and construction rules applicable within the area.

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 project summaries, 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 that other industrial home builders are often subject to.

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 nature of the on-site work and the use of digital systems, we can produce homes of varying sizes quickly and with a high degree of completion.

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Next financial report

The 3rd quarter interim report will be published on 29 November 2022.

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 people above, at 3pm CET on 26 August 2022.