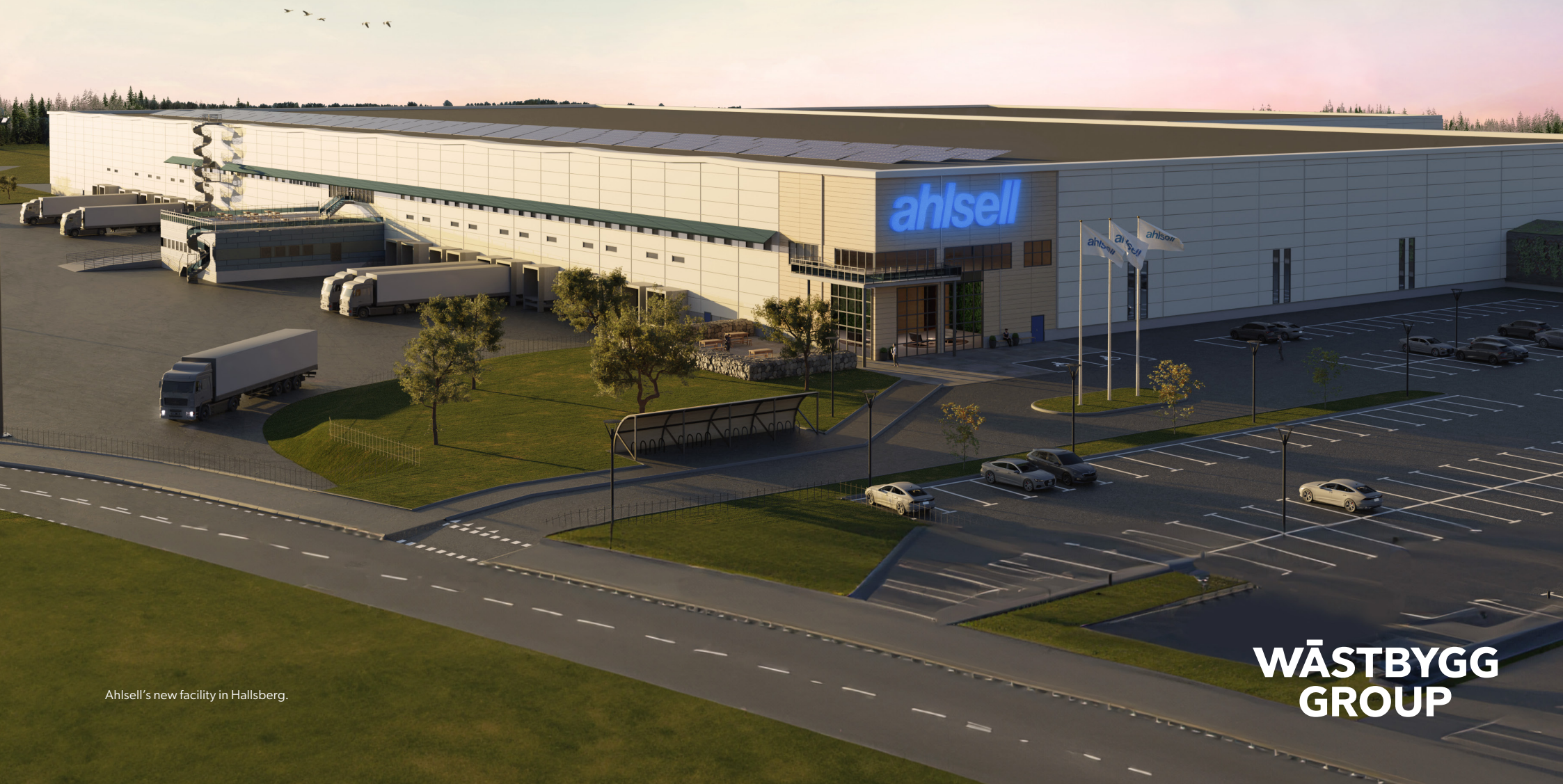


INTERIM REPORT

Wästbygg Gruppen AB (publ)
January – June 2023



Ahlsell's new facility in Hallsberg.

**WÄSTBYGG
GROUP**

JANUARY – JUNE 2023

KEY RATIOS ACCORDING TO SEGMENT REPORTING

1 January – 30 June 2023

- Revenue SEK 2,737 million (2,682)
- Operating profit SEK -239 million (95)
- Profit after tax SEK -216 million (114)
- Earnings per share SEK -6.68 (3.52)
- Cash flow from operating activities SEK -432 million (-467)
- Interest-bearing net cash (+) /net debt (-) SEK 150 million (314)
- Equity ratio 35% (42)
- Order intake SEK 1,508 million (2,936)
- Order backlog 30 June SEK 4,566 million (6,818)

1 April – 30 June 2023

- Revenue SEK 1,358 million (1,499)
- Operating profit SEK -262 million (65)
- Profit after tax SEK -239 million (73)
- Earnings per share SEK -7.37 (2.27)
- Cash flow from operating activities SEK -5 million (-409)
- Equity ratio 35% (42)
- Order intake SEK 1,180 million (1,591)

KEY RATIOS ACCORDING TO IFRS

1 January – 30 June 2023

- Revenue SEK 2,692 million (2,351)
- Operating profit SEK -199 million (10)
- Profit after tax SEK -185 million (26)
- Earnings per share SEK -5.71 (0.81)
- Cash flow from operating activities SEK -799 million (-792)
- Interest-bearing net cash (+) /net debt (-) SEK -1,176 million (-603)
- Equity ratio 28% (37)

1 April – 30 June 2023

- Revenue SEK 1,485 million (1,304)
- Operating profit SEK -204 million (20)
- Profit after tax SEK -185 million (26)
- Earnings per share SEK -5.74 (0.80)
- Cash flow from operating activities SEK -144 million (-546)
- Equity ratio 28% (37)

SIGNIFICANT EVENTS IN THE SECOND QUARTER

- As part of a programme of initiatives to restore profitability to the Wästbygg Group, which was published on 4 May, the number of employees in the group has been reduced by approximately 70 people. A decision was also taken to discontinue the group company Inwita Fastigheter. Costs related to the restructuring were charged to Q2 2023.
- The Wästbygg Group's group company Logistic Contractor has signed an agreement with H2 Green Steel for a facility for the production of green steel in Boden, Sweden. The contract regards a building with an area of approximately 150,000 sqm, and the order value for the project is approximately SEK 1.7 billion. The deal is conditional upon H2 Green Steel being granted financing for the project. The order value will only be included in the Wästbygg Group's order intake after the client's financing has been granted.
- Logistic Contractor has also signed a contract with Ahlsell for a 57,000 sqm extension to their logistics centre in Hallsberg, Sweden. The order value is approximately SEK 600 million.

SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

- Due to restructuring costs and write-downs in ongoing projects and of the company's assets, the Wästbygg Group announced that effects totalling SEK -299 million will be charged to the profit for Q2. Due to the negative profit, and to the company's forecast that the KPI interest coverage ratio would not be achieved, the Wästbygg Group initiated a written procedure with the company's green bondholders to renegotiate the terms of the bond. The written procedure will be completed by 31 August 2023 at the latest.



RESTRUCTURING AND ANALYSIS OF THE BUSINESS CREATES OPPORTUNITIES FOR PROFITABILITY GOING FORWARD

In the second quarter, we took difficult but necessary decisions to adapt the Wästbygg Group's business to a persistently challenging market. We conducted an analysis of ongoing projects and of the group's assets, which resulted in write-downs. Furthermore, restructuring carried out in the second quarter led to staff cutbacks. With these initiatives behind us, our organisation is now dimensioned to the current and projected future scope of our business. We have also ensured that our assessments of the finances of ongoing products and the valuation of our assets are based on correct input values, taking into account projected future market trends.

The costs of the initiatives carried out have been charged to the profit totalling SEK -299 million for the second quarter. However, most of the effects will not affect the group's future cash flow, and our equity ratio remains strong.

Retaining the trust of our bondholders and lenders is a matter of priority for us. In August, we initiated a written procedure to garner bondholders' consent to adjust the terms of our green bond. As the response deadline is 31 August, we cannot yet report on how the bondholders responded to the proposal.

ORDER INTAKE OF JUST OVER SEK 1 BILLION

Market activity increased in the second quarter, affecting the group's order intake. We signed new contracts worth over SEK 1 billion. As a result, our order backlog remains strong and stable. In addition, numerous deals were finalised at the start of the third quarter, meaning that several interesting projects are planned to start in all our business areas this autumn.

The SEK 1.7 billion project for H2 Green Steel has not yet been included in our order intake as we are awaiting final confirmation that their financing has been granted.

THE PLAN FOR INCREASED PROFITABILITY

Rises in construction material prices have posed a challenge for the entire construction industry since early 2022. Due to the long duration of many of our ongoing projects, a large proportion of our purchases took place in a different cost situation to when the original calculation was made, which has resulted in lower project margins. Thanks to efficient, well-founded calculations, together with a certain stabilisation of costs, we now see opportunities for improved profitability in our newly signed projects. In the coming quarters, we will also complete and hand over several development projects and evaluate the possibility of selling certain project properties. Our intention is to reduce the company's debt ratio as these initiatives are carried out, resulting in a gradual reduction of our interest expenses.

OUTLOOK

We remain confident that the three business areas that comprise our core business, in which we have long experience, will be the key to generating good profitability and healthy growth over time. The restructuring and analysis of our business that we have recently carried out open up opportunities to improve our profitability in the long term. We will continue to focus on restoring profitability in our operations and winning new contracts. Our order intake of over SEK 1 billion in Q2 is an indication of an increase in market activity and of our ability to offer the right products.

Jonas Jönehall
 CEO, Wästbygg Gruppen AB

FINANCIAL OVERVIEW AND KEY RATIOS¹

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2019
SEGMENT REPORTING¹									
Financial key ratios									
Revenue	1,358	1,499	2,737	2,682	5,849	5,794	3,818	3,801	3,905
Operating profit	-262	65	-239	95	-246	88	277	254	192
Operating margin, %	-19.3	4.3	-8.7	3.5	-4.2	1.5	7.3	6.7	4.9
Profit/loss after tax	-239	73	-216	114	-199	131	290	268	187
Balance sheet	4,511	4,401	4,511	4,401	4,511	4,149	4,226	2,872	1,893
Equity/assets ratio, %	35	42	35	42	35	45	44	57	31
Return on equity, %	-12	14	-12	14	-12	7	17	24	35
Operating capital	1,771	1,774	1,771	1,774	1,771	1,400	1,225	² 800	177
Interest-bearing net cash (+) / net debt (-)	150	314	150	314	150	849	794	² 877	129
Cash flow from operating activities	-5	-409	-432	-467	-272	-307	-137	-95	-73
Equity related key ratios³									
Earnings per share, SEK	-7.37	2.27	-6.68	3.52	-6.16	4.05	8.94	10.75	8.15
Equity per share, SEK	48.70	56.66	48.70	56.66	48.70	57.11	56.87	50.92	25.78
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,341	32,591	32,340	22,950
Average number of shares (thousands)	32,341	32,341	32,341	32,465	32,341	32,402	32,474	24,913	22,950
IFRS¹									
Financial key ratios									
Revenue	1,485	1,304	2,692	2,351	5,522	5,181	3,949	3,620	3,889
Operating profit	-204	20	-199	10	-259	-50	235	223	220
Operating margin, %	-13.7	1.5	-7.4	0.4	-4.7	-1.0	6.0	6.2	5.7
Profit/loss after tax	-185	26	-185	26	-228	-17	241	234	215
Balance sheet	4 868	4 457	4 868	4 457	4 868	4 467	4 101	3 170	2 144
Equity/assets ratio, %	28	37	28	37	28	36	43	50	27
Return on equity, %	-15	6	-15	6	-15	-1	14	22	43
Operating capital	2,373	2,142	2,373	2,142	2,373	1,956	1,336	² 1,010	270
Interest-bearing net cash (+) / net debt (-)	-1,176	-603	-1,176	-603	-1,176	-556	151	² 252	-7
Cash flow from operating activities	-144	-546	-799	-792	-898	-891	-319	-237	-63
Equity related key ratios³									
Earnings per share, SEK	-5.74	0.80	-5.71	0.81	-7.05	-0.53	7.42	9.39	9.40
Equity per share, SEK	41.82	50.66	41.82	50.66	41.82	49.25	53.62	49.17	24.81
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,341	32,591	32,340	22,950
Average number of shares (thousands)	32,341	32,341	32,341	32,465	32,341	32,402	32,474	24,913	22,950
OPERATIONAL KEY RATIOS									
Order intake	1,180	1,591	1,508	2,936	3,578	5,006	5,456	3,232	3,850
Order backlog	4,566	6,818	4,566	6,818	4,566	5,754	6,572	3,201	3,752
No of employees at end of period	595	569	595	569	595	597	524	311	305

SEK million unless otherwise stated. For KPI definitions, see page 30.

¹ KPIs for the group in accordance with the segment reporting, that is applied for internal control and auditing, and IFRS. See note 2 on page 27 for further information.

² The KPIs Working capital and Interest-bearing net cash/net debt have been recalculated due to a reclassification of Other liabilities.

³ The company has no options or similar agreements that give rise to a dilution effect, so this is not reported separately. When Rekab Entreprenad AB was acquired, the number of shares changed as a result of the agreement structure. No decisions have been taken regarding a new share issue. When all buybacks and transfers of consideration shares have taken place, the number of shares will again correspond to the number of registered shares. See page 31 for further information on the number of shares.

GENERAL MARKET SITUATION

SUMMARY

The economic situation in Sweden continues to be challenged by high inflation. This means there is a significant risk that the Riksbank will implement at least one more interest rate hike this year, from the current level of 3.75 percent. However, production costs have dropped sharply in the past twelve months, a key underlying factor for CPIF. Energy prices have also fallen, and the risk of prices skyrocketing this winter is reduced by well-filled natural gas reserves in Europe.

At present, however, inflation is having a dampening effect on household consumption and creating a tough investment climate. Swedish households also have a relatively high level of debt, and many are on variable interest rates. This means that every interest rate hike has a rapid impact.

Construction investments are negatively affected by two years of soaring construction material prices. This, together with restrictive monetary policy, makes it more difficult to calculate investments in new construction. Falling housing prices and economic uncertainty also contribute to the weak conditions. Industrial investment in machinery is also adversely affected by higher costs and weaker demand, which negatively impacts companies' profitability and investment ability. However, the situation for industry is relatively positive. Production is buoyed by continuing healthy order intakes, while the export industry is bolstered by a weak SEK. Nevertheless,

order intakes are now showing signs of weakening, although considering that the forecasts indicate a mild recession in the wider market, there is no great risk that we will see a strong decline in the sector.

Public finances are in good shape, and several years of strong profits have resulted in solid municipal finances. This creates economic strength and resilience in the current climate marked by rising unemployment, interest rate hikes and surging pension spending.

Total initiated building construction investment in the Wästbygg Group's three business areas dropped by 9 percent in 2022 at a national level, with the strongest decline noted in the Residential business area. The outcome for Q1 this year was nearly 30 percent below the investment volume for the same period in 2022. The forecast is in line with this outcome, pointing to a decrease of 25 percent. This forecast has not changed since the previous report in March. The largest decline is expected in the Residential business area, while the decrease in the Commercial business area may be marginal.

The trend in these sectors will likely bottom out next year, and a clear upturn is expected in 2025 as interest rates drop once again and demand recovers.

Information compiled by NAVET Analytics.

ABOUT US

The Wästbygg Group is a construction and project development company with a clear presence in the most rapidly expanding markets in Sweden. The company was founded in Borås in 1981. Wästbygg has offices in twelve cities in Sweden and via the group company Logistic Contractor in our neighbouring Nordic countries of Norway, Denmark and Finland.

We operate in three business areas: Residential, Commercial – which includes community service properties – and Logistics and Industry, areas in which we have strong expertise and long experience. We also work with project development in each business area, that is from land acquisition/allocation to completed properties.

A selection of ongoing and completed projects are presented on our website, group.wastbygg.se.

A SUSTAINABLE BUSINESS

The Wästbygg Group drives the development of sustainable living environments, where people want to work and live. We take our mission as community builders very seriously. Within our area of activity, we want to contribute to a more sustainable society – ecologically, socially and economically – and thereby improve people’s living environments.

Environmentally certified buildings are a way to safeguard the future. We have extensive experience of building according to the most common certification systems in the Swedish market: Svanen, Miljöbyggnad, Breeam and Green Building. We are also certified according to the Nordic Ecolabel Svanen, which means that we have the right to label our self-developed properties with the Nordic Ecolabel Svanen.

Since the mid-1990s, we have focused on developing our sustainability efforts. Today, we use a comprehensive digital management system with detailed procedures and schedules that ensure quality, environmental care and occupational health and safety in our projects.

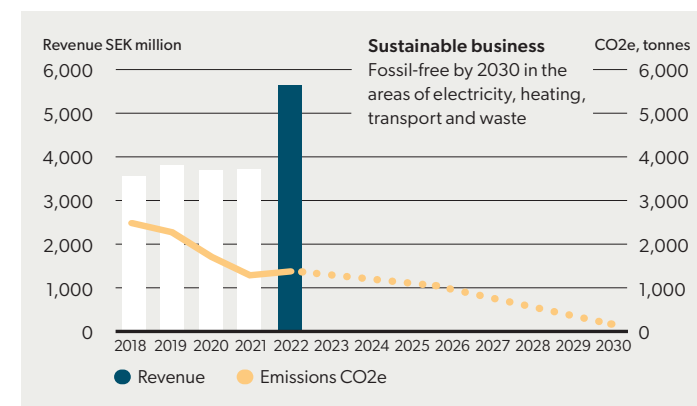
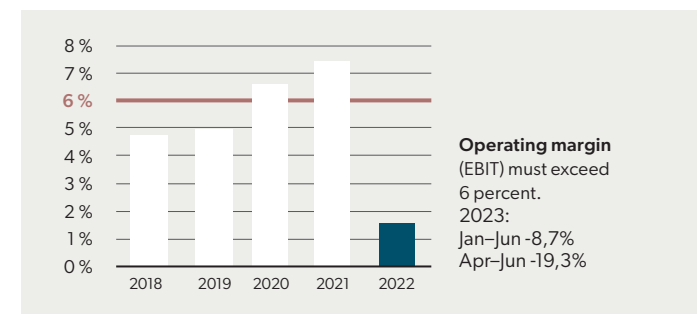
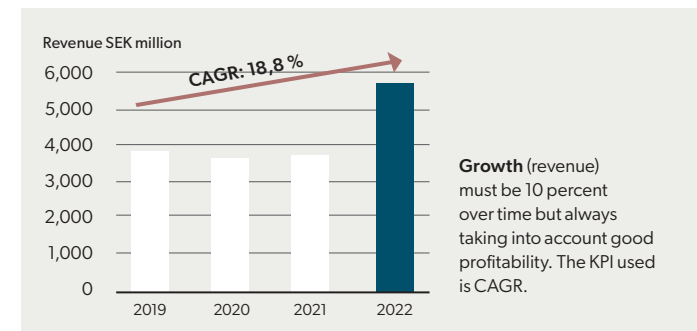
Wästbygg Entreprenad, Rekab Entreprenad and Logistic Contractor are certified according to ISO 9001 and 14001. Wästbygg Entreprenad is also certified according to ISO 45001.

WÄSTBYGG GROUP’S BUSINESS MODEL

A description of the company’s business model can be found in the annual report for 2022.



OVERALL FINANCIAL GOALS (segment reporting)



For key ratio definitions, see page 30.

SUSTAINABILITY DATA

The Wästbygg Group’s Annual Report and Sustainability Report were published in Q1, and can be downloaded from group.wastbygg.se. The Sustainability Report gives further details on the company’s performance with regard to achieving its overarching goal of creating sustainable business.

OUR GREEN FRAMEWORK

The Wästbygg Group’s green framework qualifies the company for green labelling of its share and debt instruments. Reporting on the greenness of our revenues, operating expenditures, investments and order backlog improves transparency regarding the company’s climate commitments. The framework also serves as an internal control tool that helps us make more sustainable business decisions. The diagram at the side of the page shows the development since we began quantifying the proportions

In spring 2023, Cicero Shades of Green completed its audit of the Wästbygg Group’s green framework for the 2022 financial year. Once again, we gained a rating of Excellent in sustainability management.

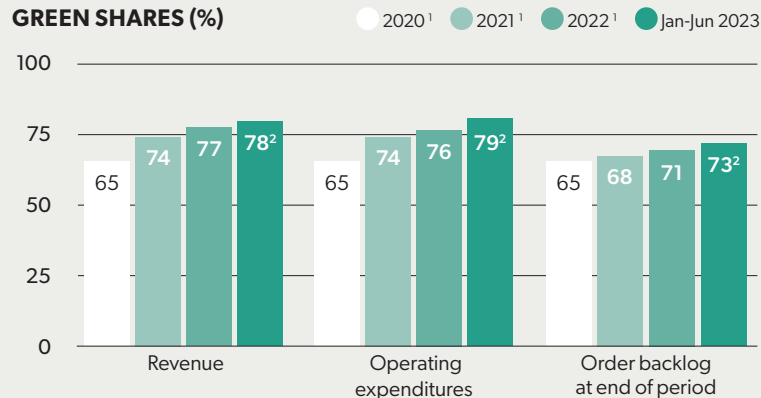
As part of our ongoing commitment to strengthening our sustainability efforts, we carried out a review in 2023 of the implementation of our green framework. As a consequence of this review, the previously published results for green shares have been adjusted; see the adjacent table.

DIVERSITY AND SICK LEAVE

The total proportion of women in the Group, the proportion of female senior executives and female board members is reported quarterly. In addition, the proportion of employees with foreign backgrounds is reported every six months.

Sick leave is reported quarterly on a rolling 12-month basis and was 3.96 percent for the most recent period.

GREEN SHARES (%)



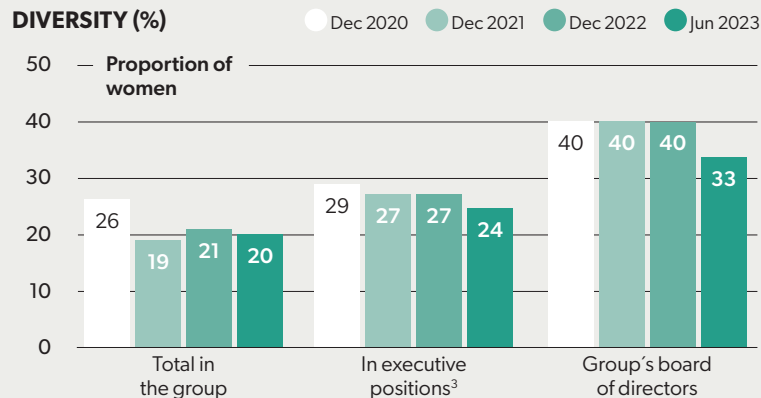
¹ Cicero Shades of Green, Company Assessment.

² Estimated by definition in Wästbygg Group’s Green Finance Framework.

³ Definition executive position: Member of management team on at least company level as well as “arbetschef” and higher positions.

⁴ Definition of foreign background: According to SCB (Central Bureau of Statistics) – Employees born outside Sweden, or born in Sweden to two foreign-born parents. (Statistics only apply to employees in Sweden).

DIVERSITY (%)



SICK LEAVE (%)

	2019	2020	2021	2022	Jun 2023
Sick leave total	3.03	2.80	2.71	4.09	3.96

BUSINESS AREAS, SUMMARY

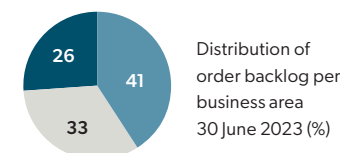
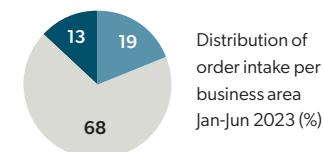
The Wästbygg Group's order intake for the first six months was SEK 1,508 million. The negative economic trend has significantly impacted the construction market, primarily in residential construction. A relatively large number of requests for tender documents are being issued in both Commercial and Logistics and Industry, but the high cost situation is causing projects to be postponed. Competition continues to be higher than usual as many operators in the industry need to increase their order intake.

The order backlog was SEK 4.6 billion as of 30 June. This is marginally lower than at the end of Q1, which means that the company's order intake in Q2 was on a par with the level of implementation in ongoing projects. Revenues up until 30 June were well on a par with the same period in 2022.

The order backlog is distributed over the group's three business areas but continues to be slightly weighted towards Commercial, primarily community service properties. The clients here are largely in the public sector, which creates security in terms of solvency.

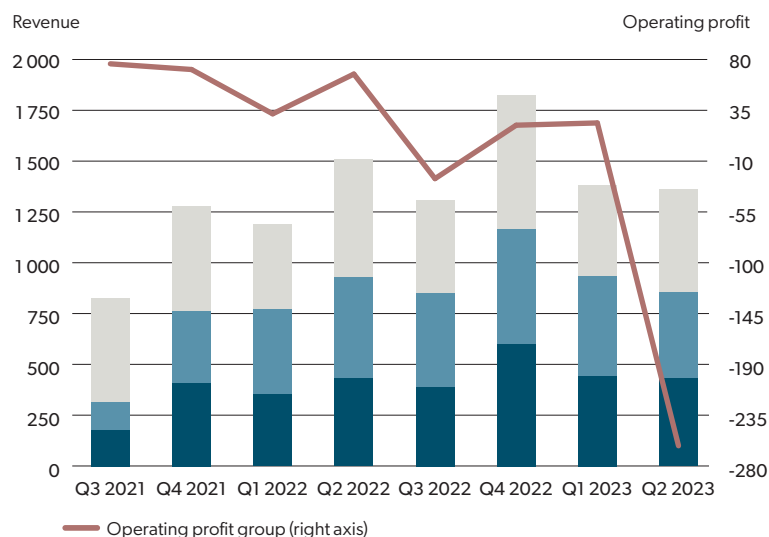
ORDER INTAKE	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Total	1,180	1,591	1,508	2,936	3,578	5,006

ORDER INTAKE	30 Jun 2023	30 Jun 2022	31 Dec 2022
Total	4,566	6,818	5,754



REVENUE AND OPERATING PROFIT

SEK million, segment reporting



COLOUR CODING:

- Residential
- Commercial
- Logistics and industry

SEASONAL VARIATIONS

Wästbygg Group's seasonal variations are mainly linked to order intake and revenue.

The level of order intake is usually higher during Q2 and Q4. This is explained by the fact that many customers want to conclude negotiations on new projects before the holiday period begins or before the end of the year.

The number of production days is lower during the third quarter of the year, when the holiday period occurs, which is reflected in both revenue and order intake.

All amounts related to our business areas are given in SEK million unless otherwise stated.

RESIDENTIAL



Smörslottsgatan, Gothenburg

NEW PROJECTS AND AGREEMENTS ENTERED INTO

- A contract was signed with Framtiden Byggutveckling for the construction of two high rise-buildings in Gothenburg (Smörslottsgatan) with 109 apartments, including 28 sheltered apartments. The order value is SEK 135 million.
- A contract was signed with K-Fast Holding AB and Seilhof, which have acquired building rights in Kävlinge from Wästbygg Group. The sales value amounted to SEK 32 million and the deal was completed in Q2.

The Wästbygg Group builds apartment buildings for private and municipal clients. The company also develops and constructs rental apartments and tenant-owned apartments. The residential property market slumped markedly in the first six months of the year. In the market as a whole, significantly fewer residential projects were started than a few years ago. This was reflected in the Wästbygg Group's order intake and ongoing production. We had 1,394 apartments in production as per 30 June, compared with 2,085 at the same time last year. The backlog almost halved during the same period.

In ongoing residential projects, there is currently a clear preponderance of rental apartments, with municipal housing companies as the main clients. This category accounts for nearly half of the number of apartments in production.

Our goal is for the proportion of self-developed residential projects to reach about 50 percent over time, measured on the basis of revenue. This goal was achieved in the period

January–June, with several major self-developed residential projects either in production or completed during Q2. However, the proportion of these projects will decrease going forward, as further self-developed projects will be completed later in the year. The company deems that, given the current situation, the conditions are not right for starting additional self-developed residential projects before the trend turns. Building rights in Kävlinge were sold as part of efforts to optimise our portfolio of self-developed projects.

Revenues amounted to SEK 870 million for the six-month period, an increase of 10 percent on 2022. The business area reported negative earnings of SEK -73 million (36). Interest rate hikes impacted financing costs for self-developed projects in production, and sales of apartments slowed down. The profit was also impacted by costs related to restructuring and staff cutbacks, as well as by write-downs in ongoing projects.

RESIDENTIAL

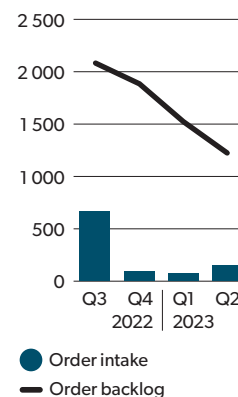
REVENUE AND PROFIT

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue	430	434	870	790	1,858	1,778
- of which construction	194	195	410	350	778	718
- of which project development	236	239	460	440	1,081	1,061
Profit	-68	12	-73	36	-59	50

ORDER INTAKE AND ORDER BACKLOG

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Order intake	148	197	216	612	966	1,362
Share of the group's total as a percentage	13	12	14	21	27	27

	30 Jun 2023	30 Jun 2022	31 Dec 2022
Order backlog	1,202	2,061	1,863
Share of the group's total as a percentage	26	30	32

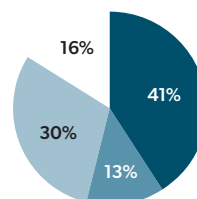


PRODUCTION, NO OF APARTMENTS

Completed during the second quarter	346
Ongoing 30 June	1,394
- of which construction	793
- of which project development	601

DISTRIBUTION BY TYPE, NO OF APARTMENTS

- Construction, rental
- Project development, rental
- Project development, tenant owned
- Construction, tenant owned



Soluret in Malmö was completed during Q2.

SELF DEVELOPED TENANT OWNED, 30 JUNE

Project	Status	No of apts	Of which		Comple- tion
			Sold/ booked	Reserved	
Soluret, Malmö	Completed	45	45		2023
Älgoxen, Umeå	Production	30	27		2023
Hökälla Ångar, phase 2, Gothenburg	Production	36	36		2023
Slottshusen, Täby*	Production	89	70	3	2023
Tuvebo Glashytta, Gothenburg	Production	45	25	1	2023
Cityterrassen, Malmö	Production	174	89	1	2024
Tjärleken phase 1 (brf Tjärän), Norrtälje	Production	50	25	2	2024
Total		469	317	7	

*Phase 1 was completed during Q2.

SELF DEVELOPED RENTAL APARTMENTS, 30 JUNE

Project	Status	No of apts	Acquired by	Comple- tion
Kv Trädgårn, Svedala	Completed	53	Trianon	2023
Journalen 1, Malmö	Production	177	Lansa Fastigheter	2024
Total		230		

COMMERCIAL

Vision of multi-purpose hall in Ljungby,
Hiller Lundberg Arkitekter AB.



The Commercial business area primarily builds retail properties, offices and community service properties. Most of the projects are currently contract assignments, but the company's project portfolio also includes commercial development projects.

The Commercial business area covers a broad spectrum of project types, for which demand varies. Demand for community service properties remains strong, and there are many potential projects in the market, primarily for public sector clients. There is also some demand for small production facilities and warehouses. On the other hand, demand for new retail buildings remains lower.

As a result of continued strong order intakes, the business area reported revenues of SEK 916 million (908) for the six-month period, which was on a par with 2022. Profit was

SEK -38 million (-5) and was impacted by costs related to restructuring and staff cutbacks, as well as by write-down of profits in projects. Some bankruptcies among our subcontractors also negatively affected the business area's profit.

Due to the discontinuation of the group company Inwita, a land allocation for a preschool in Trelleborghas been returned to Trelleborg Municipality as the conditions are currently not right for starting production of that project.

The order intake for the Commercial business area was nearly SEK 2 billion as per 30 June, and has been further strengthened since the end of the period.

NEW PROJECTS AND AGREEMENTS ENTERED INTO

- A contract was signed with DEAS Asset Management for a 2,200 sqm extension of an existing high bay warehouse in Gothenburg. The order value is SEK 45 million.
- Following completion of Phase 1 in collaboration with the client, Surahammar Municipality, a contract was signed for the conversion of two commercial kitchen facilities. The order value is SEK 28 million.
- A contract was signed with Umeå Municipality for the construction of a preschool with an area of 1,400 sqm. The order value is SEK 49 million.
- A contract was signed with Boden Municipality for the conversion of a comprehensive school for students aged up to 13. The order value is SEK 34 million.
- A contract was signed with Lulebo for the conversion of a refugee accommodation centre into an assisted living facility with 15 apartments. The order value is SEK 15 million.

CONTRACTS SIGNED AFTER 30 JUNE

- A contract was signed with Jönköping Municipality for an extension of Slättenskolan comprehensive school, including a sports hall and canteen. The order value is SEK 93 million.
- A contract was signed with Nordanstig Municipality for construction of a new 2,230 sqm sports hall in Bergsjö. The order value is SEK 42 million.
- A contract was signed with Ljungby Municipality for construction of a 6,500 sqm multi-purpose hall for sports and cultural events. The order value is SEK 143 million.
- A contract was signed with Fumex for construction of a production facility in Skellefteå, including offices, with an area of 5,250 sqm. The order value is SEK 72 million.

COMMERCIAL

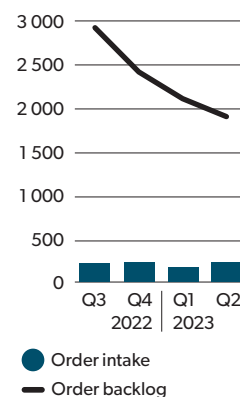
REVENUE AND PROFIT

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue	424	492	916	908	1,936	1,928
- of which construction	424	492	916	905	1,937	1,926
- of which project development	0	0	0	3	-1	2
Profit	-53	2	-38	-5	-27	6

ORDER INTAKE AND ORDER BACKLOG

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Order intake	226	379	397	1,227	840	1,670
Share of the group's total as a percentage	19	24	26	42	23	33

	30 Jun 2023	30 Jun 2022	31 Dec 2022
Order backlog	1,870	2,891	2,383
Share of the group's total as a percentage	41	42	41

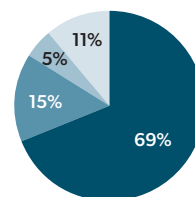


PRODUCTION, NO OF SQM

Completed during the first quarter	45,423
Ongoing 30 June	119,967
- of which construction	117,167
- of which project development	2,800

DISTRIBUTION BY TYPE, SQM

- Community service properties
- Office, industry and warehouse
- Automotive/parking facilities
- Sportcentres



New sports hall, Slätten school in Jönköping.



LOGISTICS AND INDUSTRY



Vision of H2 Green Steel's facility in Boden.

Operations in the Wästbygg Group's Logistics and Industry business area are conducted in the group company Logistic Contractor, with operations in Sweden, Norway, Denmark and Finland. The company specialises in developing and building large logistics and industrial facilities designed for rational handling and large-scale operations in logistics and light manufacturing.

The Swedish logistics market is less strong than previously. There is a certain caution on the part of investors, and it is taking longer than usual to rent out logistics premises. However, there are still many potential projects in the market, although contracts are often taking longer to conclude. A similar situation prevails in the neighbouring Nordic countries. On the industrial side, it is primarily in northern Sweden that the market is being cultivated. The contract with H2 Green Steel in Boden is an important milestone in efforts to establish Logistic Contractor in the region. Discussions are also under way with other players in the region. However, these only regard large projects with a timeline of several years.

The goal is for 50 percent of revenue in this business area to come from self-developed projects over time. During the first half of 2023, 38 percent of revenues were generated from project development. Due to recent market trends, most of the revenues in this business area will likely be generated from contract assignments for some time to come.

Revenues for the six-month period amounted to SEK 948 million, which is on a par with the same period in the previous year. However, profit was negative, SEK -115 million (83) due to further provisions having been made for a completed project in Denmark, as well as to write-downs of earlier valuations of two self-developed logistics facilities as a result of higher market yields. These facilities were completed earlier in the year. They have not yet been sold, but are fully rented out on multi-year contracts.

The business area saw an order intake of SEK 895 million in the first six months. This does not yet include the contract with H2 Green Steel, which is conditional upon H2 Green Steel being granted financing for the project.

NEW PROJECTS AND AGREEMENTS ENTERED INTO

- A contract was signed with H2 Green Steel for construction of a facility for the production of green steel in Boden. The contract regards a building with an area of approximately 150,000 sqm, and the order value for the project is roughly SEK 1.7 billion. The deal is conditional upon H2 Green Steel being granted financing for the project. The order value will only be included in the Wästbygg Group's order intake after the client has been granted financing.
- A contract was signed with Ahlsell for construction of two buildings with a total area of 42,000 sqm and a 15,000 sqm cold storage warehouse adjacent to their logistics centre in Hallsberg. The order value is approximately SEK 600 million.
- A contract was signed with Verdion to construct a 15,000 sqm logistics facility in Gothenburg. The order value is approximately SEK 200 million.

CONTRACTS SIGNED AFTER 30 JUNE

- A contract was signed with LogiDev to construct a 21,000 sqm logistics facility in Uppsala. The order value is SEK 150 million.

LOGISTICS AND INDUSTRY

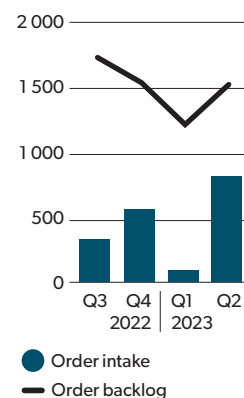
REVENUE AND PROFIT

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue Sweden	463	523	871	868	1,908	1,905
Revenue abroad	40	50	77	116	144	183
Revenue	503	573	948	984	2,052	2,088
- of which construction	319	390	588	686	1,282	1,379
- of which project development	183	184	359	299	770	709
Profit	-131	66	-115	83	-142	56

ORDER INTAKE AND ORDER BACKLOG

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Order intake	806	1,015	895	1,097	1,772	1,974
Share of the group's total as a percentage	68	64	59	37	50	39

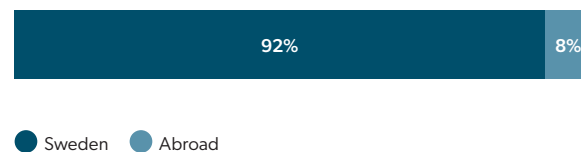
	30 Jun 2023	30 Jun 2022	31 Dec 2022
Order backlog	1,494	1,866	1,508
Share of the group's total as a percentage	33	27	26



PRODUCTION, NO OF SQM

Completed during the second quarter	158,000
Ongoing 30 June	289,500
- of which construction	209,500
- of which project development	80,000

DISTRIBUTION OF REVENUE



LANDBANK LOGISTICS AND INDUSTRY, 30 JUNE

Location	Type	Area sqm
Gardermoen Nord Næringspark, Ormlia, Norway	Acquisition	266,000
Holmestrand Næringspark, Holmestrand, Norway	LOI for joint venture	40,000
Bastukärr industrial area, Sipoo, Finland	Acquisition	19,500
Total		325,500

DEVELOPMENT PORTFOLIO

AS OF 30 JUNE 2023

Project, municipality	Type	No of apts	Total area (sqm)	Phase	Est. start of production	Estimated completion
Alliero, Sundsvall*	Self owned/Commercial	80	6,512	ZP in effect	2025	2027
Almen, Umeå	Self owned	200	13,569	Ongoing work ZP	2024	2030
Borstahuset town houses kv Salt, Landskrona*	Self owned	12	1,440	ZP in effect	2024	2025
Borstahuset, Landskrona*	Self owned	46	3,851	ZP in effect	2024	2026
Citadellsfogen, Malmö*	Rental	70	4,850	ZP in effect	2027	2028
Citadellsfogen, Malmö*	Self owned	70	4,850	ZP in effect	2027	2029
Guldskrinet, Umeå*	Self owned/Rental	100	7,500	Ongoing work ZP	2024	2027
Hökälla Höjd, Gothenburg	Self owned	42	3,276	ZP in effect	2024	2026
Kv Kust, Ängelholm	Self owned	78	6,433	ZP in effect	2024	2026
Ledamoten, Malmö	CSP	0	2,900	ZP in effect	2023	2024
Lilla Essingen Parkhuset, Stockholm	Self owned	24	1,849	ZP in effect	2025	2027
Lilla Essingen Strandhusen, Stockholm*	Self owned	74	6,032	ZP in effect	2025	2027
Nämnden (Sorgenfri multihus), Malmö	Rental/Commercial	60	4,645	ZP in effect	2024	2026
Play, Malmö*	Commercial	0	13,505	ZP in effect	2025	2027
Skarnäck preschool, Stockholm	CSP	0	860	ZP in effect	2027	2028
Skarnäck, Stockholm	Rental	124	5,659	ZP in effect	2026	2028
Solberga, Stockholm*	Self owned	35	4,025	No ZP	2028	2029
Solvalla hotel, Stockholm*	Hotel	0	6,900	No ZP	2028	2030
Solvalla youth housing, Stockholm*	Rental	120	4,115	No ZP	2028	2030
Sparreallén, Borås	Commercial	0	3,820	ZP in effect	2024	2025
Strandängen 2, town houses Falkenberg*	Self owned	40	3,500	Ongoing work ZP	2025	2026
Svandammsplan, Stockholm*	Self owned	53	3,010	No ZP	2027	2028
Syrenen, Umeå	Self owned/Commercial	80	7,270	Ongoing work ZP	2025	2028
Tjärleken phase 2, brf Leken, Norrtälje	Self owned	61	5,590	ZP in effect	2025	2026
Tröinge rastplats, Falkenberg*	Commercial	0	10,400	ZP in effect	2024	2025
Vallastråket, Stockholm*	Self owned	78	5,595	ZP in effect	2026	2028
Vårbergsvägen, Stockholm*	Self owned	76	5,370	ZP in effect	2026	2028
Västerport, Varberg*	Hotel	0	18,250	DP stoppad	2026	2029
Västra Roslags-Näsby, Täby*	Self owned	40	2,951	ZP in effect	2025	2027
Årsta etapp 2n, Stockholm*	Self owned	237	14,503	ZP in effect	2032	2034
Årsta etapp 4a, Stockholm*	Self owned	68	5,661	Ongoing work ZP	2029	2031
Årsta etapp 4b, Stockholm*	Rental	231	11,786	Ongoing work ZP	2029	2031
Åseberget, Kungälv*	Self owned	150	10,000	Ongoing work ZP	2028	2030
Överby Hälsa*	Commercial	0	2,630	ZP in effect	2024	2025
Totalt		2,249	213,107			

* Options, acquisitions have not yet been made.

ZP = Zoning plan

CONSOLIDATED INCOME STATEMENT

SEGMENT REPORTING

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue	1,358	1,499	2,737	2,682	5,849	5,794
Costs in production	-1,523	-1,353	-2,791	-2,417	-5,729	-5,355
Gross profit/loss	-166	146	-54	265	120	439
Sales and administration costs	-106	-82	-196	-173	-382	-359
Other operating revenue	12	2	14	4	19	9
Other operating costs	-2	-1	-3	-1	-4	-2
Operating profit	-262	65	-239	95	-246	88
Profit/loss from financial items						
Profit shares from joint ventures and associated companies	-4	0	-4	0	-5	-1
Financial revenue	17	7	26	16	50	40
Financial costs	-26	-12	-37	-24	-62	-49
Profit after financial items	-275	60	-254	87	-263	78
Change in value of investment properties	-10	0	-10	0	-10	0
Profit before tax	-285	60	-264	87	-273	78
Taxes	46	13	48	27	75	54
Profit for the period	-239	73	-216	114	-199	131
Profit relating to:						
- the parent company's shareholders	-239	73	-216	114	-199	131
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	-7,37	2,27	-6,68	3,52	-6,16	4,05
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,341
Average number of shares (thousands)	32,341	32,341	32,341	32,465	32,341	32,402

All amounts in financial reports and notes are given in SEK million unless otherwise stated.

Segment reporting relates to financial reports based on accounting principles for segments. See note 2 for further information.

As the amounts are rounded to the nearest SEK million, the tables do not always sum up.

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
THE GROUP'S REPORT ON COMPREHENSIVE INCOME						
Profit for the period	-239	73	-216	114	-199	131
Other comprehensive income that can be transferred to the income statement						
Currency difference when translating foreign operations	-3	0	-3	1	-6	-2
Comprehensive income for the period	-242	73	-219	115	-205	129
Total result attributable to:						
- the parent company's shareholders	-242	73	-219	115	-205	129
- holdings without controlling influence	0	0	0	0	0	0

* The company has no options and similar agreements that give rise to a dilution effect, therefore this is not reported separately. The change in the number of shares during the period is attributable to the structure of the acquisition of Rekab Entreprenad AB. No decisions have been taken regarding a new issue or issue of new shares. When all buybacks and transfers of consideration shares have taken place, the number of shares will again correspond to the number of registered shares. See page 31 for further information about the number of shares.

COMMENTS ON THE INCOME STATEMENT

APRIL – JUNE 2023

Revenues amounted to SEK 1,358 million (1,499) in Q2, which was a slight decrease year-on-year. The difference in revenue is primarily attributable to the lower order backlog. There is currently no shortage of either materials or resources, and the company maintained the desired level of project implementation.

Various factors impacted profit negatively, and the operating profit for Q2 was SEK -262 million (65). Due to the current market situation, the company has conducted write-downs of the expected financial outcomes of projects, as well as made additional provisions, totaling approximately SEK -200 million. Furthermore the company’s current assets have been written down by SEK -64 million. These one-off write-downs will have only a limited effect on the company’s future cash flow. The operating result for Q2 was also impacted by restructuring costs due to the staff cutbacks that have been implemented; see under the heading Personnel.

In addition to the above, the value of investment properties has been written down by SEK -10 million, which impacted profit before tax.

Profit after tax was SEK -239 million (73), equivalent to earnings per share of SEK -7.37 (2.27). The operating margin was -19.3 percent (4.3).

The order intake in Q2 amounted to SEK 1,180 million (1,591). Two large logistics projects represented a sizeable proportion of the order intake, although additional contracts were signed in all three business areas. The order backlog stood at SEK 4,566 million (6,818) as of 30 June, roughly the same level as at the end of Q1. The contract worth SEK 1.7 billion that the group company Logistic Contractor signed with H2 Green Steel in early May is not included in the order backlog, since the contract term related to H2 Green Steel’s financing of the project has not yet been met.

JANUARY – JUNE 2023

Revenues for the six-month period were on a par with the previous year at SEK 2,737 million (2,682). Operating profit stood at SEK -239 (95).

Profit after tax amounted to SEK -216 million (114), corresponding to earnings per share of -6.68 (3.52). The operating margin was -8.7 (3.5).

The total order intake was SEK 1,508 million (2,936). After weak sales at the start of the year, a significantly stronger order intake was reported for Q2.

TAX

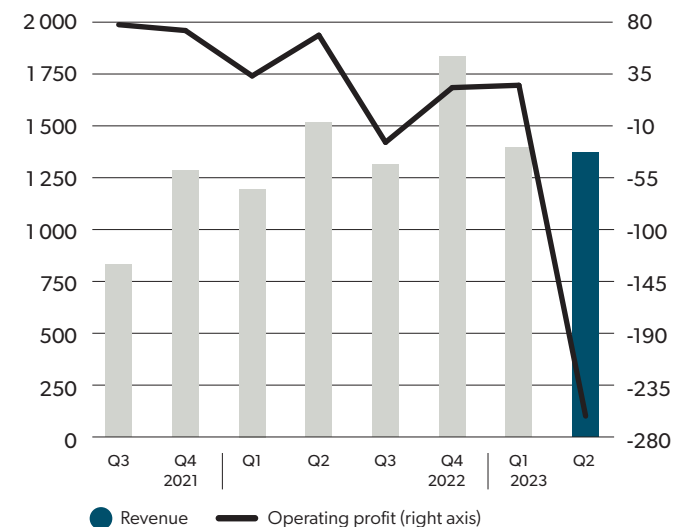
Positive tax was reported for the period January – June, due to a negative tax result as well as non-taxable revenues. The item also includes deferred tax.

PERSONNEL

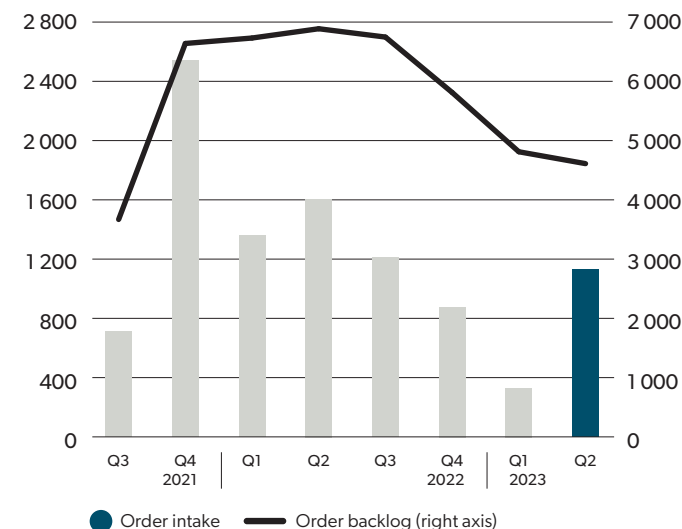
Due to the severely weakened economy, notice was given in May that approximately 70 positions in the group would be terminated. Trade union negotiations have been completed and the workforce will gradually decrease over the coming months as the notice periods for the announced redundancies expire.

The Wästbygg Group had 595 employees as per 30 June, compared to 597 at the start of the year. The Wästbygg Group had 569 employees a year ago.

REVENUE AND OPERATING PROFIT, SEK MILLION/QUARTER



ORDER INTAKE AND ORDER BACKLOG, SEK MILLION/QUARTER



GROUP BALANCE SHEET

SEGMENT REPORTING

	30 Jun 2023	30 Jun 2022	31 Dec 2022		30 Jun 2023	30 Jun 2022	31 Dec 2022
ASSETS				TOTAL EQUITY AND LIABILITIES			
Fixed assets				Equity			
<i>Intangible fixed assets</i>				Share capital	4	4	4
Goodwill	428	428	428	Other contributed capital	946	946	946
Other intangible fixed assets	34	35	34	Retained earnings	844	767	768
Total	462	463	462	This period's comprehensive income	-219	115	129
				Total equity attributable to the company's shareholders	1,575	1,832	1,847
<i>Tangible fixed assets</i>				Holdings without controlling influence	4	4	4
Investment properties	65	75	75	Total equity	1,579	1,836	1,851
User rights assets	33	32	35	Non-current liabilities			
Inventory, tools and installations	3	5	4	<i>Non-current interest-bearing liabilities</i>			
Total	101	112	114	Bond loans	-	493	494
				Liabilities to credit institutions	69	69	69
<i>Financial fixed assets</i>				Debts user rights	13	16	15
Shares in joint ventures and associated companies	1	2	1	Other liabilities	44	-	39
Deferred tax receivables	155	82	108	Total	126	578	617
Non-current financial assets	42	39	41	<i>Non-current non-interest-bearing liabilities</i>			
Total	198	123	150	Deferred tax liabilities	9	10	10
Total fixed assets	761	698	726	Other provisions	70	73	72
				Total	79	83	82
Current assets				Total non-current liabilities	205	661	699
Self-developed properties	345	-	-	Current liabilities			
Development properties, etc.	347	255	293	<i>Current interest-bearing liabilities</i>			
Accounts receivable	706	628	464	Bond loans	495	-	-
Accrued but not invoiced	429	708	327	Liabilities to credit institutions	415	1	1
Tax receivables	10	30	4	Debts user rights	21	17	20
Receivables from group companies	-	13	-	Other liabilities	-	231	6
Other receivables	1,728	1,798	1,863	Total	931	249	27
Prepaid costs and accrued income	11	26	22	<i>Current non-interest-bearing liabilities</i>			
Cash and cash equivalents	174	245	450	Accounts payable	596	518	690
Total current assets	3,750	3,703	3,423	Advance from customer	239	542	304
				Tax liabilities	1	1	3
TOTAL ASSETS	4,511	4,401	4,149	Other liabilities	394	130	128
				Accrued expenses and prepaid income	566	464	447
				Total	1,796	1,655	1,572
				Total current liabilities	2,727	1,904	1,599
				TOTAL EQUITY AND LIABILITIES	4,511	4,401	4,149
				INTEREST-BEARING NET CASH/NET DEB			
				Interest-bearing assets	1,207	1,141	1,494
				Interest-bearing liabilities	1,057	827	645
				Interest-bearing net cash/net debt	150	314	849

CHANGES IN THE GROUP'S EQUITY

IN SUMMARY, SEGMENT REPORTING

	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Equity attributable to the parent company's owners				
Amount at the beginning of the period	1,847	1,854	1,832	1,854
Commitment consideration shares (business acquisition)	-	-41	-	-41
Transfer of own shares	-	43	-	43
Buyback of shares	-	-24	-	-24
Effect of settlement of commitments	-	-2	-	-2
Dividend	-53	-112	-53	-112
Comprehensive income for the period	-219	115	-205	129
Amount at the end of the period	1,575	1,832	1,575	1,847
Holdings without controlling influence				
Amount at the beginning of the period	4	4	4	4
Comprehensive income for the period	0	0	0	0
Amount at the end of the period	4	4	4	4
Total equity	1,579	1,836	1,579	1,851

COMMENTS ON THE BALANCE SHEET AND EQUITY

During Q2, a number of changes were made to the reporting of the company's property holdings. A property in Malmö that was acquired in Q1 was adjusted from an investment property to a development property as a consequence of a decision to discontinue investment in the administration of self-developed community service properties.

Due to the market situation, two self-developed logistics facilities that were completed earlier this year could not be sold to an external party. As of Q2, these facilities have been consolidated and are recognised under the item Self-developed properties, as the intention is still to sell them. The revenues and operating expenditures for these properties are recognised under Other operating revenues and Other operating expenditures. Both properties are fully rented out on multi-year contracts.

The property loans for the two logistics facilities mentioned above, as well as a loan raised for an ongoing logistics project, are recognised under Current liabilities to credit institutions. There is a forward commitment contract for this project, which means that the buyer takes possession of the property and pays the purchase consideration on completion. The client made an advance payment for the project in Q2, which affects Other liabilities. The Accrued expenses item was affected by costs related to the restructuring of the company, and by a provision for a logistics project in Denmark.

All the Wästbygg Group's unconsolidated development companies are recognised under Other receivables. This item includes receivables related to projects under construction as well as the cost of the participations. These projects are partially financed through construction credit in each development company.

Equity per share amounted to SEK 48.70 (56.66) at the end of the period and the equity ratio was 35 percent (42). The company's interest-bearing net cash was SEK 150 million (314).

As per the balance sheet date, the company did not meet the covenants associated with the green bond. The bond loan was therefore reclassified from a non-current liability to a current liability, as it is due for payment under the terms of the agreement. A written procedure has been initiated with the company's green bondholders to renegotiate the terms of the bond.

When Rekab Entreprenad was acquired in 2021, the purchase consideration was paid, in part, through consideration shares. Half of the consideration was paid in 2022 and the next payment will be made in 2024 in accordance with the contract. In 2022, Wästbygg bought back a sufficient number of its own shares to cover most of the outstanding settlement to Rekab Entreprenad's former holding company.

GROUP CASH FLOW STATEMENT

SEGMENT REPORTING

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Day-to-day operations						
Profit/loss before financial items	-262	65	-239	95	-246	88
Adjustment for items not included in cash flow	0	13	1	16	-4	11
Received interest	17	7	26	16	50	40
Paid interest	-26	-12	-37	-24	-62	-49
Paid tax	0	-5	-7	-15	23	15
Cash flow from operating activities before changes in working capital	-270	68	-256	88	-239	105
Cash flow from changes in working capital						
Increase (-)/decrease (+) of accounts receivable	-228	-221	-239	-183	-72	-16
Increase (-)/decrease (+) of other operating receivables	200	-340	22	-526	309	-239
Increase (+)/decrease (-) of accounts payable	-9	47	-101	48	69	218
Increase (+)/decrease (-) of operating liabilities	301	37	142	106	-339	-375
Cash flow from the day-to-day operations	-5	-409	-432	-467	-272	-307
Investment activities						
Withdrawals/supplements joint ventures and associated companies	-5	-	-5	8	-5	8
Acquisitions of intangible fixed assets	-2	-2	-5	-3	-8	-6
Investments in investment properties	33	-	-	-	0	0
Acquisitions of other tangible fixed assets	0	-2	0	-10	8	-2
Investment in other financial fixed assets	-	-	-1	-	-1	-
Cash flow from investing activities	26	-4	-11	-5	-6	0
Financing activities						
Buyback of shares	-	-24	-	-24	-	-24
Paid dividend	-53	-112	-53	-112	-53	-112
Amortisation of loan liabilities	-3	-5	-3	-10	5	-2
Raised loan liabilities	222	0	222	9	253	40
Change in bank overdraft facilities	-87	-	-	-	-	-
Cash flow from financing activities	79	-141	166	-137	205	-98
CASH FLOW FOR THE PERIOD	100	-554	-277	-609	-73	-405
Cash and cash equivalents at the start of the period	73	797	450	851	245	851
Exchange rate difference in cash and cash equivalents	1	2	1	3	2	4
Cash and cash equivalents at the end of the period	174	245	174	245	174	450

COMMENTS ON CASH FLOW

Variations in cash flow from one period to another are a natural consequence of the number of development projects in progress and the number of projects sold.

APRIL – JUNE 2023

Total cash flow for Q2 amounted to SEK 100 million (-554) divided into current operations SEK -5 million (-409), investment operations SEK 26 million (-4) and financing operations SEK 79 million (-141).

Cash flow from current operations was positively affected by an advance payment from the client for a logistics project, the sale of building rights and the completion of three self-developed residential projects, of which two comprise tenant-owned apartments. In comparison with Q2 2023, more self-developed projects were in progress during the same period in 2022, which at that time impacted the group's cash flow. The write-down of profits in several projects in Q2 has increased the Operating liabilities item, which had a positive effect on cash flow.

The cash flow for investment operations was positive due to a reporting effect when a property in Malmö, acquired in Q1, was adjusted from an investment property to a development property.

Financing operations were affected by the payment of approved dividend in May, and by an external loan raised for an ongoing logistics project.

JANUARY – JUNE 2023

Total cash flow for January – June amounted to SEK -277 million (-609), divided into current operations SEK -432 million (-467), investment operations SEK -11 million (-5) and financing operations SEK 166 million (-137).

Ongoing self-developed projects were self-funded to a relatively large extent in the first six months. The company is now entering a phase where investment in new self-developed projects is decreasing. Additional self-developed projects will be completed later in the year, and the investments made in recent years will gradually be brought back into the company along with the returns generated.

LIQUIDITY

As per 30 June, the group's available liquidity amounted to SEK 424 million, including unutilised bank overdraft facilities of SEK 250 million.

CONSOLIDATED INCOME STATEMENT

IFRS

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue	1,485	1,304	2,692	2,351	5,522	5,181
Costs in production	-1,593	-1,204	-2,705	-2,171	-5,412	-4,878
Gross profit/loss	-108	100	-13	180	110	303
Sales and administration costs	-106	-81	-197	-173	-384	-360
Other operating revenue	12	2	14	4	19	9
Other operating costs	-2	-1	-3	-1	-4	-2
Operating profit	-204	20	-199	10	-259	-50
Profit/loss from financial items						
Profit shares from joint ventures and associated companies	-4	0	-4	0	-5	-1
Financial revenue	13	4	17	11	32	26
Financial costs	-26	-12	-37	-24	-63	-50
Profit after financial items	-221	13	-223	-4	-294	-75
Change in value of real estate	-10	0	-10	0	-10	0
Profit before tax	-231	13	-233	-4	-304	-75
Taxes	46	13	49	30	77	58
Profit for the period	-185	26	-185	26	-228	-17
Profit relating to:						
- the parent company's shareholders	-185	26	-185	26	-228	-17
- holdings without controlling influence	0	0	0	0	0	0
Earnings per share, SEK*	-5,74	0,80	-5,71	0,81	-7,05	-0,53
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,341
Average number of shares (thousands)	32,341	32,341	32,341	32,465	32,341	32,402

THE GROUP'S REPORT ON COMPREHENSIVE INCOME	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Profit for the period	-185	26	-185	26	-228	-17
Other comprehensive income that can be transferred to the income statement						
Currency difference when translating foreign operations	-3	0	-3	1	-6	-2
Comprehensive income for the period	-188	26	-188	27	-234	-19
Total result attributable to:						
- the parent company's shareholders	-188	26	-188	27	-234	-19
- holdings without controlling influence	0	0	0	0	0	0

* The company has no options and similar agreements that give rise to a dilution effect, therefore this is not reported separately. The change in the number of shares during the period is attributable to the structure of the acquisition of Rekab Entreprenad AB. No decisions have been taken regarding a new issue or issue of new shares. When all buybacks and transfers of consideration shares have taken place, the number of shares will again correspond to the number of registered shares. See page 31 for further information about the number of shares.

COMMENTS ON THE INCOME STATEMENT

APRIL – JUNE 2023

In Q2, revenues increased by 14 percent year-on-year, to SEK 1,485 million (1,304). The completion of two self-developed tenant-ownership projects had a positive effect on revenues. Additional self-developed projects are in production, which means that both revenue and profit will be held back until these projects are completed.

Various factors impacted profit negatively, and the operating profit for Q2 was SEK -204 million (20). Due to the current market situation, the company has conducted write-downs of the expected financial outcomes of projects, as well as made additional provisions, totaling approximately SEK -200 million. Furthermore the company's current assets have been written down by SEK -64 million. These one-off write-downs will have only a limited effect on the company's future cash flow. The operating result for Q2 was also impacted by restructuring costs due to the staff cutbacks that have been implemented; see under the heading Personnel.

In addition to the above, the value of investment properties has been written down by SEK -10 million, which impacted profit before tax.

Profit after tax was SEK -185 million (26), equivalent to earnings per share of SEK -5.74 (0.80). The operating margin was -13.7 percent (1.5).

The order intake in Q2 amounted to SEK 1,180 million (1,591). Two large logistics projects represented a sizeable proportion of the order intake, although additional contracts were signed in all three business areas. The order backlog stood at SEK 4,566 million (6,818) as of 30 June, roughly the same level as at the end of Q1.

The contract worth SEK 1.7 billion that the group company Logistic Contractor signed with H2 Green Steel in early May is not included in the order backlog, since the contract term related to H2 Green Steel's financing of the project has not yet been met.

JANUARY – JUNE 2023

Revenues for the six-month period increased by 15 percent year-on-year, to SEK 2,692 million (2,351). Operating profit stood at SEK -199 (10).

Profit after tax amounted to SEK -185 million (26), corresponding to earnings per share of -5.71 (0.81). The operating margin was -7.4 (0.4).

The total order intake was SEK 1,508 million (2,936). After weak sales at the start of the year, a significantly stronger order intake was reported for Q2.

TAX

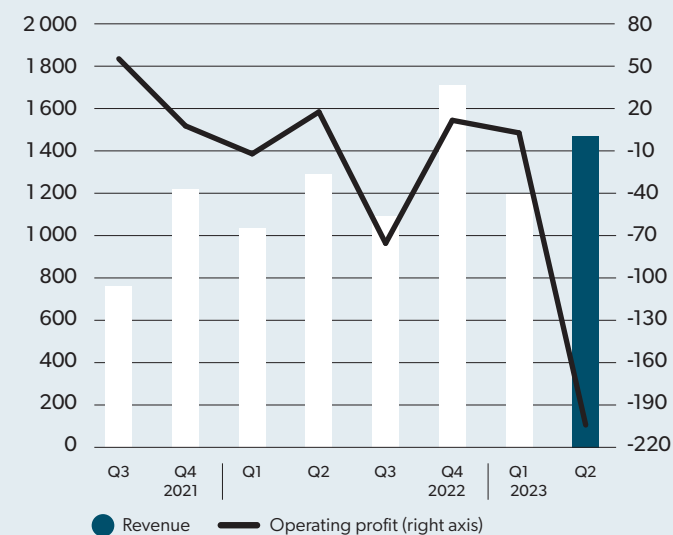
Positive tax was reported for the period January – June, due to a negative tax result as well as non-taxable revenues. The item also includes deferred tax.

PERSONNEL

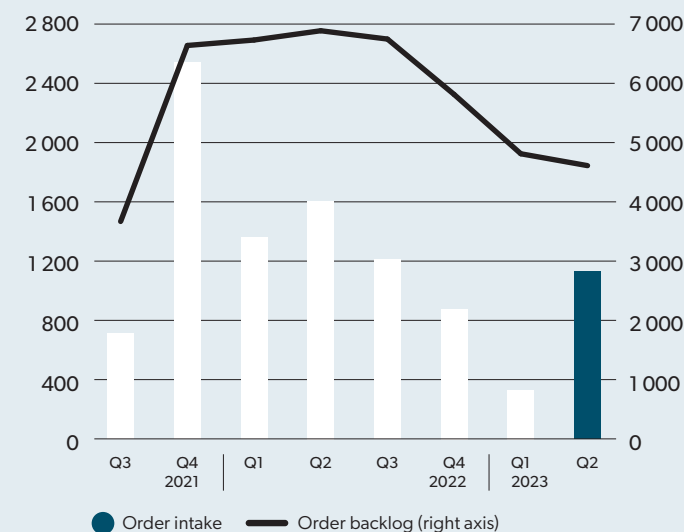
Due to the severely weakened economy, notice was given in May that approximately 70 positions in the group would be terminated. Trade union negotiations have been completed and the workforce will gradually decrease over the coming months as the notice periods for the announced redundancies expire.

The Wästbygg Group had 595 employees as per 30 June, compared to 597 at the start of the year. The Wästbygg Group had 569 employees a year ago.

REVENUE AND OPERATING PROFIT, SEK MILLION/QUARTER



ORDER INTAKE AND ORDER BACKLOG, SEK MILLION/QUARTER



GROUP BALANCE SHEET

IFRS

	30 Jun 2023	30 Jun 2022	31 Dec 2022		30 Jun 2023	30 Jun 2022	31 Dec 2022
ASSETS				TOTAL EQUITY AND LIABILITIES			
Fixed assets				Equity			
<i>Intangible fixed assets</i>				Share capital	4	4	4
Goodwill	428	428	428	Other contributed capital	946	946	946
Other intangible fixed assets	34	35	34	Retained earnings	590	661	662
Total	462	463	462	This period's comprehensive income	-188	27	-19
				Total equity attributable to the company's shareholders	1 352	1 638	1 593
<i>Tangible fixed assets</i>				Holdings without controlling influence	4	4	4
Investment properties	65	75	75	Total equity	1,356	1,642	1,597
User rights assets	33	32	35	Non-current liabilities			
Inventory, tools and installations	3	5	4	<i>Non-current interest-bearing liabilities</i>			
Total	102	112	114	Bond loans	-	493	494
				Liabilities to credit institutions	115	173	173
<i>Financial fixed assets</i>				Debts user rights	13	16	16
Shares in joint ventures and associated companies	1	2	1	Other liabilities	38	-	39
Deferred tax receivables	164	87	117	Total	166	682	722
Non-current financial assets	0	0	0	<i>Non-current non-interest-bearing liabilities</i>			
Total	165	89	118	Deferred tax liabilities	21	19	20
Total fixed assets	729	664	693	Other provisions	70	73	71
				Total	91	92	91
Current assets				Total non-current liabilities	257	774	813
Self-developed properties	345	-	-	Current liabilities			
Development properties, etc.	316	224	263	<i>Current interest-bearing liabilities</i>			
Tenant-owner association flats of own development under production	1,453	1,203	1,565	Bond loans	495	-	-
Accounts receivable	706	628	464	Liabilities to credit institutions	1,182	463	752
Accrued but not invoiced	317	614	248	Debts user rights	21	17	20
Tax receivables	11	32	4	Other liabilities	-	225	-
Receivables from group companies	-	13	-	Total	1,698	705	772
Other receivables	779	768	674	<i>Current non-interest-bearing liabilities</i>			
Prepaid costs and accrued income	11	26	22	Accounts payable	596	519	690
Cash and cash equivalents	201	285	534	Advance from customer	242	484	266
Total current assets	4,139	3,793	3,774	Tax liabilities	3	1	5
				Other liabilities	421	164	157
TOTAL ASSETS	4,868	4,457	4,467	Accrued expenses and prepaid income	295	167	167
				Total	1,557	1,335	1,285
				Total current liabilities	3,255	2,041	2,057
				TOTAL EQUITY AND LIABILITIES	4,868	4,457	4,467
				INTEREST-BEARING NET CASH/NET DEB			
				Interest-bearing assets	688	784	938
				Interest-bearing liabilities	1,864	1,387	1,494
				Interest-bearing net cash/net debt	-1,176	-603	-556

CHANGES IN THE GROUP'S EQUITY

IN SUMMARY, IFRS

	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Equity attributable to the parent company's owners				
Amount at the beginning of the period	1,593	1,747	1,638	1,747
Commitment consideration shares (business acquisition)	–	-41	–	-41
Transfer of own shares	–	43	–	43
Buyback of shares	–	-24	–	-24
Effect of settlement of commitments	–	-2	–	-2
Dividend	-53	-112	-53	-112
Comprehensive income for the period	-188	27	-234	-19
Amount at the end of the period	1,352	1,638	1,352	1,593
Holdings without controlling influence				
Amount at the beginning of the period	4	4	4	4
Comprehensive income for the period	0	0	0	0
Amount at the end of the period	4	4	4	4
Total equity	1,356	1,642	1,356	1,597

COMMENTS ON THE BALANCE SHEET AND EQUITY

During Q2, a number of changes were made to the reporting of the company's property holdings. A property in Malmö that was acquired in Q1 was adjusted from an investment property to a development property as a consequence of a decision to discontinue investment in the administration of self-developed community service properties. Due to the market situation, two self-developed logistics facilities that were completed earlier this year could not be sold to an external party. As of Q2, these facilities have been consolidated and are recognised under the item Self-developed properties, as the intention is still to sell them. The revenues and operating expenditures for these properties are recognised under Other operating revenues and Other operating expenditures. Both properties are fully rented out on multi-year contracts.

Construction credits in self-developed tenant-ownership projects are recognised under Current liabilities to credit institutions. As of Q2, the property loans for the two logistics facilities mentioned above, as well as a loan raised for an ongoing logistics project, are also recognised under Current liabilities to credit institutions. There is a forward commitment contract for this project, which means that the buyer takes possession of the property and pays the purchase consideration on completion. The client made an advance payment for the project in Q2, which affects Other liabilities. The Accrued expenses item was affected by costs related to the restructuring of the company, and by a provision for a logistics project in Denmark.

All the Wästbygg Group's unconsolidated development companies are recognised under Other receivables. This item includes receivables related to projects under construction as well as the cost of the participations. These projects are partially financed through construction credits in each development company.

Equity per share amounted to SEK 41.82 (50.66) at the end of the period and the equity ratio was 28 percent (37). The company's interest-bearing net cash was affected by construction credits for ongoing tenant-ownership projects and loans raised for completed self-developed logistics facilities, and amounted to SEK -1,176 million (-603).

As per the balance sheet date, the company did not meet the covenants associated with the green bond. The bond loan was therefore reclassified from a non-current liability to a current liability, as it is due for payment under the terms of the agreement. A written procedure has been initiated with the company's green bondholders to renegotiate the terms of the bond.

When Rekab Entreprenad was acquired in 2021, the purchase consideration was paid, in part, through consideration shares. Half of the consideration was paid in 2022 and the next payment will be made in 2024 in accordance with the contract. In 2022, Wästbygg bought back a sufficient number of its own shares to cover most of the outstanding settlement to Rekab Entreprenad's former holding company.

GROUP CASH FLOW STATEMENT

IFRS

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Day-to-day operations						
Profit/loss before financial items	-204	20	-199	10	-259	-50
Adjustment for items not included in cash flow	-1	14	0	15	-7	8
Received interest	13	4	17	11	32	26
Paid interest	-26	-12	-37	-24	-62	-49
Paid tax	0	-5	-8	-16	23	15
Cash flow from operating activities before changes in working capital	-218	21	-227	-4	-273	-50
Cash flow from changes in working capital						
Increase (-)/decrease (+) of tenant-owner association flats of own development in production	-194	-199	-404	-324	-886	-806
Increase (-)/decrease (+) of accounts receivable	-228	-221	-239	-183	-72	-16
Increase (-)/decrease (+) of other operating receivables	44	-207	-193	-384	241	50
Increase (+)/decrease (-) of accounts payable	-13	46	-101	38	68	207
Increase (+)/decrease (-) of operating liabilities	465	14	365	65	24	-276
Cash flow from the day-to-day operations	-144	-546	-799	-792	-898	-891
Investment activities						
Withdrawals/supplements joint ventures and associated companies	-5	-	-5	8	-5	8
Acquisitions of intangible fixed assets	-2	-2	-5	-3	-8	-6
Investments in investment properties	33	-	-	0	0	0
Acquisitions of other tangible fixed assets	0	-2	-	-10	8	-2
Cash flow from investing activities	26	-4	-10	-5	-5	0
Financing activities						
Buyback of shares	-	-24	-	-24	-	-24
Paid dividend	-53	-112	-53	-112	-53	-112
Amortisation of loan liabilities	-3	-5	-3	-10	5	-2
Raised loan liabilities	309	93	530	326	866	662
Change in bank overdraft facilities	-87	-	-	-	-	-
Cash flow from financing activities	166	-48	474	180	818	524
CASH FLOW FOR THE PERIOD	48	-598	-335	-616	-86	-367
Cash and cash equivalents at the start of the period	151	881	534	897	285	897
Exchange rate difference in cash and cash equivalents	1	2	1	3	2	4
Cash and cash equivalents at the end of the period	201	285	201	285	201	534

COMMENTS ON CASH FLOW

Variations in cash flow from one period to another are a natural consequence of the number of development projects in progress and the number of projects sold.

APRIL – JUNE 2023

Total cash flow for Q2 amounted to SEK 48 million (-598) divided into current operations SEK -144 million (-546), investment operations SEK 26 million (-4) and financing operations SEK 166 million (-48).

Cash flow from current operations was positively affected by an advance payment from the client for a logistics project, the sale of building rights and the completion of three self-developed residential projects, of which two comprise tenant-owned apartments. In comparison with Q2 2023, more self-developed projects were in progress during the same period in 2022, which at that time impacted the group's cash flow. The write-down of profits in several projects in Q2 has increased the Operating expenses item, which had a positive effect on cash flow.

The cash flow for investment operations was positive due to a reporting effect when property in Malmö, acquired in Q1, was adjusted from an investment property to a development property.

Financing operations were affected by the payment of approved dividend in May, utilisation of construction credits for ongoing tenant-ownership projects, and an external loan raised for an ongoing logistics project.

JANUARY – JUNE 2023

Total cash flow for January – June amounted to SEK -335 million (-616), divided into current operations SEK -799 million (-792), investment operations SEK -10 million (-5) and financing operations SEK 474 million (180).

Ongoing self-developed projects were self-funded to a relatively large extent in the first six months. The company is now entering a phase where investment in new self-developed projects is decreasing. Additional self-developed projects will be completed later in the year, and the investments made in recent years will gradually be brought back into the company along with the returns generated.

LIQUIDITY

As per 30 June, the group's available liquidity amounted to SEK 451 million, including unutilised bank overdraft facilities of SEK 250 million.

PARENT COMPANY INCOME STATEMENT

IN SUMMARY

	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Revenue	29	28	58	56	113	111
Other operating revenue	0	0	0	0	0	0
Total operating income	29	28	58	56	113	111
Staff costs	-17	-16	-36	-33	-66	-63
Other external costs	-15	-18	-28	-32	-63	-67
Operating profit/loss	-4	-6	-6	-9	-16	-19
Profit/loss from financial items						
Dividend (anticipated) from subsidiaries	-	-	-	-	290	290
Other interest income and similar income items	24	11	41	21	67	47
Interest expenses and similar income items	-21	-8	-31	-17	-53	-39
Profit after financial items	-1	-3	4	-5	288	279
Year-end appropriations						
Year-end appropriations	-	-	-	-	-15	-15
Profit before tax	-1	-3	4	-5	273	264
Taxes	0	1	-1	1	5	7
Profit/loss for the period	-1	-3	3	-4	277	270

PARENT COMPANY BALANCE SHEET

IN SUMMARY

	30 Jun 2023	30 Jun 2022	31 Dec 2022
ASSETS			
Intangible fixed assets	12	7	9
Tangible fixed assets	2	2	2
Financial fixed assets	469	461	468
Total fixed assets	483	470	479
Current receivables	1,947	1,584	1,955
Cash and bank balances	57	172	264
Total current assets	2,004	1,756	2,219
TOTAL ASSETS	2,487	2,226	2,698
TOTAL EQUITY AND LIABILITIES			
Restricted equity	4	4	4
Unrestricted equity	1,636	1,411	1,685
Total equity	1,640	1,414	1,689
Non-current liabilities	-	493	494
Current liabilities	847	319	515
TOTAL EQUITY AND LIABILITIES	2,487	2,226	2,698

NOTES AND OTHER FINANCIAL INFORMATION

NOTE 1. Accounting policies

The interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting. The interim report for the Parent Company has been prepared in accordance with the Annual Accounts Act.

Consolidated financial statements are prepared in accordance with IFRS from the 2015 financial year. The accounting principles applied in the interim report are described in the annual report for 2022 on pages 78–84. Accounting principles and calculation methods for the Group are unchanged compared with the annual report last year.

NEW STANDARDS APPLIED FROM 1 JANUARY 2023

New or amended IFRS standards applied from 2023 have no or little impact on Wästbygg Group's financial reporting.

STANDARDS, AMENDMENTS AND INTERPRETATIONS CONCERNING EXISTING STANDARDS THAT HAVE NOT YET ENTERED INTO FORCE AND ARE NOT APPLIED PREMATURELY BY THE GROUP

As of the date of approval of this financial report, certain new standards, amendments and interpretations of existing standards that have not yet entered into force have been published by IASB. These have not been applied prematurely by the Group and the changes are not expected to have a significant impact on the financial statements during the financial year in which they are to be applied for the first time and therefore no information has been provided.

NOTE 2. Segment reporting

Wästbygg Group's segment reporting follows the group's internal reporting to company management and the board, as this is how the board and group management controls and monitors operations. The segment reporting reports revenue recognition for project development of owner-occupied flats over time.

SEGMENT REPORT IN SUMMARY, SEK MILLTION	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
REVENUE						
Residential	430	434	870	790	1 858	1 778
<i>Of which internal sales</i>	-	-	7	0	4	3
Commercial	424	492	916	908	1 936	1 928
<i>Of which internal sales</i>	2	-	7	-	7	-
Logistics and industry ¹	503	573	948	984	2 052	2 088
<i>Of which internal sales</i>	-	-	-	-	-	-
Other ²	29	28	58	56	113	111
<i>Of which internal sales</i>	29	28	58	56	113	111
Group adjustments	-28	-28	-55	-56	-110	-111
Total	1,358	1,499	2,737	2,682	5,849	5,794
IFRS adjustment (attributable to the Residential segment)	127	-195	-45	-331	-328	-614
Total IFRS³	1,485	1,304	2,692	2,351	5,522	5,181
<i>Of which revenue reported at one point in time</i>	300	0	300	0	507	207
OPERATING PROFIT						
Residential	-68	12	-73	36	-59	50
<i>Operating margin</i>	-15,8 %	2,8 %	-8,4 %	4,6 %	-3,2 %	2,8 %
Commercial	-53	2	-38	-5	-27	6
<i>Operating margin</i>	-12,5 %	0,4 %	-4,1 %	-0,6 %	-1,4 %	0,3 %
Logistics and industry ¹	-131	66	-115	83	-142	56
<i>Operating margin</i>	-26,0 %	11,5 %	-12,1 %	8,4 %	-6,9 %	2,7 %
Other ²	-4	-6	-6	-9	-16	-19
<i>Group adjustments</i>	-6	-9	-7	-10	-2	-5
Total	-262	65	-239	95	-246	88
<i>Operating margin</i>	-19,3 %	4,3 %	-8,7 %	3,5 %	-4,2 %	1,5 %
Financial items	-13	-5	-15	-8	-17	-10
Change in value of real estate	-10	0	-10	0	-10	0
Profit before tax, segment	-285	60	-264	87	-273	78
IFRS adjustment (attributable to the Residential segment)	54	-48	31	-91	-30	-152
Profit before tax IFRS	-231	13	-233	-4	-305	-75

¹ Distribution by geographic market is reported under section Logistics and industry on page 14. Only Logistics and industry have operations abroad.

² Segment Other consists of the parent company's operations and contains only internally invoiced revenue. As a result, the operating margin for Other is not reported. The parent company's operations consist of support functions for the segments in the form of departments for finance, HR, QEW, sustainability, IT and communications as well as group management.

The transfer pricing between the operating segments takes place on market terms. Financial items and taxes are not distributed by segment, nor are they followed up by the highest executive decision-makers, which is why they have been excluded from the table above. The equivalent also applies to assets and liabilities. There is also no items affecting cash flow or separate reporting of depreciation per segment as those amounts are small.

NOTE 3. Disputes

The group has discussions or disputes with customers or partners from time to time about commercial terms. In exceptional cases, this takes place in an arbitration or other legal instance. In some cases, they are evaluated by external legal representatives in consultation with internal resources. The report reflects at all times the best overall assessment that has been made, but actual outcomes may deviate as in some cases these are complex assessments.

NOTE 4. Risks and uncertainty factors

The group is continuously working on assessing and managing risks and uncertainty factors, and places strong focus on various vulnerability reduction measures. The group's risks may primarily be related to three areas: external environment risks, operational project and contract risks including sustainability risks, and financial risks. A more comprehensive risk analysis can be found in the company's annual report for 2022 on pages 61–67. No significant changes took place that have changed these reported risks.

There are several uncertainty factors in the external environment that affect the group's business and the construction industry as a whole. Russia's invasion of Ukraine has, besides causing enormous suffering for the population, affected the general economy. Energy costs, material costs and interest rates have risen and inflation has now spread through society at large. The current uncertainty in the financial market and inflation reduction measures are generally resulting in reduced access to capital in the market and increased credit costs, as well as causing our clients to take a more cautious approach. We are closely monitoring the macroeconomic situation to minimise negative impact to the Wästbygg Group.

NOTE 5. Parent company and other group items

The parent company's intra-group revenues for the second quarter amounted to SEK 29 million (29) and the profit/loss after net financial items was SEK -1 million (-3).

NOTE 6. Transactions with related companies

The Wästbygg Group's largest shareholder is M2 Holding AB, which is owned and controlled by Rutger Arnhult, who is also a Board member of that company. The M2 Group owns a majority of the Wästbygg Group's share capital, but controls less than 50 percent of votes in the company.

The M2 Group has significant direct and indirect ownership interests in Corem Property Group AB, which is part of the group of related companies but is not a group company connected with the Wästbygg Group.

The Wästbygg Group carries out contract assignments in competition for Corem Property Group and M2.

Revenue accrued in current projects is shown in the table below. As of 30 June 2023, other transactions with related parties comprised rental costs of SEK 2 million (0), accounts receivable of SEK 7 million (20) and other receivables of SEK 13 million (13).

ACCRUED REVENUE

SEK M	Apr-Jun 2023	Apr-Jun 2022	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022
Corem	31	8	67	21	115	68
M2	1	41	3	51	46	95
Total	33	49	71	72	161	163

NOTE 7. Financial instruments

The Group's financial instruments essentially consist of financial assets and financial liabilities that are valued at accrued acquisition value. Financial instruments that are valued at fair value consist of currency futures and contingent purchase consideration, which amount to insignificant amounts. Further information can be found in the group's annual report for 2022 in Note 1 Accounting Principles and Note 29 Financial Risk Management and Financial Instruments.

QUARTERLY OVERVIEW¹

FINANCIAL OVERVIEW AND KEY RATIOS

	Apr-Jun 2023	Jan-Mar 2023	Oct-Dec 2022	Jul-Sep 2022	Apr-Jun 2022	Jan-Mar 2022	Oct-Dec 2021	Jul-Sep 2021
SEGMENT REPORTING¹								
Financial key ratios								
Revenue	1,358	1,379	1,814	1,299	1,499	1,183	1,271	822
Operating profit	-262	22	20	-27	65	30	69	74
Operating margin, %	-19.3	1.6	1.1	-2.1	4.3	2.5	5.4	9.0
Profit/loss after tax	-239	22	26	-9	73	41	74	75
Balance sheet	4,511	4,001	4,149	4,416	4,401	4,373	4,226	3,136
Equity/assets ratio, %	35	47	45	41	42	43	44	56
Return on equity, %	-12	6	7	10	14	14	16	18
Operating capital	1 771	1,839	1,400	1,916	1,774	1,324	1,225	947
Interest-bearing net cash (+) / net debt (-)	150	464	849	402	314	741	794	856
Cash flow from operating activities	-5	-427	329	-171	-409	-57	-212	-141
Equity related key ratios³								
Earnings per share, SEK	-7.37	0.69	0.80	-0.28	2.27	1.26	2.26	2.31
Equity per share, SEK	48.70	57.81	57.11	56.36	56.66	58.15	56.87	54.33
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,591	32,591	32,340
Average number of shares (thousands)	32,341	32,341	32,341	32,341	32,341	32,591	32,869	32,340
IFRS¹								
Financial key ratios								
Revenue	1 485	1,207	1,728	1,101	1,304	1,046	1,231	767
Operating profit	-204	5	14	-74	20	-10	10	58
Operating margin, %	-13.7	0.4	0.8	-6.7	1.5	-1.0	0.8	7.6
Profit/loss after tax	-185	1	13	-56	26	0	13	56
Balance sheet	4,868	4,580	4,467	4,657	4,457	4,405	4,101	3,297
Equity/assets ratio, %	28	35	36	34	37	40	43	52
Return on equity, %	-15	-1	-1	-1	6	10	14	18
Operating capital	2 373	2,599	1,956	2,373	2,142	1,579	1,336	1,102
Interest-bearing net cash (+) / net debt (-)	-1 176	-1 134	-556	-836	-603	-14	151	428
Cash flow from operating activities	-144	-655	209	-309	-546	-245	-192	-191
Equity related key ratios³								
Earnings per share, SEK	-5.74	0.03	0.39	-1.73	0.80	0.01	0.39	1.74
Equity per share, SEK	41.82	49.28	49.25	48.91	50.66	53.66	53.62	52.96
Number of shares at the end of the period (thousands)	32,341	32,341	32,341	32,341	32,341	32,591	32,591	32,340
Average number of shares (thousands)	32,341	32,341	32,341	32,341	32,341	32,591	32,869	32,340
OPERATIONAL KEY RATIOS								
Order intake	1,180	328	869	1 201	1 591	1 345	2 514	703
Order backlog	4,566	4,764	5,754	6,679	6,818	6,657	6,572	3,634
No of employees at end of period	595	595	597	578	569	535	524	333

For KPI definitions, see page 30.

¹ KPIs for the group in accordance with the segment reporting, that is applied for internal control and auditing, and IFRS. See note 2 on page 27 for further information.

² The company has no options or similar agreements that give rise to a dilution effect, so this is not reported separately. When Rekab Entreprenad AB was acquired, the number of shares changed as a result of the agreement structure. No decisions have been taken regarding a new share issue. When all buybacks and transfers of consideration shares have taken place, the number of shares will again correspond to the number of registered shares. See page 31 for further information on the number of shares.

KEY RATIOS AND DEFINITIOS

THE GROUP: Wästbygg presents certain financial measures in the interim report that are not defined by IFRS. The key ratios on page 4 and 29 are chosen on the basis that they are considered to give a fair view of the Company's operations and development. They are also commonly used among other companies, which facilitates comparisons. The key figures listed to the right are not defined in accordance with IFRS unless otherwise stated. Growth (CAGR) is defined in accordance with segment reporting.

SEGMENT: As for the key ratios provided on page 16–20 and in Note 2, they are regarded as alternative key ratios. They have the same definition as key ratios to the right, but are based on segment figures.

OPERATIONAL KEY RATIOS

Order intake

Definition: The value of projects received and changes to existing projects during the current period. Tenant-owner association projects of own development are included in order intake as soon as a construction agreement has been signed for construction.

Purpose: Shows the company's sales during the current period.

Order backlog

Definition: The value at the end of the period of the remaining unprocessed project revenue in pending assignments. Tenant-owner association projects of own development are included in the order backlog as soon as a construction agreement has been signed for construction.

Purpose: Shows the company's revenues in future periods.

¹ From segment reporting

² See information about Wästbygg Gruppen's share on page 31 for further information about the number of shares.

FINANCIAL KEY RATIOS

	Jan-Jun 2023	Jan-Jun 2022	Jul-Jun 2022-23	Jan-Dec 2022	
Balance sheet total					
A Total assets	4,868	4,457	4,868	4,467	
A = Balance sheet total	4,868	4,457	4,868	4,467	
Revenue growth (CAGR) ¹					Definition: Revenue for rolling 12 months divided by revenue for the previous period, raised to one divided by the number of years between the two periods, minus one. Wästbygg Gruppen measures CAGR over three years based on the end of the year immediately before the current three-year period.
A Revenue (rolling 12 months)	5,849	4,775	5,849	5,794	
B Comparison period revenue	3,801	3,905	3,801	3,905	
C Number of years between periods	2.5	2.5	2.5	3	
(A/B)^(1/C)-1 = Revenue growth, %	18.8 %	8.4 %	18.8 %	14.1 %	Purpose: Shows the company's ability to increase revenue over time.
Operating margin					Definition: Operating profit/loss in relation to revenue.
A Operating profit/loss	-199	10	-259	-50	Purpose: Shows the company's earning capacity.
B Revenue	2,692	2,351	5,522	5,181	
A/B = Operating margin, %	-7.4 %	0.4 %	-4.7 %	-1.0 %	
Equity ratio					Definition: Equity in relation to the balance sheet total.
A Total equity	1,356	1,642	1,356	1,597	Purpose: Describes the capital structure of the company.
B Balance sheet total	4,868	4,457	4,868	4,467	
A/B = Equity ratio, %	28 %	37 %	28 %	36 %	
Return on equity					Definition: Profit for the period (rolling 12 months) divided by average equity for the period.
A Profit/loss for the period (rolling 12 months)	-228	96	-228	-17	Purpose: Shows the company's ability to generate return on equity.
B Equity at the beginning of the period	1,597	1,751	1,642	1,751	
C Equity at the end of the period	1,356	1,642	1,356	1,597	
A/((B+C)/2) = Return on equity, %	-15 %	6 %	-15 %	-1 %	
Operating capital					Definition: Current assets (excluding cash and cash equivalents and tax receivables) less current non-interest-bearing liabilities (excluding tax liabilities).
A Current assets	4,128	3,761	4,128	3,770	Purpose: Shows the company's tied up capital.
B Cash and cash equivalents	201	285	201	534	
C Current non-interest-bearing liabilities	1,554	1,334	1,554	1,280	
A-B-C = Operating capital	2,373	2,142	2,373	1,956	
Interest-bearing net debt/net cash					Definition: Interest-bearing receivables including cash and cash equivalents less interest-bearing liabilities.
Receivables from group companies	0	13	0	0	Purpose: Shows the company's real indebtedness.
Cash and cash equivalents	201	285	201	534	
Other interest-bearing receivables	487	486	487	404	
A Interest-bearing assets at end of period	688	784	688	938	
Non-current interest-bearing liabilities	166	682	166	722	
Current interest-bearing liabilities	1,698	705	1,698	772	
B Interest-bearing liabilities	1,864	1,387	1,864	1,494	
A-B = Interest bearing net cash (+)/net debt (-)	-1,176	-603	-1,176	-556	
Earnings per share, IFRS					Definition: Profit/loss attributable to the company's shareholders in relation to the number of outstanding shares.
A Profit for the period	-185	26	-228	-17	Purpose: Illustrates each share's share of the period's earnings.
B Average number of outstanding shares (thousands) ²	32,341	32,465	32,341	32,402	
A/B = Earnings per share, SEK	-5.71	0.81	-7.05	-0.53	
Equity per share, IFRS					Definition: Equity attributable to the company's shareholders in relation to the number of outstanding shares at the end of the period.
A Equity at the end of the period	1,352	1,638	1,352	1,593	Purpose: Illustrates each share's share of the equity.
B Number of outstanding shares at the end of the period ('thousands) ²	32,341	32,341	32,341	32,341	
A/B = Equity per share, SEK	41.82	50.66	41.82	49.25	

WÄSTBYGG GROUP'S SHARES

The class B shares of the Wästbygg Group are listed on Nasdaq Stockholm under the ticker code WBGR B. On the last trading day of the second quarter of 2023, the share price closed at SEK 40.00. This was equivalent to a stock market value of SEK 1,294 million, calculated on the basis of the number of outstanding shares. As per 30 June, the share capital amounted to SEK 3,593,352, divided into 620,000 Class A shares and 31,720,165 Class B shares. The Wästbygg Group had 4,335 shareholders at the end of Q2. The proportion of foreign ownership was approximately 9.5 percent of the share capital. The ten largest shareholders controlled approximately 84 percent of the capital and 86 percent of the votes. The table at the side of the page shows the ten confirmed largest shareholders as per 30 June 2023.

BUY-BACK AND TRANSFERS OF THE COMPANY'S SHARES

The Board of Directors was authorised at the Annual General Meeting on 4 May 2023 to make decisions regarding buy-back and transfer of the company's shares. No buy-back of the company's shares took place based on the existing authorisation. However, the Wästbygg Group already holds 424,687 of the company's shares which were bought back on an earlier date to cover the outstanding payment to Trekcyd AB for the acquisition of Rekab Entreprenad AB, which took place in 2021.

DIVIDEND

One of the Wästbygg Group's long-term goals is for the dividend to amount to 40 percent of net profit over time, based on the segment reporting. The Annual General Meeting 2023 approved a dividend of SEK 52,660,538, equivalent to SEK 1.65 per dividend-entitled share (31,915,478 shares in total, as 424,687 shares are held by the company). The dividend corresponded to a direct return of 3.66 percent, based on the share price at year end.

GREEN LABELLING

The Wästbygg Group has become one of the first companies in Sweden to apply for and be awarded the Nasdaq Green Equity Designation.



THE WÄSTBYGG GROUP'S TEN LARGEST SHAREHOLDERS, 30 JUNE 2023

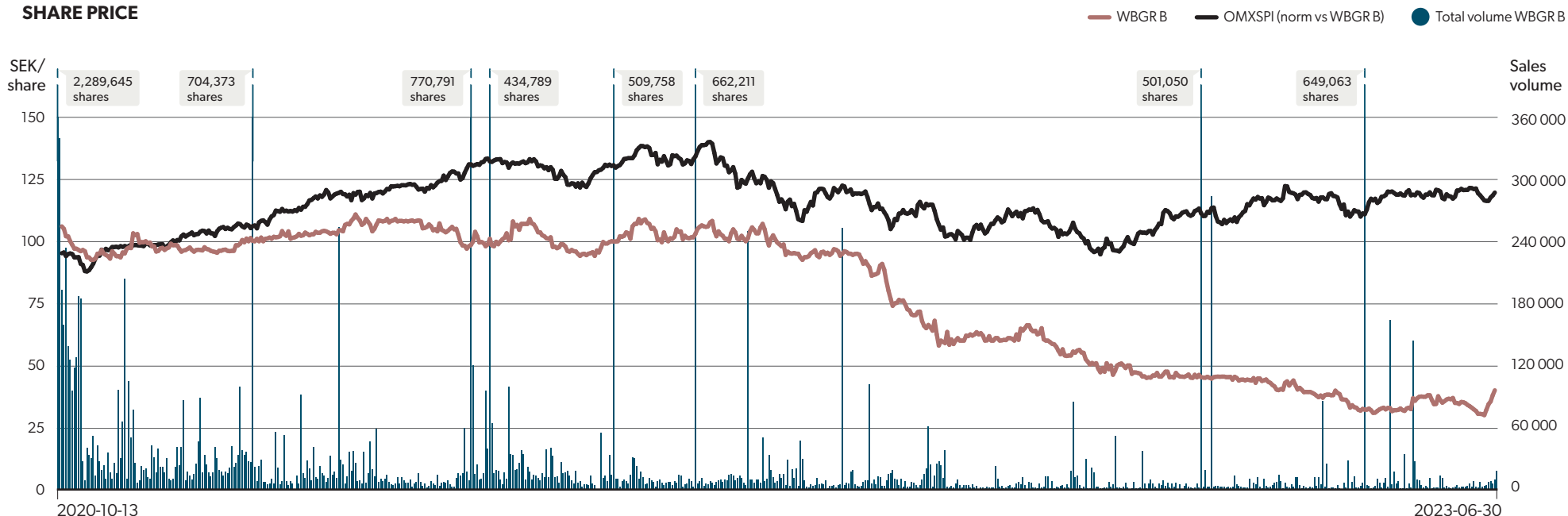
Name	No of class A-shares	No of class B-shares	Total no of shares	Proportion of capital	Proportion of votes
M2 Holding AB	117,500	16,853,586	16,971,086	52.5%	47.5%
Svolder AB (publ)	110,000	3,471,754	3,581,754	11.1%	12.1%
Gårdarika Invest AB	110,000	2,808,922	2,918,922	9.0%	10.3%
Fino Förvaltning AB	282,500	1,718,000	2,000,500	6.2%	12.0%
Drumbo Oy	-	300,000	300,000	0.9%	0.8%
Avanza Pension	-	273,528	273,528	0.8%	0.7%
Carnegie Fonder	-	273,387	273,387	0.8%	0.7%
Skandrenting AB	-	175,000	175,000	0.5%	0.5%
Handelsbanken Fonder	-	163,313	163,313	0.5%	0.4%
Other shareholders	-	5,257,988	5,257,988	16.3%	15.0%
Wästbygg Gruppen AB (publ) ¹	-	424,687	424,687	1.3%	-
Number of registered shares	620,000	31,720,165	32,340,165	100.0%	100.0%
Commitment consideration shares ²	-	425,313	425,313		
Bought back shares ¹	-	-424,687	-424,687		
Total number of shares outstanding ³	620,000	31,720,791	32,340,791		

¹ Bought back shares do not carry voting rights and therefore do not entitle holders to dividends. See note 3 in the annual report for 2022.

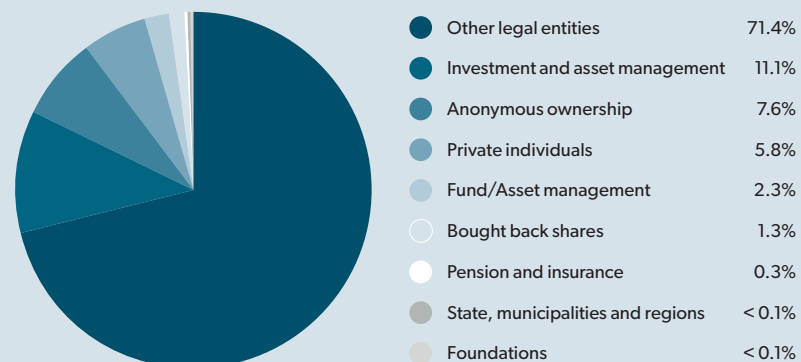
² The Wästbygg Group agreed to pay 425,313 WBGR Class B shares (consideration shares) as part of the purchase consideration for Rekab Entreprenad AB. The final settlement will take place in 2024.

³ The number of outstanding shares is used to calculate equity per share and includes commitments for consideration shares and bought back shares. The same applies to the calculation of earnings per share, which is based on the average number of shares outstanding.

SHARE PRICE



SHARE HOLDER DISTRIBUTION (%)



Source: Monitor by Modular Finance AB. Compiled and processed data from various sources, including Euroclear, Morningstar and the Swedish Financial Supervisory Authority (Finansinspektionen).

INFORMATION

Market:	Nasdaq Stockholm, Mid Cap
Ticker code:	WBGR B
Stock market value :	SEK 1.3 billion
No of shares:	32,340,165, of which 31,720,165 class B-shares and 620,000 class A-shares.
ISIN:	SE0014453874

DECLARATION

The Board and the CEO declares that the interim report provides a fair and accurate overview of the parent company's and the group's operations, financial position and results of operations and describes significant risks and uncertainties that the parent company and the companies included in the group face. The report has not been reviewed by the company's auditors.

Gotenburg 31 August 2023

WÄSTBYGG GRUPPEN AB (PUBL)

CECILIA MARLOW
Chairman

JÖRGEN ANDERSSON
Board member

LENNART EKELUND
Board member

CHRISTINA KÄLLENFORS
Styrelseledamot

CLAS-GÖRAN LYRHEM
Board member

JAKOB MÖRNDAL
Board member

JONAS JÖNEHALL
CEO

The information is such that the Wästbygg Group (publ) must publish in accordance with the EU Market Abuse Regulation. The information was submitted for publication on 31 August 2023 at 08:00.

This interim report has been published in Swedish and English. In the event of a discrepancy between the language versions, the Swedish version shall prevail.

CALENDAR

Interim report January – September	9 November 2023
Year-end report 2023	8 February 2024
Annual report	March 2024

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WÄSTBYGG GROUP

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