

INTERIM REPORT

JANUARY - SEPTEMBER 2024
NOVEMBER 6, 2024



**WÄSTBYGG
GROUP**

TODAY'S PRESENTER



JONAS JÖNEHALL

Chief Executive Officer

THIRD QUARTER 2024

IN BRIEF

- Vigorous actions to ensure profitability 2025.
- Three business areas are a strength in a volatile market
- Green financing enables new business opportunities

SÖRSJÖN, TABERG



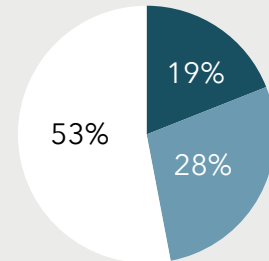
THIRD QUARTER 2024

KEY FIGURES

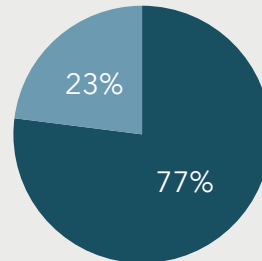
REVENUE
MSEK **1.090**
(1.057)

EBIT MARGIN
-4.3%
(0.3)

DISTRIBUTION OF REVENUE - JUL-SEP 2024



● Residential
● Commercial
● Logistics & Industry



● Construction
● Project Development

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.



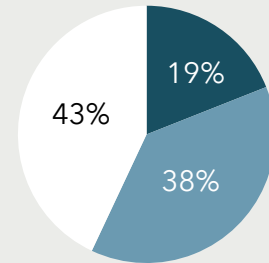
JAN - SEP 2024

KEY FIGURES

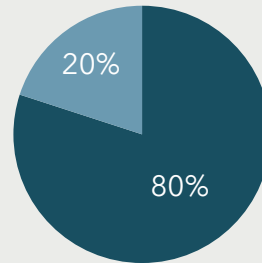
REVENUE
MSEK **3.303**
(3.793)

EBIT MARGIN
-3.8%
(-6.2)

DISTRIBUTION OF REVENUE - JAN-SEP 2024



- Residential
- Commercial
- Logistics & Industry



- Construction
- Project Development

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**NIELS BOHR MULTISTORY
CAR PARK, LUND**



RESIDENTIAL

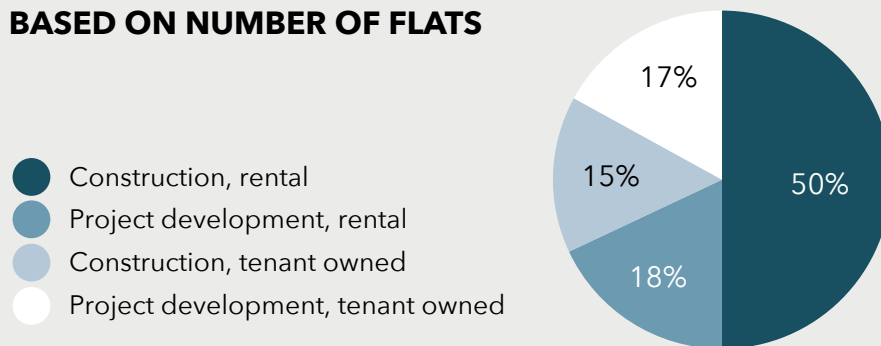
SEGMENT DEVELOPMENT

- Focus on multi dwelling buildings (condominiums and rental apartments) and student housing.
- Construction and project development.

PRODUCTION, NUMBER OF FLATS

Completed during the third quarter	50
Ongoing September 30	1,001
- of which construction	650
- of which project development	351

DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF FLATS

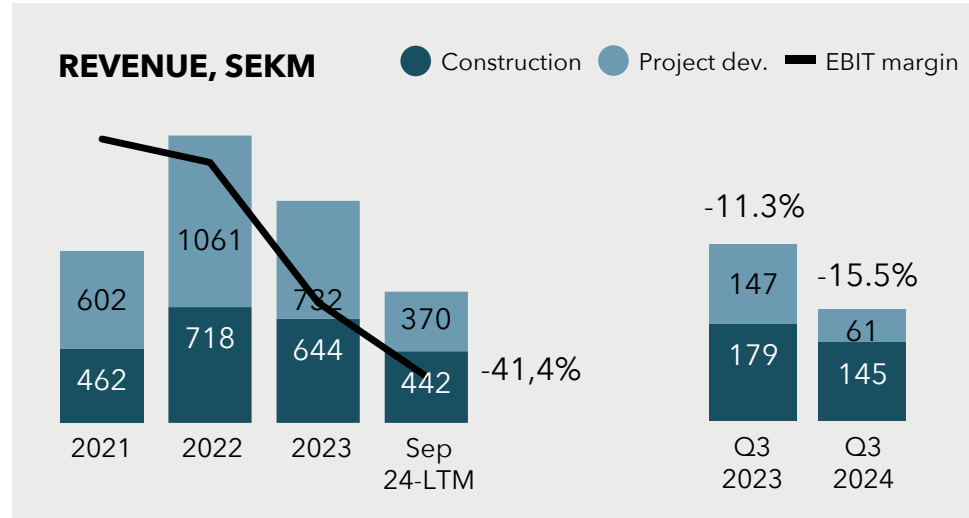


SLOTTSHUSEN, TÄBY

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

RESIDENTIAL

SEGMENT DEVELOPMENT



SIGNIFICANT EVENTS DURING THIS QUARTER

- Contract signed with the municipal housing company Lulebo in Luleå for an extensive renovation of a residential building with 36 apartments. The order value amounts to approximately SEK 50 million.
- The company has acquired a centrally located plot in Malmö from Rikshem. The plot is planned to be developed and built with approximately 80 apartments. The purchase price amounts to SEK 18 million.



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

COMMERCIAL

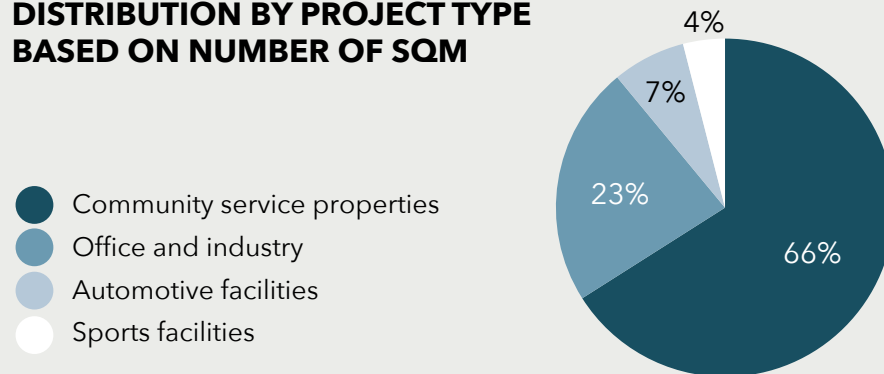
SEGMENT DEVELOPMENT

- Focus on commercial properties including retail, offices, community service properties and hotels.
- Construction and project development.

PRODUCTION, NUMBER OF SQM

Completed during the third quarter	23,520
Ongoing September 30	118,080
- of which construction	118,080
- of which project development	0

DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM

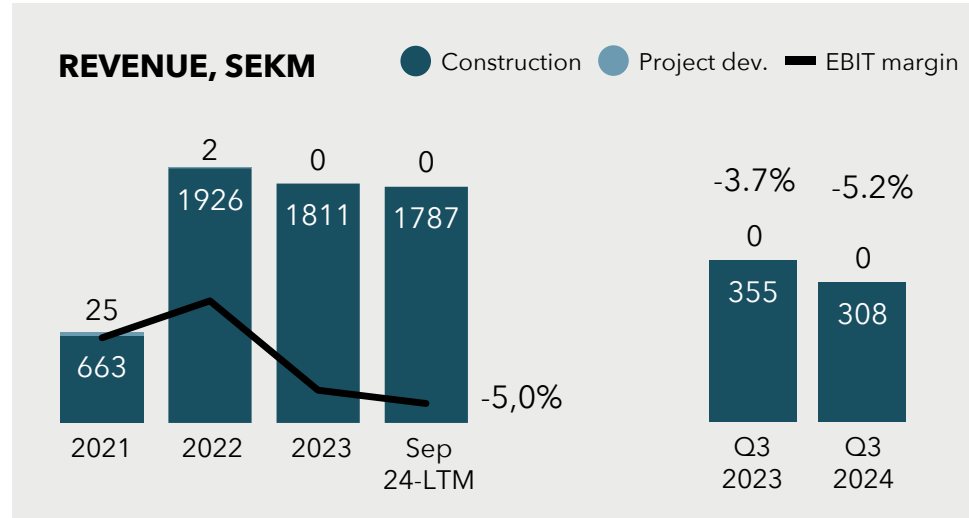


LKAB, LULEÅ

As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

COMMERCIAL

SEGMENT DEVELOPMENT



SIGNIFICANT EVENTS DURING THIS QUARTER

- After completing Phase 1, a construction contract has been signed with Skellefteå municipality for the renovation and extension of ÖRJANSKOLAN in Skelleftehamn, totaling 8,000 sqm. The order value amounts to SEK 179 million.
- Contract signed with Lunds Kommuns Parkerings AB for the construction of a six-story parking garage. The order value amounts to SEK 59 million.
- Contract signed with Boliden to renovate and extend existing premises to create a new production center of 2,700 sqm at their Rönnskär facility in Skellefteå. The order value amounts to SEK 94 million.



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LOGISTICS AND INDUSTRY

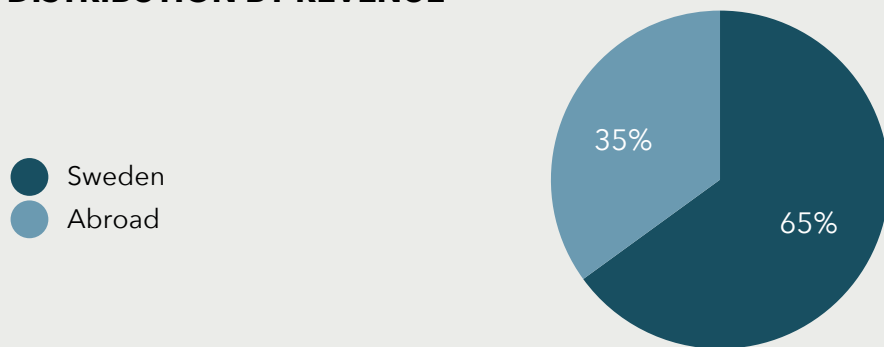
SEGMENT DEVELOPMENT

- Focus on larger logistics and industrial buildings under the brand of LC.
- Construction and project development.

PRODUCTION, NUMBER OF SQM

Completed during the third quarter	15,000
Ongoing September 30	359,600
- of which construction	275,000
- of which project development	84,600

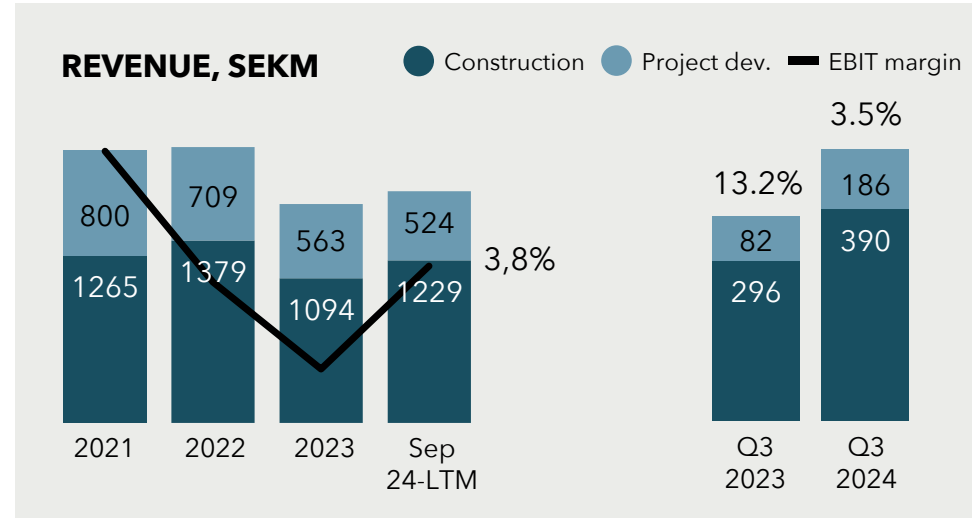
DISTRIBUTION BY REVENUE



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LOGISTICS AND INDUSTRY

SEGMENT DEVELOPMENT



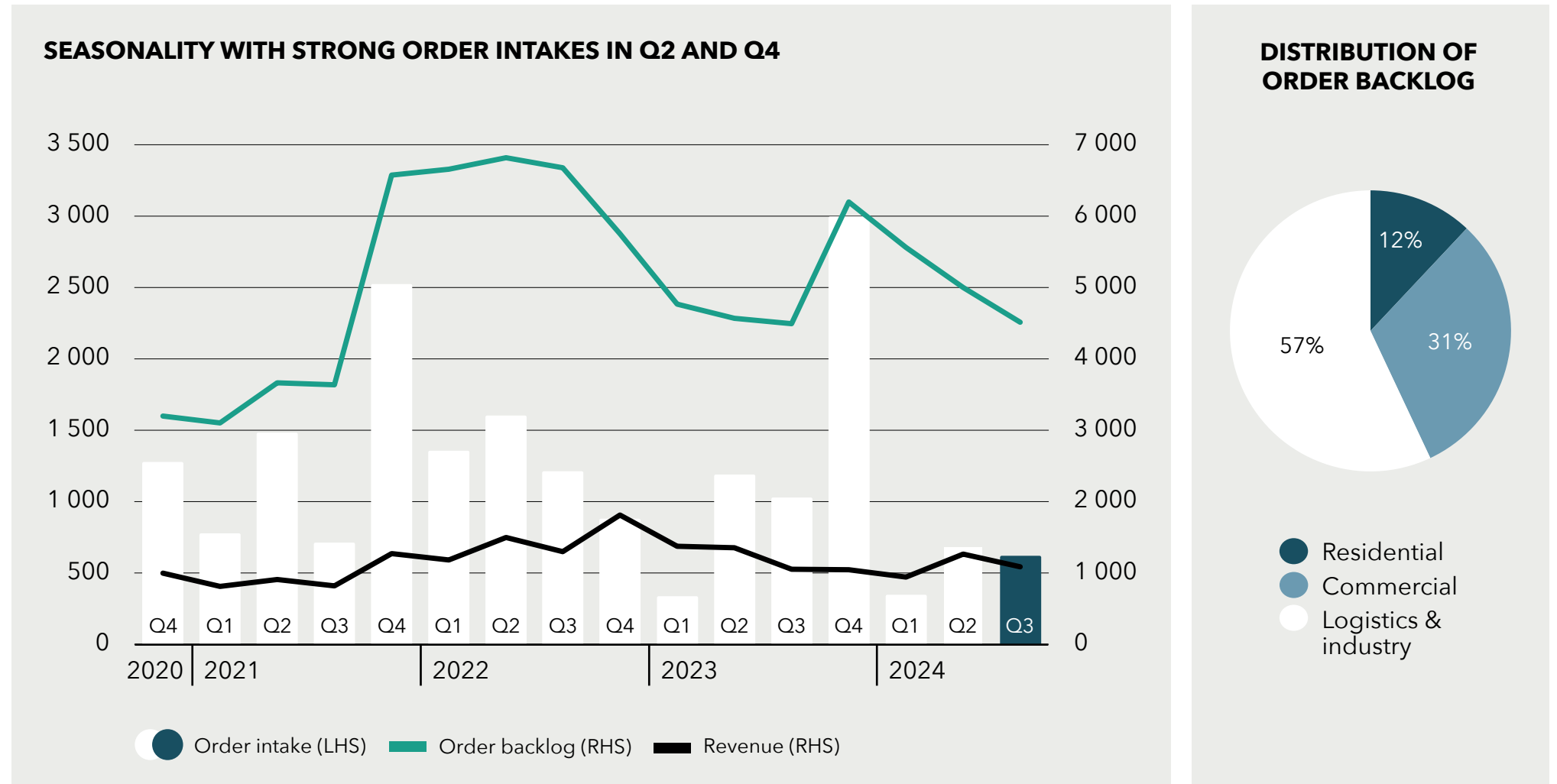
SIGNIFICANT EVENTS DURING THIS QUARTER

No new contracts were signed during this quarter.



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ORDER INTAKE AND BACKLOG SINCE 2020



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

MEDIUM TERM FINANCIAL TARGETS



As of Q2 2020 the Company consolidates tenant-owner associations related to development projects (IFRS recalculated). Figures shown above follow the Company's segment reporting (IFRS), which does not consolidate tenant-owner associations. Please refer to the appendix for the effect of the difference in accounting.

SUMMARY

- Adjusted operations reflecting lowered production volumes.
- Strategic collaborations strengthens our offering.
- Continued strong equity ratio and sustained focus on lowered debt.
- Unpredictable market with positive indications.
- Focus on restoring strong profitability.



Q&A



JONAS JÖNEHALL

Chief Executive Officer

A blurred background image showing a person wearing a white hard hat and a high-visibility yellow-green safety vest over a dark blue shirt. The person is looking towards the camera with a slight smile. The background consists of vertical wooden panels.

**NEXT INTERIM REPORT:
FEBRUARY 6, 2025**

THANK YOU!

**WÅSTBYGG
GROUP**