

# INTERIM REPORT

JANUARY - DECEMBER 2024  
FEBRUARY 6, 2025



**WÄSTBYGG**  
**GROUP**

# TODAY'S PRESENTER



**JONAS JÖNEHALL**

Chief Executive Officer



**LARS JUST**

Chief Financial Officer

# FOURTH QUARTER 2024

IN BRIEF

- Continued focus on profitable business and further adjustments to organization
- Profitable projects have priority before future revenue increase
- A letter of intent was issued for the divestment of the project development operations within the Residential business area
- Board of directors resolved on a directed share issue of SEK 150 million
- Changes to the Senior Executive Management Team

CITYTERRASSEN, MALMÖ



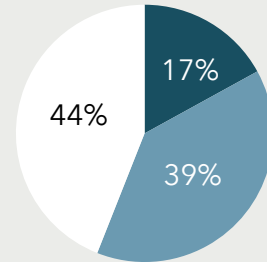
# FOURTH QUARTER 2024

## KEY FIGURES

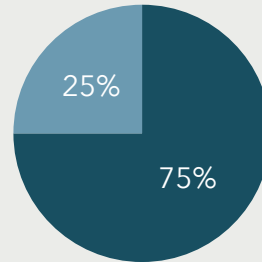
**REVENUE**  
**MSEK 1.046**  
(1.050)

**EBIT MARGIN**  
**-19.8%**  
(-25.5)

### DISTRIBUTION OF REVENUE - OCT-DEC 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.*

CITYTERRASSEN, MALMÖ



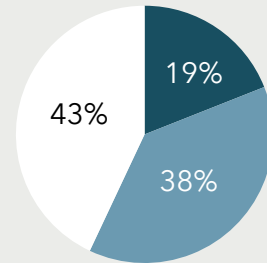
# JAN - DEC 2024

## KEY FIGURES

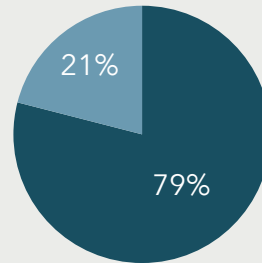
**REVENUE**  
**MSEK 4.348**  
(4.843)

**EBIT MARGIN**  
**-7.7%**  
(-10.4)

### DISTRIBUTION OF REVENUE - JAN-DEC 2024



- Residential
- Commercial
- Logistics & Industry



- Construction
- Project Development

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# RESIDENTIAL

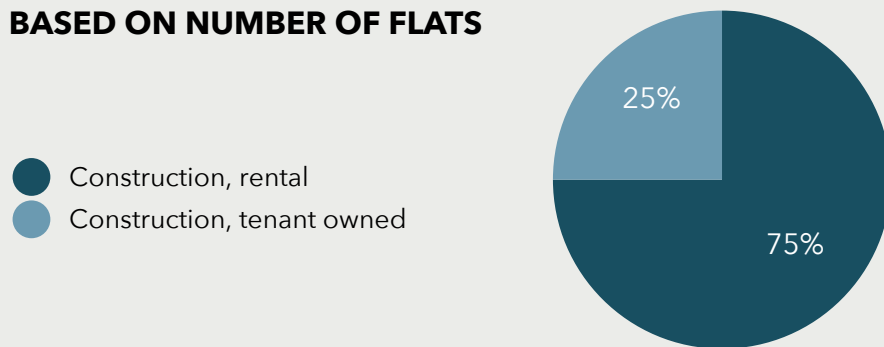
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF FLATS

Completed during the fourth quarter	408
Ongoing December 31	593
- of which construction	593
- of which project development	0

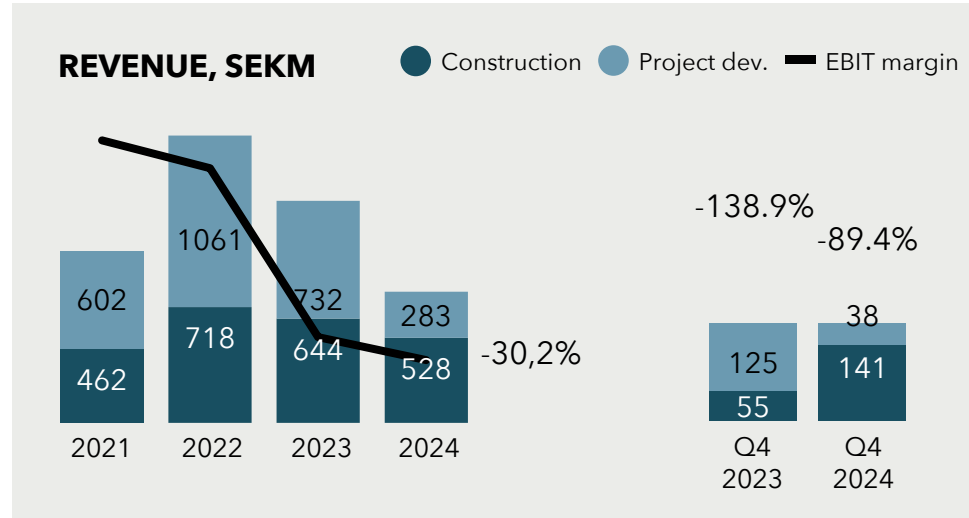
### DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF FLATS



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

No new contracts were signed during this quarter.



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# COMMERCIAL

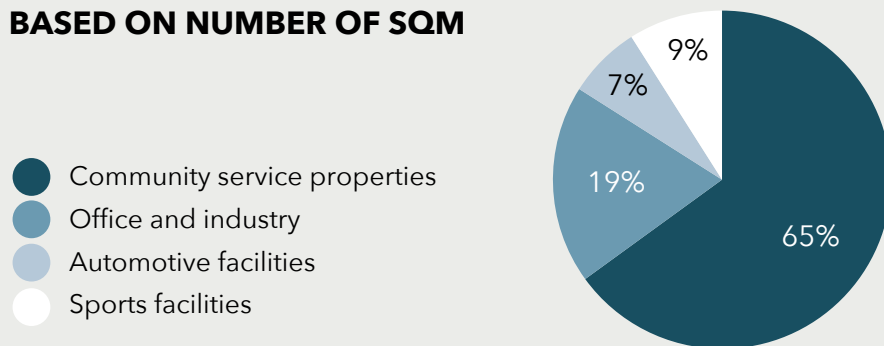
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF SQM

Completed during the fourth quarter	26,750
Ongoing December 31	107,480
- of which construction	107,480
- of which project development	0

### DISTRIBUTION BY PROJECT TYPE BASED ON NUMBER OF SQM



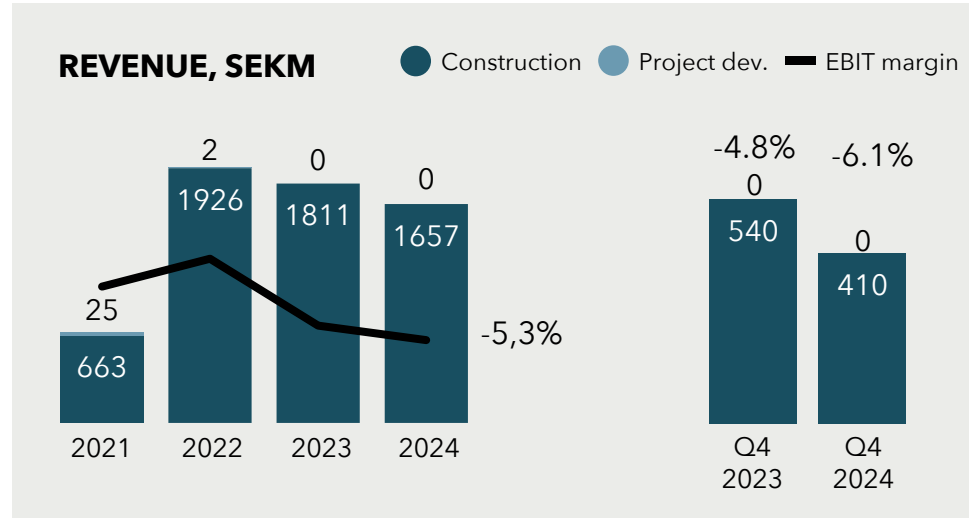
**BERGSJÖ IDROTTSHALL, BERGSJÖ**

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

- An agreement has been signed with the municipality of Jönköping to build a primary school, a total of 4,400 sqm. of new construction. The order value amounts to SEK 146 million.
- An agreement entered into with the municipality of Örnköldsvik to build a multi-sports hall of 6,350 sqm. Order value of SEK 160 million.
- After completing Phase 1 of the collaboration, a Phase 2 contracting agreement has been signed with Vännäs properties for a preschool. The order value amounts to SEK 65 million.
- After completing Phase 1 of the collaboration, a Phase 2 contracting agreement has been signed with Region Västernorrland for a redevelopment of 2,200 sqm. for dialysis and day care at Örnköldsvik hospital. The order value amounts to SEK 24 million.



**BERGSJÖ IDROTTSHALL, BERGSJÖ**

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# LOGISTICS AND INDUSTRY

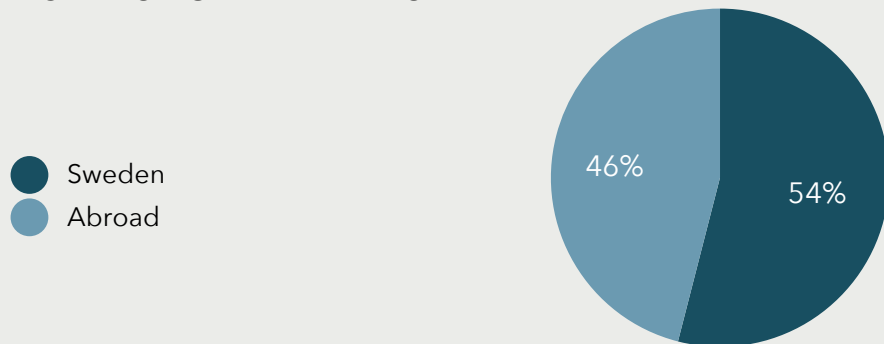
## SEGMENT DEVELOPMENT

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

### PRODUCTION, NUMBER OF SQM

Completed during the fourth quarter	0
Ongoing December 31	359,600
- of which construction	275,000
- of which project development	84,600

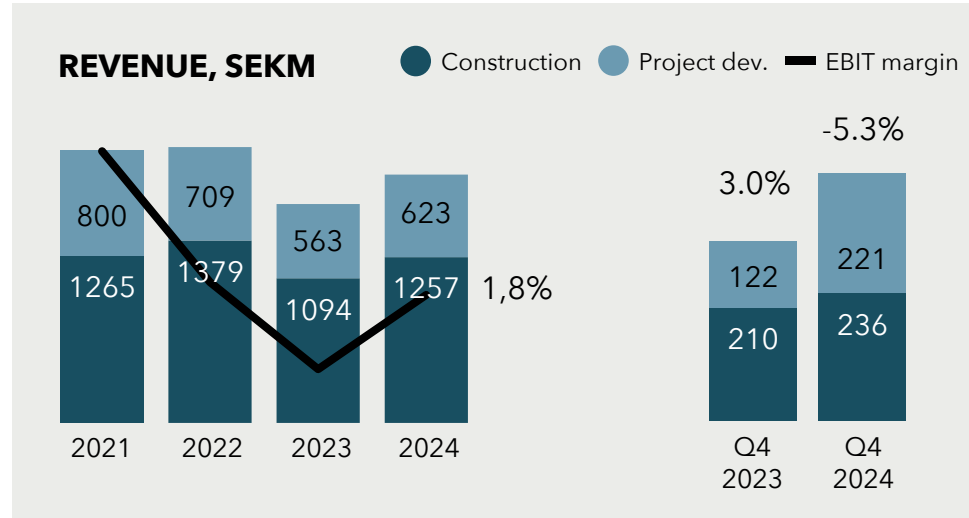
### DISTRIBUTION BY REVENUE



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# LOGISTICS AND INDUSTRY

## SEGMENT DEVELOPMENT



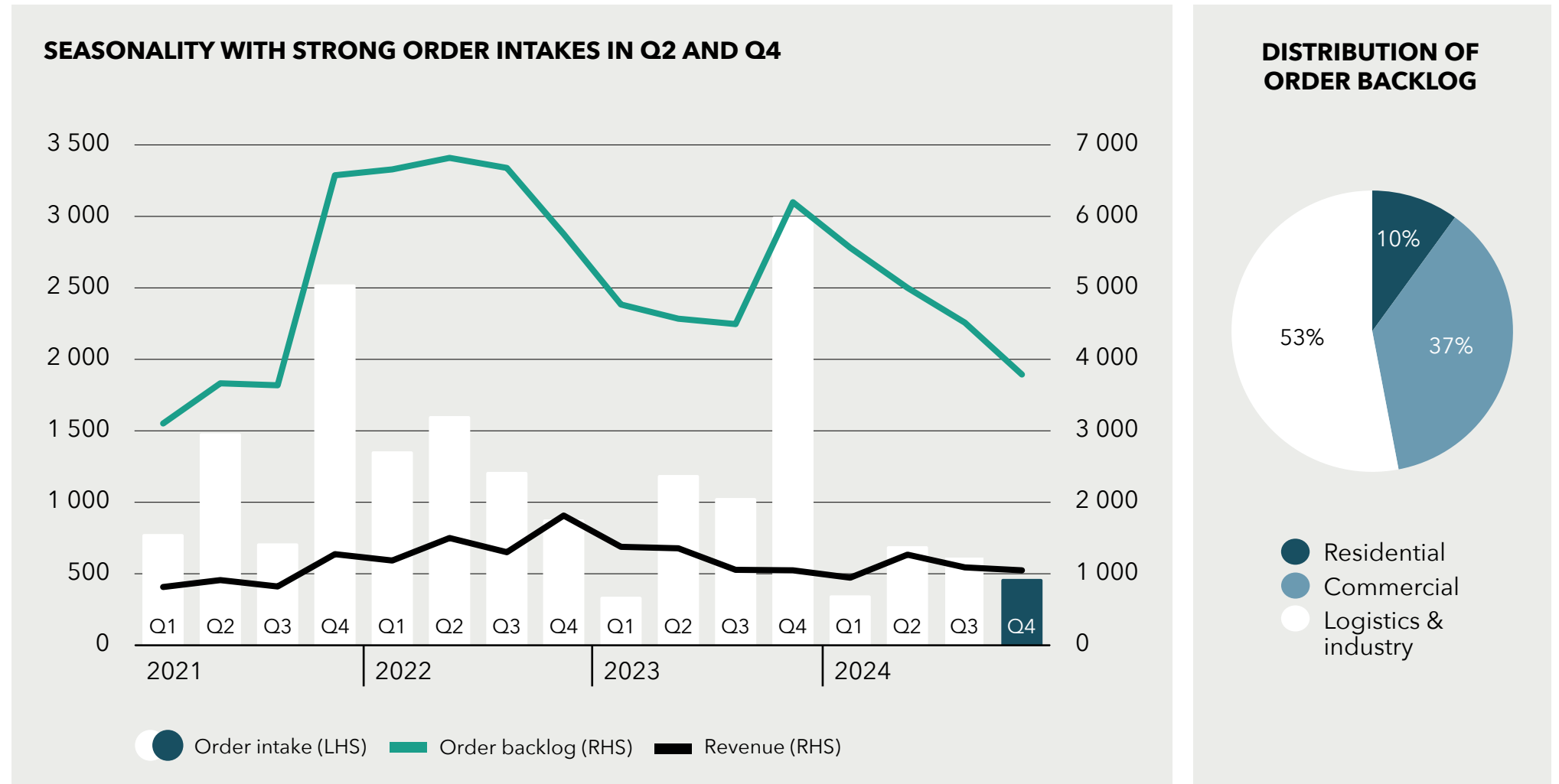
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# ORDER INTAKE AND BACKLOG SINCE 2021



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# MEDIUM TERM FINANCIAL TARGETS



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# SUMMARY

- More cost-efficient organisation positioned for sustainable and profitable growth
- Robust order backlog, consisting of projects secured at healthy margins, prioritising profitability and high-quality execution
- strategic initiatives undertaken by the Group in 2023-2024 make Wästbygg Group well positioned to capitalise on market rebound
- Increased focus and more effectively allocated capital toward the development of commercial buildings and logistics properties
- Subsidiaries with either specialised expertise or strong regional presence

VERDION, GÖTEBORG



## Q&A



**JONAS JÖNEHALL**

Chief Executive Officer



**LARS JUST**

Chief Financial Officer



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

**THANK YOU!**

**WÄSTBYGG  
GROUP**