

**K-FAST HOLDING AB**

ANNUAL REPORT

2024

K-FASTIGHETER - MORE THAN A PROPERTY COMPANY



K-FASTIGHETER

K-FAST HOLDING AB - CORP. ID NO. 556827-0390



# K-FASTIGHETER IN BRIEF

**K-Fastigheter - more than a property company. Through an integrated process, we operate our business within the two segments Construction and Property Management.**

In Construction, the objective is to deliver completed housing units based on the Group's concept buildings, developed in-house, as well as high-quality frame solutions.

Our prefab operations are conducted through the subsidiary K-Prefab, which delivers sustainable structural construction contracts for residential properties, community buildings, industrial and logistics facilities, infrastructure, and agricultural projects.

To enhance cost efficiency and quality, and to cut construction times, K-Fastigheter has chosen to work with three concept buildings, developed in-house and constructed for residential use. These are Low-Rise buildings, Apartment Blocks and Lateral Low-Rise apartments. Our housing is distinguished by high standards, home comfort and security. A fourth concept building, K-Commercial, designed for commercial premises with a focus on office space, has also been developed and is currently undergoing further refinement. Our objective is to start construction of 1,000 apartments per year, with a gradual increase to 1,200 by 2028. To strengthen self-financing and enable new project starts, we aim to divest 30–50 percent of our construction starts, either from the existing portfolio or through the sale of newly developed properties.

The Property Management segment manages the Group's property portfolio, with a focus on residential units. As a landlord, our objective is to create attractive homes with superior comfort.

Based in Hässleholm, Sweden, and with production facilities and local offices in strategically selected locations, the Group had just under 550 employees at the end of 2024. K-Fast Holding AB's Class B share has been listed on the Nasdaq Stockholm exchange since 2019 under the ticker KFAST B. The largest shareholders are Erik Selin Fastigheter Aktieföretag, Jacob Karlsson AB and Capital Group.



## OUR VALUES



### Long-term

*We adopt an unlimited time frame in what we do. In our relationships, both internally and externally, we work with a long-term perspective to ensure that we are a profitable, successful and sustainable company, and a long-term collaboration partner.*



### Innovation

*We are curious and open to new ideas and solution-oriented. By taking the initiative, having the courage to try out new approaches, and by assuming that anything is possible, we become a little better every day.*



### Considerate

*We strive for job satisfaction based on loyalty, honesty and responsibility. We continuously seek out carefully considered solutions based on cost-consciousness, safety culture and the environment.*

# SIGNIFICANT EVENTS IN 2024

## Major transaction with Brinova

In December 2024, K-Fastigheter announced the divestment of its entire property portfolio in region South to Brinova. The transaction carried a property value of approximately SEK 10.8 billion. Payment was made in April 2025 in the form of newly issued shares in Brinova, making K-Fastigheter the largest shareholder in Brinova with a 57.6 percent ownership stake. Further details about the transaction can be found on page 7.



## New business plan and capital markets day

In connection with the presentation of the Interim Report for the first quarter 2024, K-Fastigheter presented a new business plan for the period 2024-2028. The business plan was also presented at a well-attended Capital Markets Day in Stockholm on May 2. The operations are divided into Construction and Property Management, with the goal of starting construction of 1,000 apartments per year, gradually increasing to 1,200 apartments annually by 2028. To strengthen self-financing, we aim to divest volumes corresponding to 30-50 percent of construction starts, either from the existing portfolio or through the sale of newly developed properties.



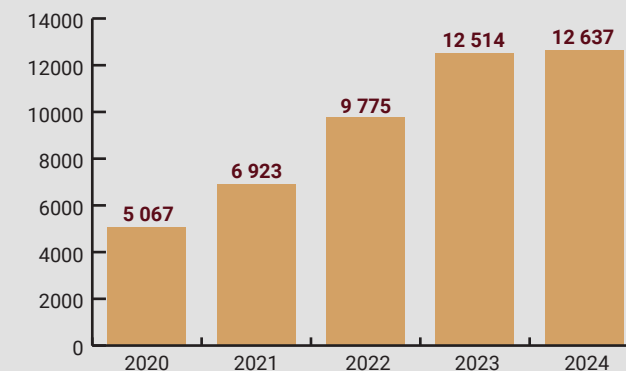
## Niclas Bagler appointed Head of Construction

During the year, Niclas Bagler assumed a new role as Deputy CEO of the Group, with responsibility for the Construction segment. The Construction segment comprises the business areas Project Development, Prefab, and Building. Niclas Bagler works alongside the Heads of business areas to develop the Group's market offering, both in terms of constructing our concept buildings and delivering complete structural frameworks to external customers.

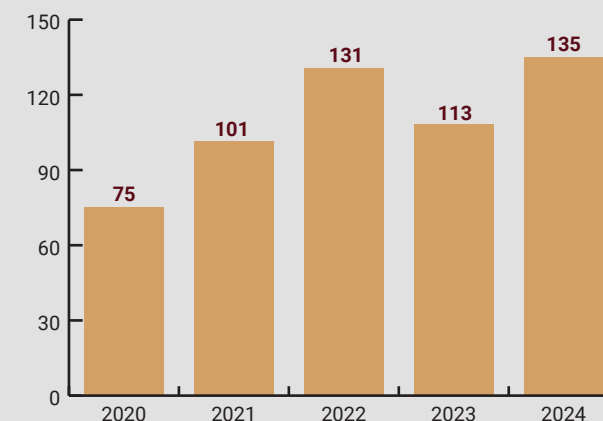
## Divestment of portfolio in Denmark

As part of the strategy to annually divest 30-50 percent of apartments started to strengthen self-financing, the sale of a property portfolio in the Copenhagen area was completed in the summer of 2024. The buyer, a fund established by Viga Real Estate, took ownership of the 311-apartment portfolio on 10 July 2024. The transaction was structured as a share deal and was based on an underlying property value of SEK 1,087 million.

Book value of completed investment properties



Property management profit, SEK m, 2020-2024





### Expanded collaboration with Kilenkryset

In 2024, K-Fastigheter expanded its collaboration with Kilenkryset AB. K-Fast Kilen AB, which is owned 51 percent by K-Fastigheter and 49 percent by Kilenkryset, acquired the property Nyköping Oppeby Gård 1:7 from K-Fastigheter during the summer of 2024. The acquired property comprises 100 apartments. As of year-end 2024, K-Fast Kilen managed 210 apartments in Nyköping and Strängnäs, with an additional 650 apartments under construction and in development in Örebro and Strängnäs. The projects currently under construction and development are scheduled for completion between 2025 and 2028.

In a separate transaction, K-Prefab Fastigheter AB, a wholly-owned subsidiary of K-Fastigheter, acquired the business premises Strängnäs Bussen 10 from a company in the Kilenkryset Group. The property, with approximately 6,500 square meters of production space and around 30,000 square meters of existing and potential warehouse space, has been leased by K-Fast Holding AB's subsidiary K-Prefab since 2021.

Selected KPIs	2024	2023
Interest coverage ratio, multiple	1.6	1.7
Equity/assets ratio, %	30.4%	30.3%
Debt-to-equity ratio, %	59.1%	60.2%
Profit from property management per share, SEK*	0.55	0.51
Growth in profit from property management per share, %*	8.5%	-16.1%
Profit from Construction per share*	1.16	1.35
Growth in profit from Construction per share*	-13.6%	-54.9%
Long-term net asset value (NAV), per share, SEK*	25.23	24.25
Growth in long-term net asset value (NAV), per share, %*	4.0%	-9.5%

\* Adjusted for the new share issue.

### Number of apartments under management



4,985 UNITS  
2024

4,876 UNITS  
2023

### Number of apartments in production



2,052 UNITS  
2024

1,549 UNITS  
2023



### Apartments started and completed in 2024

In 2024, we began construction on a total of 928 apartments, including 74 in Vallentuna in collaboration with Titania AB and 161 in Örebro in partnership with Kilenkryset. This compares to 450 construction starts of apartments in 2023. In total, our construction organization completed 425 apartments during the year. At year-end, a total of 2,052 apartments were under construction, including 348 in the projects Ballerup in Copenhagen, Viktoria 22 in Helsingborg, and Skjutskontoret 3 in Malmö, which will be handed over to Brinova upon completion.

### New issue strengthens Balance Sheet

In March, the Board decided to complete a directed new issue aimed at strengthening the Balance Sheet and enabling acquisitions of building rights, as well as starting new construction of the Group's concept buildings. A total of 6,662,000 Class B shares were issued, raising approximately SEK 128 million before transaction expenses.

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*K-Fast Holding AB (publ): The Annual Report of ("K-Fastigheter") comprises pages 44- 107 (the Directors' Report and appurtenant financial statements) has been audited by Ernst & Young AB. "K-Fastigheter", "K-Fast Group" and "the Group" refer to K-Fast Holding AB with or without subsidiaries and associated companies depending on the context. The Annual Report is published in Swedish and English. The Swedish version is the original. Cover: Lateral Low-Rise houses in the Limkokaren 17 neighborhood in Hässleholm. Design: OAS. Photos: K-Fastigheter, Oskar Gydell and Fotograf Daniel.*



# K-FASTIGHETER IS CONSTANTLY EVOLVING

**Market conditions remained challenging in 2024, but signs of a slow recovery began to emerge. In this environment, K-Fastigheter continued to invest while also exploring new paths to ensure expansion and value creation for our shareholders.**

The year's most significant event was the agreement with Brinova regarding the divestment of our property portfolio in Region South, with a total property value of SEK 10,760 million. Payment was made in 2025, in connection with the transfer of possession, in the form of newly issued shares in Brinova, where our ownership stake now amounts to 57.6 percent. Brinova has been consolidated into K-Fast Holding AB's financial statements from 1 April 2025, and is therefore classified as a subsidiary for the time being. The new Brinova will have a significant property portfolio focused on housing in the Öresund region. The transaction also enhances Brinova's prospects for increased earnings, partly due to the overlap between K-Fastigheter's divested holding and Brinova's previous portfolio.

K-Fastigheter will continue to be a property company, while at the same time being much more than just a property company. That's what makes our business model unique – we manage the entire value chain, from foundation to finished home. Our property holdings in Regions West and East, as well as

**“The new Brinova will have a significant property portfolio focused on housing in the Öresund region.”**

our ongoing construction projects, are continuing as planned. Our operations within Construction – covering the business areas Project Development, Prefab, and Building – remain unchanged but will receive increased focus. The goal is to start construction on 1,000 apartments annually and gradually accelerate to 1,200 construction starts per year by 2028. We aim to divest 30 to 50 percent of construction starts in order to finance new project launches. The Prefab business has gone through a period of low volumes, but during the second half of the year, we gradually scaled up and increased our volumes. At year-end, the remaining order value amounted to SEK 1,056 million, of which 61 percent was attributable to external customers. The Prefab operations are well-prepared for the future, and the challenging period we have experienced has led to a positive diversification of generated volumes. While housing still makes up the majority, its share is now somewhat smaller than before.

In 2024, we successfully reduced vacancies across the portfolio, which totaled nearly 5,000 apartments at year-end. We finished 2024 with a financial occupancy rate of 96.4 percent, against 91.9 percent at the end of 2023. Going forward, our property management segment will consist of our portfolios in Region West and Region East, as well as our ownership in Brinova.

Since our listing on Nasdaq Stockholm in 2019, the long-term net asset value per share, adjusted for share splits and new issues, has more than doubled to SEK 25.23. Naturally, I would have preferred a different trajectory for the share price during this period. However, I can conclude that daily operations, which form the foundation of the Group, have delivered an annual average growth of net asset value per share of 20 percent since listing. From this position, we will continue to develop K-Fastigheter and enhance our market offering.

Jacob Karlsson, CEO of K-Fast Holding AB

# THE BRINOVA TRANSACTION

**On 11 December 2024, K-Fastigheter entered a binding share transfer agreement relating to the divestment of its entire investment property portfolio in region South to Brinova, at an agreed property value of SEK 10,760 million.**

The purchase consideration was paid on 1 April 2025 in the form of newly issued Brinova shares at SEK 32.46 per share, corresponding to Brinova's net asset value as of 30 September 2024. Of the shares issued, 19.6 percent comprised Class A shares and 80.4 percent Class B shares, reflecting the current distribution of Class A and B shares in Brinova prior to the new share issue used to finance the property acquisition. K-Fastigheter holds 132,545,872 shares, corresponding to 57.6 percent of the votes and capital. As a result of the transaction, K-Fastigheter has become the largest shareholder in Brinova.

K-Fastigheter considers the transaction to be a merger of two attractive property portfolios focused on the Öresund region. The transaction significantly increases Brinova's scale in terms of property value, net asset value, rental income, and profit from property management. A higher market capitalization is expected to improve share liquidity, attract greater interest from the capital markets, and, in the long term, potentially secure the inclusion of the Brinova share in property-related indices such as EPRA. The divestment and the creation of a stronger Brinova improve the conditions for higher earnings from property management in region South compared to if K-Fastigheter and Brinova had maintained separate holdings. The overlap between the holdings creates economies of scale, and K-Fastigheter is expected to gain greater financial return potential through its stake in Brinova compared to solely maintaining its own portfolio in region South.

The completion of the transaction was approved at Extraordinary General Meetings in Brinova Fastigheter AB and K-Fast Holding AB, held on 7 and 6 March 2024, respectively. Brinova continues to be listed on Nasdaq Stockholm and will be consolidated in the financial reporting of K-Fast Holding AB. In the long term, K-Fastigheter's intention is to, at a time that K-Fastigheter deems suitable, distribute the shares in Brinova to the shareholders of K-Fastigheter in the form of distribution in kind, which is expected to take place in conjunction with K-Fastigheter's AGM 2026 at the earliest.



## This is Brinova

Brinova primarily develops and manages residential and community properties located in selected areas with good transport links in southern Sweden. The business is characterized by a long-term approach, collaboration with public sector stakeholders, and, above all, dedicated local property management in the areas where the company has chosen to be active. Following the transaction with K-Fastigheter, the property portfolio comprises approximately 656,000 square metres and has a property value of around SEK 19.2 billion, including projects scheduled for completion between 2025 and 2027. The property portfolio consists of 66 percent residential units, 15 percent commercial premises, and 19 percent community properties. Brinova's Class B share is listed on Nasdaq Stockholm and traded on the Mid Cap segment. The head office is located in Helsingborg, Sweden.

## OPERATIONS

**K-Fastigheter is a project development, construction and property company focused primarily on residential properties. Organized in the two operating segments Construction and Property Management, K-Fastigheter creates attractive homes with a high degree of comfort. The Construction segment is conducted in the three business areas Project development, Prefab and Building.**

The Group's focus on building proprietary concept buildings make it possible to create value through cost control and financial efficiency throughout the chain, from building rights, construction materials, and construction methods to management over the lifespan of the property.

Our proprietary concept buildings are Low-Rise, Lateral Low-Rise and Apartment Block, which we continuously improve through the experience the organization acquires on an ongoing basis. Through our construction of high-quality apartments we help to meet society's need for new housing and satisfy tenants' and property owner's requirements for attractive, comfortable and safe homes.



# K-FASTIGHETER'S BUSINESS PLAN AND TARGETS

## Business plan 2024-2028

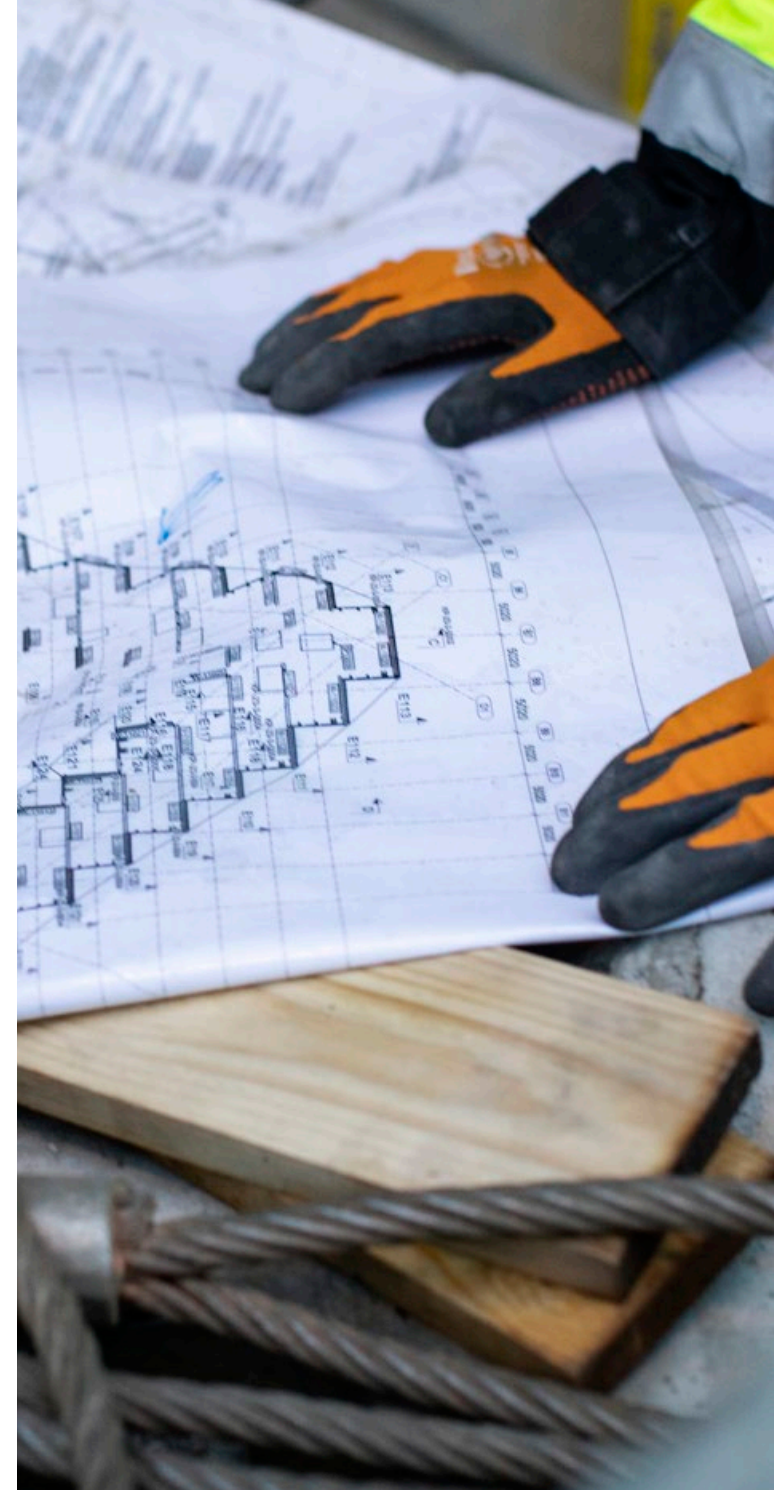
In connection with the Interim Report for the first quarter 2024, the Board of Directors adopted a new business plan for the period 2024–2028. The business plan implies a change of strategy. From previously constructing properties exclusively for proprietary management and long-term ownership, with the exception of prefab's delivery to external customers, a proportion of the properties built will now be sold to external customers. The aim is to support expansion and self-financing. Divestments may relate to individual properties or portfolios, both new production or from existing holdings, in the form of forward funding or tenant-owned apartments. All project starts will, as previously, be based on rental calculations. In order to clarify that K-Fastigheter is significantly more than a property company and has external customers for its completed projects, as well as for frame construction, the operations have been divided into two operating segments: Property Management and Construction. The Construction operating segment will comprise the business areas Project development, Prefab and Building. The objective is to deliver completed housing units based on the Group's concept buildings, developed in-house, as well as high-quality frame solutions. The Property Management operating segment will contribute cash flow through efficient management and high occupancy rates in the Group's residential property holding.

The division into operating segments is a step towards highlighting the values created outside Property Management. The operating segment now termed Construction, has provided 80 percent of Group profit (excluding unrealized value changes on completed investment properties and derivatives) since the financial year 2021 when the prefab operations were incorporated into K-Fastigheter, and 82 percent in the period 2019 to 2023, the years covered by the previous business plan. With the divestment of the property portfolio in Region South to Brinova – whose results will be consolidated into K-Fast Holding AB – the company will place even greater focus on its contracting operations.

## Overarching goals

K-Fastigheter's overarching goal is to generate value for the company's shareholders. In the new business plan adopted by the Board in 2024 for the period 2024–2028, a number of targets to be achieved by the end of 2028 are established, along with risk mitigation measures.

	Goal	Actual
<b>Group-wide targets</b>	<b>2028</b>	<b>2024</b>
Long-term Net asset value per share	SEK 50	SEK 25.23
<b>Targets for Construction operating segment</b>	<b>2028</b>	<b>2024</b>
Earnings per share	SEK 4.50	SEK 1.16
<b>Targets for Property Management operating segment</b>	<b>2028</b>	<b>2024</b>
Profit from Property management per share	SEK 1.50	SEK 0.55
<b>Risk mitigation measures</b>		<b>2024</b>
The equity/assets ratio shall amount to a minimum of 30 percent		30.4%
Interest cover shall amount to a minimum of 1.75 x		1.6 x (rolling 12 months)
The debt-to-equity ratio must be below 65 percent.		<b>59.1%</b>



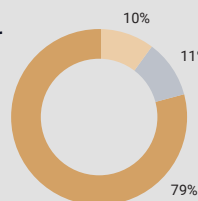
# WE BUILD AND MANAGE PROPERTIES IN GROWTH REGIONS

No.	Regions	Apartments under management	Apartments under construction	Apartments in planning application process or detailed development plan process, preliminary agreement
<b>Region South</b>				
1.	Helsingborg	646	41	265
2.	Hässleholm	857	-	22
3.	Höganäs	385	-	-
4.	Höör	74	-	-
5.	Kristianstad	547	-	-
6.	Kävlinge	65	-	-
7.	Copenhagen region	-	153	-
8.	Landskrona	277	-	-
9.	Lund	-	72	-
10.	Malmö	272	154	18
11.	Osby	8	-	-
12.	Växjö	615	-	-
13.	Älmhult	183	-	-
<b>Region West</b>				
14.	Ale	14	118	120
15.	Borås	-	-	300
16.	Gothenburg	404	299	-
17.	Vänersborg	140	-	-
<b>Region East</b>				
18.	Eskilstuna	-	109	138
19.	Gävle	152	229	418
20.	Järfälla	-	-	316
21.	Nyköping	153	-	-
22.	Strängnäs	57	326	-
23.	Uppsala	40	-	-
24.	Vallentuna	-	74	-
25.	Värmdö	-	-	133
26.	Västerås	96	316	-
27.	Örebro	-	161	163
	<b>Total</b>	<b>4,985</b>	<b>2,052</b>	<b>1,893</b>

Data as of 31 December 2024.

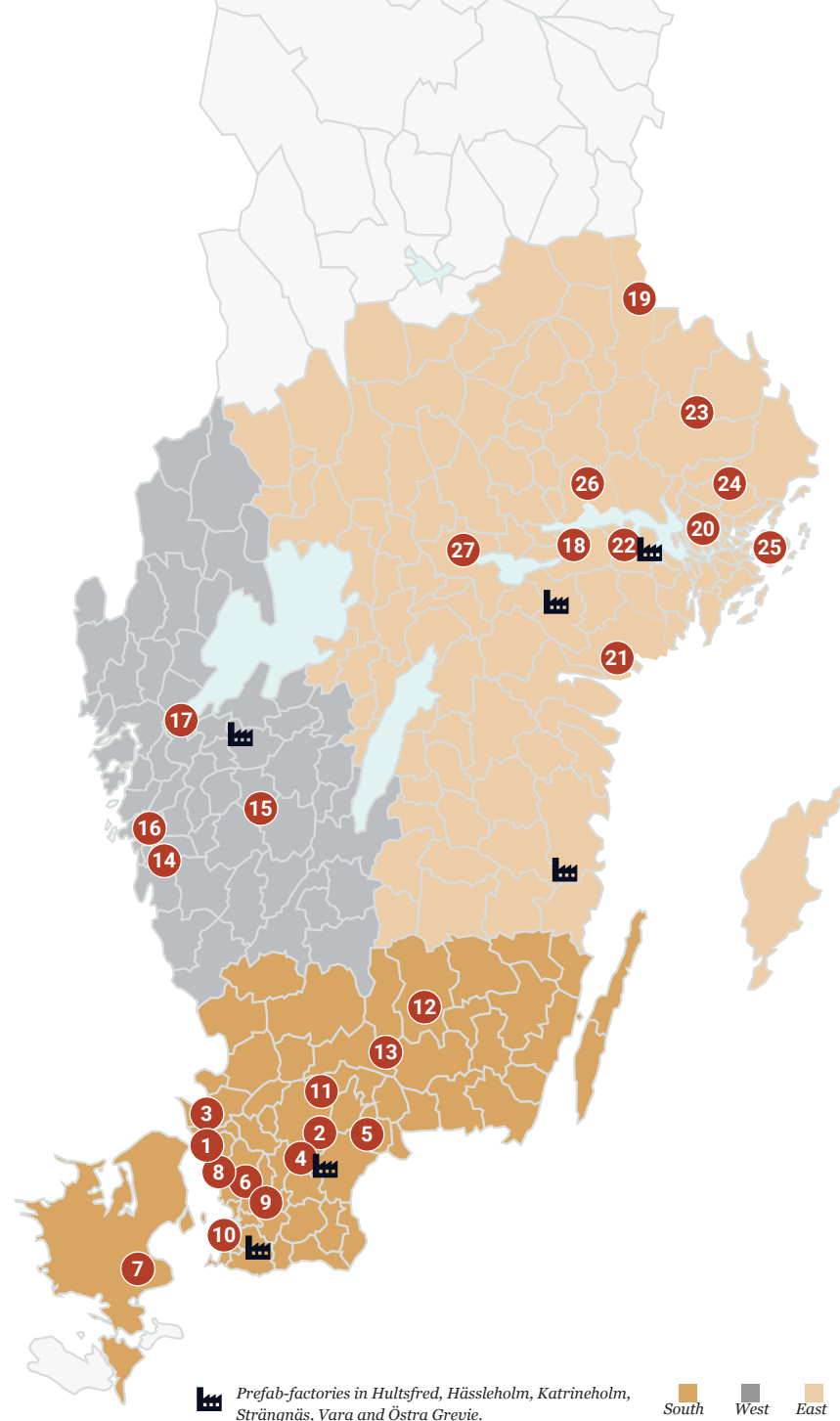
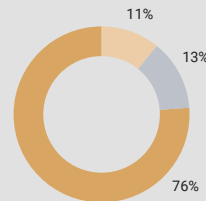
## Apartments under management per region 2024

Number of apartments as of 31 December 2024: 4,985 apartments



## Rental value per region 2024

Rental value as of 31 December 2024: SEK 679.1 million.



# CONSTRUCTION

**K-Fastigheter established the Contracting operating segment in connection with the adoption of the new business plan for the period 2024–2028. The Group’s Construction operations comprise activities in project development, prefab manufacture of frame solutions and construction management, which are divided into the business areas Project development, Prefab and Building.**

The operations are carried out in offices in Hässleholm, Malmö, Gothenburg and Stockholm, with six production plants for prefab elements located in Hässleholm, Östra Grevie, Vara, Hultsfred, Katrineholm and Strängnäs, as well as a factory for lightweight construction elements in wood in Hässleholm. Niclas Bagler is responsible for the Contracting operations.

## Project Development

The operations within project development are based on acquisitions, primarily of building rights, but also of land without planning permission, where our own architects, ground projectors and zoning and planning permission officers pursue detailed plans and planning permission for the Group’s residential concept buildings, and occasionally for other types of houses. For more information on K-Fastigheter’s concept buildings, see pages 17-21.

Thorough preparatory work lays the foundation for a high utilization rate of the various building rights, as well as an economically efficient construction and refinement process. The Group has rationalized a high proportion of the initial work by using concept buildings with a high degree of shared and standardized materials and processes.

Continuous product development takes place based on the experience garnered from the construction process, as well as ongoing feedback from tenants, managers and property managers on previously completed projects. This ensures that K-Fastigheter has good insight into which solutions, materials choices and products work and which require improvement. The goal is to find the most effective solutions possible.

At the end of 2024, the project development portfolio comprised 1,893 apartments at various stages, of which 969 were in the planning



application process. In addition to the business area’s work on existing projects, business development managers coordinate and lead the work associated with acquiring building rights and land. In order to ensure our continued expansion, it is important to continuously acquire building rights in the long and short term.

As a result of the long processing times for planning and building permit matters, K-Fastigheter has joined the initiative Bygg i Tid (Build in Time) alongside other housing sector operators. The aim of Bygg i Tid is to proactively propose reforms aimed at speeding up the planning process, rather than just highlighting that planning permission is taking longer than usual.

## Prefab

Under the K-Prefab brand, the Group conducts structural contracting for complete frame solutions primarily in concrete, but also in wood, for residential buildings, community properties, industrial and warehouse facilities, infrastructure, and agriculture. The structural contracting includes design, production, and assembly carried out by in-house personnel. Frame solutions consist of sandwich exterior walls, solid interior walls, elevator shafts, and floor slabs with embedded installations for electricity, water, wastewater, and ventilation, as well as external wall units, balconies, and staircases. K-Prefab’s customers consist of both external parties and other entities within the Group. All structural elements used in the Group’s concept buildings are supplied by K-Prefab.



The majority of the volumes produced are delivered to external customers. Prefabrication frames ensure better working conditions, superior cost- and quality control, reduces waste and improves compatibility, production and just-in-time delivery for projects.

2024 saw a clear shift from lower volumes in the first half of the year to higher volumes in the second half. At year-end, K-Prefab had 76 ongoing structural contracts, with a total remaining order value of SEK 1,056.0 million (1,058.4). During the year, K-Prefab secured several major orders, primarily for frame deliveries for residential construction.

## Building

The Group's Building operations are responsible for building and completing the Group's concept buildings. Working with a high degree of prefabrication, repetitive processes and specialized tasks ensures efficient cost control and an effective construction process.

By concentrating on a select number of concept buildings that are constructed repeatedly, K-Fastigheter has accumulated extensive

experience and know-how relating to the risks, bottlenecks and other potential efficiency pitfalls in the construction process, and is therefore able to take proactive steps to avoid these. This also entails a limited number of material categories, which generates economies of scale in purchasing, improves the handling process and minimizes waste. We continuously work to increase the efficiency of the construction process. K-Fastigheter strategically and continuously introduces improvements, on the basis of lessons learned from construction projects which are documented and evaluated by the Project Development and Prefab business areas and used in the design of future construction projects.

Our apartments have a consistently high standard and are equipped with modern appliances, such as integrated dishwashers, washing machines and dryers and built-in microwaves. Including washing machines and dryers in apartments raises the tenants' living standards and reduces the need for a shared laundry room, allowing more space in the building to be used for residential purposes.

Construction, in addition to frame assembly by the Prefab business area,

takes place with the help of subcontractors. K-Fastigheter's construction organization consists of project managers, procurement managers, construction engineers and aftermarket staff working in the regions South, East and West.

At the end of the year, the construction operations had 18 ongoing construction projects relating to concept buildings, with an outstanding order value of SEK 1,971.4 million (1,297.5) divided over 2,052 apartments, as well as the construction of Hässleholm Rusthållaren 3. Rusthållaren encompasses 8,000 square meters of lettable area, much of which will be home to the Group's new head office. During the year, construction started on 928 apartments, of which 74 apartments under the joint venture with Titania Holding AB, and 425 apartments were completed.



**The Property Management operating segment manages the properties the Group has built or acquired. Through efficient property management and a high occupancy rate, the operations are intended to contribute cash flow to the Group. Our property portfolio will vary in scope over time, as we may both acquire and divest properties under our ownership in line with the business plan adopted in 2024.**

The business area's operations comprised properties ranging from Malmö in the south to Gävle in the north at year end. At year-end, the company had a total of 4,985 apartments under management, compared with 4,876 at the end of 2023. A majority of the properties under management at year end were located in Region South. 67 percent of the total portfolio was built after 2019. The properties

in Region South were transferred to the ownership of Brinova Fastigheter AB on April 1, 2025. As of the same date, K-Fastigheter owns 57.6 percent of the shares in Brinova. Read more about the Brinova transaction on page 7. K-Fastigheter's property portfolio now consists of its own holdings in Region West and Region East, as well as its ownership stake in Brinova.

In locations where K-Fastigheter does not have in-house personnel, property-related services are contracted from external collaboration partners. Rentals of both newly produced and existing properties in Sweden is carried out by in-house staff. The focus of K-Fastigheter's administration is on achieving satisfied tenants who feel secure in their homes and their neighborhoods, and that are always able to get in touch with K-Fastigheter representatives and access services

when needed. Our property management should be rational and efficient, while also feeling personal in situations where tenants are directly affected. The operating segment continuously works to improve these processes and optimize property operations, including through digitalization. To ensure progress and product development, K-Fastigheter obtains continuous feedback from tenants and other stakeholders, including sector peers. Each year, the company conducts a customer satisfaction survey that includes questions about interiors, public spaces and service levels.

Since K-Fastigheter uses a high degree of standardization and works with a limited number of materials, every component of the property portfolio produced in-house is well documented, which ensures short lead times for repairs and high reliability in the properties.

# CURIOUS AND FORWARD-THINKING – THAT’S K-FASTIGHETER

**K-Fastigheter is a young and expansive company founded in 2010. At year-end 2024, the Group had nearly 550 employees, in addition to contracted staff.**

Through our conceptual construction and the fact that we control the entire chain from project development, prefab operations, construction and finally management, we are able to work on continuous improvements. To continuously look for opportunities to improve and find smart and cost-effective solutions is part of our culture. Everyone who works in the Group is able to contribute to this work with entrepreneurial ideas, and there are opportunities to grow in various roles over time. The potential for career advancement and personal development that K-Fastigheter offers has been recognized, and we won the award Career Company\*. We were named a Career Company for the first time in 2024, and once again received the distinction for 2025.

We build our residential properties to provide comfortable and secure homes for those who move in – whether we retain ownership ourselves or build for clients. This approach allows us to contribute to develop the societies and locations where we are active and build for external clients. As a part of the K-Fastigheter family, our employees are part of this progress. We take a long-term and expansive approach, and are on the lookout for new employees who can join us on our journey. This is a journey driven by the idea of transforming construction and the housing sector through concept buildings and continuous improvement.



\* Read more about K-Fastigheter as a career company:  
[www.karriarforetagen.se/foretag/k-fastigheter/](http://www.karriarforetagen.se/foretag/k-fastigheter/)

## K-Fastigheter can be found on multiple social media.

K-Fastigheter can be found on multiple social media. Follow us to find out more about us and our operations. Search for “K-Fastigheter” and “K-Prefab”. Also visit our careers page to find out more about job opportunities at K-Fastigheter.



# ORGANIZATION AND EMPLOYEES

**K-Fastigheter's organization is characterized by growth, engagement and responsibility, and support the Group's strategies and objectives. Operations are organized into two operating segments: Construction and Property Management.**

The Construction segment is further divided into the business areas Property development, Prefab and Building. Prefab is organized as a subsidiary (K-Prefab) with its own CEO and management. The Construction segment delivers to both external customers and other parts of the Group. The business offers the Group's concept buildings both internally and externally, as well as complete structural contracts to external customers.

The Property Management segment oversees the Group's investment properties, ensuring strong financial performance.

There are also shared functions for Business Development, Accounting and Finance, Procurement, IT, Legal Counsel, HR, QEW, and Communications/IR/Marketing. In order to increase efficiency and ensure an organization that can make quick decisions and remain sensitive to local markets, Group operations are divided into three regions, South (including Denmark), West and East. To continue to ensure continued success for K-Fastigheter, the Group needs to work towards securing the engagement and participation of all employees. A high degree of involvement and open communication creates trust, engagement and clarity. Engaged, motivated and competent employees engenders confidence, which increases the number of satisfied customers and tenants.

Long-term, Innovative and Caring are key words intended to guide all Group employees in their daily work, how they view themselves in their role, how they behave, and how they are experienced by others. The Group uses a digital tool to complete regular employee surveys, which allows us to evaluate the company and strive to become a little better each day. To be an attractive employer, K-Fastigheter works with development plans that encourage employees to develop their competencies. It is important to keep up-to-date with progress in the various business areas and for the Group as a whole, and K-Fastigheter needs to equip its staff to meet the demands placed on them by these developments and by the expectations



of different stakeholders. The Group seeks to reflect the surrounding world, which strengthens the company and our employees. In order for K-Fastigheter to be the obvious choice for our customers, tenants, co-workers and other stakeholders, we evaluate all processes, whether relating to construction projects, production plants or administrative tasks, to ensure that we always do a little better next time.

A proper introduction of new co-workers lays the foundation for a

good working environment, job satisfaction, and faster, more reliable results. Among other initiatives, Group-wide introduction days are held for newly hired salaried employees. Two such onboarding days were held in 2024.

## Working environment

At the end of 2024, there were 542 (550) employees in the Group, of which 66 (65) women and 476 (485) men. A majority of these work in production, assembly and management. To meet growth and fluctuations



in capacity utilization, Prefab occasionally supplements its permanent workforce with a proportion of contracted staff, primarily in our factories.

K-Fastigheter strives to maintain a safe working environment, from a physical, social and psychological perspective, guided by the words "We are each other's working environment." K-Fastigheter works to create a working environment where all employees feel safe and well. When co-workers thrive, they perform better and provide a higher level of service to the Group's customers. Engagement, security and competencies in the relevant areas of expertise create the right conditions for all employees to share responsibility for their own and the company's development. The Group employs a number of workplace health and safety specialists, and in 2024, numerous internal audits, training sessions, and other initiatives were carried out at construction sites, factories, and offices.

K-Prefab actively prioritizes safety in daily operations at our production facilities and during assembly. The whole Group held a safety week with themed trainings for all employees, where the aim was to increase practical competencies in safety and strengthen the safety culture. K-Fastigheter prioritizes the health of its employees. All employees are allocated an annual well-being allowance and are invited to join campaigns or activities, as well as other various employee initiatives at both Group and business area level. A structured process is in place for employee performance reviews. As a Group, K-Fastigheter continuously seeks to recruit new employees and maintain a strong corporate culture. The Group has an effective recruitment system with a large database of interested candidates. It is important to secure the inflow of new personnel by conducting a wide search and use complementary search channels in addition to traditional recruitment. This is achieved through

internal skills development, collaboration with specialized recruiters, and partnerships with vocational and higher education institutions. Internal recruitment is encouraged with the aim of developing the Group and the individuals within it, and there are many good examples of staff who have progressed their careers internally in management and specialist roles across all business areas. K-Fastigheter was named a Career Company by an external party for the first time in 2024 and has also received the designation for 2025.

# K-FASTIGHETER'S CONCEPT BUILDINGS

**K-Fastigheter works with three different proprietary concept buildings for rental apartments, and one for commercial premises, mainly offices. The three residential models are Low-Rise, Lateral Low-Rise and Apartment Block.**

The Apartment Block model has been further developed and is also available in a version called Apartment Block Plus. The K-Commercial concept building has been developed alongside the subsidiary K-Prefab, with the first construction currently underway in Hässleholm which will house the Group's head office as well as other business premises.

By working with standardized construction methods with a high degree of prefabrication, K-Fastigheter streamlines processes while existing models can be adapted and combined according to local conditions. The standardized approach also provides excellent opportunities for continuous improvement and further development of construction methods. K-Fastigheter constructs these concept buildings both for its own management portfolio and for external customers. By combining two or three housing models, varied development can be achieved on the same or adjacent properties, thereby optimizing the use of building rights.

*Read more about the company's concept buildings and vacant apartments in new production and the existing holding at [www.k-fastigheter.se/en](http://www.k-fastigheter.se/en)*



LOW-RISE



LATERAL LOW-RISE



APARTMENT BLOCK



## Low-Rise – flexible buildings with a wide range of choice

K-Fastigheter's one to three-story buildings can be constructed either as semi-detached houses or terraced houses with one or two-story apartments. In addition, they can be stacked to create two-story buildings with access balconies. The Low-Rise apartments are available as 1-bedroom apartments of 55 square meters, 2-bedroom apartments of 68 square meters and 3-bedroom apartments of 89 square meters with a roof terrace. Intra-Group development efforts have achieved buildings with apartments that feature a minimized facade area in combination with an attractive floor plan. Low-rise apartments are suitable for both families with young children and individuals downsizing from detached houses, seeking high-quality accommodation with a private patio and/or roof terrace. The preferable location is residential areas with detached houses and townhouses on the outskirts of cities.

### Structural details:

Ground level foundation plate with prefab frame. Façade color can be individualized.





## Lateral Low-Rise – variation and space efficiency

K-Fastigheter's neighborhood-structure multi-family dwellings can be constructed with up to ten stories in height. There are two standard space-efficient apartment formats within Lateral Low-Rise buildings: one bedroom, living room and kitchen totaling 51 square meters and two bedrooms, living room and kitchen totaling 68 square meters. It is also possible to include apartment alternatives that are either larger or smaller. To meet market demand and offer the best possible use of building rights, K-Fastigheter has chosen to make its Lateral Low-Rise as adaptable as possible with regard to floor plans and with opportunities for underground garages and commercial premises on the ground floor.

The design of the Lateral Low-Rise concept has focused sharply on achieving a substantial living space in relation to the façade area. The Lateral Low-Rise concept has a significantly smaller façade area in relation to living space than the average for newly produced apartments in Sweden. In connection with construction, this is significant because a smaller façade entails lower consumption of materials and fewer working hours required to complete the project. In a long-term management perspective, a smaller façade area reduces maintenance costs and exposes a smaller area to cold, which reduces the building's total energy consumption.

Lateral Low-Rise with their versatility and space-efficient apartments, are well suited for urban locations.

### Structural details:

Load-bearing concrete structure with floor slabs and apartment-separating walls in concrete, as well as concrete sandwich walls. Facades can feature different materials, allowing for varied architectural expressions.





## Apartment Block and Apartment Block Plus - residential buildings for all locations

K-Fastigheter's apartment blocks are square-footprint multi-family dwellings which can be constructed with heights of four to ten stories. The Apartment Blocks have four apartments on each floor: two with two rooms and kitchen totaling 62 square meters and two with three rooms and kitchen totaling 71 square meters. All apartments are equipped with spacious 27 square-meter balconies facing two directions. The Apartment Block is particularly suited for construction on difficult terrain, and multiple designs are available for the ground floor. On plots with uneven terrain, the ground floor can be designed to include a semi-basement and adapted to accommodate various spaces, such as premises and recycling facilities, if apartments are not built at ground level. Apartment Blocks are primarily suited for construction on the outskirts of cities but are also suitable for more urban areas.

The Apartment Block is also available in an adaptation known as Apartment Block Plus. Apartment Block Plus is a rectangular structure containing six apartments per story. Apartment Block Plus is a hybrid, which allows for more choice, and can be built as a freestanding apartment block, or as two buildings connected at the gables, which creates a structure visually similar to K-Fastigheter's Lateral Low-Rise housing units.

The Apartment Block has been designed for cost-efficient long-term property management, including wall structures that provide access to all drain stacks from the staircase, which makes it possible to replace drain stacks without requiring tenants to move out. Thanks to innovative construction, a high degree of prefabrication and balcony constructions that remove the need for scaffolding, the Apartment Block construction process is very time effective.

### Structural details:

Entirely concrete structure with sandwich exterior walls, uniform walls separating apartments and floor units. The roof is available in three options: pent, pitched or hipped. The facade color can be individualized and there is a selection of balcony railings to choose from.





## K-Commercial – for modern offices

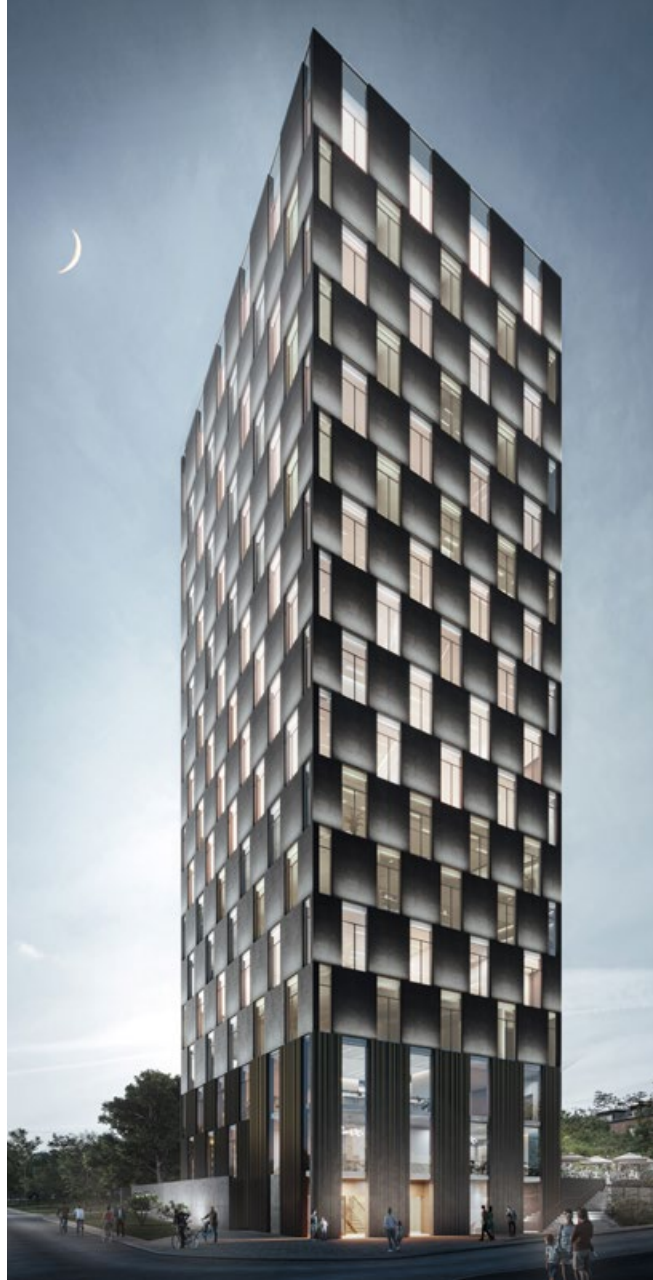
The Group has developed a fourth concept building. As a complement to the residential buildings, K-Fastigheter has developed a concept building for commercial premises under the name of K-Commercial.

K-Commercial is a multi-story building constructed with prefabricated concrete elements. The floor plan can be adjusted according to customer requirements, including uses such as reception, restaurant, gym or traditional office spaces, due to the open plan design. The office floors can be adjusted to accommodate one or several companies by dividing the floor plan into separate spaces, making K-Commercial an attractive solution for small and large businesses alike.

K-Commercial is constructed with a stabilizing external and inner core where four wall panels create a window opening that stretches from floor to ceiling. The façade design is modern and provides excellent natural light on every floor. The structure of the façade acts as a stabilizing feature due to the robust characteristics of the prefabricated concrete. The outer core of the building is connected to the inner core which contains the elevator, stairs and entrances to all floors. The construction of the floors allows for a high degree of flexibility, making K-Commercial suitable for many different types of building rights. The rate of prefabrication is high as the repetition of concrete elements is unique in the sector.

### Structural details:

Ground level foundation plate with adjacent two-story garage. Sandwich element in the façade, homogeneous joists and interior walls, all in concrete. The roof is constructed as an insulated, low-pitched roof with roofing felt. Concrete elements positioned on this create a roof terrace. Façade colors can be customized.



### K-Commercial in Hässleholm

*In Hässleholm, K-Fastigheter is constructing its first building in the K-Commercial concept. In addition to external tenants, the Group's head office will be housed in the building.*



# K-FASTIGHETER'S PROPERTY PORTFOLIO

From 2024 onwards, accounting of property-related key performance indicators has changed to reflect the inclusion of 100 percent of the property holding in property-related key performance indicators for part-owned companies consolidated in K-Fastigheter Group's financial statements, and the inclusion of the percentage ownership stake in property-related key performance indicators for part-owned companies not consolidated in K-Fastigheter Group's financial statements. As of 31 December 2024, only the part-owned company K-Fast Kilen AB was included, which is 51 percent owned by K-Fastigheter and 49 percent by Kilenkryss AB. Only the comparative figures for no. of construction starts, apartments, no. of apartments under construction and no. of apartments in project development were affected by the above changes.

On 31 December 2024, the Group's property portfolio comprised 116 wholly-owned and 3 part-owned completed investment properties, distributed over a total of 320,819 square meters of residential and 38,201 square meters of commercial space. In addition, the Group had 17 intra-Group ongoing construction projects, distributed over 122,658 square meters of residential and 921 square meters of commercial space. Furthermore, K-Fastigheter has 14 projects in progress in the project development phase, at various stages of building permit application or project planning, of which 7 are projects for which K-Fastigheter has yet to take possession of the land.

Of the property holding, 67 percent was built after 2019 and a total of 90 percent after 2010. Newsec assesses that all the properties are in category A or B locations in the communities where the Group operates. The rental value as of 31 December 2024, amounted to SEK 679.1 million, and the contractual rent amounted to SEK 655.0 million, with an estimated operating surplus of SEK 473.2 million, corresponding to a surplus ratio of approximately 72 percent. The corresponding potential surplus ratio is approximately 76 percent for newly produced concept buildings and approximately 60 percent for other properties in the portfolio. Of the contractual rent, 93 percent pertains to housing or related rentals (such as parking) divided between the 4,985 apartments under management at the end of the year. Contractual rent from commercial tenants is distributed

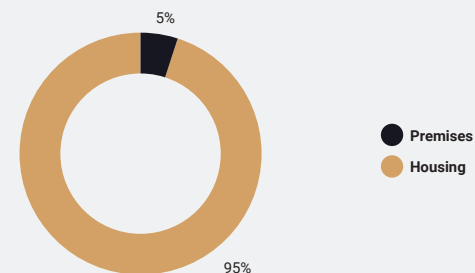
over some 150 commercial contracts, with the largest tenant accounting for approximately 1 percent of total contractual rental income and the 10 largest commercial tenants accounting for approximately 4 percent of total contractual rental income.

As of 31 December, the part-owned holding exclusively comprised K-Fastigheter's partnership with Kilenkryss AB, which is a collaboration relating to the construction and management of K-Fastigheter's concept buildings in Nyköping, Strängnäs and Örebro. As of 31 December 2024, the completed holding comprised a total of 210 apartments in Nyköping and Strängnäs with a market value of SEK 569.0 million, and a rental value of SEK 29.4 million. At the end of the year, K-Fast Kilen also had approximately 650 apartments in project development and construction in Strängnäs and Örebro, with a total rental value of approximately SEK 99.7 million. K-Fastigheter holds 51 percent of part-owned company K-Fast Kilen AB, implying that the joint venture was consolidated in K-Fastigheter's financial statements.

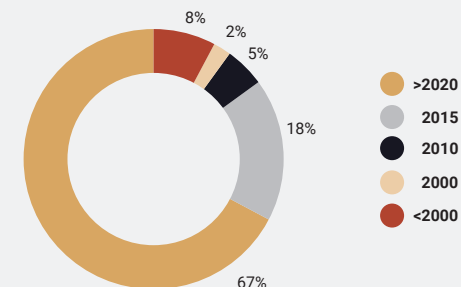
At the end of the year, the book value of completed investment properties totaled SEK 12,636.8 million with an average direct return requirement of 4.44 percent. The book value of new construction projects in progress amounted to SEK 2,312.7 million, and undeveloped land and building rights amounted to SEK 648.9 million. On completion, the estimated market value of the new construction projects in progress amounts to SEK 6,172.5 million and to slightly more than SEK 5,700 million for properties currently in project development. The average direct return requirement for construction in progress amounted to 4.34 percent at the end of the year.

K-Fastigheter's property management operations are divided into three regions: South, West and East. 75 percent of property values are located in region South, encompassing Skåne and southern Småland. Region West encompasses Halland and the Västra Götaland region. Region East includes the Mälardalen region and Nyköping and Gävle. As of 31 December 2024, the Group had no completed properties outside Sweden.

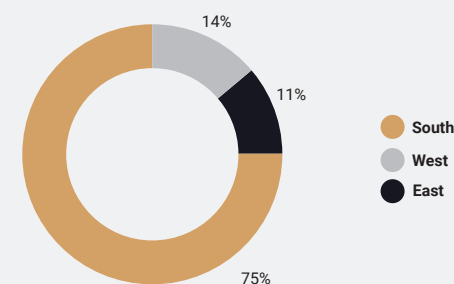
Property value by category, %



Property value per year of construction, %



Property value by geography, %



The carrying property value at year-end (31 December 2024) amounted to SEK 12,636.8 million.

<sup>1</sup> Investment properties are properties held for the purpose of generating rental income, value growth, or a combination of both.

## Current earnings ability

Information on completed investment properties and current earnings ability includes estimates and judgments from 2025. Contractual rent refers to the annualized contract value as of the record date, and rental value refers to contractual rent plus estimated rent for vacant spaces. Costs refer to budgeted property costs and costs for property administration and central administration, annualized and based on historical outturns. The information does not include an assessment of future rent trends, vacancy rates, property costs, interest rates, changes in value, acquisitions or divestments of properties, or other factors. Costs for interest-bearing liabilities have been based on current interest-bearing liabilities and current interest rates (including effects of derivative instruments) at the end of the year. Information regarding construction projects and project development in progress are based on estimates of the size, focus and scope of construction projects and project development in progress, and of when projects are scheduled to commence and be completed. These details are also based on estimates regarding future investments and rental value. The estimates and judgments entail uncertainties regarding the execution, design and scale, scheduling, project costs and future rental value of the projects. Details of projects in progress are reviewed regularly and estimates and judgments are adjusted as a result of projects in progress being completed or new ones being added, as well as due to changes in conditions. Financing has not been secured for projects where construction has yet to commence, meaning that financing of construction investments in project development represents a source of uncertainty. The estimates and judgments involve uncertainties and the disclosures above should not be viewed as a forecast.

## Expected rental trend and number of apartments

Information relating to current earnings ability and future progress in rental value and the number of completed apartments refers to completed investment properties at the end of the year plus investment properties undergoing construction at the end of the year, which are expected to be completed in the period 2025 to 2027. Projects where construction has not started have not been included.

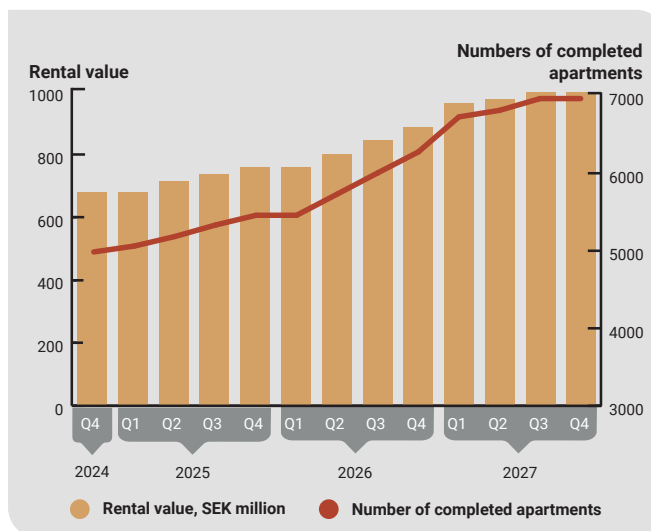
## Current earnings ability (SEK m)

SEK m	31 Dec 2024	of which South	of which West+East	Construction projects in progress	of which South	of which West+East	Total
Rental value	679.1	515.3	163.8	320.5	67.3	253.1	999.6
Vacancy	-24.1	22.8	1.3	-6.4	-1.3	-5.1	-30.6
<b>Rental income</b>	<b>655.0</b>	<b>492.5</b>	<b>162.5</b>	<b>314.1</b>	<b>66.0</b>	<b>248.1</b>	<b>969.0</b>
Operating costs	-105.0	-82.7	-22.3	-39.4	-8.0	-31.4	-144.5
Maintenance	-19.8	-16.0	-3.8	-6.0	-1.4	-4.6	-25.8
Property tax/ground rent	-4.2	-3.8	-0.4	0.0	0.0	0.0	-4.2
Property administration *	-52.8	-41.3	-11.5	-18.2	-3.4	-14.7	-70.9
<b>Operating surplus</b>	<b>473.2</b>	<b>348.6</b>	<b>124.6</b>	<b>250.5</b>	<b>53.1</b>	<b>197.4</b>	<b>723.7</b>
Central administration *	-17.5	-13.7	-3.8	0.0	0.0	0.0	-17.5
Net interest income**	-269.6	-202.0	-67.6	-147.1	-27.9	-119.1	-416.7
<b>Profit from property management</b>	<b>186.1</b>	<b>132.8</b>	<b>53.2</b>	<b>103.4</b>	<b>25.2</b>	<b>78.2</b>	<b>289.5</b>
<i>Minority share of profit from property management***</i>	3.6	0.0	3.6	10.7	0.0	10.7	14.3
Area, 000m <sup>2</sup>	359.0	281.1	77.9	123.6	23.3	100.3	482.6
Property value	12,636.8	9,524.7	3,112.1	6,172.5	1,271.5	4,901.0	18,809.3
Interest-bearing liabilities	7,631.8	5,718.6	1,913.3	3,647.3	692.8	2,954.5	11,279.1

\* Including costs of property administration of SEK 147/square meter and central costs of SEK 49/square meter.

\*\*Including interest expense based on an average interest rate of 3.53% for completed investment properties (incl. interest rate swaps) and 4.03% (for investment properties under construction.

\*\*\* Relates to K-Fast Kilen AB as of 31 December 2023, which is 51% owned by K-Fastigheter.



Current earnings ability is updated on an ongoing basis in the Group's quarterly reports.

# PROPERTY PORTFOLIO AS OF 31 DECEMBER 2024

## Completed investment properties

Per geographical region	Apartments	Lettable area, m <sup>2</sup>			Property value		Rental value		Occupancy rate	Contractual rent	Property costs		Operating surplus	
		Housing	Premises	Total	SEK m	SEK/m <sup>2</sup>	SEK m	SEK/m <sup>2</sup>	%	SEK m	SEK m	SEK/m <sup>2</sup>	SEK m	SEK/m <sup>2</sup>
South	3,929	253,407	29,036	282,443	9,535.2	33,760	516.4	1,828	95.5%	493.3	102.9	364	390.5	1,383
West	558	33,877	8,011	41,888	1,721.6	41,100	90.1	2,151	99.0%	89.2	14.4	343	74.8	1,787
East	498	33,535	1,154	34,689	1,380.0	39,782	72.6	2,092	99.8%	72.4	11.7	338	60.7	1,749
<b>Total</b>	<b>4,985</b>	<b>320,819</b>	<b>38,201</b>	<b>359,020</b>	<b>12,636.8</b>	<b>35,198</b>	<b>679.1</b>	<b>1,892</b>	<b>96.4%</b>	<b>655.0</b>	<b>129.0</b>	<b>359</b>	<b>526.0</b>	<b>1,465</b>
<i>Of which part-owned companies*</i>	210	14,566	0	14,566	569.0	39,064	29.4	2,020	99.5%	29.3	4.4	304	24.9	1,706

## Construction projects in progress

Per geographical region	Apartments	Lettable area, m <sup>2</sup>			Property value		Rental value		Investment (including land), SEK m**		
		Housing	Premises	Total	SEK m	SEK/m <sup>2</sup>	SEK m	SEK/m <sup>2</sup>	Estimated	Accrued	Carrying amount
South	420	26,832	632	27,464	1,512.5	55,072	79.4	2,890	1,298.4	684.1	711.7
West	417	24,583	289	24,872	1,316.0	52,911	68.8	2,768	964.1	322.1	472.8
East	1,141	71,243	0	71,243	3,344.0	46,938	172.3	2,418	2,562.6	1,278.8	1,610.0
<b>Total</b>	<b>1,978</b>	<b>122,658</b>	<b>921</b>	<b>123,579</b>	<b>6,172.5</b>	<b>49,948</b>	<b>320.5</b>	<b>2,593</b>	<b>4,825.2</b>	<b>2,285.0</b>	<b>2,794.5</b>
<i>Of which part-owned companies*</i>	326	20,456	0	20,456	933.0	45,610	48.4	2,365	687.3	565.4	515.5

## Summary

	Apartments	Lettable area, m <sup>2</sup>			Property value		Rental value		Carrying amount
		Housing	Premises	Total	SEK m	SEK/m <sup>2</sup>	SEK m	SEK/m <sup>2</sup>	
Completed investment properties	4,985	320,819	38,201	359,020	12,636.8	35,198	679.1	1,892	12,636.8
New construction in progress	1,978	122,658	921	123,579	6,172.5	49,948	320.5	2,593	2,794.5
Project development in progress	1,893	125,853	800	126,653	5,693.4	44,953	317.9	2,510	139.0
Other									46.1
<b>Total</b>	<b>8,856</b>	<b>569,330</b>	<b>39,922</b>	<b>609,252</b>	<b>24,502.7</b>	<b>40,218</b>	<b>1,317.4</b>	<b>2,162</b>	<b>15,616.5</b>

\* Relates to K-Fast Kilen AB as of 31 December 2024, which is 51% owned by K-Fastigheter.

\*\* Accrued investment refers to the total costs incurred in each construction project. The carrying amount refers to the consolidated value adjusted for Group eliminations and includes the accrued change of SEK 600.6 million in the value of investment properties.

# FINANCING AND VALUATION

## Financing

K-Fastigheter's assets consist primarily of apartments located in several larger towns in the Öresund Region, Western Götaland and the Mälardalen region. The operations are characterized by long-term stable cash flows as the risk is spread over a large number of customers and relatively diversified geography. A high proportion of K-Fastigheter's apartments have been newly produced in the past ten years. On the whole, this means that K-Fastigheter's assets can be leveraged to a higher degree than for commercial properties, properties in smaller towns and/or properties in poorer condition.

## Finance policy

K-Fastigheter's finance policy stipulates how financial activities are to be conducted and how operations are regulated and monitored on the basis of clearly defined targets and risk levels with respect to currency risk, interest-rate risk, financing risk, liquidity risk and credit risk (see Note 22 Financial risks and finance policies, in the Directors' Report).

The finance policy serves to establish uniform guidelines and frameworks

for the financial activities of the Group in connection with borrowing, debt management and liquidity management. These guidelines form the basis for effective control and cost-efficient management of financial cash flows and risks, while achieving a favorable long-term trend in net financial items and a positive effect on the Group's earnings.

## Financial targets

At an overarching level, the Group's financial risk is limited by means of a sound capital structure and a stable and positive cash flow, which, over time, secures the Group's short and long-term capital supply. To achieve a sound capital structure and a stable and positive cash flow, the Board of Directors has set the following financial targets:

- The Group equity/assets ratio shall amount to at least 30 percent.
- Interest cover shall amount to a minimum of 1.75 x.
- The debt-to-equity ratio may amount to at most 65 percent relative to the Group's total assets and liabilities.

These financial targets also correspond generally to the so-called financial

covenants that the Group is obliged to monitor and report under existing loan agreements.

## Liabilities and derivatives portfolio

At the end of the year, K-Fastigheter financed its assets exclusively through bilateral loans with Nordic banks. Consolidated interest-bearing liabilities amounted to SEK 10,317.3 million, of which SEK 5,460.0 million were classified as current interest-bearing liabilities at year end. Interest-bearing liabilities are distributed between first mortgages for completed investment and business properties of SEK 7,492.0 million, construction credits of SEK 1,427.3 million, leasing liabilities of SEK 64.5 million and operating credits and acquisition credits of SEK 1,333.2 million.

The debt-to-equity ratio for the Group amounted to 59.1 percent, and the loan-to-value ratio for completed investment properties totaled 60.4

## Credit and interest maturity structure, 31 December 2024 (excl. construction credits and operating credits)

Term	Interest maturity		Credit maturity	Swap maturity	
	Amount, SEK m	Average interest, %	Amount, SEK m	Amount	Average interest, %
0-1 year	4,027.0	4.16%	5,046.8	300.0	1.29%
1-2 year	2,100.0	2.81%	1,836.1	2,100.0	1.23%
2-3 year	800.0	3.29%	1,215.4	800.0	1.72%
3-4 year	200.0	2.70%	0.0	200.0	1.12%
4-5 year	0.0		0.0	-	-
>5 years	971.3	4.30%	0.0	1,221.3	2.72%
<b>Total</b>	<b>8,098.3</b>	<b>3.72%</b>	<b>8,098.3</b>	<b>4,621.3</b>	<b>1.67%</b>
<i>Of which part-owned companies*</i>	355.6		355.6	250.0	2.11%
<i>Of which forward-start</i>				250.0	2.30%

\* Relates to K-Fast Kilen AB as of 31 December 2024, which is 51% owned by K-Fastigheter.

Financial mitigation goals	Financial targets	Financial covenant	Actual	
			31 Dec 2024	31 Dec 2023
Interest coverage ratio, multiple (rolling 12 months)	min. multiple of 1.75	min. multiple of 1.50	1.6	1.7
Equity/assets ratio, %	min. 30%	min. 25%	30.4%	30.3%
Debt-to-equity ratio, %	max. 65%		59.1%	60.2%

Credit KPIs (excl. construction and operating credits)	31 Dec 2024	31 Dec 2023
Average fixed interest period, years	1.8	3.5
Proportion variable interest, %	46%	9%
Total average interest rate incl. derivatives, %	3.72%	3.22%
Total average interest rate excl. derivatives, %	4.26%	5.47%
Total average interest rate construction credits, %	4.92%	5.95%
Average period of capital tied up, years	1.1	2.8

Interest-bearing liabilities (SEK m)	31 Dec 2024	31 Dec 2023
Completed investment and business properties	7,492.0	6,747.9
<i>of which mature within 12 months</i>	4,596.7	2,319.1
Construction credits	1,427.3	2,077.9
Operating and acquisition credits	1,333.2	949.9
Vendor loan	0.0	250.0
Lease liabilities	64.5	92.1
<b>Total</b>	<b>10,317.3</b>	<b>10,117.8</b>
<i>of which short-term</i>	5,460.0	3,462.8

Contractual limits	31 Dec 2024	31 Dec 2023
Construction credits	2,714.4	2,937.6
<i>Utilized</i>	1,427.3	2,077.9
Operating and acquisition credits	1,491.3	1,096.3
<i>Utilized</i>	1,333.2	949.9

percent, and the equity/assets ratio to 30.4. The interest coverage ratio for the year was a multiple of 1.6.

At the end of the year, the Group had contracted credit agreements of SEK 11,697.7 million, of which SEK 7,492.0 million related to the financing of completed investment and business properties, of which SEK 4,596.7 million mature for renegotiation within the next 12 months. Beyond the financing of completed investment and business properties, contracted credit agreements comprise building credits of SEK 2,714.4 million and operating and acquisition credits of SEK 1,491.3 million. At the end of the year, building credits, and operating and acquisition credits had been utilized at an amount of SEK 1,427.3 million and SEK 1,333.2 million respectively.

As per 31 December 2024, the average credit term for the Group's interest-bearing liabilities, relating to acquisition financing and completed investment and business properties was 1.1 years.

K-Fastigheter currently works exclusively with variable interest rate loans. Interest rate derivatives, primarily interest rate swaps, are used to adjust the period of fixed interest. Nominally, the swap portfolio totaled SEK 4,621.3 million at the end of the year. At the end of the year, fair value of the currency derivatives portfolio amounted to SEK 39.6 million. The average interest period for the Group's interest-bearing liabilities related to acquisition financing, investment and business properties was 1.8 years, and the average interest rate was 3.72 percent, including the effects of interest rate derivatives, and 4.26 percent excluding the effects of interest rate derivatives. The average interest expense in relation to contracted building credits amounted to 4.92 percent at the end of the year. The total proportion of variable interest in relation to interest bearing liabilities related to acquisition financing, investment and business properties was 46 percent, and the interest rate sensitivity in the event of a 1 percentage point shift in loan rates amounted to SEK 37.3 million.

## Valuation

Investment properties are reported at fair value in the Consolidated Statement of Financial Position and the change in value is reported in the Consolidated Income Statement.

All investment properties have been assessed as level 3 in the value hierarchy in accordance with IFRS 13 Fair Value Measurement. The fair value of the properties was based exclusively on external valuations in 2024, by means of a combination of the yield capitalization and location price methods. Properties under construction and project properties are valued at cost with additions/deductions for expected unrealized value changes, calculated as the estimated fair value less the estimated cost, where 20 percent of the assessed change in value is recognized when the building permit has gained legal force and a general construction contract has been signed, while the remaining 80 percent is recognized progressively during construction in relation to the costs incurred. The fair value is the estimated amount that would be received in a single transaction at the time of valuation between knowledgeable parties who are independent of each other and who have an interest in completing the transaction following the usual marketing measures, where both parties are presumed to have acted with insight and wisdom, and without coercion.

As of 31 December 2024, all of the Group's completed properties have been valued by the external independent assessor, Newsec Advise AB, in accordance with the recommendations of RICS and IVSC, to reach a market value in accordance with the internationally accepted definition developed by these organizations.

In all instances, the basis for the valuation consists of data regarding the condition of the property, leases, fixed operating costs, vacancies and planned investments, as well as an analysis of existing tenants. An assessment is made of the location, rent trend, vacancy rates and direct return requirements for relevant markets, and normalized operation and maintenance costs are taken into account. Data on the properties' land area, detailed development plans for undeveloped land and development properties are collected from public sources.

The value of property stocks is updated quarterly, when existing values are updated with current rents, vacancies and market data from the external independent valuer, Newsec Advise AB, in the form of direct return levels and operating and maintenance costs.

The properties are inspected on an ongoing basis. The purpose is to assess the standard and condition of the properties, and the attractiveness of commercial premises.

## Yield capitalization method

When valuing properties using the yield capitalization method, each property is valued individually by calculating the present value of anticipated future cash flows, that is, future rent payments less estimated operating and maintenance payments, as well as the residual value in year ten or fifteen depending on if it is an older property or a newly constructed property. Estimated rent payments, as well as operating and maintenance payments are derived from actual income and costs. Cash flow is market-adjusted by taking into account any changes in the occupancy rate and letting levels, operating and maintenance payments, as well as market-based levels of the cost of capital and direct return requirements.

All cash flow calculations are based on a long term rate of inflation of 2.0 percent (the Riksbank's inflation target). Short-term cost inflation is expected to decrease from 2.0 percent in 2024 to 1.0 percent in 2025. Corresponding rental inflation is expected to amount to 3.0 percent for 2026, followed by 2.0 percent in the subsequent years.

## Rent payments

Future rent levels are based on current levels and potential rent increases associated with investments and inflation. For 2025, we assume general rental growth of between 4.0 to 5.1 percent for housing including heating and water, and between 3.5 to 4.5 percent for housing excluding heating and water, based on actual rent levels for the holding not subject to collective rent negotiations, and on outcomes or anticipated outcomes between parties in the holding subject to collective rent negotiations. All revised rents for 2025 will be notified starting in January. Rent levels for commercial contracts are estimated based on the current rent level including indexation, which means that rent levels shadow inflation forecasts. For the advance valuation of ongoing new construction, rent levels are adjusted by the future expected rent inflation upon completion. Vacancies are assessed for each property based on the current vacancy status with a gradual adaptation to market-based vacancies and individual conditions.

## Operating and maintenance costs

The assessment of disbursements for normal operations, maintenance and repairs, property tax, ground rent and property administration, has been made on the basis of actual outcomes for the relevant property or for a property of a similar design, and on the basis of Newsec Advise AB's statistics and experience of comparable objects. The assessment includes the properties' purpose, age and maintenance status. Disbursements for operations, administration and maintenance are expected to increase in line with assumed rate of inflation.

## Investment needs

The property's investment needs are assessed on the basis of maintenance plans, the condition of the property and planned or current projects.

## Direct return requirement and interest rate

The properties' direct return requirement has been assessed on the basis of each property's unique risk, which can be broken down into two parts – general market risk and specific property risk. The market risk is linked to general economic developments and is influenced by, among other things, how investors prioritize between different asset classes and financing opportunities. The specific property risk is influenced by the location of the property, the type of property, the standard of the housing units/premises, the quality of the installations, the type of tenants and the nature of the contract. The cost of capital corresponds to the interest rate that the owner of the property is required to pay on capital tied up in the property. The interest rate requirement is based on experiential assessments of the market's interest rate requirements for similar properties, which is, in practice, derived by inflation-adjusting the estimated direct return requirement.

For completed investment properties, the return requirement on valuation units varies from 3.87 percent to 7.27 percent, with a total weighted average of 4.44 percent and, for properties under construction valued in advance, from 4.14 percent to 4.79 percent, with a weighted average of 4.34 percent. The return requirement varies mainly due to the distribution between types of premises (housing/commercial), rent level and geographical considerations. For completed investment properties, the average cost of capital applied for the year was 6.46 percent and, for project properties under construction valued in advance, 6.42 percent.



## Residual value

The residual value comprises the operating surplus during the remaining economic life of the asset, which is based on the year following the last year calculated. Residual value is calculated for each property through perpetual capitalization of the estimated market operating surplus and the estimated market operating direct return requirement for each property. The return requirement comprises the risk-free interest rate and each property's unique risk. The cost of capital/discount rate is used to discount the residual value of the properties to present value.

## The location price method

The location price method is based on market analyses of conveyances of properties that are considered comparable. The method applies prices paid for similar properties on a free and open market. The comparison should take into account the value change between the transfer date for the property and the date of valuation. The location price method is used primarily to support the yield capitalization method.

Valuation assumptions, weighted average	2024 31 Dec	2023 31 Dec
Calculation period, number of years	10-15	10-15
Annual inflation, %	2.00%	2.00%
Cost inflation coming year, **	1.00%	2.00%
Long-term rent trend, % annually	2.00%	2.00%
Rent inflation coming year, **	3.00%	4.00%
Cost of capital, %	6.45%	6.44%
Direct return requirements, residual value, %		
Housing, %	4.33%	4.26%
Commercial premises, %	5.71%	5.49%
Long-term vacancy ratio, %		
Housing, %	0.27%	0.26%
Commercial premises, %	4.75%	5.73%
Rental value, SEK/m <sup>2</sup>	2,066	1,872
Operating and maintenance costs, year 1, SEK/m <sup>2</sup>	349	331

\* 2025/2026

## Average direct return requirement for calculating residual value

Geographical region	Housing		Commercial	
	Completed	New construction	Completed	New construction
South	3.50-5.15%	4.05-4.35%	5.00-7.35%	5.00-6.00%
West	4.05-4.75%	4.05-4.75%	5.00-7.00%	5.50-6.20%
East	4.15-4.45%	4.10-4.35%	5.00-5.50%	5.00-6.00%
Denmark	-	4.65%	-	-

Category	Completed	New construction
Housing	3.50-5.15%	4.05-4.75%
Offices	5.35-7.20%	-
Stores	5.00-7.35%	5.40-6.20%
Restaurants	5.35-6.70%	-
Warehouses/ industrial	5.33-7.27%	-
Other	5.00-6.99%	5.00-6.20%



# CORPORATE GOVERNANCE

K-Fast Holding AB is a Swedish public limited liability company whose Class B shares have been listed on the Nasdaq Stockholm exchange since 29 November 2019.



# CORPORATE GOVERNANCE REPORT

This Corporate Governance Report is not included in the formal Annual Report, and constitutes a separate report. The Corporate Governance Report has been reviewed by the company's auditor.

Through great openness, K-Fast Holding AB's Board of Directors and management seek to help individual shareholders follow the company's decision-making paths and to clarify where the organization's responsibilities and authorities lie. This includes maintaining an efficient organizational structure, systems for internal control and risk management, as well as transparent internal and external reporting.

The Corporate Governance Report has been prepared in accordance with the provisions of the Annual Accounts Act and the Swedish Code of Corporate Governance ("the Code"). The company has followed the Code, Nasdaq Stockholm's Regulations for Issuers and generally accepted stock market practice since the company's listing on the Nasdaq Stockholm exchange in 2019. The Code is based on the principle of "follow or explain". This means that K-Fastigheter does not have to comply with every rule in the Code at all times, but can choose other solutions judged to better respond to the circumstances of the individual case, provided that the company openly reports every such deviation, describes the solution instead chosen by the company and states the reasons. The Code also means that some information shall be made available on the company's website.

The Board's opinion is that K-Fastigheter followed the Code in 2024 with the following exception: The year of birth of Board members was not reported as this information is of no significance for assessing expertise and experience. Education, Board assignments and work experience are reported as these are of significance in assessing expertise and experience.

## Articles of Association

The company's name is K-Fast Holding AB and the company is public (publ) with the corporate ID number 556827-0390. The company's Board of Directors has its registered office in the Municipality of Hässleholm, Sweden. The object of the company's operations shall be, directly or

indirectly via subsidiaries, to own and manage properties and securities, to conduct construction operations and related operations. Amendments to

the Articles of Association are to be made in accordance with the provisions of the Companies Act. The latest changes were decided by the AGM 2021. The Articles of Association can be found at [www.k-fastigheter.com](http://www.k-fastigheter.com).

## Corporate governance structure

The objective of corporate governance is to ensure that the company is managed in as efficient a manner as possible for shareholders, but also to ensure that K-Fastigheter complies with applicable regulations. Corporate governance also aims to engender order and method, both for the Board and Group management. By having a clear structure and clear rules and processes, the Board is able to ensure that the focus of management and employees is on developing the business, and to thereby generate value for shareholders.

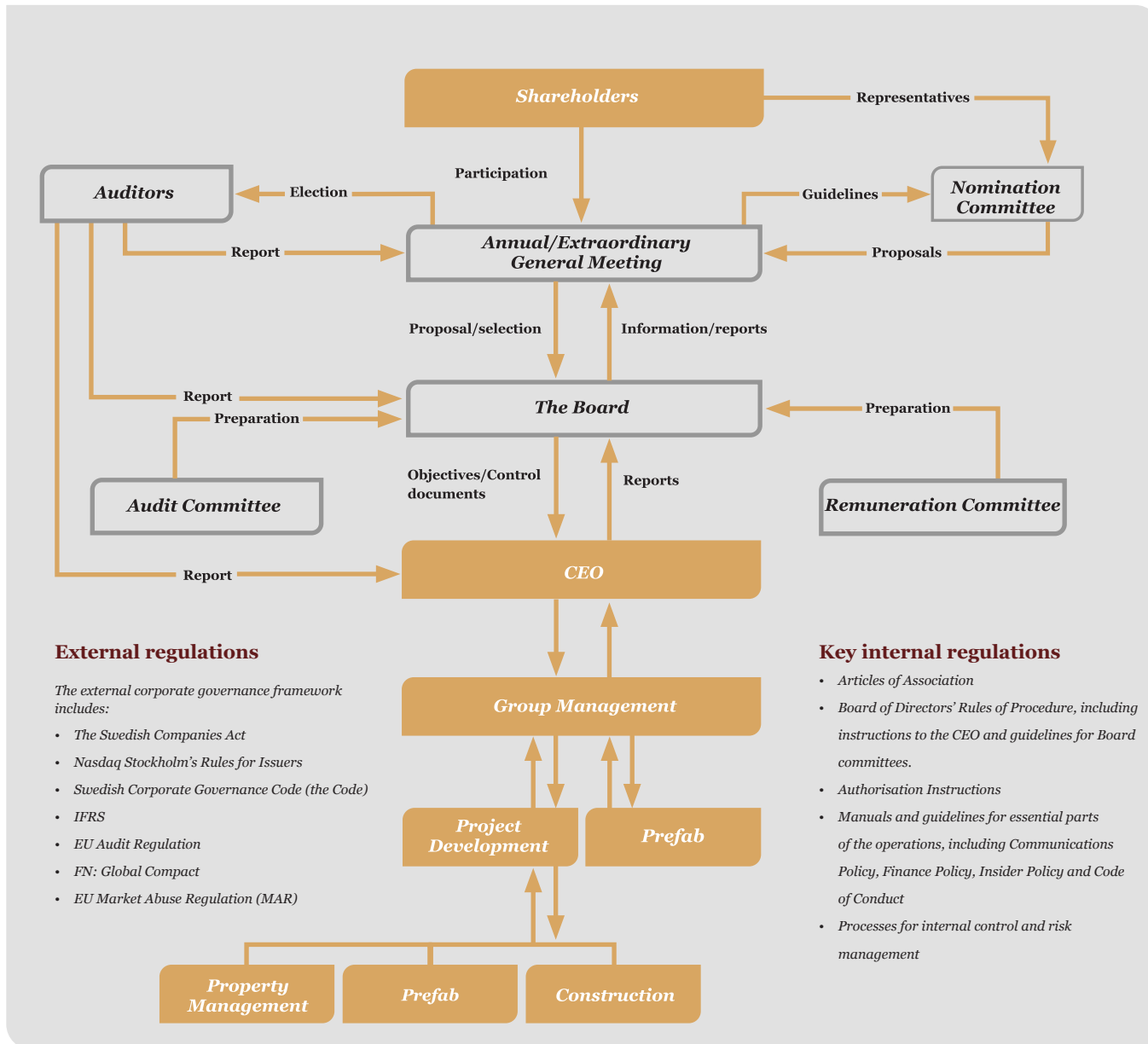
The Board and management strive for the company to live up to the requirements imposed by public authorities, Nasdaq Stockholm, shareholders and other stakeholders. The Board also follows the ongoing debate on the subject and the recommendations issued by various operators, including the Swedish Securities Council or auditors.

At K-Fastigheter, corporate governance is primarily exercised through General Meetings and the Board. In a broader perspective, the issues also include Group management and its tasks, as well as the control and reporting functions within the Group.

Ultimately, the shareholders in K-Fast Holding AB make decisions regarding the Group's governance. At the AGM, shareholders appoint the Board of Directors, the Chairman of the Board and the auditors, determines the compensation paid to these. A decision is also made as to how the Nomination Committee shall be appointed. The Board is responsible to the owners for the Group's organization and the management of the Group's affairs. Shareholders exert their influence through the AGM and Extraordinary General Meetings.

Management and responsibility is divided between the Board and the CEO in accordance with Swedish legislation, primarily the Companies Act and the Annual Accounts Act, Nasdaq Stockholm's Rules for Issuers, the Articles of Association and internal instructions and policy documents. The auditors report their audit to the AGM.





## Shareholder influence

According to the Companies Act, the AGM is the company's highest decision-making body. At the AGM, shareholders exercise their right to vote in matters such as the adoption of Income Statements and Balance Sheets, the disposition of the company's profit, approving discharge from liability for the members of the Board and the CEO, the election of Board members and auditors and the determination of fees to Board members and auditors. Board members are appointed and discharged in accordance with the Companies Act, and the Articles of Association contain no specific rules for this.

## General Meetings

The AGM shall be held within six months of the end of each financial year. Beyond the AGM, Extraordinary General Meetings may be convened if the company's Board, auditors or holders of at least 10 percent of all shares in K-Fast Holding AB request this.

In accordance with K-Fast Holding AB's Articles of Association, notice of a General Meeting shall be published by means of an advertisement in Post-och Inrikes Tidningar (Official Swedish Gazette) and with the notice being presented accessibly on the company's website [www.k-fastigheter.com](http://www.k-fastigheter.com). That fact that such notice has been issued shall be advertised in Swedish financial daily Dagens Industri.

Resolutions of the AGM are normally approved through a simple majority. In certain matters, the Swedish Companies Act stipulates that proposals must be approved by a larger proportion of the shares represented and the votes cast at the Meeting.

## Right to participate in Annual General Meeting

Shareholders wishing to attend the AGM must be included in the register maintained by Euroclear Sweden AB five working days before the AGM and announce their intention to participate to K-Fastigheter no later than the date specified in the notice convening the AGM. It is usually possible for shareholders to register for the AGM in several different ways, which are stated in the notice convening the AGM. To participate in the AGM, besides registering the intention to attend, nominee-registered shares must be registered under the shareholder's name in the register

### External regulations

The external corporate governance framework includes:

- The Swedish Companies Act
- Nasdaq Stockholm's Rules for Issuers
- Swedish Corporate Governance Code (the Code)
- IFRS
- EU Audit Regulation
- FN: Global Compact
- EU Market Abuse Regulation (MAR)

### Key internal regulations

- Articles of Association
- Board of Directors' Rules of Procedure, including instructions to the CEO and guidelines for Board committees.
- Authorisation Instructions
- Manuals and guidelines for essential parts of the operations, including Communications Policy, Finance Policy, Insider Policy and Code of Conduct
- Processes for internal control and risk management

maintained by Euroclear Sweden AB by no later than four banking days prior to the AGM. Shareholders not present in person at the AGM may exercise their rights at the AGM through a proxy or, following a Board decision, via postal ballot. Shareholders who are present in person at the AGM, or proxies for absent shareholders, may have at most two assistants.

## Shareholder initiatives

A shareholder wishing to have a matter addressed by the AGM must request this in writing from K-Fastigheter's Board of Directors. The matter will be raised at the AGM if the request has been received by the Board by no later than one week before the earliest date of convening the AGM according to the Companies Act, or at a later date, but in sufficient time for the matter to be included in the notice convening the AGM.

## Voting rights

K-Fast Holding AB has two share classes: Class A and Class B shares. Class A shares entitle the holder to five votes per share and Class B shares entitles the holder to one vote per share. Both Class A and Class B shares entitle holders to equal participation in the company's assets and earnings.

On 31 December 2024, there were a total of 245,993,168 shares in K-Fast Holding AB divided between 22,500,000 Class A shares, equivalent to 112,500,000 votes and 223,493,168 Class B shares, equivalent to 223,493,168 votes. The total number of votes on 31 December 2024 was 335,993,168. Class B shares represented 66.5 percent of the votes and 90.9 percent of the share capital.

Additional information about the share and shareholders can be found on page 129- 132.

## 2024 Annual General Meeting

The AGM was held on 14 May 2024 in Hässleholm, Sweden. In addition to physical attendance, voting was also possible by postal ballot. A total of 40 shareholders, corresponding to approximately 93.1 percent of the total number of votes in the company, participated in the AGM. Minutes from the AGM are available on the company's website. At the Meeting shareholders reached resolutions regarding matters including:

- not to pay a dividend for the 2023 financial year

- re-election according to the Nomination Committee's proposal of Ulf Johansson, Christian Karlsson, Jacob Karlsson, Sara Mindus, Jesper Mårtensson and Erik Selin as Board members, and Erik Selin as Board Chairman for the period until the end of the next AGM
- re-election according to the Nomination Committee's proposal of Ernst & Young Aktiebolag as auditor until the end of the next AGM with Peter von Knorring as Authorized Public Accountant
- Board fees of SEK 200,000 for the ensuing term of office for Board members not employed by K-Fastigheter. Erik Selin will not receive any Board fees
- authorize the Board, in the period until the AGM 2025, on one or more occasions and with or without preferential rights for shareholders, to decide on one or more new share issues departing from shareholders' preferential rights of a maximum of 25,000,000 new Class B shares corresponding to one tenth of the total number of shares in the company
- authorize the Board, in the period until the AGM 2025, on one or more occasions, to decide to acquire Class B shares in the company corresponding to a maximum of one tenth of the total number of shares in the company.

## Extraordinary General Meeting 2024

An Extraordinary General Meeting was held on 8 April 2024 in Hässleholm. In addition to physical attendance, voting was also possible by postal ballot. A total of 30 shareholders, corresponding to approximately 91.3 percent of the total number of votes in the company, participated in the AGM. Minutes from the AGM are available on the company's website. At the Meeting shareholders adopted resolutions regarding the following matters:

- approve the Board's proposal for a directed new share issue of 842,000

Class B shares. This forms part of the directed new share issue of a total of 6,662,000 Class B shares resolved by the Board on 13 March 2024, of which 5,820,000 Class B shares were covered by the mandate for new share issues adopted at the 2023 Annual General Meeting.

## 2025 Annual General Meeting

The AGM of K-Fast Holding AB will be held on 21 May 2025. Information regarding the AGM will be published at [www.k-fastigheter.com](http://www.k-fastigheter.com).

Ahead of the 2025 AGM, the Board proposes that no dividend be paid for the 2024 financial year.

## Nomination Committee

At the Extraordinary General Meeting on 19 August 2019, resolutions were reached regarding principles for the appointment of a Nomination Committee. K-Fastigheter's Nomination Committee for the AGM 2025 was appointed in accordance with these principles.

The Nomination Committee shall comprise the Board Chairman and representatives of the three largest shareholders in terms of votes at the end of the third quarter in the year before the AGM. A complete description of the principles for appointing and instructing the Nomination Committee can be found on the company's website, [k-fastigheter.com](http://k-fastigheter.com).

The composition of the Nomination Committee has been published through a separate press release on 15 November 2024, as well as on K-Fastigheter's website, where shareholders can also read about their opportunity to submit proposals to the Nomination Committee.

### Nomination Committee ahead of the 2025 Annual General Meeting

Name / representing	Percentage of votes, 30 September 2024
Shahram Rahi / Erik Selin Fastigheter AB	37.1%
Stefan Alvarsson / Jacob Karlsson AB	36.2%
Olof Nyström */ Fourth AP-Fund	3.0%
Erik Selin, Chairman of the Board of K-Fast Holding AB	

\* Independent in relation to the company and management/largest shareholder in terms of votes.

The Nomination Committee is tasked with preparing and submitting proposals to the next AGM regarding the appointment of the Chairman of the Board and other Board members, as well as on remuneration to the Chairman of the Board and other members. The Nomination Committee is also tasked with evaluating the Board's work, based primarily on the report presented to the Nomination Committee by the Chairman of the Board. The Nomination Committee also proposes auditors for election and the fees to be paid to them.

The Board shall be composed of individuals with expedient experience and competencies appropriate for K-Fast Holding AB's operations with the aim of identifying and understanding the risks that may arise in the operations and the regulatory frameworks that govern them. The Nomination Committee must take into account K-Fastigheter's diversity policy, which agrees with item 4.1 of the Code, in its proposal regarding the election of Board members.

The Nomination Committee shall take the policy into account with the aim of achieving a suitable composition of the Board. When new Board members are elected, the suitability of the individual member shall be scrutinized to achieve a Board with a combined expertise sufficient for the company to be governed effectively. In accordance with point 4.1 of the Swedish Corporate Governance Code, the company's Board shall have an expedient composition with regard to the company's operations, stage of development and conditions otherwise, characterized by versatility and breadth relating to Directors' competencies, experience and background, and an even distribution between the sexes.

In addition to Erik Selin Fastigheter Aktiebolag and Jacob Karlsson AB, who at the time of determining the right to appoint members of the Nomination Committee each represented 37.1 percent and 36.2 percent of the votes respectively, there were no other shareholder representing more than 10 percent of the votes.

## External auditors

In accordance with the company's Articles of Association, adopted on 19 May 2021, the AGM of the company shall appoint one or two auditors, with or without deputy auditors, or one or two registered firms of auditors.

The company's auditors are appointed for the period extending until the end of the next AGM.

The auditor shall review K-Fastigheter's Annual Report and accounting, as well the administration of the company by the Board and the CEO. K-Fast Holding AB is the Parent Company of a group and K-Fastigheter's auditor also reviews the Consolidated Accounts, as well as the mutual relationships between the Group companies. After each financial year, the auditor shall submit an Audit Report for the Group and Parent Company to the AGM.

The most recent election of auditor took place at the Annual General Meeting on 14 May 2024, when Ernst & Young AB was reelected. Peter von Knorring is the Authorized Public Accountant.

## Composition of the Board of Directors

Board members are normally appointed by at the AGM for the period until the end of the ensuing AGM. In accordance with K-Fast Holding AB's Articles of Association, the Board shall comprise at least three and at most eight members without deputies. In accordance with the Code, the Chairman of the Board shall be appointed by the AGM. At most one Board member elected by the AGM may be a member of K-Fastigheter's management or the management of a subsidiary. The majority of the members elected by the AGM shall be independent in relation to K-Fastigheter and Group management. At least two of the Board members who are independent in relation to K-Fastigheter and Group management should also be independent in relation to K-Fastigheter's major shareholders. More information about the company's Board of Directors can be found on page 40-42.

## Responsibilities of the Board of Directors

The Board of Directors is the company's second-highest decision making body after the AGM. In accordance with the Companies Act, the Board is responsible for K-Fastigheter's organization and the management of the company's affairs.



## Auditor in Charge for K-Fastigheter since 2023.

Authorized Public Accountant and member of FAR. Included in EY's sector group Real Estate, Hospitality and Construction (RHC).

Examples of other major assignments: CA Fastigheter, Hyresbostäder i Norrköping, Telenor Sverige AB, Nimlas Group. Examples of former major assignments: Heimstaden, Heimstaden Bostad, Siemens Energy.

## Peter von Knorring

*Auditor of K-Fastigheter*

The Board shall continuously assess K-Fastigheter's financial situation. The Board shall ensure that the accounting, management of funds and financial conditions of K-Fastigheter in other regards are controlled in a satisfactory manner.

In accordance with the Code, the tasks of the Board include determining the company's overarching objectives and strategy, appointing, evaluating and where necessary dismissing the CEO, identifying how sustainability issues affect the company's risks and business opportunities, establishing required guidelines for the company's conduct in society to ensure its long-term capacity to add value, ensuring that there are appropriate systems for the evaluation and control of the company's operations and the risks associated with the company's operations, ensuring there is satisfactory control of the company's compliance with laws and other regulations that apply to the company's operations, as well as the company's compliance with internal guidelines and ensuring that the company's publication of information is characterized by openness and is correct, relevant and reliable.

## Board of Directors 2024

Since the AGM on 2 April 2019, the Board has comprised six members. The Board has a quorum when more than half of the number of Board members are present. In the event of a tied vote, the Chairman of the Board has the casting vote. The Board of K-Fast Holding AB consists of individuals with broad experience and competences relating to the property sector, legal, business development, sustainability issues and financing. A number of the members have experience of Board work in other listed companies.

All Board members have undergone Nasdaq Stockholm's training for Directors and senior executives. The Board receives information on an ongoing basis regarding regulatory changes and issues related to operations and the Board's responsibilities in a listed company.

In addition to the complete Board of Directors acting as signatory for K-Fastigheter, two Board members in unison may sign or one Board member in unison with the company's CFO. If certain tasks are delegated to one or more of Board members or to others, the Board shall proceed with care and continuously assess whether the delegation of responsibility can be maintained.

The Chairman of the Board shall ensure that the work of the Board is performed efficiently and that the Board fulfills its duties.

## Board of Directors' Rules of Procedure

In its work, the Board follows written Rules of Procedure. The Rules of Procedure are adopted annually and, among other things, regulate functions and the distribution of work between the Board members and the CEO and between the Board and its various committees, as well as certain procedural issues concerning the convening of Board meetings. The Rules of Procedure also stipulate that the Board shall appoint an Audit Committee and a Remuneration Committee. The Chairman of the Board is also the Chairman of the committees. The Board meets in accordance with a schedule set annually. In addition to these regular meetings, the Board convenes if the Chairman considers it necessary or if a Board member or the CEO requests it. In accordance with the Companies Act, the Board has also established instructions for the CEO,

including instructions on both internal reporting to the Board as well as on the company's external reporting to the market.

## Audit Committee

The Board has appointed an Audit Committee comprising three members: Ulf Johansson, Sara Mindus and Erik Selin. Erik Selin is the Chairman of the Board and Sara Mindus is the Deputy Chairman of the Committee.

The Audit Committee shall, without this affecting the Board's responsibilities and tasks in other regards, including the monitoring of the company's financial reporting, monitor the efficiency of the company's internal control and risk management, keep itself informed regarding the audit of the Annual Report and consolidated accounts and on the conclusions of the Swedish Inspectorate of Auditors' quality control. The Committee shall also review and monitor the auditor's impartiality and independence, paying particular attention to whether the auditor provides the company with other services than auditing.

## Remuneration Committee

The Board has appointed a Remuneration Committee consisting of three members: Ulf Johansson, Sara Mindus and Erik Selin. Erik Selin is the Chairman of the Committee.

The principal tasks of the Remuneration Committee are to prepare Board decisions relating to remuneration principles, remuneration and other employment terms for Board members, the CEO and Group management, and to follow and evaluate programs for variable remuneration for management, and to follow and evaluate the application of remuneration

## Board of Directors, composition, attendance and compensation

Name	Elected	Independent in relation to:		Attendance			Remuneration
		The Company and senior executives	Major shareholders	Board meetings	Audit Committee	Remuneration Committee	Meetings of the Board of Directors and Committees
Erik Selin, Chairman of the Board	2018	Yes	No	16 of 16	5 of 6	1 of 1	-
Ulf Johansson, member	2019	Yes	Yes	16 of 16	6 of 6	1 of 1	200,000
Christian Karlsson, member	2019	No	No	16 of 16	-	-	200,000
Jacob Karlsson, member	2010	No	No	16 of 16	-	-	-
Sara Mindus, member	2019	Yes	Yes	16 of 16	6 of 6	1 of 1	200,000
Jesper Mårtensson, member	2018	Yes	No	15 of 16	-	-	200,000

guidelines for senior executives adopted by the AGM, as well as applicable remuneration structures and remuneration levels.

## Chairman of the Board of Directors

The Board's Rules of Procedure state, among other things, that the Chairman of the Board shall ensure that the work of the Board is carried out efficiently and that the Board fulfills its obligations. This includes organizing and leading the work of the Board and fostering the best possible conditions for that work. In addition, the CEO shall ensure that Board members continuously update and deepen their knowledge of the company and that new members receive appropriate introduction and training. The Chairman of the Board shall be available as an adviser and discussion partner for the CEO, but shall also evaluate the work of the CEO and report on this assessment to the Board. In addition, the Chairman of the Board is tasked with ensuring that the work of the Board is evaluated annually and to inform the Nomination Committee regarding this evaluation.

At the AGM on 14 May 2024, Erik Selin was elected Chairman of the Board. The Chairman of the Board does not participate in the operational management of the company.

## Work of the Board of Directors

During the financial year 2024, the Board held 16 meetings where minutes were kept. The company's CEO and/or Deputy CEO and CFO should, as a general rule, attend Board meetings in a reporting role. company employees, the auditor or other external consultants shall be co-opted to Board meetings to participate and to present matters when necessary. Board member Christian Karlsson is the Secretary of the Board of Directors.

At its meetings, the Board addressed fixed agenda items to be included in each Board meeting in accordance with the Board's Rules of Procedure. These include the business situation, budget, interim reports and annual accounts.

In addition to the scheduled meetings, the work of the Board includes ongoing financial review, evaluation of strategy, recommendations regarding remuneration levels, acquisition matters, as well as accounting and auditing issues.

In December 2024, the Board evaluated its work. The evaluation and the subsequent discussion by the Board will serve as basis for the ongoing development of the Board's working methods and for ensuring that the Board can make decisions that are as well-informed as possible. The evaluation of the Board follows the guidelines for Board evaluation in the Code.

## Attendance at Board meetings

See information on page 34.

## CEO

The company's CEO is Jacob Karlsson. In accordance with the provisions of the Companies Act, the CEO is responsible for the ongoing management of K-Fastigheter in accordance with the Board's guidelines and instructions.

Measures that, in view of the scope and nature of the company's operations, are unusual or of great importance, fall beyond the ongoing management and should therefore, as a general rule, be prepared and presented to the Board for decision. The CEO shall also take the actions necessary for the company's bookkeeping to be performed in accordance with legislation and for assets to be managed satisfactorily.

In relation to the Board, the CEO is a subordinate corporate body, and the Board itself can also determine matters included in ongoing management. The work and role of the CEO and the division of work between the Board and the CEO is set out in written Instructions to the CEO from the Board and the Board continuously evaluates the work of the CEO. For the presentation of the CEO, see pages 40-41. For remuneration to the CEO, see pages 36-37.

## Conflict of interest

Board members or the CEO shall not address matters relating to contracts between themselves and the company or the Group. Nor is such individual permitted to address matters relating to contracts between the company and third parties, where a significant conflict of interest could arise for such individual in relation to the company. Contracts as outlined above correspond to court proceedings or other litigation process. It is the responsibility of Board members and the CEO, where applicable, to provide information in the event that a conflict of interest arises.

## BOARD YEAR 2024

### First quarter

#### Meeting 1, 18 January 2024

- Financing

#### Meeting 2, 15 February 2024

- Year-end Report 2023

#### Meeting 3, 23 February 2024

- Financing

### Second quarter

#### Meeting 4, 9 April 2024

- Notice convening the Annual General Meeting
- Annual Report, Corporate Governance Report and Sustainability Report
- Strategy and business plan - new targets

#### Meeting 5, 25 April 2024

- Interim Report January-March 2024
- Business plan 2028

#### Meeting 6, 14 May 2024

- (statutory Board meeting)

#### Meeting 7, 17 June 2024

- Financing

#### Meeting 8, 20 June 2024

- Financing

#### Meeting 9, 20 June 2024

- Financing

### Third quarter

#### Meeting 10, 23 July 2024

- Interim Report January-June 2024

#### Meeting 11, 3 September 2024

- Financing

#### Meeting 12, 25 September 2024

- Financing

### Fourth quarter

#### Meeting 13, 25 October 2024

- Interim Report January-September 2024

#### Meeting 14, 11 November 2024

- Internal controls
- Risk management
- Policy compliance
- Approve policy documents
- Project Ljung
- Financing

#### Meeting 15, 9 December 2024

- Project Ljung
- Evaluation of the Board's and CEO's work
- Status of CSR-related work
- Risk management

#### Meeting 16, 17 December 2024

- Financing

# REMUNERATION REPORT

(K-Fast Holding AB for the financial year 1 January 2024–31 December 2024)

**K-Fast Holding AB (“K-Fastigheter”) is a public limited company whose Class B shares are listed on the Nasdaq Stockholm. The Board of K-Fastigheter is required to propose guidelines for salary and other remuneration to Board members, the CEO and Deputy CEO to the AGM.**

Remuneration corresponds to transfer of securities and transfer of rights to acquire securities from the company at a future date. The guidelines relate to the period starting from the date of the AGM where the guidelines are adopted.

The Board shall propose new remuneration guidelines as required when material changes to the guidelines occur, subject to a minimum of every four years. The applicable guidelines for remuneration to senior executives were adopted at the AGM on 14 May 2024. The guidelines are published on K-Fastigheter’s website, [k-fastigheter.com/en/corporate-governance/remuneration](https://www.k-fastigheter.com/en/corporate-governance/remuneration). New guidelines will be adopted at the 2028 AGM at the latest.

The Board of K-Fastigheter is obliged to report paid and outstanding remuneration as stated in the guidelines for each financial year.

This report describes how the Guidelines were applied in 2024. The report also contains information about K-Fastigheter’s remuneration to the CEO and Deputy CEO. The report has been prepared in accordance with the company’s Act and the Swedish Corporate Governance Board’s rules governing remuneration to senior executives and incentive programs.

## Total remuneration

Total remuneration to individual executives are shown in the table below.

K-Fastigheter’s overarching goal is to generate long-term value growth for its shareholders. Over a business cycle, value creation is measured as growth in long-term net asset value per share. This will take place through project development, construction and management of rental apartments in select locations, and through local operations close to the company’s partners and tenants in the locations where the company is established, and by collaborating with public sector operators. Sustainability is central to K-Fastigheter’s operations, focusing on environmental considerations by including energy-efficient solutions in the properties, and by being a responsible employer that attract and develops its employees. In order to support the company’s business strategy, long-term interests and sustainability, and generate positive long-term value growth for its shareholders, the company shall offer competitive remuneration on market terms, but not be a salary leader in relation to comparable employers.

The Board assesses that total remuneration encompassed by the Guidelines and which has been paid out in the financial year complies with the Guidelines.

## Remuneration from other Group company

No remuneration to executives has been paid from other Group companies.

## Shares and warrants

No shares or warrants were allocated or offered to executives.

## Recovery of variable remuneration

No demands for recovery of variable remuneration were presented.

## Departures from decision-making process

K-Fastigheter’s Board has instituted a Remuneration Committee with the primary task of preparing Board decisions relating to remuneration principles, remuneration and other employment terms for the CEO and senior executives. Accordingly, the Remuneration Committee shall propose guidelines for remuneration to Board members, the CEO and senior executives, which the Board presents to the AGM for adoption at least every four years. The decision-making process is described in the Guidelines. There were no departures from the decision-making process.

## Departures from the Guidelines

There were no departures from the Guidelines.

## Comments from the AGM

There were no comments from the AGM in relation to the AGM’s consideration of an earlier report. Accordingly, the Board has not considered any such comments.

## Information in the Annual Report

The information referred to in Chap. 5, §§ 40–44 of the Annual Accounts Act (1995:1554) is reported on pages 72 of K-Fastigheter’s Annual Report for 2024.

Executives	Basic remuneration, SEK	Variable remuneration, SEK	Other remuneration, SEK	Relative proportion basic and variable remuneration, %
Eric Selin, Chairman of the Board	-	-	-	-
Ulf Johansson, Board Member	200,000	-	-	-
Christian Karlsson, Board Member	200,000	-	-	-
Sara Mindus, Board Member	200,000	-	-	-
Jesper Mårtensson, Board Member	200,000	-	-	-
Jacob Karlsson, CEO	2,441,076	-	184,092	-
Martin Larsson, Deputy CEO	1,336,800	187,500	709,877	14%
Niclas Bagler, Deputy CEO	805,819	-	251,898	-

## Annual change in remuneration

The annual change in remuneration to individual executives in the company's profit and average remuneration included in the measure 'full time equivalents' for the company's other employees in the last five financial years is reported below.

### Board Members<sup>1</sup> CEO and deputy CEO

#### Erik Selin<sup>2</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	0	0	0	0	0
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

#### Ulf Johansson<sup>3</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

#### Christian Karlsson<sup>4</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

#### Sara Mindus<sup>5</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

#### Jesper Mårtensson<sup>6</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

#### Jacob Karlsson<sup>7</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	2,441,076	2,424,000	1,215,487	1,207,606	1,219,411
Variable remuneration	0	0	0	0	0
Other remuneration	184,092	143,196	142,827	191,778	170,302

#### Martin Larsson<sup>8</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	1,336,800	1,347,540	1,055,042	1,097,423	928,747
Variable remuneration	187,500	150,000	190,000	0	150,000
Other remuneration	709,877	408,166	390,388	372,888	346,382

#### Niclas Bagler<sup>9</sup>

SEK	2024	2023	2022	2021	2020
Basic remuneration	805,819	0	0	0	0
Variable remuneration	0	0	0	0	0
Other remuneration	251,898	0	0	0	0

### K-Fastigheter's profit

The annual change in K-Fastigheter's profit over the last five financial years is presented below.

SEK m	2024	2023	2022	2021	2020
Profit for the year	74.8	-398.1	907.4	1,044.4	474.5

### Average remuneration for K-Fastigheter's other employees

The annual change in average remuneration for the measure 'full-time equivalents' for K-Fastigheter's other employees over the last five financial years is presented below

SEK	2024	2023	2022	2021	2020
Average remuneration	488,473	472,780	455,426	422,126	498,951

<sup>1</sup> Decisions relating to Directors' fees are made by the AGM.

<sup>2</sup> Elected Chairman at AGM 2019.

<sup>3</sup> Elected Board member at AGM 2019.

<sup>4</sup> Elected Board member at AGM 2019.

<sup>5</sup> Elected Board member at AGM 2019.

<sup>6</sup> Elected Chairman in 2018 and re-elected Board member at AGM 2019.

<sup>7</sup> CEO and Board member.

<sup>8</sup> Deputy CEO since 2019. Employed in 2018.

<sup>9</sup> Deputy CEO since 2024. Employed as of 1 June 2024.

# INTERNAL CONTROL AND RISK MANAGEMENT

## Board of Directors report on internal control

The Board's responsibility for internal control is regulated by the Companies Act, the Annual Accounts Act – which includes a requirement to provide information on the most important elements of K-Fastigheter's system for internal control and risk management in conjunction with the financial reporting to be included each year in the Corporate Governance Report – as well as by the Code. The Board shall safeguard that K-Fastigheter has good internal control and formalized procedures ensuring compliance with established principles for financial reporting and internal control and that appropriate systems are in place for the assessment and control of K-Fastigheter's operations and the risks with which the company and its operations are associated. The overall purpose of internal control is to ensure, to a reasonable extent, that K-Fastigheter's operational strategies and objectives are followed up and that the owners' investment is protected. The internal control should also ensure that the external financial reporting is, with reasonable certainty, reliable and prepared in accordance with generally accepted accounting principles, compliance with applicable laws and regulations and compliance with the demands made on listed companies. The control environment constitutes the basis for internal control, which also includes risk assessment, control activities, information and communication, as well as follow-up.

## Control environment

The Board bears the overall responsibility for internal control regarding financial reporting. To create and maintain a functioning control environment, the Board has adopted a number of policies and governance documents regulating financial reporting. These consist primarily of the Board's Rules of Procedure, instructions for the CEO, instructions for the committees established by the Board and instructions for financial reporting.

The Board has also adopted a specific authorization structure and finance policy. K-Fastigheter also maintains a finance manual containing principles, guidelines and procedural outlines for accounting and financial reporting. The Board has also established an Audit Committee tasked primarily with overseeing the company's financial reporting, monitoring the efficacy of K-Fastigheter's internal control, internal audit (if such a function has been established) and risk management, as well as with reviewing and monitoring the auditor's impartiality and independence.

The responsibility for the day-to-day work of maintaining the control

environment rests primarily with K-Fastigheter's Deputy CEO and CFO, who reports to the Board on an ongoing basis and in accordance with established instructions. The Group's finance department plays an important role with regard to reliable financial information. It is responsible for complete, accurate and timely financial reporting. The Group Finance Director reports to the company's Deputy CEO and CFO who, in turn, reports to the CEO and the Board.

In addition to internal review and reporting, K-Fastigheter's external auditors are required to report to the CEO and Board during the financial year. The auditors' reports provide the Board with a good comprehension of, and reliable data regarding, the financial reporting in the Annual Report.

## Need for internal audit

The efficacy of internal auditing is largely dependent on the company's organizational structure and the size of the organization. K-Fastigheter has a relatively small organization, the administration of which is managed from the company's offices in Hässleholm. Group management reviews the Income Statement and Balance Sheet on a continuous basis. Combined, this means that maintaining a specific internal audit unit is not considered to be justified.

## Risk assessment and control activities

The risk assessment includes identifying and evaluating the risk of material errors in K-Fastigheter's business processes, which include accounting and reporting at the Group and subsidiary levels. Risk assessment is performed on an ongoing basis and in accordance with established guidelines, focusing on the company's essential business processes. Within the Board, the Audit Committee is primarily responsible for the continuous assessment of the company's risk situation, after which the Board conducts an annual review of the risk situation.

Control activities are aimed at identifying and limiting risks. The Board is responsible for internal control and the review by Group management. This involves both internal and external control activities, as well as an analytical review of the company's policies and governance documents. Control activities are reviewed and documented at the process and role levels by means of a web application developed by the company, referred to as ICT (Internal Control Tools). ICT ensures that, in their specific

roles, K-Fastigheter's employees have access to relevant information (and knowledge) at the right time to be able to conduct the stipulated control activities, and that assessment can be conducted systematically to ensure that the control system is maintained. The Group-wide guidelines for internal control are reviewed within all business areas and central units during the year, partly through an ongoing review of essential processes, partly through ICT for internal control, after which a report is presented to the Board.

Uniform accounting and reporting instructions are applied by all units within K-Fastigheter.

## Information and communication

K-Fastigheter has information and communication paths aimed at promoting the accuracy of its financial reporting and enabling reporting and feedback from the operations to the Board and management, through, for example, governance documents in the form of internal policies, guidelines and instructions regarding financial reporting having been made available and known to the employees affected. The Board will receive further information relating to risk management, internal control and financial reporting from meetings and reports from the company's Auditors.

K-Fastigheter ensures that all employees acquaint themselves with the policies and instructions relevant to their work in the company. Among other things, such policies include laws and regulations applicable to the company's dissemination of information and the specific requirements imposed on individuals active in a listed company regarding, for example, insider information and trading. To prevent market abuse, K-Fastigheter has established procedures for appropriate handling and limiting the dissemination of information that has yet to be made public.

The Board tasks K-Fastigheter's CEO with overall responsibility for dealing with issues of insider information and the Board has appointed the company's Deputy CEO and CFO as responsible for managing insider logging. To coordinate and determine matters involving the assessment of possible insider information, the company maintains an Insider Committee consisting of the CEO, the Deputy CEO and CFO, the Head of Investor Relations and Board member Christian Karlsson.

K-Fastigheter's IR function is managed and supervised by the company's Deputy CEO and CFO and the company's Communications and IR Manager. The principal tasks of the IR function are to support the CEO and other senior executive in relation to various stakeholders, primarily capital market operators. The IR function also works together with the CEO in preparing K-Fastigheter's financial reports, shareholders' meetings, capital market presentations and other regular reporting.

The Board has adopted a Communication Policy specifying what is to be communicated, by whom and in what manner that information is to be published, ensuring that external information is accurate and complete. Instructions have also been prepared regarding how financial information should be communicated between management and other employees. Good information security procedures are also prerequisite to the accurate dissemination of information.

Financial information is provided in the form of:

- Interim and Year-end Reports, which are published as press releases Annual Report
- such press releases that K-Fastigheter is required to publish under applicable laws or the Rules of Nasdaq Stockholm
- presentations and telephone conferences for financial analysts, investors and the media in connection with Year-end and Interim Reports being published
- meetings with analysts and investors

All financial reports, presentations and press releases are published on the company's website in direct connection with publication.

## Follow-up

Compliance with, and the efficacy of the internal controls are monitored on an ongoing basis through K-Fastigheter's tool for internal control.

The CEO ensures that the Board continuously receives reports on the company's operations, including the progress of its earnings and financial position, as well as information on significant events, including individual projects. The CEO also reports on these matters to the Board.

The Board and Audit Committee review the annual and quarterly reports and conduct financial assessments in accordance with and approved plan. The Audit Committee reviews the financial reporting and other related issues and discusses these regularly with the external auditors.

## Whistleblower function

K-Fastigheter has a whistleblower function for reporting cases of misconduct. The whistleblower function is available for all employees

through K-Fastigheter's intranet and website. To ensure anonymity and correct processing of the information, the function is administrated by an external party. The whistleblower function is also open to external parties for reporting misconduct.



# BOARD OF DIRECTORS



**Erik Selin**

Chairman of the Board since 2018. Chairman of the Audit Committee and the Remuneration Committee.

**Education:** Upper-secondary education focusing on business administration.

**Additional experience:** Erik Selin has more than 25 years of experience of the real estate industry, including as founder of Erik Selin Fastigheter AB and Fastighets AB Balder.

**Other ongoing assignments includes:** Board member and CEO of Fastighets AB Balder, Chairman of the Board in Brinova Fastigheter AB, Norion Bank and Swedish Logistic Property AB. Board member of Hexatronic Group AB and I.A. Hedin Bil AB.

**Shareholding in K-Fastigheter, including related parties:** 11,250,000 Class A shares and 68,570,000 Class B shares.

**Independent:** Independent in relation to the company and management, but not in relation to major shareholders.



**Ulf Johansson**

Board member since 2019. Member of the Audit Committee and Remuneration Committee.

**Education:** MBA from Uppsala University.

**Additional experience:** Since the early 1990's, Ulf Johansson has held positions as CFO at Diligenta International, Asticus, Platzer Fastigheter, Fastighets AB Balder and Stena Fastigheter.

**Other ongoing assignments includes:** Board Member of Stensborg Konsult AB and GUL Förvaltning AB.

**Shareholding in K-Fastigheter, including related parties:** 57,000 Class B shares.

**Independent:** Independent in relation to the company, management and major shareholders.



**Christian Karlsson**

Board member since 2019.

**Education:** Master of Laws from Lund University.

**Additional experience:** Lawyer, partner and Chairman of the Board of Advokatfirman VICI.

**Other ongoing assignments includes:** Lawyer, partner and Chairman of the Board in Advokatfirman VICI AB. Chairman of Björklunda Invest Sverige AB, Björklunda Service AB, Vitsjöluft Ventilation AB and plus four golf AB. Board member of Sparbanken Skåne AB. Deputy board member of Betongteknik i Västervik AB, BL Fastighetstjänst AB and PCG Invest AB.

**Shareholding in K-Fastigheter, including related parties:** 31,254 Class B shares.

**Independent:** Dependent in relation to the company, management and major shareholders.



**Sara Mindus**

Board member since 2019. Member of the Audit Committee and Remuneration Committee.

**Education:** Master of Laws and Bachelor of Business Administration from Stockholm University.

**Additional experience:** Sara Mindus has more than 20 years' experience of business law at Advokatfirman Vinge and as partner of Hannes Snellman Attorneys.

**Other ongoing assignments includes:** Board Member and CEO of Sara Mindus AB. Board member of Besqab AB (publ), TF Bank AB (publ), Dreams AB, Colibri Ventures AB, Duco Förvaltning AB and Faboss Invest AB. Deputy Board member of several companies in the Mindus AB Group.

**Shareholding in K-Fastigheter, including related parties:** 1,875,000 Class B shares.

**Independent:** Independent in relation to the company, management and major shareholders.



**Jesper Mårtensson**

Board member since 2018.

**Education:** MA in Economics from University of Gothenburg.

**Additional experience:** Jesper Mårtensson has about 20 years' experience of the real estate industry in positions as Head of Business Development & Finance i Erik Selin Fastigheter AB, CFO at SveaReal AB and Key Account Financial Manager at Newsec Asset Management.

**Other ongoing assignments includes:** Chairman of T-Byggen Sverige AB and Frenbo AB. Board member of several companies in the Erik Selin Fastigheter Aktiebolag Group.

**Shareholding in K-Fastigheter, including related parties:** 325,000 Class B shares.

**Independent:** Independent in relation to the company and management, but not in relation to major shareholders.



**Jacob Karlsson**

Founder of K-Fastigheter. Group CEO and Board member since 2010, and President.

**Education:** Courses with financial orientation at Mid Sweden University, Linnaeus University and Lund University.

**Additional experience:** Prior to founding K-Fastigheter in 2010, Jacob Karlsson was investment adviser at Länsförsäkringar.

**Other ongoing assignments includes:** Board member of Mjölback's Entreprenad AB, Novum Samhällsfastigheter AB, Doxa AB and Swedish Logistic Property AB.

**Shareholding in K-Fastigheter, including related parties:** 11,250,000 Class A shares and 65,552,000 Class B shares.

**Independent:** Dependent in relation to the company, management and major shareholders.

Shareholding based on information as of 17 March 2025.

# GROUP MANAGEMENT



**Jacob Karlsson**

Founder of K-Fastigheter. Group CEO since 2010, and President.

**Education:** Courses with financial orientation at Mid Sweden University, Linnaeus University and Lund University.

**Additional experience:** Prior to founding K-Fastigheter in 2010, Jacob Karlsson was investment adviser at Länsförsäkringar.

**Other ongoing assignments:** Board member of Mjöbäck's Entreprenad AB, Novum Samhällsfastigheter AB, Doxa AB and Swedish Logistic Property AB.

**Shareholding in K-Fastigheter, including related parties:**  
11,250,000 Class A shares and 65,552,000 Class B shares.



**Martin Larsson**

CFO since 2018 and deputy CEO since 2019.

**Education:** Master's degree in international financial economics and Bachelor's degree in international macroeconomics from Lund University.

**Additional experience:** Experience from Swedish and international banking operations since the early 2000's.

**Other ongoing assignments:** Owner and Board member of Martin Larsson Holding AB. Board member in Emrahus AB and Embra Group AB.

**Shareholding in K-Fastigheter, including related parties:**  
454,825 Class B shares.



**Niclas Bagler**

Deputy CEO and Head of Construction since 2024.

**Education:** Degree in Construction Engineering; Executive Leadership Program (Skanska STEP) at IMD, Lausanne, Switzerland; and Risk Management training at King's College, London, UK.

**Additional experience:** Deputy CEO, Country Manager Sweden, and COO of BoKlok Housing AB; Vice President Risk Management at Skanska AB; Commercial Manager for Costain Skanska JV at CSC Shopping Centre, Uxbridge, and King's College Hospital, Brixton; as well as a range of roles within Skanska in Sweden.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
5,000 Class B shares.



**Leif Astikainen**

COO of the Group since 2023. HR Manager of the Group since 2021. Prior to that, Deputy CEO and Head of HR in the subsidiary K-Prefab AB.

**Education:** SBL Corporate management, construction & property at SSE Executive Education and Swedish Defense University's management program.

**Additional experience:** HR and management in the Finja group 2004–2020. Worked in DINOL and EFTEC and Major in the Swedish Armed Forces.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
48,671 Class B shares.



**Martin Johansson**

Property Management, Business Area Manager since 2021.

**Education:** M.Sc. (Eng.), Lund University

**Additional experience:** Experience from, among others, Akademiska Hus and from operational property management in roles such as property manager and head of property management with both commercial premises and housing.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
70,168 Class B shares.

Shareholding based on information as of 17 March 2025.

# EXTENDED GROUP MANAGEMENT



**Åsa  
Fredin**

Project Development, Business Area Manager since 2016.

**Education:** Upper secondary school.

**Additional experience:** Åsa Fredin was previously at the city-planning department at Hässleholm municipality, Sweden.

**Other ongoing assignments:** Owner and Board member of Åsa Fredin AB. Board member and deputy Board member of several of K-Fast Holding AB's wholly and partly owned companies.

**Shareholding in K-Fastigheter, including related parties:**  
353,574 Class B shares.



**Stefan  
Paulsson**

CEO of K-Prefab AB and Head of Business Area Prefab since 2023.

**Education:** M.Sc. (Eng.), Lund University.

**Additional experience:** Employed in what is now K-Prefab AB since 2006. Has held positions such as Structural Engineer, Head of Design Department, Regional Manager, Deputy CEO and COO.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
47,936 Class B shares.



**Jimmy  
Fröberg**

Head of Group Accounting since 2022.

**Education:** Bachelor's degree in Economics – Auditor/Controller at Kristianstad University.

**Additional experience:** Jimmy Fröberg was previously Group Accounting Manager at Stena Fastigheter. Prior to that he worked as Group Financial Controller at Serneke and as Certified Public Accountant at PwC.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
8,001 Class B shares.



**Magnus  
Persson**

Business Development manager since 2021.

**Education:** Independent courses at Kristianstad University and Real Estate Science at Malmö University.

**Additional experience:** BoKlok/Skanska including Marketing area manager, Business Development manager and part of BoKlok's Swedish management team, Länsförsäkringar fastighetsförmedling, Modulenthus and NCC.

**Other ongoing assignments:** Chairman of Vallenfast Rickeby AB.

**Shareholding in K-Fastigheter, including related parties:**  
79,419 Class B shares.



**Johan  
Hammarqvist**

Head of Investor Relations and Corporate Communications since 2022.

**Education:** Ecological Economics at Mälardalen University.

**Additional experience:** Head of Communications at Eolus Vind AB (publ). Prior to that, he worked as political editor at Norra Skåne.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
4,600 Class B shares.

Shareholding based on information as of 17 March 2025.



**Camilla  
Wiksten**

Legal Counsel since 2021.

**Education:** Master of Laws from Lund University.

**Additional experience:** Legal Counsel at RWE Renewables, Ingka Group and IKEA Centres. Attorney at Kilpatrick Townsend. Clerk at the District Court of Stockholm.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
32,794 Class B shares.



**Henrik  
Gustafsson**

Head of Procurement since 2023.

**Education:** M.Sc. (Eng.), Lund University.

**Additional experience:** Head of Procurement since 2017 in the subsidiary K-Prefab AB. Prior to that, a range of positions at AB Sydsten, including Head of Business Area and Deputy CEO.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
63,878 Class B shares.



**Mathias  
Holm**

Head of Group IT since 2023. Joined K-Fast Holding AB as Head of IT in 2022.

**Education:** Courses in business administration focused on the service sector, environmental accounting and leadership at Dalarna University and courses in business administration and economics focusing on the Baltics at Gotland University.

**Additional experience:** Head of IT at Huddinge Samhällsfastigheter, Head of IT at Grafair Flight Management AB, Systems Manager at Fastighetsnära IT for Järfällahus.

**Other ongoing assignments:** -

**Shareholding in K-Fastigheter, including related parties:**  
12,592 Class B shares.

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# DIRECTORS' REPORT

**The Board of Directors and CEO of K-Fast Holding AB (publ), 556827-0390, with its registered office in the Municipality of Hässleholm, Sweden, hereby submit the Annual Report and consolidated accounts for the financial year 2024. Amounts in the Annual Report are expressed in millions of Swedish kronor (SEK million). Numerical data in brackets refer to the corresponding value for the preceding financial year.**

## Operations

K-,Fastigheter is a project development, construction, prefab and property management company founded in 2010. With commitment at all levels, the business concept is to create attractive homes offering a high degree of comfort. The Group has developed its own housing concepts meeting demands for high-quality housing from tenants and social planners. To increase cost efficiency and shorten construction times, the Group works with three concept buildings that are constructed solely for long-term ownership and active property management: Low-Rise, Lateral Low-Rise and Apartment Block, as well as a proprietary concept building for commercial premises, K-Commercial.

The Group has a strong position in the Öresund region, the Western Götaland and the Mälardalen region. Our vision is to become one of

the Nordic region's largest operators and a leading property owner of sustainably constructed, innovative and cost-efficient concept buildings meeting the wants and needs of tenants seeking to establish a home for many years to come. The housing offered by the Group is to be distinguished by the best combination of high standard, home comfort and security on the market.

K-Fastigheter's principal property segment is housing, which, at the end of 2024, constituted 89 percent of the area under property management and 93 percent of the contractual rent. During the financial year, K-Fastigheter started construction of 928 apartments (450) and completed 425 (1,176). During the year, the Group divested 313 apartments (7). At the end of the financial year, the Group had 4,985 apartments under management (4,876). Furthermore, the Group was active in 18 construction projects (17) encompassing 2,052 apartments (1,549). The current construction and project portfolio comprises approximately 1,893 apartments (4,176).

Through the subsidiary K-Prefab, whose operations comprise construction, production and assembly of primarily prefabricated concrete frames for housing construction, the Group is self-sufficient in terms of the most high-cost item relating to its construction of housing for proprietary management, i.e. the frames. K-Prefab also makes significant external sales to the Swedish construction industry. With its six

production sites from Östra Greve in the south to Strängnäs in the north and local assembly teams, K-Prefab is able to deliver to all the Group's construction projects. Furthermore, sustainability has been a strategic priority for some time.

## Overarching goals

K-Fastigheter's overarching goal is to generate value for the company's shareholders. Value creation is measured over a business cycle based on profit and the long-term net asset value per share, with the following financial targets by the end of 2028:

- Net asset value of SEK 50 per share by the end of 2028
- Profit from property management of SEK 1.50 per share by the end of 2028
- Profit from Construction is to amount to at least SEK 4.50 per share by the end of 2028.

The target is for profit and net asset value to be generated while maintaining a stable and sound financial position and with balanced financial risk-taking, meaning that:

- Over time, the equity/assets ratio is not to be less than 30 percent.
- Over time, the interest coverage ratio is not to be less than a multiple of 1.75.
- Over time, the loan-to-assets ratio is not to exceed 65 percent.

## Parent Company and organization

The Group's Parent Company is K-Fast Holding AB. At the end of the financial year, the Group comprised 99 wholly-owned subsidiaries and 11 associated company groups. The number of employees amounted to 542 (550), of whom 66 were women (65) and 476 were men (485).

The operations are organized in two operating segments, Property Management and Construction. Construction is organized into three business areas: Project Development, Prefab and Building, where the relevant Business Area Managers report to the deputy CEO and are part of, Group management.

There are also Group-wide functions for Business Development, Accounting and Finance, Procurement, IT, IR/Communications,

### Five year summary

SEK m	2024	2023	2022	2021	2020	2019	2018	2017	2016
<b>Group</b>									
Net sales	1,153.6	1,094.8	1,406.0	1,252.7	215.1	187.3	124.8	130.9	135.0
Profit for the year	74.8	-398.1	907.4	1,044.4	474.5	365.3	244.8	372.6	175.6
Total assets	17,465.9	16,807.2	15,272.0	11,482.7	7,659.6	5,373.7	3,347.1	2,213.6	1,383.9
Equity/assets ratio, %	30.4%	30.3%	33.9%	36.9%	41.9%	41.7%	29.3%	34.4%	28.6%
Number of employees	542	550	732	691	76	68	53	34	26
<b>Parent Company</b>									
Profit for the year	8.0	29.0	304.2	93.5	-9.0	107.6	10.2	38.1	2.5
Total assets	4,647.6	3,932.4	3,426.9	3,429.7	3,025.0	2,490.7	992.8	301.3	177.7
Equity/assets ratio, %	52.1%	58.2%	56.5%	47.6%	50.9%	42.2%	5.1%	16.0%	8.0%
Number of employees	78	73	42	26	17	13	6	3	1

Marketing, Legal and HR. The Group's Chief Legal Counsel, Heads of Business Development, Accounting, Finance, Procurement, IT, IR/Communications, Marketing and HR are members of the Group management team.

The head office is located in Hässleholm, Sweden. There are also offices in Malmö, Gothenburg, Stockholm, Helsingborg, Kristianstad, Växjö and Landskrona, as well as production facilities in Hässleholm, Östra Grevie, Vara, Hultsfred, Strängnäs and Katrineholm.

Since 2019, the company's Class B shares have been listed on Nasdaq Stockholm.

## Consolidated comprehensive income

### Income

Total income for the full-year was SEK 1,153.6 million (1,094.8). Rental income amounted to SEK 603.4 million (480.2) for the year, an increase of 26 percent compared to 2023. The increase is primarily attributable to a higher average number of managed apartments during the year and a higher occupancy rate. Apartments under management amounted to 4,985 (4876) at the end of the year. The financial occupancy rate gradually improved in the year and was 96.4 percent (91.9) at the end of the period. The occupancy rate is generally slightly lower initially in projects that have been completed and where tenants moved in over the past year, while the financial occupancy rate remains very high in the parts of the holding that have been under management for an extended period, which means that we expect the occupancy rate to improve gradually going forward. Rent increases for housing ahead of 2025 averaged 4.4 (5.25) percent.

Income from the Construction operating segment in the year totaled SEK 1,855.0 million (2,359.7), including percentage of completion revenue recognition for ongoing new construction of SEK 301.8 million (330.6). Income from external construction in the year was affected by the prevailing weak construction cycle, and sales amounted to SEK 537.8 million (603.0). A number of major orders were won in the year and the order book looks favorable ahead of the coming year. Construction of concept buildings was significant in the year and high levels of internal activity partly offset lower income from external customers. However,

several of the projects are in the early phase which means that total income related to construction of concept buildings decreased to 1,312.3 (1,750.7) in the year, including percentage of completion revenue recognition in the period. The number of apartments in construction was 2,052 (1,549) at the end of the year, and construction started on 928 apartments (450) in the year, of which 74 apartments under the joint venture with Titania Holding AB.

### Operating expenses

Property management costs totaled SEK 206.7 million (178.5) for the full-year, corresponding to an increase of 16 percent compared to the preceding year. The increase in costs compared with the previous year is primarily attributable to a higher average number of managed apartments and relatively higher costs to increase the occupancy rate. Operating costs for management operations normally vary according to a seasonal pattern, where costs are higher in the first and fourth quarters compared to the rest of the year.

Costs relating to the project and contracting operations comprise direct project-related costs and fixed costs for the Building and Prefab organization. The part of operations involving external construction and production has been reported in the Income Statement. Project and contracting operations for Group property management activities have been capitalized as work for the Group's own purposes and have been reported net in the Income Statement under Project and contracting costs. Total project and contracting costs were SEK 1,758.0 million (2,338.2) for the full year, of which SEK 1,308.9 million (1,818.9) was capitalized on own account and SEK 449.1 million (519.3) recognized in the Income Statement. The decrease in capitalized costs for own account is primarily attributable to lower progress in the construction operations of apartments for own management, and the decrease in costs recognized in the Income Statement is primarily attributable to lower external sales in Prefab.

Operating costs for the year include expensed lease charges attributable to low-value leases of a total SEK 11.8 million (13.7). Other lease charges were capitalized in accordance with IFRS 16 Leases. The Group has no short-term leases or variable lease charges.

### Gross profit

Consolidated gross profit for the full-year 2024 amounted to SEK 498.2 million (395.8), divided as per segment reporting into gross profit from property management of SEK 401.2 million (307.3) and gross profit from project and contracting operations of SEK 398.3 million (416.0), including percentage of completion revenue recognition for ongoing new construction of SEK 301.8 million (330.6).

Gross profit from property management was positively affected by increased rental income and by a higher surplus ratio. The surplus ratio for the year was 66.5% (64.0) and was positively impacted by a higher occupancy rate.

The gross profit from construction operations was negatively impacted during the year by lower income from both external construction and construction of concept buildings, which primarily affected the percentage of completion revenue recognition in ongoing new construction projects. Gross profit for the year was SEK 32.0 million (27.4) for the Building business area, and SEK 65.7 million (58.6) for Prefab. The Building business area's gross profit remained stable during the year despite lower progress in the projects. The Prefab business area's gross profit was positively impacted by more stable margins and negatively impacted by lower income and lower productivity.

### Central administration

Central administration, which includes Group-wide management, business development, legal, procurement, IR/communications, marketing, HR, IT and finance, amounted to SEK 67.9 million (55.6) for the period. Of this amount, SEK 59.4 million (51.3) was allocated to the respective operating segment during the year, of which SEK 17.5 million (10.9) was allocated to the Property Management operating segment and SEK 41.9 million (40.4) to the Construction operating segment. The increase was primarily attributable to the gradual transfer in recent years of costs related to resources and systems that can be broadly utilized within the Group, from the subsidiaries to the Parent Company. These costs are subsequently allocated to the operating segments based on usage.

## Depreciation, amortization and impairment

Depreciation/amortization and impairment for the year amounted to SEK 71.6 million (80.5), of which depreciation/amortization and impairment attributable to Prefab's operations totaled SEK 52.6 million (70.8), of which SEK 12.0 million (11.4) from amortization of intangible assets for the year. In total, depreciation/amortization and impairment for the Construction operating segment amounted to SEK 62.7 million (74.9), and for the Property management operating segment to SEK 5.3 million (2.8). Total depreciation/amortization for the Group was SEK 59.3 million (61.5). Impairment at Group level amounted to SEK 12.4 million (19.0) and primarily relate to disposals and demolitions in connection with, among other things, construction starts and renovations in ongoing projects.

## Profit from participations in associated and jointly controlled companies

Profit from participations in associated and jointly controlled companies for the year amounted to SEK 14.8 million (25.9). Profit/loss was primarily affected by K-Fastigheter's share of profit in Mjögåcks Entreprenad AB, Titania Vallenfast AB and Novum Samhällsfastigheter AB.

## Net financial items and net interest income

Net financial items amounted to SEK -274.1 million (-218.2) for the year, of which net interest income comprised SEK -281.0 million (-220.2). At the end of the year, the average interest rate for acquisition financing, investment and business properties was 3.72 percent (3.22), including the effects of interest rate derivatives. During the year, interest expenses on building credits of SEK 183.4 million (169.9) were capitalized. The average interest expense in relation to contracted building credits amounted to 4.92 percent (5.95) at the end of the year. Interest expenses were negatively impacted compared with the previous year by an increase in interest-bearing debt related to new construction, and positively impacted by lower base rates, where the average base rate for the majority of the Group's financing, STIBOR 90 days, amounted to approximately 3.45 percent (3.73) during the year. The average credit margin for acquisition financing, investment and business properties increased to 1.59 percent (1.49) in the year.

The interest coverage ratio for the year was a multiple of 1.6 (1.7), a figure adversely affected by lower net interest income which was not fully offset



by increased gross profit. With an improved occupancy rate and gradually improved earnings in the Construction operating segment going forward, the interest coverage ratio is expected to increase.

## Profit before changes in value and profit from Property Management

Profit before changes in value for the full-year 2024 totaled SEK 99.3 million (67.3), corresponding to an increase of 48 percent compared to 2023. Profit was positively impacted primarily by improved gross profit in the property management operations and negatively impacted by a weaker net financial income.

Profit from property management amounted to SEK 135.1 million (112.6)

for the year, an increase of 20 percent compared to the preceding year. Profit from property management per share amounted to SEK 0.55 (0.51), which is an increase of 8 percent year-on-year. Profit from property management was positively impacted by the continued increase in rental income and a gradually higher occupancy rate, and negatively impacted by a weaker net financial income.

Construction profit for the full year amounted to SEK 284.6 million (297.8), including percentage of completion revenue recognition in ongoing new construction projects of SEK 301.8 million (330.6), a decrease of 4 percent compared with the previous year. Earnings per share amounted to SEK 1.16 (1.35), which is a decrease of 14 percent year-on-year. Construction profit was positively impacted by stable margins and negatively impacted by



lower income and lower progress in the projects.

### Changes in value

Value changes in investment properties for the year were SEK 143.1 million (-316.3), distributed over SEK -158.8 million (-646.9) for properties under management and SEK 301.8 million (330.6) for construction projects in progress. The value change for completed investment properties comprises unrealized value changes of SEK 61.5 million (-654.8) and realized value changes of SEK -220.2 million (7.9), where the realized value changes are primarily attributable to write-downs of market values in completed transactions during the year, with the sale of the Danish portfolio being the most significant. Regarding unrealized value changes in investment properties, improved net operating income contributed SEK 500.1 million (91.4), mainly due to changed rental assumptions, while revised valuation assumptions contributed SEK -471.7 million (-729.9). Unrealized value changes relating to land and building rights decreased at a pace with utilization.

The direct return requirement in the external valuations for both completed properties and properties under ongoing new construction continued to increase during the year as a result of changing market conditions. The total increase for the year amounted to approximately 0.1 to 0.15 percentage points at the property level. This was largely offset by average rental increases of 4.4 percent ahead of 2025, which was higher than the assumptions used in valuations in the year. All in all, the change means that the market value for completed properties and properties under construction during the year increased by approximately 1.6 percent.

The direct return requirement for the valuation of completed investment properties amounted to 4.44 percent (4.37) at year-end, and for investment properties under ongoing new construction it amounted to 4.34 percent (4.33) at year-end. The average direct return requirement for K-Fastigheter's entire property portfolio, including undeveloped land and building rights and new construction in progress, amounted to 4.41 percent (4.36) at the end of the year. Given the general increase in direct return requirement, the increase in the average annual direct return requirement for the year was not higher mainly because K-Fastigheter's property portfolio increasingly comprises homes in better locations. For more information, see the Property portfolio and Valuation sections.

Value changes in derivatives totaled SEK -60.8 million (-262.6) in the year, divided over interest rate derivatives of SEK -60.8 million (-265.2) and exchange rate derivatives of SEK 0.0 million (2.6). The trend during the year was primarily caused by lower market rates, which had a negative impact on the market value of the Group's interest rate derivatives. The Group's derivatives consist of interest rate and currency derivatives, intended to mitigate the Group's interest rate and currency risks. The fair value of the Group's derivatives was SEK 39.6 million (141.4) at the end of the year. The value change in interest rate derivatives does not affect cash flow, and at maturity the value of the derivatives is always zero.

### Tax

Current tax for the year amounted to SEK -2.5 million (1.3). Deferred tax amounted to SEK -104.4 million (112.3), primarily affected by non-deductible interest and unrealized changes in values in properties and derivatives. The current tax has been calculated in accordance with the applicable tax rate in Sweden, 20.6 percent. The applicable tax rate in Denmark is 22.0 percent, which means that Danish subsidiaries are translated at 20.6 percent.

### Profit, comprehensive income and other comprehensive income for the year

Profit for the full year was SEK 74.8 million (-398.1) and profit attributable to Parent Company shareholders was SEK 49.2 million (-432.7), corresponding to SEK 0.20 (-1.96) per share attributable to the Parent Company shareholders.

Comprehensive income for the year totaled SEK 76.5 million (-392.8). In other comprehensive income includes translation differences relating to K-Fastigheter's foreign operations, which totaled SEK 1.7 million (5.3) in the year. The full amount relates to items that can be reversed in a later period.

### The Group's financial position

#### Intangible assets

Intangible assets comprise goodwill and other intangible assets primarily arising in connection with the acquisition of K-Prefab. At the end of the year, goodwill amounted to SEK 443.6 million (443.6) and other intangible assets, comprising the value of K-Prefab's customer relations,

amounted to SEK 18.7 million (27.7). Impairment testing was carried out at year end, which showed that there was no need for impairment. For more information regarding the Group's impairment testing, see Note 15. Other Intangible assets are amortized over five years.

### Investment properties

Investment properties encompass properties where tenants can move in (completed investment properties), undeveloped land and land under development, site leaseholds (measured at fair value in accordance with IFRS 16) and construction in progress.

On 31 December 2024, the Group's property portfolio comprised 116 wholly-owned and 3 part-owned completed investment properties, distributed over a total of 320,819 square meters of residential and 38,201 square meters of commercial space. In addition, the Group had 17 ongoing intra-Group construction projects, distributed over 122,658 square meters of residential space and 921 square meters of commercial space. Furthermore, K-Fastigheter has 14 projects in progress in the project development phase, at various stages of building permit application or project planning, of which 7 are projects for which K-Fastigheter has yet to take possession of the land.

At the end of the year, the value of the investment properties totaled SEK 15,616.5 million (14,870.9), distributed over completed investment properties of SEK 12,636.8 million (12,514.0), undeveloped land and building rights of SEK 648.9 million (578.1), site leases of SEK 18.0 million (18.0) and construction in progress of SEK 2,312.7 million (1,760.8).

During the full-year, SEK 1,523.4 million (2,151.9) was invested in new construction, extensions and remodeling. In total, four projects were completed, as well as five out of thirteen stages in the construction of Höganäs Stubbarp 39:5, Västerås Östra Vildrosen 1, Höör Fogdaröd 8:32, Strängnäs Storspoven 1 and Nyköping Oppeby Gård 1:9, having been reclassified from construction projects in progress to completed investment properties, corresponding to a value of SEK 1,089.1 million (3,103.1). In addition, construction has started on seven building projects.

During 2024, acquisitions totaled SEK 191.7 million (210.9). These exclusively comprise acquisitions of undeveloped land and land for development. Property sales during the year amounted to a total value of SEK 1,189.5 million (136.0), comprising a portfolio of four properties in Denmark with a total of 311 apartments, two community service properties in Kristianstad and Hässleholm, and two development properties in Falkenberg and Malmö. In addition, Nyköping Oppeby Gård 1:7 was sold within the Group to K-Fast Kilen AB.

In addition, the total value of investment properties was positively impacted by changes in value of SEK 220.2 million (-324.2), distributed over SEK -81.5 million (-654.8) for properties under management and SEK 301.8 million (330.6) for construction projects in progress.

### Business properties

At the end of the year, the value of the Business properties amounted to SEK 571.0 million (537.1). Business properties mainly comprise K-Prefab's production premises. The increase in value is primarily attributable to the acquisition of the operational property Strängnäs Bussen 10. The property houses K-Prefab's operations in Strängnäs and was previously leased. During the year, an additional SEK 28.9 million (26.4) was invested in upgrading facilities and increasing production capacity in K-Prefab.

### Equipment

Equipment, totaling SEK 170.8 million (181.4) as of 31 December 2024, mainly comprises machinery and equipment related to the Group's Construction and Prefab operations, construction equipment and leased capitalized right-of-use assets in accordance with IFRS 16. The Group made total net investments of SEK 14.4 million (5.6) in inventories during the year.

### Holdings in associated and jointly controlled companies and other non-current receivables

Shares in associated companies and joint ventures decreased during 2024, from SEK 260.7 million to SEK 235.0 million, primarily due to the sale of 20% of the shares in Mjölback's Entreprenad. Net acquisitions in the year totaled SEK -45.1 million (3.3), and total profit from shares in associated companies was SEK 14.8 million (25.9).



### Deferred tax asset

Deferred tax receivables amounted to SEK 60.7 million (54.3) as of 31 December 2024 and mainly derived from loss carry-forwards, which are expected to be utilized in coming years, and negative value of interest rate derivatives and leasing.

### Inventories

Inventories amounted to SEK 29.5 million (30.7) as of 31 December 2024, primarily comprising K-Prefab's raw materials and finished goods.

### Operating receivables

Rent and customer receivables amounted to SEK 70.9 million (51.2) at the end of the year of which SEK 4.2 million (6.4) related to rent receivables. The remainder comprises customer receivables, mainly related to K-Prefab's operations. The proportion of rent and customer receivables due for more than 90 days totaled SEK 23.6 million (6.3). Provisions of SEK 4.1 million (3.3) were made in accordance with the Group's loss-sharing model based on historical outcomes and management's assessment of future credit losses (Stage 2) and provisions of SEK 6.6 million (2.1) were made on the basis of individual assessments (Stage 3). Total bad debt loss amounted to SEK 5.5 million (5.6) in the year.

The Group's other operating receivables consist primarily of other receivables of SEK 85.0 million (82.2), mainly comprising advance payments and deposits relating to agreed property acquisitions yet to be handed over, which decreased from SEK 73.0 million to SEK 61.0 million, and accrued but not invoiced income, totaling SEK 28.1 million (31.6). Furthermore, Operating receivables primarily comprise prepaid costs and accrued income of SEK 53.1 million (46.3).

### Cash and cash equivalents

At the end of the year, cash and cash equivalents amounted to SEK 9.5 million (5.8). In addition, K-Fastigheter has an unutilized overdraft facility of SEK 158.1 million (147.3).

### Equity and net asset value

At the end of the year, consolidated equity attributable to the Parent Company's shareholders amounted to SEK 5,304.6 million (5,100.4),

corresponding to SEK 21.20 per share (21.08). The increase was attributable to comprehensive income for the period of SEK 76.5 million (-392.8) and the share issue in March 2024 which increased equity by a total of SEK 124.8 million after transaction expenses.

At the end of the year, the long-term net asset value (NAV) amounted to SEK 6,206.5 million (5,803.5), corresponding to SEK 25.23 per share (24.25). The long-term net asset value per share increased by 4 percent compared with 31 December 2023.

As of December 31, 2024, the number of outstanding shares amounted to 245,993,168 (239,331,168), divided into 22,500,000 Class A shares (22,500,000) and 223,493,168 Class B shares (216,831,168). There was an average of 244,604,594 shares (221,047,606) outstanding in 2023.

### Deferred tax

At the end of the year, the Group's deferred tax amounted to SEK 1,092.4 million (953.2). The deferred tax liability derives primarily from temporary differences between fair value and the residual tax value for completed properties and properties under construction.

### Interest-bearing liabilities

Consolidated interest-bearing liabilities amounted to SEK 10,317.3 million (10,117.8), of which SEK 5,460.0 million (3,462.8) were classified as current interest-bearing liabilities at year end. Interest-bearing liabilities are distributed between first mortgages for completed investment and business properties of SEK 7,492.0 million (6,747.9), construction credits of SEK 1,427.3 million (2,077.9), leasing liabilities of SEK 64.5 million (92.1) and operating and acquisition credits of SEK 1,333.2 million (949.9). The change largely relates to the conversion of construction credits to long-term financing in connection with completion of investment properties offset by the sale of a Danish property portfolio in July 2024, amortization of a promissory note, and acquisition financing linked to the acquisition of K-Prefab and ongoing amortization.

The debt-to-equity ratio for the Group amounted to 59.1 percent (60.2) and the loan-to-value ratio for completed investment properties totaled 60.4 percent (62.5). The decrease in the debt-to-equity ratio and loan-

to-value ratio was primarily due to ongoing amortization and stabilized valuation of completed investment properties.

At the end of the year, the Group had contracted credit agreements of SEK 11,697.7 million (10,781.8), of which SEK 7,492.0 million (6,747.9) related to the financing of completed investment and business properties, of which SEK 4,596.7 million (2,319.1) mature for renegotiation within the next 12 months. Beyond the financing of completed business properties, contracted credit agreements comprise building credits of SEK 2,714.4 million (2,937.6) and operating and acquisition credits of SEK 1,491.3 million (1,096.3). At the end of the period, building credits and operating and acquisition credits had been utilized at an amount of SEK 1,427.3 million (2,077.9) and SEK 1,333.2 million (949.9) respectively.

As per 31 December 2024, the average credit term for the Group's interest-bearing liabilities, relating to acquisition financing and completed investment properties and operational premises was 1.1 years (2.8).

The average interest period for the Group's interest-bearing liabilities related to acquisition financing, investment and business properties was 1.8 years (3.5), and the average interest rate was 3.72 percent (3.22), including the effects of interest rate derivatives, and 4.26 percent (5.47) excluding the effects of interest rate derivatives. The average interest expense in relation to contracted building credits amounted to 4.92 percent (5.95) at the end of the year. The average interest rate during the year was positively impacted by a lower average base rate and negatively impacted by the refinancing of construction credits into long-term financing. The total proportion of variable interest in relation to interest bearing liabilities related to acquisition financing, investment and business properties was 46 percent (9), and the interest rate sensitivity in the event of a 1 percentage point shift in loan rates amounted to SEK 37.3 million (6.5).

### Derivative instruments

K-Fastigheter currently works exclusively with variable interest rate loans. In order to manage the interest rate risk, interest rate derivatives, primarily interest rate swaps, are used to adjust the interest period. Over time, changes in value arise in the interest rate derivative portfolio, primarily due to changed market interest rates.

Nominally, the swap portfolio totaled SEK 4,621.3 million (6,371.7) at the end of the year. At the end of the year, the fair value of the interest derivative portfolio was SEK 39.6 million (157.3). In December 2024, SEK 1,900 million of the interest rate derivatives portfolio was closed out to align the derivatives portfolio with the expected debt situation following the divestment to Brinova in April 2025. This has impacted the average fixed interest rate period and the share of variable interest rates.

In addition to interest rate derivatives, K-Fastigheter used exchange rate derivatives during the year to manage currency risk in the Danish operations. At the end of the year, the fair value of the exchange rate derivatives portfolio was SEK 0.0 million (0.8).

### Operating liabilities

Operating liabilities primarily comprise of accounts payable of SEK 154.7 million (234.5) related to operations, Other liabilities of SEK 20.6 million (66.2), invoiced but not accrued income of SEK 108.4 million (59.5) and accrued costs and prepaid income of SEK 201.8 million (174.8). Operating liabilities primarily related to ongoing construction operations and personnel-related liabilities.

### Consolidated cash flow

Consolidated cash flow from operating activities for the full year 2024 amounted to SEK 30.7 million (203.6) and was positively affected by improved gross profit from property management, and negatively by higher operating capital tied up and weaker net financial income.

Investing activities were primarily impacted by investments in existing investment properties and ongoing new construction totaling SEK 1,810.4 million (2,399.3), and net sales of investment properties totaling SEK 1,056.7 million (131.1). Cash flow from investing activities amounted to SEK -653.0 million (-2,312.3).

In addition to being financed through cash flow from operating activities, the Group's financing activities in 2024 were primarily financed through increased interest-bearing liabilities of SEK 501.1 million (1,755.9) following amortizations of SEK 2,086.8 million (518.9) and capital contributions through new share issue of SEK 124.8 million (323.0). In

total, cash flow from investing activities amounted to SEK 625.9 million (2,078.9), meaning that consolidated cash and cash equivalents for the year increased by SEK 3.7 million (-29.8) to SEK 9.5 million (5.8) at the end of the year.

### Investments

Apart from what has been reported under acquisitions and consolidated cash flow, two sections that are closely correlated, no significant investments were made in non-current assets during the year. Beyond investments in non-current assets, in 2024, the Group invested primarily in developing the organization and strengthening processes, systems and functions in business development, management, finance, HR, IT, procurement, markets, legal and project development, investments which were mainly apparent in the increased central administration costs in the year.

### Parent Company

The Parent Company owns no properties of its own. The Company maintains Group-wide functions for Business Development, Administration, Financing, Markets, Procurement, IR/Communication, IT, HR and Legal, as well as for all employees in the Property Management and Project Development business areas.

Parent Company sales primarily relate to services invoiced to Group companies, totaling SEK 130.5 million (100.7) in the year. The Parent Company's gross profit/loss for the full-year was SEK 7.3 million (2.3). The increase in gross profit/loss was due to increased intra-group invoicing offset by increased costs for strengthening the central organization.

Parent Company profit/loss before tax was SEK -1.4 million (-41.1) after net Group contributions paid of SEK -19.7 million (1.4). Profit was negatively affected by value change in interest rate and exchange rate derivatives totaling SEK -63.4 million (-243.8).

As of 31 December 2024, Parent Company assets and liabilities consisted primarily of shares, receivables and liabilities relating to Group companies, and derivative instruments. Receivables from Group companies totaled SEK 2,799.5 million (2,218.6) at the end of the year,

and liabilities to Group companies were SEK 286.4 million (169.1), where current receivables and liabilities mainly comprised balances in the Group's bank account.

As of December 31, 2024, equity was SEK 2,422.1 million (2,289.4), which was positively affected by profit for the year. At the end of the year, cash and cash equivalents in the Parent Company amounted to SEK 3.2 million (0.5) and interest-bearing liabilities to SEK 1,881.2 million (1,447.0), of which SEK 1,245.9 million (1,338.8) was classified as current interest-bearing liabilities.

### Proposed appropriation of earnings

The retained earnings of the Parent Company is at the disposal of the Annual General Meeting. K-Fastigheter prioritizes growth above dividends. Ahead of the 2024 Annual General Meeting, the Board of Directors proposes that no dividend be paid for the 2020 financial year. The Board of Directors proposes that the available profit is appropriated as follows:

	SEK
Share premium reserve	1,812,481,910
Retained earnings	536,146,239
Profit for the year	7,998,082
<b>Total</b>	<b>2,356,626,231</b>
To be appropriated such that the following is carried forward	2,356,626,231
<b>Total</b>	<b>2,356,626,231</b>

# SIGNIFICANT EVENTS IN THE FINANCIAL YEAR AND AFTER THE END OF THE YEAR

## Significant events in 2024

- During the year, K-Fastigheter acquired four building right, started construction on seven projects for a total of approximately 982 apartments, and completed 9 projects or project phases for a total of 425 apartments.
- In the first quarter of 2024, the subsidiary K-Prefab signed an agreement with NCC relating to the delivery of frame solutions for new training and storage premises for the the Swedish Armed Forces in Halmstad with a total order value of SEK 105 million, of which a majority were delivered in 2024. K-Prefab also signed an agreement with Noccon AB relating to complete frame construction for new production of housing, premises and garages in Nacka, with a total order value of SEK 119 million and delivery in 2024/2025. On 17 May 2024, K-Fastigheter announced that K-Prefab had won its single largest order to date, for complete frame construction for new production of apartments, commercial premises and garages at Årstabergr in Stockholm. The order was placed by Noccon AB with Wallenstam AB the end customer. The order is worth SEK 200 million, with delivery mainly taking place in 2025.
- In February 2024, K-Fastigheter signed an agreement with the owners of Mjögåcks Entreprenad AB relating to the redemption of 20 percent of K-Fastigheter's holding in Mjögåcks Entreprenad, corresponding to 5 percent of the company's total number of shares. Remuneration corresponds to the shares' proportion of the company's equity as of 31 December 2023.
- On 13 March 2024, K-Fastigheter announced that it had completed a directed new issue of 6,662,000 Class B shares. The subscription price was SEK 19.19 per share, corresponding to the closing price on the day of trading, and the issue was subscribed for by existing shareholders Second AP Fund, Capital SMALLCAP World Fund, Clearance Capital Limited, First Nordic Real Estate, Odin Fonder and Third AP Fund. Part of the issue was conditional on authorization by the Extraordinary General Meeting, which was held on April 8, 2024.
- On 10 April 2024, K-Fastigheter published its Annual Report for 2023. The Notice convening the Annual General Meeting on 14 May 2024 was published on 12 April 2024. Current Board members and Chairman Erik Selin were re-elected by the AGM on 14 May 2024. The AGM also adopted a resolution stating that no dividends be paid for the financial

year 2023. The Board also obtained authorization to issue, in the period until the next AGM is held, on one or more occasions, a maximum of 25,000,000 new shares with or without departure from shareholders' pre-emptive rights.

- On 30 April 2024, K-Fastigheter announced that Niclas Bagler had been appointed Deputy CEO with responsibility for the Construction operating segment. Niclas has extensive experience of the construction and property industry in a range of roles with BoKlok and Skanska. His most recent position was Deputy CEO and Country Manager for Sweden at BoKlok. Niclas took up his position on 1 June 2024 and forms part of Group management.
- On 2 May 2024, K-Fastigheter hosted a well-attended Capital Markets Day in Stockholm, where the company presented its business plan for the period 2024 - 2028.
- On 1 July, K-Fastigheter announced that it had extended its collaboration with Kilenkryss through the acquisition of Nyköping Oppeby Gård 1:7 by joint venture K-Fast Kilen AB from K-Fast Holding AB. The property comprises 100 apartments, and after the acquisition K-Fast Kilen manages 210 apartments in Nyköping and Strängnäs, with a further 650 apartments in project development and construction in Strängnäs and Örebro. In a separate transaction, K-Prefab Fastigheter AB, a wholly-owned subsidiary of K-Fast Holding AB, acquired the business premises Strängnäs Bussen 10 from a company in the Kilenkryss Group. The property, with approximately 6,500 square meters of production space and around 30,000 square meters of existing and potential warehousing area, has been rented by K-Fast Holding AB's subsidiary K-Prefab since 2021.
- On 10 July 2024, K-Fastigheter handed over a property portfolio in Denmark comprising 311 apartments with a sales value of SEK 1,087 million and annual rental value of SEK 63.7 million. The buyer was a fund started by Viga Real Estate.
- On 11 December 2024, K-Fastigheter announced that it had entered into a binding share transfer agreement for the divestment of its entire holding in investment properties in the South region to Brinova Fastigheter AB. This holding represents approximately 75 percent of K-Fastigheter's total portfolio in terms of market value. The agreed property value is SEK 10,759.5 million, with payment to be made in the form of newly issued shares in Brinova. The handover took place

on 1 April 2025. After completion of the transaction, K-Fastigheter is Brinova's largest shareholder, with an ownership stake of 57.6 percent of the votes and capital. For more information see page 101 and Note 40 Business combinations.

## Significant events after the end of the year

- In January, K-Fastigheter was named Career Company 2025 by Karriärföretagen for the second consecutive year.
- On 3 February 2025, K-Fastigheter published a notice convening an Extraordinary General Meeting to be held on 6 March 2025. The purpose of the EGM was to decide on the transaction with Brinova Fastigheter AB. At the Annual General Meeting, the transaction was approved in accordance with the Board's proposal.
- On 10 February 2025, Brinova published an information documents aimed at shareholders of K-Fast in connection with the acquisition of the property holding in region South from K-Fast.
- The transaction with Brinova Fastigheter AB was completed on 1 April 2025. As previously communicated, the total purchase price amounted to SEK 10,759.5 million, with payment made in the form of 132,545,873 newly issued shares in Brinova and a promissory note of SEK 63.2 million. K-Fastigheter's holding in Brinova after the transfer of ownership is 57.6 percent.
- On 19 March, 2025, K-Fastigheter announced changes to the Group Management team and its working methods, effective from 1 April, 2025. Group Management will comprise Jacob Karlsson (CEO), Martin Larsson (Deputy CEO/CFO), Niclas Bagler (Deputy CEO and Head of Construction), Martin Johannesson (Head of Business Area Property Management) and Leif Astikainen (COO and HR manager). An expanded management team will also be established to provide continuous support to Group Management. The expanded management team consists of Magnus Persson (Head of Business Development), Åsa Fredin (Head of Project Development), Stefan Paulsson (CEO of K-Prefab), Jimmy Fröberg (Group Chief Accountant), Camilla Wiksten (Chief Legal Counsel), Mathias Holm (Head of IT), Henrik Gustafsson (Head of Purchasing), and Johan Hammarqvist (Head of IR and Communications). In connection with this change, Eric Johansson has, at his own request, decided to step down from his role as Head of the Building business area and from the Group Management team. Eric Johansson will remain with the Group in another role until 31 August, 2025. Niclas Bagler will serve as Acting Head of Building while the recruitment of a new Head of the business area is underway.

## Acquisitions, divestments, construction starts, completed projects in 2024

The completed acquisitions and divestments of investment properties and building rights, as well as project starts and completions during the 2024 financial year, are presented below. Over the year, these were presented in K-Fastigheter's interim reports as significant events.

### Acquired/divested investment properties

Property	Municipality	Transfer date/ Completion	Number of apartments	Area m <sup>2</sup>	Estimated yearly rental value, SEK m	Purchase price SEK m
Part of Stafvre 7 (divested)	Kristianstad	Jan 2024	-	1,126	3.1	40.0
Maglegården 30 (divested)	Hässleholm	Jan 2024	-	382	0.7	10.8
Høje-Taastrup By 4ee, 4ef (divested)	Høje-Taastrup (DK)	Jul 2024	36	3,561	9.4	161.5
Karlstrup By 56 (divested)	Solrød (DK)	Jul 2024	32	3,302	7.7	137.1
Vallensbæk By 7cr (divested)	Vallensbæk Strand (DK)	Jul 2024	95	7,746	19.9	342.7
Kildebrönde By 17av, 17aä, 17az (divested)	Greve (DK)	Jul 2024	148	10,380	26.8	445.7
Oppeby Gård 1:7* (intra-Group sales)	Nyköping	Jul 2024	100	7,277	13.0	235.8
Bussen 10 (acquired)	Strängnäs	Jul 2024	-	6,500	-	70.3
Motorn 16 (divested)	Falkenberg	Aug 2024	-	2,000	1.0	9.5
Skjutsstallslyckan 21 (divested)	Malmö	Sep 2024	-	1,859	1.5	16.3

### Acquired building rights

Property	Municipality	Construction start	Number of apartments	Area m <sup>2</sup>	Estimated yearly rental value, SEK million	Purchase price SEK m
Vapenrocken 3	Västerås	Q1 2024	168	10,259	24.7	43.3
Skjutskontoret 3	Malmö	Q4 2024	154	8,997	25.6	50.0
Sandryggen 4	Lund	Q4 2024	72	4,155	12.0	36.0
Mjärden 3 & 4*	Örebro	Q4 2024	161	9,874	24.7	62.4

### Projects where construction has commenced

Property	Municipality	Scheduled completion	Number of apartments	Area m <sup>2</sup>	Estimated yearly rental value, SEK million
Vapenrocken 3	Västerås	Q4 2025–Q3 2027	168	10,259	24.8
Sävenäs 131:14	Gothenburg	Q1 2027	173	9,957	31.7
Gårdsten 7:5	Gothenburg	Q1 2027	126	7,254	18.6
Skjutskontoret 3	Malmö	Q1 2027	154	9,127	25.7
Vallentuna-Rickeby 1:48**	Vallentuna	Q2 2026	74	2,322	10.6
Sandryggen 4	Lund	Q3 2026	72	4,155	12.0
Mjärden 3 & 4*	Örebro	Q2 2027	161	9,874	24.7

### Completed projects

Property	Municipality	Move in	Number of apartments	Area m <sup>2</sup>	Rental value, SEK m
Stubbarp 39:5 (phase 3 of 3)	Höganäs	Jan 2024	36	2,338	4.7
OppebyGård 1:9 (phase 2 of 2)*	Nyköping	Jan 2024	28	1,749	3.5
Östra Vildrosen 1 (phase 2 of 3)	Västerås	Feb 2024	40	2,808	4.9
Storspoven 1 (phase 2 of 3)*	Strängnäs	Feb 2024	19	1,271	2.7
Fogdaröd 8:32 (phase 2 of 2)	Höör	Mar 2024	38	2,619	5.3
Önnered 45:15 & 45:16	Gothenburg	Apr/Jul 2024	110	6,778	17.9
Magasinet 1	Hässleholm	May/Jul 2024	31	2,467	4.6
Limkokaren 17	Hässleholm	Jun 2024	70	4,370	7.6
Skymningen 3	Höganäs	Sep 2024	53	3,032	7.0

\* K-Fast Kilen AB

\*\* JV with Titania AB

# RISKS AND RISK MANAGEMENT

## Continuous risk assessment

The Group continuously identifies and evaluates risks that could affect operations and its profit and financial position. This work and identified risks are described in the section Risks and risk management.

K-Fastigheter's operations may be affected, directly or indirectly, by a number of risks and external factors, which, individually or in combination, may have a

negative impact on the Group's current and future earnings and financial position.

K-Fastigheter's management systematically identifies and evaluates the Group's material risks. The risks are categorized as strategic, operational and financial, and compliance-related risks. For risks that are considered to have a relatively high probability of occurrence combined with a relatively large impact on the Group, an individual within the Group has been assigned

responsibility for these and an action plan has been drawn up. Each quarter, these action plans where the risks are managed through mitigating, exporting and eliminating measures, are reviewed by Group management and a report is presented to the Board by the Audit Committee.

In addition, the Board and management have produced a number of governance documents and policies, and a web-based control application. The

aim is to establish a regulatory framework, provide information and facilitate communication with the Group's employees, and to facilitate regulatory compliance with the aim of mitigating, exporting or, as far as possible, eliminating potential risks in the operations.

### Operational risks



These include operational risks in the Group's Project Development, Construction, Prefab and investment properties, as well as in HR and IT.

In this area, the Group manages risks by, for example:

- maintaining close collaboration between the business areas to actively adapt K-Fastigheter's products according to tenants' wishes and to mitigate rent and vacancy risks and, by making active choices in the project development and construction phases to foster future cost-efficiency in property management, both in terms of ongoing operation and future maintenance.
- working proactively and on a broad front, with projects progressing in parallel to mitigate the risk in individual projects, working primarily with the Group's own concept buildings, developed in-house, which mitigates the risk of design defects and the risk of increased expenditure in the development and construction phases.
- working proactively in the letting process and in close collaboration between the Building and Property Management business areas to safeguard a smooth process when our new customers move in.
- working actively to foster support for, and the conditions necessary for, K-Fastigheter's employees to be able to focus on what is essential – generating customer satisfaction (internally and externally) and thereby return to shareholders.
- working actively to maintain K-Fastigheter's company culture, which is the Group's growth engine.

### Strategic risks



These include strategic risks in the Group's governance, planning and resource allocation, market conditions, relations with the surrounding world and political factors.

In this area, the Group manages risks by, for example:

- conducting an active dialog within management and between management and the Board.
- continuously complementing, broadening and developing the competencies of the employees.
- conducting an active and transparent dialog with the Group's stakeholders, which include customers, shareholders, the media, suppliers, banks, Auditors and public authorities to maintain positive relationships and to understand different external trends and currents.
- focusing operations on project development, construction and property management of residential properties in growth regions and municipalities with a population of more than 50,000 inhabitants.
- actively broadening the Group's geographical market.
- actively broadening the Group's housing offering through new concept buildings and by upgrading existing stocks to continue attracting customers and to broaden the customer base.
- actively broaden the Group's supplier base to minimize risk in relation to individual suppliers or input goods.

### Financial risks



These include risks involving the Group's property valuation, market risks, liquidity risks, accounting and reporting, capital structure and tax issues.

In this area, the Group manages risks by, for example:

- working actively with the financial policy, adopted by the Board of Directors, which stipulates financial targets and target figures for currency, interest, financing, liquidity and credit risks.
- identifying, assessing and managing significant accounting and reporting processes, which are documented in the Group's financial manual.
- collaborating actively with, and consulting, specialists and advisers in banking, law, valuation and the financial sector.

### Compliance risk



Among other things, this encompasses the Group's compliance with ethical and legal rules, as well as with requirements regarding accounting and reporting.

In this area, the Group manages risks by, for example:

- actively working with the Group's Code of Conduct.
- participating actively in the HSEQ work, to attract the most skilled employees and to have employees who are healthy on retirement.
- collaborating actively with, and consulting, specialists and advisers in law, IT and financial compliance.

# SOME SPECIFIC RISKS



## Operational risks

### Access to input goods

This relates to the risk that a certain type of input goods required for K-Fastigheter's production becomes unavailable. For example, access to cement, reinforcement bars or other input goods that ensure optimal capacity utilization of K-Fastigheter's production and management. The Covid-19 pandemic and Russia's invasion of Ukraine are examples of events that have affected various supply chains both in terms of goods flows and pricing factors that K-Fastigheter has been required to manage.

K-Fastigheter has well-established relationships with several suppliers to ensure the supply of input goods and materials in the event of shorter delivery or production problems. In the event of more extensive disruptions, K-Fastigheter is able to hire additional suppliers even if this were to increase costs slightly in the short term.

Procurement is also a key function at K-Fastigheter, and the Group has had a centralized procurement organization in place since 2023. The Group has also established a framework for selecting and reviewing suppliers to improve control and planning, and ensure compliance with the Group's Code of Conduct, focusing on human rights, working conditions, environmental aspects and anti-corruption.

### New construction

The construction of a new property is a complicated process, often extending over several years. During the process, several events/risks may arise cause the partial or complete reevaluation of the project. Such events include political decisions, decisions in the planning and building permit process, conditions at the construction site, availability of materials and labor.

K-Fastigheter actively manages the aforementioned risks by pursuing multiple parallel projects (as of 31 December 2024, 18 housing projects in construction, one commercial premises project, and 14 development projects across a total of 15 locations), through the long-term and mutual

cooperation with public authorities and suppliers, and by focusing on construction of the Group's proprietary concept buildings, which means that K-Fastigheter's construction projects are repetitive and therefore time- and cost-efficient.

### Rental income

Rental income is affected by tenants' ability to pay, the occupancy rate of the properties, as well as the possibility of charging market based rent. A reduction in the ability to pay or an increase in vacancies would entail a risk of reduced income and lower profit for the Group.

K-Fastigheter works with this risk actively by developing projects, constructing and actively owning and managing attractive, space-efficient apartments that attract a broad customer base, in markets experiencing economic and demographic growth. Given continued demand for housing through new production on the markets where the Group operates, there is positive potential to continue to develop the property portfolio in future through new construction and by maintaining agreed rent levels on existing properties.

Historically, vacancy levels in the ongoing property management operations have been very low and, given the continued demand for new housing, there are no signs that vacancies would structurally increase significantly in the future. As of 31 December 2024, total rental income from housing was approximately 93 percent of total income. Commercial rent income was distributed over some 150 commercial contracts, with the largest tenant comprising approximately one percent of total contractual rental income and the ten largest commercial tenants comprising approximately five percent of total contractual rental income.

**Operating and maintenance costs** Costs linked to tariffs, such as electricity, waste management, water, and heating, constitute the main operating costs. Of K-Fastigheter's property holding, 90 percent was constructed after 2010 and the remainder is in good condition or will be renovated in future according to the K-Fast 2.0 program, which ensures continued low operating and maintenance costs.

### Inflation

The level of inflation affects both revenue and costs in K-Fastigheter's operations. A clear example was the high level of inflation in 2023, which

affected the entire economy. Prices and interest rates rose, and household purchasing power declined, which also affected tenants' ability to rent the homes they desired. It also impacted construction activity, as rising construction costs and higher interest rates made it more challenging for construction companies to achieve viable investment calculations for new developments. During 2024, the inflation rate returned to more long-term normal levels, and purchasing power is expected to increase going forward, partly due to real wage growth. In addition, lower interest rates are helping to strengthen the transaction market for single-family homes and tenant-owned apartments and to gradually restart new construction, which in turn generates housing chains and positively impacts the rental apartment market.

This also affects operating costs in K-Fastigheter's investment properties, as well as construction costs. K-Fastigheter's high surplus ratio reduces the impact of cost inflation on operating and maintenance costs compared to many other operators. Similarly, K-Fastigheter's construction operations are relatively less affected than those of other operators, as a larger share of the construction is carried out internally and with the delivery of structural systems from K-Prefab.

Furthermore, rising inflation generally implies higher interest rates as the Swedish Riksbank tries to mitigate inflation, leading to increased borrowing costs. The Financial risks section describes how K-Fastigheter manages interest rate exposure.

### Cyber risk

Cyber risk comprises the risk of being exposed to IT attacks, operational stoppages and information leaks. The risks are managed by using modern soft- and hardware with reliable redundancy, which is handled on an ongoing basis by K-Fastigheter's IT Manager and staff, contracted professional IT providers, including the systematic work of testing vulnerability, contingency and incident planning and training our staff to raise security awareness in the organization.

### Working environment

The construction and management of properties gives rise to the risk of workplace accidents both internally within the organization, and with external suppliers. K-Fastigheter works systematically with risk prevention in the working environment and strives to secure a workplace with zero personal injuries. The work proceeds from the Group's HSEQ policy and Code of Conduct.



## Strategic risks

### Key individuals and corporate culture

K-Fastigheter's operations are conducted as a relatively small organization with a limited number of key individuals, with the most central individual being the founder and CEO, Jacob Karlsson. For K-Fastigheter's employees, a strong driving force is that the Group has successfully built a strong corporate culture based on deep commitment, drive, mutual loyalty and a long-term approach.

The Group has, however, grown rapidly in recent years with the risk that K-Fastigheter's corporate culture could be exposed to stresses and become eroded, which could have consequences for the Group's future growth.

K-Fastigheter works actively with this risk by continuously fostering the corporate culture, both in daily life and by raising it as a strategic issue in the management team and on the Board of Directors, where the issue always has a special status. Furthermore, the Group actively works to ensure short- and long-term recruitment supply, and to develop staff and managers to remain an attractive employer. Against this background, it is gratifying that K-Fastigheter was named a Career Company by Karriärföretagen in both 2024 and 2025.

### Access to land for development

In order for K-Fastigheter to be able to construct its concept buildings, it needs access to suitable building rights on terms that the Group considers acceptable. In recent years, competition from operators developing rental and tenant-owned apartments has been tangible. Conditions changed in the period 2022 - 2024 as housing starts declined, which could lead to an increase in the supply of building rights. However the number of transactions has been relatively low. A shortage of suitable building rights can ultimately have a serious impact on future potential growth.

In K-Fastigheter's assessment, the potential for acquiring suitable

building rights has improved slightly as there is less competition over potential building rights and the company is now established over a larger geographical area. The Group also has good financial and organizational opportunities to handle both larger and less developed building rights, which further reduces the risks.

As of 31 December 2024, K-Fastigheter had 1,893 apartments in project development, of which 969 were in the planning application process.

### Climate and the environment

Climate and environmental risk related to K-Fastigheter's operations are estimated to mainly include the physical environment which affects people and buildings, and production and prices of natural resources in the form of materials and energy. The planing process determines which climate adaptations may become necessary in connection with new construction, and are governed by detailed plans.

The construction and property sector accounts for a large share of society's energy consumption and climate-impacting emissions, and also generates significant amounts of waste. K-Fastigheter assesses that the Group will be affected in multiple way looking ahead, including increased demands for sustainable investments to reduce the negative impact on the environment. With 90 percent of the holding constructed after 2010, and increasingly sustainable production of concrete frames and systematic sustainability work, K-Fastigheter has a good starting point for reducing the negative impact on the environment and to meet the demands and regulatory requirements introduced and that are expected in the area of climate and environmental initiatives.

In addition to the risks mentioned above, reference is made to K-Fastigheter's Sustainability Report and the sustainability-related risks described therein.



## Financial risks

### Market value of the properties

K-Fastigheter recognizes investment properties at fair value and property value changes are recognized in the Income Statement. Historically, changes in the value of K-Fastigheter's properties have significantly impacted the Group's profit. The value of a property is primarily affected by the trend in rental income, operating and maintenance expenses, investment needs and the market return requirement for comparable properties. A lower operating surplus due to increased vacancies or operating costs, or an increased return requirement, implies a downward adjustment of price.

K-Fastigheter's stocks consist primarily of newly-constructed and attractive housing situated in good micro-locations in growing towns and cities and several geographical markets, which, combined, reduces the risk of all parameters related to a property's valuation. Furthermore, K-Fastigheter values all properties on a quarterly basis in order to monitor market progress.

### Interest rates

Interest expenses are the largest-single current expense in K-Fastigheter's operations.

K-Fastigheter works with interest rate risk partly by maintaining a good dialog with Nordic banks to secure market-based loan terms, and partly by reducing the interest rate risk by means of interest rate derivatives. As of 31 December 2024, the proportion of variable interest in the loan portfolio amounted to 46 percent, and the average interest fixing period was 1.8 years. The proportion of variable interest rates increased in December 2024 following the termination of interest rate derivatives to align the derivatives portfolio with the debt situation that will arise after the Brinova transaction in April 2025. In the event of an increase in the market interest rate of one percent, and assuming an unchanged loan and derivatives portfolio, interest expenses for interest-bearing debt related to the Group's acquisition financing, investment and business properties would increase by SEK 37.3 million.

## Financing

K-Fastigheter is dependent on the financing of existing investment properties and upcoming new construction. The risk of not securing adequate future financing is mitigated by means of a good dialog with Nordic commercial banks, as well as by signing longer credit agreements with a diversified maturity structure.

As of 31 December 2024, K-Fastigheter had engagements with around ten Nordic banks and the average fixed interest period for capital was 1.1 years. The listing of the company's share on Nasdaq Stockholm also broadened the capital base further.

## Cash and cash equivalents

The risk of having insufficient cash and cash equivalents to meet current and future payment obligations is managed by preparing a monthly liquidity forecast, which is continuously reviewed, and by contracting the required limits and credits for ongoing operations. Furthermore, no new projects are initiated without financing having been secured.

As of 31 December 2024, K-Fastigheter's available cash and cash equivalents totaled some SEK 160 million, including unutilized overdraft facilities.

## Credit

Credit risk arises in K-Fastigheter's operations primarily through the Group's tenants', customers' and suppliers' ability to pay. Tenants' and customers' creditworthiness is tested in accordance with established criteria in connection with new rental or customer agreements being signed. For key suppliers, a credit assessment is performed when a new collaboration is established. For key commercial tenants, customers and suppliers alike, creditworthiness is monitored continuously through the requisite credit monitoring services.

## Currency

At the end of 2024, K-Fastigheter owned one property under construction in Denmark. During construction, currency risk arises in the form of exchange rate differences on translation of foreign subsidiaries' assets and liabilities to the currency of the Parent Company. The property is included in the Brinova transaction, which limits the currency risk to the construction period. Translation differences are mainly managed by borrowing in local currency, equivalent to net assets.



## Compliance risks

### Political and legal risks

This refers to risks related to identifying changes in legislation, regulations and directives, which affects K-Fastigheter's ability to adapt its operations according to legislation and other regulations, and decisions by authorities relating to areas such as tax, subsidies and support, planning and construction measures, the environment, security, permitted construction materials and construction standards, lettings and the regulated rental market for apartments.

In part, these risks have a major impact on how K-Fastigheter conducts its operations and, in part, they are difficult to manage as they are often changed at short notice. K-Fastigheter addresses the political risks primarily by keeping the organization abreast of ongoing political trends and by engaging specialists and advisers to manage the effects of changing laws and regulations.

## SENSITIVITY ANALYSIS

K-Fastigheter's earnings are affected by a number of factors. The table below shows a theoretical effect on cash flow and fair value based on K-Fastigheter's current earnings capacity as of 31 December 2024 given a change based on four parameters. Each variable in the table has been addressed individually and on the assumption that the other variables remain unchanged. The sensitivity analysis should be reviewed alongside information relating to current earnings ability on page 23, and the Valuation section.

K-Fastigheter measures the Group's properties at fair value, recognizing changes in value in the Income Statement. This means that earnings, in particular, but also financial position can be affected both positively and negatively over time. The following table shows the theoretical value change when increasing or decreasing the property value based on the property value as of 31 December 2024 and its effect on the debt-to-equity ratio at the date.

SEK m	Cash flow	Fair value
Direct return requirement +/- 0.1%	-	311.3
Rental value +/- 1%	6.8	153.0
Operating and maintenance costs +/- 1%	1.2	28.1
Long-term vacancy ratio +/- 1%	6.8	153.0

### Value change in completed investment properties, SEK m

	-10%	10%
Property value, SEK m	-1,263.7	1,263.7
Loan-to-value ratio, completed investment properties,%	67%	55%
Debt-to-equity ratio, %	64%	55%

# CONSOLIDATED FINANCIAL STATEMENTS

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK m	Note	2024 Jan-Dec	2023 Jan-Dec
Rental income	3	603.4	480.2
Income from contracting	3	537.8	603.0
<b>Net sales</b>		<b>1,141.2</b>	<b>1,083.2</b>
Other operating income	3	12.4	11.6
Operating costs		-133.6	-104.9
Maintenance		-11.5	-15.4
Property tax		-8.8	-10.4
Property administration		-52.8	-47.8
<b>Property management costs</b>	4, 5, 6	<b>-206.7</b>	<b>-178.5</b>
Construction, costs	4, 5, 6	-449.1	-517.9
Other costs	4, 5, 6	0.4	-2.6
<b>Gross profit</b>		<b>498.2</b>	<b>395.8</b>
Central administration	4, 5, 6, 8	-67.9	-55.6
Depreciation, amortization and impairment	7	-71.6	-80.5
Profit from participations in associated and jointly controlled companies	9	14.8	25.9
Net financial items	10	-274.1	-218.2
<i>of which net interest income</i>		-281.0	-220.2
<b>Profit before changes in value</b>		<b>99.3</b>	<b>67.3</b>
<i>of which, profit from property management*</i>		135.1	112.6
Value change, investment properties	11	143.1	-316.3
Value change, derivatives	10	-60.8	-262.6
<b>Profit before tax</b>		<b>181.6</b>	<b>-511.6</b>
Tax on profit for the year	12	-106.8	113.6
<b>Profit for the year</b>		<b>74.8</b>	<b>-398.1</b>
Other comprehensive income	13	1.7	5.3
<b>Comprehensive income for the year</b>		<b>76.5</b>	<b>-392.8</b>
<b>Comprehensive income for the year attributable to</b>			
Parent Company shareholders	30	50.9	-427.4
Non-controlling interests		25.6	34.6
<b>Profit after tax per share, SEK/share**</b>	14	<b>0.20</b>	<b>-1.96</b>

\* Profit from property management includes SEK -6.3 million (-1.3) attributable to non-controlling interests.

\*\* There are no potential shares, e.g. convertibles in the company, and accordingly no dilution effect.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Assets, SEK m	Note	2024, 31 Dec	2023, 31 Dec
<b>Property, plant and equipment</b>			
Intangible assets	15	462.3	471.3
Investment properties	16	15,616.5	14,870.9
Business properties	17	571.0	537.1
Equipment	18	170.8	181.4
<b>Total non-current assets</b>		<b>16,820.6</b>	<b>16,060.6</b>
<b>Financial non-current assets</b>	22		
Holdings in associated and jointly controlled companies and other non-current receivables	19, 20	251.2	293.9
Derivative instruments	22	39.6	141.4
Deferred tax asset	21	60.7	54.3
<b>Total financial non-current assets</b>		<b>351.5</b>	<b>489.6</b>
<b>Total non-current assets</b>		<b>17,172.1</b>	<b>16,550.3</b>
<b>Current assets</b>	22		
Inventories	23	29.5	30.7
Accounts receivable	24, 25	70.9	51.2
Other current receivables	25, 26	130.7	123.0
Prepaid costs and accrued income	27	53.1	46.3
Cash and cash equivalents	28	9.5	5.8
<b>Total current assets</b>		<b>293.8</b>	<b>256.9</b>
<b>TOTAL ASSETS</b>		<b>17,465.9</b>	<b>16,807.2</b>

Equity and liabilities, SEK m	Note	2024, 31 Dec	2023, 31 Dec
<b>Equity</b>	29		
Share capital		65.6	63.8
Other capital contributions		1,812.4	1,689.4
Profit brought forward including the profit for the year		3,336.4	3,292.7
<b>Equity attributable to Parent Company shareholders</b>		<b>5,214.4</b>	<b>5,045.9</b>
Non-controlling interests	30	90.2	54.5
<b>Total Equity</b>		<b>5,304.6</b>	<b>5,100.4</b>
<b>Non-current liabilities</b>	22		
Deferred tax liability	21	1,092.4	953.2
Non-current interest-bearing liabilities	22	4,857.3	6,655.0
Other provisions and non-current liabilities	31	244.2	90.9
<b>Total non-current liabilities</b>		<b>6,194.0</b>	<b>7,699.2</b>
<b>Current liabilities</b>	22		
Current interest-bearing liabilities	22	5,460.0	3,462.8
Accounts payable	22	154.7	234.5
Other current liabilities	31	150.9	135.7
Accrued costs and prepaid income	32	201.8	174.8
<b>Total current liabilities</b>		<b>5,967.4</b>	<b>4,007.7</b>
<b>Total liabilities</b>		<b>12,161.4</b>	<b>11,706.9</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>17,465.9</b>	<b>16,807.2</b>

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEK m	Attributable to Parent Company shareholders					Non-controlling interests	Total Equity
	Number of shares outstanding	Share capital	Other capital contributions	Currency translation reserve	Profit brought forward		
<b>Equity, as of 1 January 2023</b>	<b>215,331,168</b>	<b>57.4</b>	<b>1,372.9</b>	<b>29.7</b>	<b>3,690.3</b>	<b>19.3</b>	<b>5,169.6</b>
Profit for the year					-432.7	34.6	-398.1
Other comprehensive income				5.3			5.3
<b>Comprehensive income for the year</b>				<b>5.3</b>	<b>-432.7</b>	<b>34.6</b>	<b>-392.8</b>
New issue after deduction for transaction expenses	24,000,000	6.4	316.6				323.0
<b>Total transactions with shareholders</b>	<b>24,000,000</b>	<b>6.4</b>	<b>316.6</b>				<b>323.0</b>
Shareholder contribution from non-controlling interests					0.0	0.5	0.5
<b>Total transactions with non-controlling interests</b>					<b>0.0</b>	<b>0.5</b>	<b>0.5</b>
<b>Closing balance as of 31 December 2023</b>	<b>239,331,168</b>	<b>63.8</b>	<b>1,689.4</b>	<b>35.0</b>	<b>3,257.6</b>	<b>54.4</b>	<b>5,100.4</b>

SEK m	Attributable to Parent Company shareholders					Non-controlling interests	Total Equity
	Number of shares outstanding	Share capital	Other capital contributions	Currency translation reserve	Profit brought forward		
<b>Equity, as of 1 January 2024</b>	<b>239,331,168</b>	<b>63.8</b>	<b>1,689.4</b>	<b>35.0</b>	<b>3,257.6</b>	<b>54.4</b>	<b>5,100.4</b>
Profit for the year					49.2	25.6	74.8
Exchange rate differences*				-35.0	35.0		0.0
Other comprehensive income				1.7			1.7
<b>Comprehensive income for the year</b>				<b>-33.3</b>	<b>84.2</b>	<b>25.6</b>	<b>76.5</b>
New issue after deduction for transaction expenses	6,662,000	1.8	123.0				124.8
<b>Total transactions with shareholders</b>	<b>6,662,000</b>	<b>1.8</b>	<b>123.0</b>				<b>124.8</b>
Transactions with non-controlling interests					-7.3	7.3	0.0
Shareholder contribution from non-controlling interests					0.0	2.9	2.9
<b>Total transactions with non-controlling interests</b>					<b>-7.3</b>	<b>10.2</b>	<b>2.9</b>
<b>Closing balance as of 31 December 2024</b>	<b>245,993,168</b>	<b>65.6</b>	<b>1,812.4</b>	<b>1.7</b>	<b>3,334.6</b>	<b>90.2</b>	<b>5,304.6</b>

\* Exchange rate differences reversed through the Income Statement in connection with the divestment of foreign operations.

## CONSOLIDATED CASH FLOW STATEMENT

SEK m	Note	2024, Jan-Dec	2023, Jan-Dec
<b>Operating activities</b>			
Profit before tax		181.6	-511.6
<i>Adjustment for items not affecting cash flow</i>			
– Value changes for investment properties and derivatives		-82.3	578.9
– Other items	38	24.2	44.6
Tax paid		-3.6	-11.5
<b>Cash flow from operating activities before changes in working capital</b>		<b>119.9</b>	<b>100.4</b>
Change in operating receivables		-91.1	109.7
Change in operating liabilities		2.0	-6.5
<b>Cash flow from operating activities</b>		<b>30.7</b>	<b>203.6</b>
<b>Investing activities</b>			
Investments in intangible assets	15	-3.0	-3.0
Investments in associated and jointly controlled companies	19	-24.1	-11.2
Property investments	16, 17, 35	-429.4	-398.9
Investments in construction in progress	16	-1,380.9	-2,000.4
Investments in machinery and equipment	18	-16.2	-8.2
Divestment of properties	16	1,080.8	142.3
Divestment of associated company	19	64.6	0.0
Change in other financial non-current assets	20	55.2	-32.9
<b>Cash flow from investing activities</b>		<b>-653.0</b>	<b>-2,312.3</b>
<b>Financing activities</b>			
Borrowings		2,588.0	2,274.8
Loan amortizations		-2,086.8	-518.9
Capital contributions	22	124.8	323.0
<b>Cash flow from financing activities</b>		<b>625.9</b>	<b>2,078.9</b>
<b>Cash flow for the period</b>		<b>3.7</b>	<b>-29.8</b>
Translation differences in cash and cash equivalents		0.0	0.1
Opening cash and cash equivalents	38	5.8	35.4
<b>Closing cash and cash equivalents</b>		<b>9.5</b>	<b>5.8</b>

Cash and cash equivalents in the Cash Flow Statement refer in their entirety to cash and bank balances.

# PARENT COMPANY FINANCIAL STATEMENTS

## PARENT COMPANY INCOME STATEMENT AND STATEMENT OF COMPREHENSIVE INCOME

SEK m	Note	2024, Jan-Dec	2023, Jan-Dec
<b>Operating income</b>			
Net sales	3	130.5	100.7
<b>Total operating income</b>		<b>130.5</b>	<b>100.7</b>
<b>Operating expenses</b>			
Administration costs	4,5,6,8	-122.4	-97.9
Amortization and depreciation	7	-0.8	-0.6
<b>Total operating costs</b>		<b>-123.3</b>	<b>-98.5</b>
<b>Gross profit</b>		<b>7.3</b>	<b>2.3</b>
<b>Profit from financial items</b>			
Profit from participations in associated and Group companies	9, 34	-140.7	39.3
Net financial items	10	210.1	161.3
<b>Profit before changes in value</b>		<b>76.7</b>	<b>202.9</b>
Value change, derivatives	10	-58.4	-245.4
Appropriations	33	-19.7	1.4
<b>Profit before tax</b>		<b>-1.4</b>	<b>-41.1</b>
Tax on profit for the year	12	9.4	70.1
<b>Profit for the year</b>		<b>8.0</b>	<b>29.0</b>
<b>Parent Company Statement of Comprehensive Income</b>			
<b>Profit for the year</b>		<b>8.0</b>	<b>29.0</b>
Other comprehensive income	13	0.0	0.0
<b>Comprehensive income for the year</b>		<b>8.0</b>	<b>29.0</b>

## PARENT COMPANY BALANCE SHEET

Assets, SEK m	Note	2024, 31 Dec	2023, 31 Dec
<b>Non-current assets</b>			
<b>Intangible non-current assets</b>			
Intangible non-current assets	15	7.2	4.8
<b>Total intangible non-current assets</b>		<b>7.2</b>	<b>4.8</b>
<b>Property, plant and equipment</b>			
Property, plant and equipment	18	1.0	1.2
<b>Total property, plant and equipment</b>		<b>1.0</b>	<b>1.2</b>
<b>Financial non-current assets</b>	<b>22</b>		
Participations in Group companies	35	1,471.8	1,235.7
Receivables from Group companies	36	1,346.1	1,234.7
Participations in and receivables from associated companies and other non-current receivables and participations	19, 20	188.6	215.8
Derivative instruments	22	55.4	159.2
Deferred tax asset	21	30.8	21.4
<b>Total financial non-current assets</b>		<b>3,092.7</b>	<b>2,866.8</b>
<b>Total non-current assets</b>		<b>3,101.0</b>	<b>2,872.8</b>
<b>Current assets</b>	<b>22</b>		
Receivables from Group companies	36	1,453.4	984.0
Receivables from associated companies	26	0.0	0.1
Other current receivables	26	74.2	51.9
Prepaid costs and accrued income	27	15.9	23.0
Cash and cash equivalents	28	3.2	0.5
<b>Total current assets</b>		<b>1,546.6</b>	<b>1,059.4</b>
<b>TOTAL ASSETS</b>		<b>4,647.6</b>	<b>3,932.4</b>

Equity and liabilities, SEK m	Note	2024, 31 Dec	2023, 31 Dec
<b>Equity</b>	<b>29</b>		
Restricted equity			
Share capital		65.6	63.8
Unrestricted equity			
Share premium reserve		1,812.4	1,689.5
Retained earnings		536.1	507.1
Profit for the year		8.0	29.0
<b>Total Equity</b>		<b>2,422.1</b>	<b>2,289.4</b>
<b>Non-current liabilities</b>	<b>22</b>		
Deferred tax liability	21	0.0	0.0
Non-current interest-bearing liabilities	22	635.2	108.1
Other non-current liabilities	31	22.8	0.0
<b>Total non-current liabilities</b>		<b>658.1</b>	<b>108.1</b>
<b>Current liabilities</b>	<b>22</b>		
Current interest-bearing liabilities	22	1,245.9	1,338.8
Accounts payable	22	7.0	11.5
Liabilities to Group companies	36	286.4	169.1
Other current liabilities	31	12.1	3.4
Accrued costs and prepaid income	32	15.9	12.2
<b>Total current liabilities</b>		<b>1,567.4</b>	<b>1,535.0</b>
<b>Total liabilities</b>		<b>2,225.5</b>	<b>1,643.0</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>4,647.6</b>	<b>3,932.4</b>

## PARENT COMPANY STATEMENT OF CHANGES IN EQUITY

SEK m	Number of shares outstanding	Share capital	Other capital contributions	Profit brought forward	Total Equity
<b>Equity, as of 1 January 2023</b>	<b>215,331,168</b>	<b>57.4</b>	<b>1,372.9</b>	<b>203.0</b>	<b>1,633.3</b>
Profit for the year				29.0	29.0
Other comprehensive income				0.0	0.0
<b>Comprehensive income for the period</b>				<b>29.0</b>	<b>29.0</b>
New issue after deductions for transaction expenses	24,000,000	6.4	316.6		323.0
<b>Total transactions with shareholders</b>	<b>0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Equity, as of 31 December 2023</b>	<b>239,331,168</b>	<b>63.8</b>	<b>1,689.5</b>	<b>536.2</b>	<b>2,289.4</b>

SEK m	Number of shares outstanding	Share capital	Other capital contributions	Profit brought forward	Total Equity
<b>Equity, as of 1 January 2024</b>	<b>239,331,168</b>	<b>63.8</b>	<b>1,689.5</b>	<b>536.2</b>	<b>2,289.4</b>
Profit for the year				8.0	8.0
Other comprehensive income				0.0	0.0
<b>Comprehensive income for the period</b>				<b>8.0</b>	<b>8.0</b>
New issue after deductions for transaction expenses	6,662,000	1.8	123.0		124.8
<b>Total transactions with shareholders</b>	<b>6,662,000</b>	<b>1.8</b>	<b>123.0</b>	<b>0.0</b>	<b>124.8</b>
<b>Closing balance as of 31 December 2024</b>	<b>245,993,168</b>	<b>65.6</b>	<b>1,812.4</b>	<b>544.1</b>	<b>2,422.1</b>

## PARENT COMPANY CASH FLOW STATEMENT

SEK m	Note	2024, Jan-Dec	2023, Jan-Dec
<b>Operating activities</b>			
Profit before tax		-1.4	-41.1
<i>Adjustment for items not affecting cash flow</i>			
- Value change, derivatives		58.4	245.4
- Other items	38	142.7	-38.7
Tax paid		1.5	0.0
<b>Cash flow from operating activities before changes in working capital</b>		<b>201.2</b>	<b>165.6</b>
Change in operating receivables		-484.3	-312.5
Change in operating liabilities		123.9	-36.9
<b>Cash flow from operating activities</b>		<b>-159.3</b>	<b>-183.8</b>
<b>Investing activities</b>			
Investments in Group companies	35	-405.3	-92.7
Investments in associated companies	19	-10.4	-11.6
Investments in intangible assets	15	-2.9	-3.0
Investments in machinery and equipment	18	-0.2	-1.2
Divestment of Group companies		28.1	125.8
Divestment of associated company		45.0	0.0
Change in receivables and liabilities to Group companies	36	-73.0	-396.8
<b>Cash flow from investing activities</b>		<b>-418.7</b>	<b>-379.5</b>
<b>Financing activities</b>			
Capital contributions		124.7	323.0
Borrowings	22	1,699.2	759.7
Loan amortizations		-1,243.3	-518.9
Change in non-current liabilities	31	0.0	0.0
<b>Cash flow from investing activities</b>		<b>580.7</b>	<b>563.8</b>
<b>Cash flow for the year</b>	<b>38</b>	<b>2.7</b>	<b>0.5</b>
Translation differences in cash and cash equivalents		0.0	0.0
Opening cash and cash equivalents		0.5	0.0
<b>Closing cash and cash equivalents</b>	<b>28</b>	<b>3.2</b>	<b>0.5</b>

# NOTE 1

## 1 ACCOUNTING PRINCIPLES

### General information

The financial statements for K-Fast Holding AB as of 31 December 2024 were adopted by the Board of Directors on 8 April, 2025 and will be submitted to the Annual General Meeting on 21 May 2024 for approval. K-Fast Holding AB, Corp. ID No. 556827-0390, is the Parent Company in a Group with subsidiaries as presented in Note 35 Participations in Group companies.

The company is a public limited liability company that was formed and has its registered offices in Sweden. The head office and principal business location is Bultvägen 7, SE-281 43 Hässleholm, Sweden. The company's business concept is committed and cost-efficient development, construction and management of the market's most attractive properties in terms of condition, standard and service levels.

The Accounting Principles are described under each Note with the aim of increasing the reader's understanding of the relevant reporting area. General Accounting Principles and information relating to the Consolidated Financial Statements follows.

### Accounting principles

The consolidated accounts have been prepared in accordance with the IFRS accounting standards issued by the International Accounting Standards Board (IASB), as well as the interpretation statements issued by the IFRS Interpretation Committee (IFRIC), as adopted by the EU. The Swedish Corporate Reporting Board's recommendation RFR 1 "Supplementary accounting rules for groups" has also been applied.

The Annual Report of the Parent Company has been prepared in accordance with the Annual Accounts Act, recommendation RFR 2 of the Swedish Corporate Reporting Board (Accounting for Legal Entities) and associated statements by the Swedish Corporate Reporting Board. The Parent Company applies the same accounting principles as the Group except in the instances mentioned below in the section Parent Company accounting principles. The deviations occurring between the principles applied by the Parent Company and the Group are caused

by limited opportunities to apply (IFRS accounting standards) in the Parent Company as a consequence of the Annual Accounts Act.

The functional currency for the Parent Company is Swedish kronor, which is also the reporting currency for the Parent Company and the Group. The financial statements are presented in Swedish kronor rounded to the nearest SEK million unless otherwise stated.

The stated accounting principles for Group have been applied consistently to all periods presented in the consolidated financial statements, unless stated otherwise below. The Group's accounting principles has been applied consistently in the reporting and consolidation of subsidiaries.

### Significant estimates and judgments

Preparing financial statements in accordance with IFRS requires Group management to make assessments, estimates and judgments that affect how accounting principles are applied and the carrying amounts for assets, liabilities, income and expenses. The estimates and judgments are based on historical experience and other factors that appear reasonable under the prevailing circumstances. The results of these estimates and judgments are then applied in estimating the carrying amounts of assets and liabilities, which would not otherwise be evident from other sources. Actual outcomes may deviate from these estimates and judgments. Estimates and judgments are reviewed regularly. Changes in estimates are reported in the period in which the change is made if the change only affects that period, or in the period in which the change is made and future periods if the change affects both the current period and future periods. For a more detailed description of material judgments and assumptions in areas of material significance, refer to Note 3 Income, Note 15 Intangible assets and Note 16 Investment properties.

### Revised accounting principles and disclosures New and revised existing standards

Additional new or revised EU-approved standards and interpretation statements from the IFRS Interpretations Committee are currently not assessed to affect K-Fastigheter's profit or financial position to a significant degree. The accounting principles and calculation methods remain unchanged on the previous year's Annual Report.

### New standards effective from 2024 and onwards

IAS 1 amendments: Classification of liabilities as current or non-current.

In January 2020 and October 2022, IASB published amendments to IAS 1 that specified the requirements for classifying liabilities as current or non-current. In addition, a company is required to disclose when a liability arising from a loan agreement is classified as non-current, and the company's right to defer settlement depends on the fulfillment of future loan terms within twelve months. The amendments have not affected the classification in the Consolidated Accounts.

The International Accounting Standards Board (IASB) has published a new accounting standard, IFRS 18 Presentation and Disclosures in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. The standard comes into force on 1 January 2027 and will be applied retroactively. IFRS 18 will not affect the recognition or measurement of items in the financial statements, but the standard may affect which transactions are included in the company's operating profit. The key new concepts introduced in IFRS 18 are:

- Structure of the Income Statement
- Mandatory disclosures in the financial statements for certain performance measures that are reported outside a company's financial statements. These are referred to as management-defined performance measures (MPMs).
- Improved principles for aggregation and disaggregation, which apply to both the primary financial statements and the notes in general.

K-Fast Holding AB will begin work to analyze the potential impacts of the new standard.

### Classification etc.

Non-current assets and non-current liabilities consist, essentially, of amounts expected to be recovered or paid after more than 12 months of the balance sheet date.

Current assets and liabilities consist, essentially, of amounts expected to be recovered or paid within 12 months of the balance sheet date. Current liabilities to credit institutions include one year's agreed amortization, as well as credits maturing in upcoming financial years.

In the Parent Company, loans from/to Group companies are reported as non-current, as there are no established amortization plans.

## Consolidation principles

Subsidiaries, investment objects, are companies over which the Group has a controlling influence. A controlling interest refers to K-Fast Holding AB being exposed to, or being entitled to, variable returns on its engagement in the investment object and being able to affect that return through its influence over the investment object.

Subsidiaries are reported in accordance with the acquisition method. The method entails the acquisition of a subsidiary classified as a business combination being viewed as a transaction through which the Group indirectly acquires the subsidiary's assets and assumes its liabilities and contingent liabilities. The analysis determines, in part, the cost of the shares or business and, in part, the fair value on the acquisition date of the acquired identifiable assets, as well as the assumed liabilities and contingent liabilities. The purchase price also includes the fair value of all

assets or liabilities resulting from an agreement on a conditional purchase price. Acquisition-related expenses are expensed as they are incurred. For each acquisition, the Group determines whether all non-controlling interests in the acquired company are reported at fair value or at the holding's proportional share of the acquired company's net assets. The cost of the subsidiary's shares and the cost of the business comprise their fair values on the date of transfer of the assets, the incurred or assumed liabilities and the issued equity instruments provided as consideration in exchange for the acquired net assets and transaction expenses directly attributable to the acquisition.

For asset acquisitions, the cost, including acquisition expenses, of the acquired assets are allocated to the individual acquired assets and liabilities based on their fair value at the time of acquisition. Deferred tax is not reported on the initial temporary differences. Complete deferred tax is reported on temporary differences arising following the acquisition. On the ensuing balance sheet date, acquired investment properties are reported at fair value, which may deviate from the cost.

In connection with an acquisition, an assessment is made as to whether the acquisition is an acquisition of a business or of assets. The transaction is considered to be an asset acquisition if it pertains to properties but does not include the organization and processes required to perform the property management operations. Although there are rental contracts relating to these properties, there are no employees in the company to conduct business operations.

In connection with business combinations where the cost exceeds the net value of the acquired assets, assumed liabilities and contingent liabilities, the difference is reported as goodwill. When the difference is negative, this is reported directly in the Income Statement.

Subsidiaries' financial statements are included in the consolidated accounts from the point in time at which the controlling influence arises and until the date on which the controlling influence ceases.

Intra-Group receivables and liabilities, income or expenses and unrealized gains or losses arising from intra-Group transactions between Group companies are eliminated in their entirety when preparing the consolidated accounts.

## Changes in share of ownership in a subsidiary with no change in controlling influence

Transactions with shareholders without a controlling influence and not resulting in a loss of control are reported as equity transactions – that is, as transactions with the owners in their role as owners. In acquisitions from shareholders without a controlling influence, the difference between the fair value of the purchase price paid and the actual acquired share of the carrying amount of the subsidiary's net assets is reported in equity. Gains and losses on divestments to holders without a controlling interest are also reported in equity.

## Foreign currency

### Financial reporting in foreign operations

Assets and liabilities in foreign operations are converted to SEK at the exchange rate prevailing on the record date. Income and expenses in foreign operations are converted to SEK at an average exchange rate

constituting an approximation of the exchange rates at the time of the respective transactions. Translation differences that arise upon currency conversion of foreign operations are recognized as translations reserves under Other comprehensive income.

### Transactions denominated in foreign currency

Transactions denominated in foreign currency are converted to the functional currency at the exchange rate prevailing on the transaction date. Monetary assets and liabilities denominated in foreign currency are converted to the functional currency at the exchange rate prevailing on the record date. Exchange rate differences are recognized in the Income Statement, with the exception of long-term internal transactions, which are included in net investments in subsidiaries and recognized in Other comprehensive income. Non-monetary assets and liabilities recognized at historical cost are converted at the exchange rate prevailing on the transaction date. Non-monetary assets and liabilities recognized at fair value are converted to the functional currency at the exchange rate prevailing at the time of valuation at fair value.

## Impairment

The Group's recognized assets are assessed on each balance sheet date to determine whether there are any indications of impairment. IAS 36 is applied regarding impairments of assets other than financial assets, which are reported in accordance with IFRS 9, assets for sale and divestment groups are recognized in accordance with IFRS 5, inventories and deferred tax receivables. If any such indication exists, the asset's recoverable amount is calculated. For exempted assets in accordance with the above, the valuation is tested in accordance with the relevant standard.

If it is not possible to assign significant independent cash flows to an individual asset when assessing impairment needs, the assets are grouped at the lowest level at which it is possible to identify significant independent cash flows, a so-called cash-generating unit. Impairment is recognized when the carrying amount of an asset or cash-generating unit exceeds the recoverable amount. An impairment charge is recognized in the Income Statement.

The recoverable value of assets belonging to the category of loan receivables and accounts receivable, which are reported to amortized cost,

is calculated as the present value of future cash flows discounted by the effective interest rate that applied on the initial recognition of the asset.

Short-maturity assets are not discounted. The recoverable value of other assets is the highest of fair value less sales expenses and value in use. On calculating the value in use, future cash flows are discounted applying a discount factor that takes into account risk-free interest and the risk associated with the specific asset. For an asset that does not generate cash flows that are substantially independent of other assets, the recoverable value is calculated of the cash-generating unit to which the asset belongs.

### Reversal of impairment

An impairment of assets included in the scope of IAS 36 is reversed if there is both an indication that the need for impairment no longer prevails and if there has been a change in the assumptions on which the calculation of the recoverable amount was based. Goodwill impairment is, however, never reversed. A reversal is made only to the extent that the carrying amount of the asset, following reversal, does not exceed the amount that would have been recognized, less depreciation where applicable, if no impairment had been applied. Impairments of loan receivables and accounts receivable recognized at amortized cost are reversed if a subsequent increase in the recoverable amount can objectively be attributed to an event occurring following the application of the impairment.

### Parent Company accounting principles

The Annual Report for the Parent Company has been prepared in accordance with the Annual Accounts Act (1995:1554) and the Swedish Financial Reporting Board's recommendation RFR 2—Accounting for Legal Entities. The recommendation means that the Parent Company, in the Annual Report for the legal entity, shall apply all IFRS and statements approved by the EU as far as possible within the framework of the Annual Accounts Act and with regard to the relationship between accounting and taxation. IFRS 16 is not currently applied by the Parent Company. The recommendation states which exceptions and additions apply in relation to IFRS. The Parent Company's accounting principles remain unchanged on the Annual Report from the previous year.

### Differences between the Group's and the Parent Company's accounting policies

The stated accounting principles for the Parent Company have been applied consistently to all periods presented in the Parent Company's financial statements.

### Classification and presentation

The Parent Company's Income Statement and Balance Sheet are arranged in accordance with the diagrams presented in the Annual Accounts Act. The difference compared with IAS 1, Presentation of Financial Statements, which is applied in the design of the consolidated financial accounts consists primarily of how financial income and expenses, as well as equity, are recognized.

### Group contributions and shareholder contributions

The Parent Company recognizes Group contributions and

shareholder contributions in accordance with RFR 2. Shareholder contributions are posted directly against equity for the recipient and are capitalized in shares and participations for the donor, to the extent that impairment is not required. Group contributions are recognized as appropriations in the Income Statement. The tax effect is reported in accordance with IAS 12 in the Income Statement.

### Leases

The Parent Company has lease contracts relating to vehicles and IT equipment. IFRS 16 has not been applied in the Parent Company, which applies RFR 2. In cases where the Parent Company is lessor, this means that lease charges are expensed on a straight line basis over the term of the lease. The cost of lease agreements is recognized under Other external expenses. Accordingly, right-of-use assets and lease liabilities are not recognized in the Balance Sheet.

### Participations in Group companies

Shares in subsidiaries are recognized in the Parent Company according to the acquisition value method less accumulated depreciation increased or decreased by the change in capital. A subsidiary's carrying amount is tested for impairment at least annually, or more often if there is

an indication that the recognized amount may not be recoverable. Depreciation and reversals of earlier depreciation is recognized in the Income Statement.

# NOTE 2

## 2 SEGMENT REPORTING

### Accounting principles

An operating segment is a part of the Group that conducts operations from which it can generate income and incur expenses and for which standalone financial information is available. An operating segment's profit is also reviewed by the Company's highest executive decision-maker to assess profit and to be able to allocate resources to the operating segment. In the Group, the Board of Directors and Group management have been identified as the highest executive decision maker. Each of the operating segments is managed separately as each operating segment requires different technologies and other resources, as well as marketing methods. All transactions between segments are conducted on a professional basis and are based on prices charged to customers that are not related parties in connection with standalone sales of identical goods or services (that is, transactions between parties that are independent of one another, that are well informed and that have an interest in conducting the transactions).

K-Fastigheter's organizational changes into operating segments in 2024 mean that segment reporting also changes.

As of 2024, the operations are divided into two operating segments, and the Group has identified two segments: Property Management and Construction.

### Property Management

Profit from rental properties including net interest income and allocated central costs, profit from sales of investment properties, profit from associated companies active in property management, and value changes in completed investment properties and interest rate and exchange rate derivatives related to the operating segment.

Assets and liabilities encompass completed investment properties, long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.

### Construction

Profit from the Group's operations in project development, prefab manufacture of frame solutions and construction management including net interest income and allocated central costs, profit from sales of properties not included in the Property Management operating segment, profit from associated companies active in construction and value changes in investment properties in progress, which is recognized as income in segment reporting and affects gross profit, and interest rate and exchange rate derivatives related to the operating segment.

Assets and liabilities encompass investment properties in construction and undeveloped land, construction credits and long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.

The Group applies the same valuation principles in its segment reporting in accordance with IFRS 8 as in its financial reports.

### Other

Other comprises Group-wide functions.

## CHANGED SEGMENT REPORTING

*K-Fastigheter's organizational changes into operating segments in 2024 mean that segment reporting also changes.*

*From 2024 onwards, operations have been divided into two operating segments: Property Management and Construction.*

### Property Management

*Profit from rental properties including net interest income and allocated central costs, profit from sales of investment properties, profit from associated companies active in property management, and value changes in completed investment properties and interest rate and exchange rate derivatives related to the operating segment.*

*Assets and liabilities encompass completed investment properties, long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.*

### Construction

*Profit from the Group's operations in project development, prefab manufacture of frame solutions and construction management including net interest income and allocated central costs, profit from sales of properties not included in the Property Management operating segment, profit from associated companies active in construction and value changes in investment properties in progress, which is recognized as income in segment reporting (percentage of completion revenue recognition) and affects gross profit, and interest rate and exchange rate derivatives related to the operating segment.*

*Assets and liabilities encompass investment properties in construction and undeveloped land, construction credits and long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.*

## NOTE 2, CONT.

### 2024 Jan-Dec

Income Statement, SEK million	Property Management	Construction	Other	Eliminations	Group
Income	607.9	1,855.0	0.0	-1,309.3	1,153.6
Expenses	-206.7	-1,456.6	0.4	1,007.5	-655.4
<b>Gross profit</b>	<b>401.2</b>	<b>398.3</b>	<b>0.4</b>	<b>-301.8</b>	<b>498.2</b>
Central administration costs	-17.5	-41.9	-8.6	0.0	-67.9
Depreciation, amortization and impairment	-5.3	-62.7	-3.6	0.0	-71.6
Profit from holdings in associated companies*	0.0	14.8	0.0	0.0	14.8
Net interest income	-243.2	-24.0	-6.9	0.0	-274.1
<b>Profit before changes in value</b>	<b>135.1</b>	<b>284.6</b>	<b>-18.7</b>	<b>-301.7</b>	<b>99.3</b>
<b>Earnings per share</b>	<b>0.55</b>	<b>1.16</b>	<b>-0.08</b>	<b>-1.23</b>	<b>0.41</b>
Change in value, properties	-158.8	0.0	0.0	301.8	143.1
Change in value, derivatives and other	-59.0	-1.7	0.0	0.0	-60.8
<b>Profit before tax</b>	<b>-82.7</b>	<b>282.9</b>	<b>-18.7</b>	<b>0.1</b>	<b>181.6</b>
Tax	44.9	-58.6	-93.1	0.0	-106.8
<b>Profit for the year</b>	<b>-37.8</b>	<b>224.3</b>	<b>-111.8</b>	<b>0.1</b>	<b>74.8</b>

### 31 December 2024

Balance Sheet, SEK million	Property Management	Construction	Other	Eliminations	Group
Non-current assets	12,759.2	4,325.4	1,433.7	-1,346.1	17,172.1
Current assets	-258.5	695.4	1,548.5	-1,691.7	293.8
<b>Total assets</b>	<b>12,481.9</b>	<b>5,020.8</b>	<b>3,001.1</b>	<b>-3,037.8</b>	<b>17,465.9</b>
Interest-bearing liabilities	7,631.8	2,151.7	533.8	0.0	10,317.3
Non-current liabilities	1,967.0	692.7	23.1	-1,346.1	1,336.6
Current liabilities	228.6	1,656.5	314.0	-1,691.7	507.4
<b>Total liabilities</b>	<b>9,827.4</b>	<b>4,500.9</b>	<b>871.0</b>	<b>-3,037.8</b>	<b>12,161.4</b>
<i>of which interest-bearing liabilities</i>	7,631.8	2,151.7	533.8	0.0	10,317.3
<i>of which other liabilities</i>	2,195.6	2,349.2	337.2	-3,037.8	1,844.1
<b>Debt-to-equity ratio</b>	<b>61.1%</b>	<b>42.9%</b>			<b>59.1%</b>

\* Profit from participations in associated and jointly controlled companies.

### 2023 Jan-Dec

Income Statement, SEK million	Property Management	Construction	Other	Eliminations	Group
Income	485.8	2,359.7	5.7	-1,756.4	1,094.8
Expenses	-178.5	-1,943.7	-2.6	1,425.8	-699.0
<b>Gross profit</b>	<b>307.3</b>	<b>416.0</b>	<b>3.1</b>	<b>-330.6</b>	<b>395.8</b>
Central administration costs	-10.9	-40.4	-4.4	0.0	-55.6
Depreciation, amortization and impairment	-2.8	-74.9	-2.8	0.0	-80.5
Profit from holdings in associated companies*	0.0	25.9	0.0	0.0	25.9
Net interest income	-181.1	-28.7	-8.4	0.0	-218.2
<b>Profit before changes in value</b>	<b>112.6</b>	<b>297.8</b>	<b>-12.4</b>	<b>-330.6</b>	<b>67.3</b>
<b>Earnings per share</b>	<b>0.51</b>	<b>1.35</b>	<b>-0.06</b>	<b>-1.50</b>	<b>0.30</b>
Change in value, properties	-646.9	0.0	0.0	330.6	-316.3
Change in value, derivatives and other	-262.2	-0.4	0.0	0.0	-262.6
<b>Profit before tax</b>	<b>-796.6</b>	<b>297.4</b>	<b>-12.4</b>	<b>-0.1</b>	<b>-511.6</b>
Tax	187.3	-56.7	-17.0	0.0	113.6
<b>Profit for the year</b>	<b>-609.3</b>	<b>240.8</b>	<b>-29.4</b>	<b>-0.1</b>	<b>-398.1</b>

### 31 December 2023

Balance Sheet, SEK million	Property Management	Construction	Other	Eliminations	Group
Non-current assets	12,842.4	3,638.6	1,303.9	-1,234.7	16,550.3
Current assets	-97.6	452.5	1,061.0	-1,158.9	256.9
<b>Total assets</b>	<b>12,726.0</b>	<b>4,091.1</b>	<b>2,383.7</b>	<b>-2,393.6</b>	<b>16,807.2</b>
Interest-bearing liabilities	7,822.8	2,189.5	105.6	0.0	10,117.8
Non-current liabilities	2,050.1	228.6	0.1	-1,234.7	1,044.2
Current liabilities	333.4	1,181.3	189.3	-1,158.9	544.9
<b>Total liabilities</b>	<b>10,206.0</b>	<b>3,599.3</b>	<b>295.1</b>	<b>-2,393.6</b>	<b>11,706.9</b>
<i>of which interest-bearing liabilities</i>	7,822.8	2,189.5	105.6	0.0	10,117.8
<i>of which other liabilities</i>	2,383.4	1,409.9	189.5	-2,393.6	1,589.1
<b>Debt-to-equity ratio</b>	<b>61.5%</b>	<b>53.5%</b>			<b>60.2%</b>

\* Profit from participations in associated and jointly controlled companies.

# NOTE 3

## 3 INCOME

### Accounting principles

#### Rental income

Rental income, which is classified as operating leases in its entirety, relates to income from lease contracts where the Group is lessee. Rental income includes rent, supplements for investments and property tax, as well as additional billing such as heating, water, cooling, waste management etc. as these items have not been deemed to be of material significance from an accounting perspective and have therefore not been reported separately. Both rental income and additional billing are recognized on a straight line basis in the Consolidated Income Statement according to the terms of the lease agreement. The total cost of discounting is recognized as a reduction in rental income on a straight line basis over the lease term. Rental income and additional billing paid in advance are recognized as prepaid income in the Balance Sheet.

As of 31 December 2024, the contractual rental income amounted to SEK 655.0 million (607.7), of which commercial premises accounted for SEK 45.9 million (57.3). In the largest individual contract, the largest individual tenant accounted for approximately one percent of consolidated rental income.

#### Future minimum lease fees for non-cancellable leases

The Group has entered into lease agreements regarding commercial premises, housing and parking spaces, which are reported as operating leases. The leases regarding housing, parking spaces and certain commercial premises are currently running with a notice period of 3–9 months. Annual rental income for these contracts amounted to SEK 629.7 million (568.4). The Group has rental agreements with an annual rental income of SEK 12.5 million (23.2), where the agreements have a remaining maturity of between 1 and 5 years. The Group has annual rental income of SEK 12.8 million (16.1), where the agreements have a remaining maturity of more than 5 years.

#### Income from Contracting

Income from contracted construction operations is recognized over time

with reference to progress towards completion for each performance commitment. The Group's performance creates or enhances an asset (construction of a building) controlled by the customer when the asset is created or improved, upon which the income for execution shall be recognized over time in accordance with the appropriate method. Progress towards completion for each performance commitment is calculated based on the percentage of the expenses disbursed compared with the total calculated expenses for each performance commitment (input method). When the outcome of a construction contract cannot be reliably estimated, income is recognized to the extent expenses have been incurred that are expected to be recovered. When it is probable that the total contract expenses will exceed the total income, the expected loss is recognized immediately as an expense. When the value of the service performed for the customer corresponds directly to the right to invoice the service, income is recognized for the invoiced amount.

The Group largely conducts construction operations for its own purposes, developing rental apartments. On individual occasions, residential properties are developed and sold. Income is reported when control of the property has been transferred to the buyer. The properties normally have no alternative use for the Group due to contractual restrictions. However, an enforceable right to payment does not arise until ownership has transferred to the buyer. Income is therefore reported at the time when ownership transfers to the buyer. Income is recognized at the contractual transaction price. Normally, compensation falls due for payment when the title of ownership has been transferred. Although there are exceptions where payment terms may be extended, payment terms never exceed 12 months. Accordingly, the transaction price is not adjusted for the effects of significant financing components.

#### Contractual income

The Construction segment has income from contracts with customers. These constitute the entire income item of SEK 537.8 million (603.0) for external projects and construction operations. Income is recognized over time, and in all material respects, income is recognized within 12 months from the project start date.

#### Parent Company

Income in the Parent Company primarily relates to services invoiced to Group companies. The Parent Company has no contractual income.

	Group	
	2024 Jan-Dec	2023 Jan-Dec
<b>Rental income by geographical area, SEK million</b>		
Region South	437.7	381.5
Region West	75.0	26.2
Region East	61.4	35.6
Denmark	29.3	37.0
<b>Rental income</b>	<b>603.4</b>	<b>480.2</b>

	2024 Jan-Dec	2023 Jan-Dec
<b>Rental income by property category, SEK million</b>		
Housing (incl. garages/parking spaces)	554.7	425.1
Premises	48.7	55.1
<b>Rental income</b>	<b>603.4</b>	<b>480.2</b>

	2024 Jan-Dec	2023 Jan-Dec
<b>Project and construction income and capitalized work on own account, SEK m</b>		
External project and construction contract income	537.8	603.0
Capitalized work on own account	1,010.6	1,419.0
<b>Total</b>	<b>1,548.3</b>	<b>2,022.0</b>
<i>of which Sweden</i>	<i>1,362.6</i>	<i>1,805.1</i>
<i>of which Denmark</i>	<i>185.7</i>	<i>216.9</i>

	2024 Jan-Dec	2023 Jan-Dec
<b>Other operating income, SEK m</b>		
Property Management business area	7.5	5.6
Building business area	3.8	2.5
Prefab business area	1.1	3.5
<b>Other operating income</b>	<b>12.4</b>	<b>11.6</b>

# NOTE 4

## 4 LEASES

### Accounting principles

K-Fastigheter applies IFRS 16 Leases. The Group recognizes Right-of-use assets and leasing liabilities attributable to all lease contracts, with the exception of agreements shorter than 12 months and/or of minor value (USD 5,000).

Straight-line amortization of right-of-use assets, and interest expenses on liabilities, are recognized in the Income Statement. While the right-of-use assets are depreciated on a straight-line basis over the lease term or the economic lifetime, whichever is longer, the liability is adjusted by the portion of the leasing fee for a period that is not allocated as an interest cost.

The Group assesses lease agreements related to vehicles assigned a higher value, site leases and rental agreements to be of material significance. The rights-of-use assets attributable to site leases are measured at fair value in accordance with IAS 40. The corresponding amount has been recognized as a non-current lease liability in accordance with IFRS 16. The weighted average borrowing rate used is 4.70 percent for vehicles, 2.08 percent for site leaseholds and 2.72 percent for rental agreements depending on the term of the underlying rental contract.

Lease agreements regarding items such as photocopiers, rental agreements with shorter terms and low-value office and IT equipment, have not been assessed as material, and the Group applies the simplification rule in the Balance Sheet due to the lower value. For information regarding lease agreements as lessee, see Rental income Note 3 Income.

In the full year 2024, the Group expensed total leasing fees of SEK 27.6 million (29.4), of which SEK 13.4 million (13.3) was attributable to depreciation, SEK 2.4 million (2.4) to interest expenses and SEK 11.8 million (13.7) to low-value leases. The Group has no short-term leases or variable lease charges.

SEK m	Right-of-use assets			Total	Lease liability
	Site leaseholds	Vehicles	Rental agreements		
As of 1 January 2024	18.0	22.1	50.8	90.9	92.1
Additional agreements	0.0	12.7	0.0	12.7	12.7
Amortization and depreciation	0.0	-6.5	-6.9	-13.4	0.0
Terminated agreements	0.0	-3.5	-23.6	-27.1	-24.6
Amortization	0.0	0.0	0.0	0.0	-15.8
<b>As of 31 December 2024</b>	<b>18.0</b>	<b>24.8</b>	<b>20.3</b>	<b>63.1</b>	<b>64.5</b>

### Maturity analysis (excluding residual value)

SEK m	Site leaseholds	Vehicles	Rental agreements	Total
2025	0.4	6.3	4.9	11.6
2026	0.4	3.6	1.9	5.9
2027	0.4	1.1	1.0	2.5
2028	0.4	0.1	1.0	1.4
2029	0.4	0.0	1.0	1.4
>2029	4.1	0.0	17.0	21.1
<b>Total</b>	<b>6.0</b>	<b>11.2</b>	<b>26.8</b>	<b>44.0</b>

## NOTE 5

### 5 EMPLOYEES AND PERSONNEL EXPENSES

#### Accounting principles

Current employee benefits are calculated without discounting and are recognized as expenses when the associated services are received. Remunerations to employees consist of salaries, paid vacation, paid absence due to illness and other remunerations, as well as pensions. The Group's pension plans are, in their entirety, defined contribution plans.

For defined-contribution pension plans, the Group pays fees to publicly or privately managed pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment commitments once the fees have been paid.

When they fall due for payment, the fees are reported as personnel expenses. Prepaid fees are reported as an asset to the extent that cash repayments or reductions of future payments may benefit the company.

As of 31 December 2024, the Group had 542 employees (550), of whom 66 were women (65) and 476 were men (485). At the end of the year, there were 78 (73) employees in the Parent Company, of whom 30 were women (32) and 48 were men (41). Including the Chairman of the Board, K-Fast Holding AB had 6 Board Members (6), of whom 1 was a woman (1). Including the CEO, the Group had 14 senior executives (13), of whom 2 were women (2).

#### Average number of employees

	Group		Parent Company	
	2024	2023	2024	2023
Women	66	68	31	28
Men	477	591	47	34
<b>Total</b>	<b>543</b>	<b>659</b>	<b>78</b>	<b>62</b>

Remuneration to the CEO, as well as other members of Group management, complies with the guidelines adopted by the Annual General Meeting on 14 May 2024. Salaries and other terms of employment shall be market-based and competitive, but not wage-leading in comparison to comparable companies. The CEO's remuneration is proposed

by the Remuneration Committee and is determined by the Board of Directors. Remuneration to other members of Group management is proposed by the CEO and approved by the Remuneration Committee. Compensation to the CEO is paid only in the form of fixed basic salary. Remuneration to other members of Group management is paid primarily in the form of fixed base salary, but can also be paid as variable salary or performance-based compensation corresponding to a maximum 50 percent of the fixed salary per calendar year. In 2024, variable remuneration to members of executive management amounted to SEK 2.1 million, based on a bonus program linked to the previous year's outcomes in the customer satisfaction index, employee engagement index, growth in profit from property management per share, and growth in net asset value per share, as well as a discretionary assessment determined by the CEO. There is also a commitment regarding share-based remuneration (cash-settled) for five members of executive management. The commitment under the share-based remuneration runs until the end of 2028, at which point it will either be settled or lapse without settlement. The commitment is conditional on the individuals remaining employed at the end of the period. The company's commitment increases if the share price declines and decreases or ceases entirely if the share price rises. The company expenses the commitment as performance conditions are met – in 2024, SEK 1.6 million impacted the company's earnings.

#### Salaries, fees and benefits

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Chairman of the Board	0.0	0.0	0.0	0.0
The Board	0.8	0.8	0.8	0.8
CEO				
<i>Basic salary</i>	2.4	2.4	2.4	2.4
<i>Benefits</i>	0.2	0.1	0.2	0.1
Deputy CEOs*				
<i>Basic salary</i>	2.1	1.5	2.1	1.5
<i>Benefits</i>	0.2	0.1	0.2	0.1
Other senior executives				
<i>Basic salary</i>	11.8	11.8	9.2	8.5
<i>Benefits</i>	0.8	0.8	0.7	0.6
Other employees				
<i>Basic salary</i>	232.4	277.7	32.1	25.3
<i>Benefits</i>	3.5	3.1	0.9	0.4
<b>Total</b>	<b>254.4</b>	<b>298.3</b>	<b>48.7</b>	<b>39.8</b>

The retirement age of the CEO and other members of Group management is 67. Pension commitments shall be fee-based, meaning that the company has no further obligations once the annual premiums have been paid. For the CEO, a mutual notice period of 12 months applies. On termination by the company, the CEO is also entitled to severance pay amounting to six months' salary. For the Deputy CEO and other senior executives, a mutual notice period of between three and twelve months generally applies.

#### Statutory social security expenses, including payroll tax

SEK m	Group		Parent Company	
	2024	2023	2024	2023
The Board	0.3	0.3	0.3	0.3
CEO	0.8	0.8	0.8	0.8
Deputy CEOs*	1.0	0.6	1.0	0.6
Other senior executives	5.0	4.4	3.9	3.1
Other employees	80.5	94.4	11.0	8.6
<b>Total</b>	<b>87.6</b>	<b>100.5</b>	<b>17.0</b>	<b>13.3</b>

#### Contractual pension expenses

SEK m	Group		Parent Company	
	2024	2023	2024	2023
The Board	0.0	0.0	0.0	0.0
CEO	0.0	0.0	0.0	0.0
Deputy CEOs*	0.9	0.3	0.9	0.3
Other senior executives	4.3	2.0	3.4	1.1
Other employees	20.5	22.7	2.6	1.7
<b>Total</b>	<b>25.7</b>	<b>25.0</b>	<b>6.8</b>	<b>3.1</b>

#### Senior executive's compensation and other benefits during the year

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Chairman of the Board Erik Selin	0.0	0.0	0.0	0.0
Board Member Sara Mindus	0.2	0.2	0.2	0.2
Board Member Ulf Johansson	0.2	0.2	0.2	0.2
Board Member Jesper Mårtensson	0.2	0.2	0.2	0.2
Board Member Christian Karlsson	0.2	0.2	0.2	0.2
CEO Jacob Karlsson	2.6	2.6	2.6	2.6
Deputy CEO Martin Larsson	2.2	1.9	2.2	1.9
Deputy CEO Niclas Bagler	1.1	0.0	1.1	0.0
Other senior executives**	16.9	14.5	13.3	10.2
<b>Total</b>	<b>23.6</b>	<b>19.8</b>	<b>20.0</b>	<b>15.5</b>

\*Deputy CEOs 2024: 2 people; 2023: 1 person)

\*\* 2024: 11 people; 2023: 11 people

# NOTE 6

## 6 OPERATING EXPENSES

### Accounting principles

Costs are recognized in the period to which they relate.

The Group's property expenses comprise costs that arise in connection with property management such as utilities (electricity, district heating, cooling, gas, water), property maintenance, waste management, repairs, maintenance, property tax and other operating expenses. Property administration includes costs for activities such as letting, financial management and central expenses for the Group's Property Management business area. Property costs are recognized in the period to which they relate.

Costs relating to project and construction operations comprise direct project-related costs and fixed costs for project development, construction and the prefab organization. The part of operations involving external construction has been reported in the Income Statement. Project and construction operations for Group property management activities have been capitalized as work for the Group's own purposes and have been reported net in the Income Statement under 'Project and construction contract costs'.

Central administration comprises the Group's costs related to Group management, Business Development, Legal, HR, Procurement, IT, Market and Communication, Accounting and Finance.

### Property management costs

SEK m	Group	
	2024 Jan-Dec	2023 Jan-Dec
Operating costs	-133.6	-104.9
Maintenance costs	-11.5	-15.4
Property tax	-8.8	-10.4
<b>Direct property costs</b>	<b>-153.9</b>	<b>-130.7</b>
Property administration	-52.8	-47.8
<b>Property management costs</b>	<b>-206.7</b>	<b>-178.5</b>

### Project and construction contract costs

SEK m	Group	
	2024 Jan-Dec	2023 Jan-Dec
External project and construction contract costs	-449.1	-519.3
Internal project and construction contract costs	-1,308.9	-1,818.9
<b>Project and construction contract costs</b>	<b>-1,758.0</b>	<b>-2,338.2</b>

### Central administration

SEK m	Group		Parent Company	
	2024 Jan-Dec	2023 Jan-Dec	2024 Jan-Dec	2023 Jan-Dec
Other external costs	-44.9	-25.4	-49.9	-37.1
Personnel expenses	-23.0	-30.2	-72.5	-60.8
<b>Central administration</b>	<b>-67.9</b>	<b>-55.6</b>	<b>-122.4</b>	<b>-97.9</b>

## NOTE 7–9

### 7 DEPRECIATION, AMORTIZATION AND IMPAIRMENT

#### Accounting principles

The Accounting Principles relating to depreciation, amortization and impairment are presented under each asset class.

#### Depreciation, amortization and impairment

SEK m	Group		Parent Company	
	2024 Jan-Dec	2023 Jan-Dec	2024 Jan-Dec	2023 Jan-Dec
Amortization, intangible non-current assets	-12.0	-12.0	-0.5	-0.5
Depreciation, business properties	-18.1	-22.4	0.0	0.0
Depreciation, equipment, tools, fixtures and fittings	-15.8	-13.9	-0.3	-0.1
Impairment receivables (assets)	-12.4	-19.0	-	-
Amortization, right-of-use assets	-13.4	-13.3	-	-
<b>Total depreciation/amortization and impairment</b>	<b>-71.6</b>	<b>-80.5</b>	<b>-0.8</b>	<b>-0.6</b>

### 8 REMUNERATION TO THE AUDITORS

#### Accounting principles

The audit engagement refers to the review of the Annual Report and the accounting, as well as the administration by the Board of Directors and the CEO. Other duties are also included that the company's auditors are expected to perform, as well as advice or other assistance necessitated by observations in connection with such review or the execution of other such tasks. Everything else is consultation. Audit costs are included in Group-wide expenses, which are billed to subsidiaries.

#### Remuneration to the auditors

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>Ernst &amp; Young AB</b>				
Audit engagement	3.2	3.4	2.6	3.2
Tax consultancy	0.0	0.0	0.0	0.0
Other services	0.6	0.4	0.6	0.4
<b>Christensen Kjarulff</b>				
Audit engagement	0.5	0.7	0.0	0.0
Tax consultancy	0.0	0.0	0.0	0.0
Other services	0.4	0.2	0.0	0.0
<b>Total</b>	<b>4.7</b>	<b>4.7</b>	<b>3.2</b>	<b>3.6</b>

### 9 PROFIT FROM PARTICIPATIONS IN ASSOCIATED COMPANIES AND JOINTLY CONTROLLED COMPANIES

#### Accounting principles

Impairment of shares in associated and jointly controlled companies are performed in conjunction with the payment of dividends.

#### Profit from participations in associated companies and jointly controlled companies

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Realized gains on divestments	0.0	0.0	0.5	0.0
Profit share in associated companies	14.8	25.9	0.0	0.0
<b>Total</b>	<b>14.8</b>	<b>25.9</b>	<b>0.5</b>	<b>0.0</b>

## NOTE 10–11

### 10 FINANCIAL INCOME AND EXPENSES

#### Accounting principles

Financial income and expenses comprise interest income on bank funds, interest rate derivatives and receivables, interest expenses on interest rate derivatives and liabilities, value changes in derivatives, as well as profit/loss from sales of securities. Interest income on receivables and interest expenses on liabilities is calculated applying the effective interest method.

The effective interest rate is the rate at which the present value of all future incoming and outgoing payments over the interest period are equal to the carrying amount of the receivable or liability. Interest income and interest expenses include the accrued amounts of transaction expenses and any discounts, premiums and other differences between the original carrying amount of the receivable or liability respectively and the amount settled on maturity. The interest rate component in lease payments is reported in the Consolidated Statement of Comprehensive Income through the application of the effective interest method. Loan expenses directly attributable to the construction or production of an asset that takes considerable time to complete for its intended use or for sales are included in the cost of the asset. Loan expenses are capitalized on the condition that it is likely that this will lead to future economic benefits and the costs can be measured reliably.

Realized value changes on short-term derivatives are recognized in the Income Statement, under Depreciation/amortization (exchange rate losses) and Net interest income.

#### Interest income and similar Income Statement items

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Interest income from Group companies	0.0	0.0	179.4	141.4
Other interest income	147.8	126.1	149.7	123.5
<b>Total</b>	<b>147.8</b>	<b>126.1</b>	<b>329.0</b>	<b>264.8</b>

#### Interest expenses and similar Income Statement items

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Interest expenses to Group companies	0.0	0.0	-62.9	-47.6
Other interest expenses and similar Income Statement items	-428.7	-346.4	-56.0	-55.9
<b>Total</b>	<b>-428.7</b>	<b>-346.4</b>	<b>-118.9</b>	<b>-103.5</b>

#### Change in value, derivatives and other

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Unrealized value change in current assets*	6.9	2.0	5.0	-1.6
Unrealized value change in non-current derivative instruments	-40.3	-350.7	-43.0	-334.8
Realized value change in non-current derivative instruments	-20.4	88.1	-20.4	91.1
Realized value change in current derivative instruments	0.0	0.0	0.0	0.0
<b>Total</b>	<b>-53.9</b>	<b>-260.6</b>	<b>-58.4</b>	<b>-245.4</b>

\* Reported in the Consolidated Statement of Comprehensive Income under Net financial items.

### 11 VALUE CHANGE, INVESTMENT PROPERTIES

**Accounting Principles** Accounting Principles relating to investment properties, see note 16.

#### Value change, investment properties

SEK m	Group	
	2024	2023
Unrealized value change, construction in progress	291.6	323.9
Exchange rate effects, construction in progress	10.1	6.7
<i>Total construction in progress</i>	<i>301.8</i>	<i>330.6</i>
Unrealized value change – change in net operating income, completed	500.1	91.4
Unrealized value change – direct return requirement, completed	-471.7	-729.5
Realized value change, completed	-220.2	7.9
Exchange rate effects, completed	33.1	-16.7
<i>Total, completed</i>	<i>-158.8</i>	<i>-646.9</i>
<b>Total</b>	<b>143.1</b>	<b>-316.3</b>

## NOTE 12–14

### 12 INCOME TAX

#### Accounting principles

Income tax comprises current and deferred tax (see Note 21 Deferred tax). Income tax is reported in the Income Statement except when the underlying transaction is reported in other comprehensive income or directly against equity, upon which the associated tax effect is reported in other comprehensive income or in equity.

Current tax refers to tax to be paid or received in respect of the taxable earnings for the year in question. Taxable profit for the year differs from the reported profit for the year in that it has been adjusted for non-taxable and non-deductible items.

#### Income tax

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Current tax	-2.5	1.3	0.0	0.0
Deferred tax	-104.4	112.3	9.4	70.1
<b>Total</b>	<b>-106.8</b>	<b>113.6</b>	<b>9.4</b>	<b>70.1</b>
Reported profit before tax	181.6	-511.6	-4.1	-38.4
Tax rate, %	0.2	0.2	0.2	0.2
Tax in accordance with applicable tax rate	-37.4	105.4	0.8	7.9
Tax attributable to previous years	-0.5	3.3	0.0	0.0
Effect of other tax rates	3.0	2.9	0.0	0.0
Non-taxable income	44.5	90.8	8.9	78.5
Non-deductible costs	-120.7	-109.4	-38.3	-70.5
Other unrecognized income and expenses	4.3	20.5	37.9	54.2
<b>Reported tax cost</b>	<b>-106.8</b>	<b>113.6</b>	<b>9.4</b>	<b>70.1</b>

#### The tax cost comprises the following components:

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Current tax				
- On profit for the year	-2.5	1.3	0.0	0.0
Deferred tax cost/income				
- Untaxed reserves	0.0	4.0	0.0	0.0
- Tax-loss carry forwards	3.5	2.6	0.5	1.1
- Financial leasing	0.5	-0.4	0.0	0.0
- Derivatives	8.3	72.5	8.8	69.0
- Properties, completed	-58.8	111.4	0.0	0.0
- Properties, under construction	-60.0	-80.0	0.0	0.0
- Other items	2.0	2.2	0.0	0.0
<b>Reported tax in the Income Statement</b>	<b>-106.8</b>	<b>113.6</b>	<b>9.4</b>	<b>70.1</b>
Average tax rate, %	58.8%	22.2%	232.0%	182.3%

### 13 OTHER COMPREHENSIVE INCOME

Other comprehensive income for the Group includes translation differences relating to K-Fastigheter's foreign operations, which totaled SEK 1.7 million (5.3) in the year. The full amount relates to items that can be reversed in a later period.

In 2024, there was no effect from Other comprehensive income relating to the Parent Company.

### 14 EARNINGS PER SHARE

#### Earnings per share

SEK m	Group	
	2024	2023
Profit after tax attributable to Parent Company shareholders, SEK m	49.2	-432.7
Average number of shares, m	244.6	221.0
<b>Total</b>	<b>0.20</b>	<b>-1.96</b>

As of 31 December 2024, no incentive programs that affected the number of shares existed and no dilution occurred during the year.

# NOTE 15

## 15 INTANGIBLE ASSETS

### Accounting principles

#### Goodwill

Goodwill arises in connection with business combinations when the transferred settlement exceeds the fair value of acquired net assets. Goodwill is recognized at cost less accumulated impairment and corresponds to an intangible non-current asset with an indefinite useful life. This means that goodwill is not amortized, but tested annually for impairment. All goodwill is allocated to the cash-generating units that benefit from the synergies from the business combination. In connection with divestments of Group companies, the residual recognized value of goodwill attributable to the divested unit is included in capital gains.

#### Other intangible non-current assets

Other intangible non-current assets comprise customer relationships and software programs, which are recognized at fair value in connection with acquisitions. Other intangible non-current assets are amortized over the useful life of the assets, which is estimated at 5 years.

#### Impairment testing

Management's assessments are based on historical experience and current information regarding market developments. For the cash generating units that have been acquired and where goodwill has arisen, cash flows after the forecast period have been extrapolated at an assumed sustainable growth rate of 3.0 percent (3.0), which is in line with the estimated sustainable growth rate. This also takes into account changes in working capital and investment requirement. Expected future cash flow according to these assessments form the basis for the calculation. The present value calculation of future cash flows is based on a cost of capital of 8.5 percent (10.2) after tax and 9.2 percent (10.9) before tax. The reasonable cost of capital has also been reconciled against an external assessment. The calculations show that there is no impairment need for the acquired units given these conditions. A sensitivity analysis indicates that if the long-term growth rate is halved, or alternatively the cost of capital is increased by 1 percent to 9.5 percent after tax, there would still be no impairment need.

The impairment test for 2024 also took into account any potential financial impact of climate-related risks. While future climate-related risks — such as transition risks and stricter regulatory requirements — may lead to higher costs and increased investment needs, they are also considered to present an opportunity for K-Prefab, to which the recognized goodwill is attributable. As a leader in sustainable concrete construction, K-Prefab is well positioned to gain a competitive advantage from more stringent requirements.

#### Acquisitions

No intangible non-current assets were acquired in the year.

#### Goodwill

SEK m	Group	
	2024	2023
Opening cost	443.6	443.6
Acquisitions	0.0	0.0
Impairment	0.0	0.0
<b>Closing amortized cost</b>	<b>443.6</b>	<b>443.6</b>

#### Other intangible non-current assets

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Opening cost	61.9	58.9	5.5	2.5
Acquisitions	0.0	0.0	0.0	0.0
Purchasing	2.9	3.0	2.9	3.0
<b>Closing amortized cost</b>	<b>64.9</b>	<b>61.9</b>	<b>8.5</b>	<b>5.5</b>
Opening accumulated amortizations	-34.2	-22.3	-0.8	-0.3
Amortizations for the year	-12.0	-12.0	-0.5	-0.5
<b>Closing accumulated amortization</b>	<b>-46.2</b>	<b>-34.2</b>	<b>-1.3</b>	<b>-0.8</b>
<b>Closing residual value according to plan</b>	<b>18.7</b>	<b>27.7</b>	<b>7.2</b>	<b>4.8</b>

# NOTE 16

## 16 INVESTMENT PROPERTIES

### Accounting principles

Investment properties are properties that are held for the purpose of collecting rental income or increased value or a combination of these. Investment properties are initially reported at cost, which includes expenses directly attributable to the acquisition and loan expenses. Investment properties are recognized in accordance with the fair value method.

Income from property sales is normally reported on the transfer date unless the risks and benefits have passed to the buyer on an earlier occasion. Control of the asset may have been transferred at an earlier time than the transfer date and, if this was the case, the property sale will be reported at this earlier date. When assessing the income recognition date, what has been agreed between the parties regarding risks, benefits and commitment has been taken into account in the ongoing administration. Additionally, circumstances beyond the control of the seller and/or buyer and that could affect the outcome of the transaction are taken into account.

If the Group initiates remodeling of an existing investment property for continued use as investment property, the property continues to be reported as an investment property. The property is recognized in accordance with the fair value method and is not reclassified to property, plant and equipment while remodeling is in progress. Additional expenses in connection with renovations and extensions are added to the carrying amount only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. Other additional expenses are reported as expenses in the period in which they are incurred. Decisive for the assessment when an additional expense is added to the carrying amount is whether it pertains to exchanges of identified components or parts thereof, in connection with which such expenses are capitalized. Even in cases where a new component is created, the expense is added to the carrying amount.

The Group reclassifies a property from an investment property only in connection with change of use. A change in the area of use occurs when the property meets or ceases to meet the definition of an investment property and there is evidence of the change in area of use.

### The Group's property portfolio

On 31 December 2024, the Group's property portfolio comprised 116 wholly-owned and 3 part-owned completed investment properties, distributed over a total of 320,819 square meters of residential and 38,201 square meters of commercial space. In addition, the Group had 17 intra-Group ongoing construction projects, distributed over 122,658 square meters of residential and 921 square meters of commercial space. Furthermore, K-Fastigheter has 14 projects in progress in the project development phase, at various stages of building permit application or project planning, of which 7 are projects for which K-Fastigheter has yet to take possession of the land.

Completed investment properties are properties where tenants can move in, and construction projects in progress and projects include all construction in progress and projects to be completed.

### Valuation

Investment properties are reported at fair value in the Consolidated Statement of Financial Position and the change in value is reported in the Consolidated Income Statement. All investment properties have been assessed as level 3 in the value hierarchy in accordance with IFRS 13 Fair Value Measurement. The fair value of the properties was based exclusively on external valuations in 2024, by means of a combination of the yield capitalization and location price methods. The fair value is the estimated amount that would be received in a single transaction at the time of valuation between knowledgeable parties who are independent of each other and who have an interest in completing the transaction following the usual marketing measures, where both parties are presumed to have acted with insight and wisdom, and without coercion.

Properties under construction and project properties are valued at cost with additions/deductions for expected unrealized value changes, calculated as the estimated fair value less the estimated cost, where 20 percent of the assessed change in value is recognized when the building permit has gained legal force and a general construction contract has been signed, while the remaining 80 percent is recognized successively during construction in relation to the costs incurred.

As of 31 December 2024, all of the Group's completed investment properties have been valued by the external independent assessor,

### Investment properties

SEK m	Group	
	2024	2023
<b>Opening carrying amount</b>	<b>13,110.2</b>	<b>10,488.3</b>
Acquisitions	180.4	166.7
Investments	170.2	161.0
Sales and obsolescence	-1,197.5	-137.5
Reclassifications	1,089.1	3,103.1
Exchange rate fluctuations	33.1	-16.7
Unrealized changes in value	-81.5	-654.8
<b>Closing carrying amount</b>	<b>13,303.7</b>	<b>13,110.2</b>

### Construction in progress

SEK m	Group	
	2024	2023
<b>Opening carrying amount</b>	<b>1,760.8</b>	<b>2,606.1</b>
Investments	1,353.2	1,990.8
Sales and obsolescence	0.0	0.0
Acquisitions	11.4	44.2
Reclassification as completed investment properties	-1,124.5	-3,217.6
Exchange rate fluctuations	10.1	6.7
Unrealized changes in value	301.8	330.6
<b>Closing carrying amount</b>	<b>2,312.7</b>	<b>1,760.8</b>

SEK m	Group	
	2024	2023
<b>Opening carrying amount</b>	<b>14,870.9</b>	<b>13,094.6</b>
+ Acquisitions	191.7	210.9
+ New construction	1,353.2	1,990.8
+ Extensions and rebuilds	170.2	161.0
- Divestments	-1,189.5	-136.0
- Other reclassifications and obsolescence	-0.3	-126.0
+/- Unrealized value changes	220.2	-324.2
<i>of which, completed investment properties</i>	-81.5	-654.8
<i>of which, construction in progress</i>	301.8	330.6
<b>Closing carrying amount</b>	<b>15,616.5</b>	<b>14,870.9</b>
<i>of which, completed investment properties</i>	12,636.8	12,514.0
<i>of which, undeveloped land</i>	648.9	578.1
<i>of which, site leaseholds</i>	18.0	18.0
<i>of which, construction in progress</i>	2,312.7	1,760.8

## NOTE 16, CONT.

Newsec Advise AB, in accordance with the recommendations of MRICS and IVSC, to reach a market value in accordance with the internationally accepted definition developed by these organizations. In all instances, the basis for the valuation consists of observable and unobservable inputs, where observable inputs include the property's location, condition, lease agreements, ongoing operating costs, vacancies, and planned investments, as well as an analysis of existing tenants. Unobservable inputs consist of assessments of future rent developments, vacancy rates and direct return requirements for relevant markets, taking into account normalized operating and maintenance costs. Data on the properties' land area, detailed development plans for undeveloped land and development properties are collected from public sources.

The value of property stocks is updated quarterly, when existing values are updated with current rents, vacancies and market data from the external independent valuer, Newsec Advise AB, in the form of direct return levels and operating and maintenance costs.

The properties are inspected on an ongoing basis. The purpose is to assess the standard and condition of the properties, and the attractiveness of commercial premises.

### Yield capitalization method

When valuing properties using the yield capitalization method, each property is valued individually by calculating the present value of anticipated future cash flows, that is, future rent payments less estimated operating and maintenance payments, as well as the residual value in year ten or fifteen depending on if it is an older property or a newly constructed property. Estimated rent payments, as well as operating and maintenance payments are derived from actual income and costs. Cash flow is market-adjusted by taking into account any changes in the occupancy rate and letting levels, operating and maintenance payments, as well as market-based levels of the cost of capital and direct return requirements. All cash flow calculations are based on a long term rate of inflation of 2.0 percent (the Riksbank's inflation target). Short-term cost inflation was reduced from 2.0 percent in the year to 1.0 percent for 2025. Corresponding rental inflation has been adjusted to 3.0 percent for 2026, followed by 2.0 percent in the subsequent years.

### Rent payments

Future rent levels are based on current levels and potential rent increases associated with investments and inflation. For 2025, we have assumed general rental growth of between 4.0 to 5.1 percent for housing including heating and water, and 3.5 to 4.5 percent for housing excluding heating and water, based on actual rent levels for the holding not subject to collective rent negotiations, and on outcomes or anticipated outcomes between parties in the holding subject to collective rent negotiations. All revised rents for 2025 will be notified starting in January. Rent levels for commercial contracts are estimated based on the current rent level including indexation, which means that rent levels shadow inflation forecasts. For the advance valuation of ongoing new construction, rent levels are adjusted by the future expected rent inflation upon completion. Vacancies are assessed for each property based on the current vacancy status with a gradual adaptation to market-based vacancies and individual conditions.

### Operating and maintenance payments

The assessment of disbursements for normal operation, repairs and maintenance, property tax, ground rent and property administration, has been made based on actual outcomes for the property concerned or for a property of similar design, as well as Newsec AB's statistics and experience regarding comparable objects. The assessment includes the properties' purpose, age and maintenance status. Disbursements for operations, administration and maintenance are expected to increase in line with assumed rate of inflation.

### Investment needs

The property's investment needs are assessed on the basis of maintenance plans, the condition of the property and planned or current projects.

### Direct return requirement and interest rate

The properties' direct return requirement has been assessed on the basis of each property's unique risk, which can be broken down into two parts – general market risk and specific property risk. The market risk is linked to general economic developments and is influenced by, among other things, how investors prioritize between different asset classes and financing opportunities. The specific property risk is influenced by the location of the property, the type of property, the standard of the premises, the quality of the installations, the type of tenants and the nature of the contract.

The cost of capital corresponds to the interest rate that the owner of the property expects on capital tied to the property. The interest rate requirement is based on experiential assessments of the market's interest rate requirements for similar properties, which is, in practice, derived by adjusting the assessed direct return requirements to inflation.

For completed investment properties, the direct return requirement on valuation units varies from 3.87 percent (3.85) to 7.27 percent (7.30), with a total weighted average of 4.44 percent (4.37) and, for properties under construction valued in advance, from 4.14 percent (4.05) to 4.79 percent (4.73), with a weighted average of 4.34 percent (4.33). The return requirement varies mainly due to the distribution between types of premises (housing/commercial), rent level and geographical considerations. For completed investment properties, the average cost of capital applied for the year was 6.46 percent (6.45) and, for project properties under construction valued in advance, 6.42 percent (6.40).

### Residual value

Residual value comprises operating surplus for the remaining economic life, which is based on the year following the last year of calculation. Residual value is calculated for each property through perpetual capitalization of the estimated market operating surplus and the estimated market operating direct return requirement for each property. The return requirement comprises the risk-free interest rate and each property's unique risk. The cost of capital/discount rate is used to discount the residual value of the properties to present value.

### The location price method

The location price method is based on market analyses of conveyances of properties that are considered comparable. The method applies prices paid for similar properties on a free and open market. The comparison should take into account the value change between the transfer date for the property and the date of valuation. The location price method is used primarily to support the yield capitalization method.

### Financial impact of climate risks

K-Fastigheter analyses transition risks and physical risks for the Group's investment properties. Transition risks mean that, as part of the industry,

## NOTE 16, CONT.

we are dependent on national and international policy measures and vulnerable to changes in the external environment. This risk is continuously monitored by staying informed about upcoming changes in legislation and regulations, as well as through ongoing dialog with advisors and specialists in the field. Physical risks relate to our exposure to acute or permanent climate change. Physical risks are assessed both during the construction phase, where a physical risk assessment forms part of the planning and building permit process, and on an ongoing basis for completed properties. Both transition and physical risks may have a financial impact on K-Fastigheter, as they increase the risk of higher costs and greater investment needs, as well as potential loss of income and reduced attractiveness in the rental and transaction markets. These risks may also affect the ongoing valuation of the Group's investment properties, as changes in assumptions regarding, for example, future developments in operating costs and market risk have an impact on the valuation.

### Other

The completed investment properties and investment properties under construction are generally posted as collateral for loans and construction credits for financing those.

#### Valuation assumptions, weighted averag

	2024	2023
Calculation period, number of years	10-15	10-15
Annual inflation, %	2.00%	2.00%
Cost inflation coming year, %	1.00%	2.00%
Long-term rent trend housing, % annually	2.00%	2.00%
Rent inflation coming year, %	3.00%	4.00%
Cost of capital, %	6.45%	6.44%
Direct return requirements, residual value, %		
Housing, %	4.33%	4.26%
Commercial, %	5.71%	5.49%
Long-term vacancy ratio, %		
Housing, %	0.27%	0.26%
Commercial, %	4.75%	5.73%
Rental value, SEK/m <sup>2</sup>	2,066	1,872
Operating and maintenance costs, year 1, SEK/m <sup>2</sup>	349	331

\* 2025/2026

#### Average direct return requirement for calculating residual value, %

Geographical region	Housing		Commercial	
	Completed	New construction	Completed	New construction
South	3.50–5.15%	4.02–4.35%	5.00–7.35%	5.00–6.00%
West	4.05–4.75%	4.05–4.75%	5.00–7.00%	5.50–6.20%
East	4.15–4.45%	4.10–4.35%	5.00–5.50%	5.00–6.00%
Denmark		4.65%	-	-

Category	Completed	New construction
Housing	3.50–5.15%	4.05–4.75%
Offices	5.35–7.20%	-
Stores	5.00–7.35%	5.40–6.20%
Restaurants	5.35–6.70%	-
Warehouses/ industrial	5.33–7.27%	-
Other	5.00–6.99%	5.00–6.20%

#### Sensitivity analysis

SEK m	Cash flow	Fair value
Direct return requirement ,+/-0.1%	-	311.3
Rental value ,+/-1%	6.8	153.0
Operating and maintenance costs ,+/-1%	1.2	28.1
Long-term vacancy ratio ,+/-1%	6.8	153.0

#### Change in value of completed investment properties and building rights

	-10%	+10%
Property value, SEK m	-1,263.7	1,263.7
Loan-to-value ratio, completed investment properties, %	67%	55%
Debt-to-equity ratio, %	64%	55%

Interest on construction loans for investment properties under development is capitalized as part of the acquisition cost. During 2024, interest expenses on construction credits of SEK 183.4 million (169.9) was capitalized on investment properties. As of 31 December 2024, the average interest rate on capitalized interest expenses was 4.92 percent (5.95).

As of 31 December 2024, the Group had investment commitments for the completion of construction projects in progress of SEK 2,540.1 million (1,927.0).

There is no restriction to the right to sell any investment properties or to appropriate rental income and compensation in connection with divestment.

K-Fast Holding AB has no contractual obligations to purchase, construct or exploit an investment property or to perform repairs, maintenance or improvements.

# NOTE 17

## 17 BUSINESS PROPERTIES

### Accounting principles

In the Group, property, plant and equipment are reported at cost less accumulated depreciation and any write-downs. The cost includes the purchase price and expenses directly attributable to installing the asset, and ensuring it is in a condition to be used in accordance with the purpose of the procurement. Loan expenses directly attributable to the purchasing, construction or production of assets that take considerable time to complete for their intended use or for sales are included in the cost.

The carrying amount for a tangible non-current asset is removed from the Statement of Financial Position in the event of scrapping or disposal or when no future economic benefits are expected from the use or scrapping/disposal of the asset.

Additional expenses are added to the cost only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. All other additional expenses are reported as expenses in the period in which they are incurred.

An additional expense is added to the cost if the expense pertains to exchanges of identified components or parts thereof. Even in cases where a new component is created, the expense is added to the cost. Any non-amortized carrying amount on exchanged components, or parts of components, are scrapped and expensed in connection with the exchange.

Business properties are properties held for production, warehousing or administrative purposes. For properties of mixed use, since part of the property is held for the purpose of generating rental income or value growth, while another part is used in the business, the Group makes an assessment of whether the parts can be sold individually. If this is the case, the property is divided into an investment property and a business property. If the assessment is that the parts cannot be sold individually, the property is classified as a investment property if the part used in the business amounts to at most 25 percent of the total property, otherwise the whole property is classified as a business property.

### Depreciation principles

Assets are depreciated on a straight line basis over the asset's estimated useful life, with the exception of land which is not depreciated. Buildings are depreciated over 15 - 100 years depending on the components in the building and its age. Ground installations are depreciated over 20 years. For depreciation of individual components, see the following table:

#### Depreciation of components – business properties, years

Tillage	40-100
Frame and foundation	40-100
Frame completions/interior walls	40-100
Heating and sanitation	15-25
Power lines	15-60
Inner surface area	10-20
Ventilation	15-50
Facade	15-60
Roof	25-60
Kitchen fittings and appliances	10-20

### Business properties

SEK m	Group	
	2024	2023
Opening amortized cost	598.6	497.4
Purchasing	123.1	26.4
Divestments	-12.0	-38.7
Reclassifications	-67.1	113.5
<b>Closing amortized cost</b>	<b>642.6</b>	<b>598.6</b>
Opening accumulated amortizations	-61.5	-49.8
Purchasing	-3.4	0.0
Divestments	12.0	10.4
Amortizations for the year	-18.7	-22.4
Reclassifications	0.0	0.2
<b>Closing accumulated amortization</b>	<b>-71.6</b>	<b>-61.5</b>
<b>Closing residual value according to plan</b>	<b>571.0</b>	<b>537.1</b>

# NOTE 18

## 18 PROPERTY, PLANT AND EQUIPMENT

### Accounting principles

In the Group, property, plant and equipment are reported at cost less accumulated depreciation and any write-downs. The cost includes the purchase price and expenses directly attributable to installing the asset, and ensuring it is in a condition to be used in accordance with the purpose of the procurement. Loan expenses directly attributable to the purchasing, construction or production of assets that take considerable time to complete for their intended use or for sales are included in the cost.

Machinery and equipment are recognized at cost after deductions for accumulated depreciation and any impairment.

The carrying amount for a tangible non-current asset is removed from the Statement of Financial Position in the event of scrapping or disposal or when no future economic benefits are expected from the use or scrapping/disposal of the asset.

Profit or loss arising from the disposal or scrapping of an asset comprises the difference between the sales price and the asset's carrying amount less direct selling costs. Gains and losses are reported as other operating income/expense.

Additional expenses are added to the cost only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. All other additional expenses are reported as expenses in the period in which they are incurred.

An additional expense is added to the cost if the expense pertains to exchanges of identified components or parts thereof. Even in cases where a new component is created, the expense is added to the cost. Any non-amortized carrying amount on exchanged components, or parts of components, are scrapped and expensed in connection with the exchange.

### Depreciation principles

Assets are depreciated on a straight line basis over the estimated useful life of the asset as follows:

- Construction equipment: 5-20 years
- Equipment, tools, fixtures and fittings: 3-20 years
- Machinery and other technical plant: 3-20 years
- Cars and other vehicles: 5-10 years

### Property, plant and equipment

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Opening cost	304.6	298.3	1.9	0.7
Purchasing	22.3	47.4	0.2	1.2
Sales and obsolescence	-7.9	-41.8	0.0	0.0
Reclassification	-0.5	0.6	0.0	0.0
Through acquisitions of subsidiaries	0.0	0.0	0.0	0.0
<b>Closing amortized cost</b>	<b>318.5</b>	<b>304.6</b>	<b>2.1</b>	<b>1.9</b>
Opening depreciation	-123.2	-104.7	-0.7	-0.6
Sales and obsolescence	4.8	9.0	0.0	0.0
Reclassification	0.0	-0.2	0.0	0.0
Through acquisitions of subsidiaries	0.0	0.0	0.0	0.0
Amortizations for the year	-29.2	-27.3	-0.3	-0.1
<b>Closing accumulated amortization</b>	<b>-147.7</b>	<b>-123.2</b>	<b>-1.0</b>	<b>-0.7</b>
<b>Closing residual value according to plan</b>	<b>170.8</b>	<b>181.4</b>	<b>1.0</b>	<b>1.2</b>

### Leased assets

See also Note 4 Leases. The item machinery and equipment includes leased items that the Group holds under leases at the following amounts:

SEK m	Group	
	2024	2023
Cost	34.0	29.3
Accumulated depreciation/amortization	-9.2	-7.2
<b>Carrying amount</b>	<b>24.8</b>	<b>22.1</b>

# NOTE 19

## 19 PARTICIPATION IN ASSOCIATED COMPANIES AND JOINTLY CONTROLLED COMPANIES

### Accounting principles

Associated companies are those in which the Group has a significant but not controlling influence, which generally applies to shareholdings corresponding to between 20 and 50 percent of the votes. Participation in associated companies are reported in accordance with the equity method. On applying the equity method, the investment is initially valued at cost, and the carrying amount then increased or decreased to take into account the Group's share of the associated company's profit or loss after the acquisition date. In those cases where unrealized losses are eliminated, the underlying asset is also tested for impairment. For a description of the impairment principles applied, see Note 1.

Collaborative arrangements are those companies in which the Group holds a shared controlling influence over the governance of the company, which normally applies to shareholdings corresponding to 50 percent of the votes. All investments in collaborative arrangements are characterized

as joint ventures, in which the Group is entitled more to a proportion of the arrangement's net assets than directly the underlying assets and the obligations for the underlying liabilities.

Holdings in joint ventures are reported in accordance with the equity method, meaning that the consolidated book value of the holding is adjusted by the Group's participation in profit for the year and to any dividends received (that is, they are reported in the Balance Sheet at cost adjusted for changes in the Group's participation in the net assets of the joint venture less any decreases in the fair value of individual participations).

### Parent Company

Participations in subsidiaries and jointly controlled associated companies are reported in the Parent Company in accordance with the cost method less potential impairment.

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Opening carrying amount	260.7	223.2	208.5	196.9
Acquisitions	13.7	3.3	0.0	3.3
Shareholder contribution	10.3	8.4	10.3	8.3
Participation in associated companies' profit after tax	14.8	25.9	0.0	0.0
Dividend received	-5.8	0.0	0.0	0.0
Divestments	-58.8	0.0	-44.5	0.0
<b>Closing carrying amount</b>	<b>235.0</b>	<b>260.7</b>	<b>174.3</b>	<b>208.5</b>

### Participations in associated and jointly controlled companies

Group	Corp. ID No.	Reg. office	Proportion of equity, %	Proportion of the votes, %	No. of participations	Carrying amount in the Parent Company (SEK million)	Carrying amount in the Group (SEK million)
Novum Samhällsfastigheter AB	559177-8542	Helsingborg	50	50	250	0.0	29.0
Fosie mark i Skåne AB	559196-0173	Malmö	31	31	310	0.0	0.0
Homestate AB	559179-2253	Jönköping	33	33	166	3.9	0.0
Homesystem Sverige AB	559336-6106	Stockholm	30	30	150	0.7	0.0
Ramsdalen 3:1 Fastighets AB	559306-2531	Hässleholm	33	33	50	0.2	0.0
Tygelsjö Ångar Holding AB	559085-3445	Malmö	49	49	245	0.0	0.0
Mjölback's Entreprenad AB	556135-1254	Svenljunga	25	25	112,750	150.1	155.8
OCAP Holding AB	559403-6138	Hässleholm	25	25	6,250	0.4	0.0
PVS Mark & VA Holding AB	559259-4914	Hässleholm	50	50	250	0.0	11.8
Tefyra Holding AB	559336-6072	Hässleholm	50	50	250	0.0	5.4
HME Huset 13 AB	559358-3866	Kävlinge	50	50	250	9.0	11.8
Vallenfast Rickeby AB	559343-0852	Stockholm	50	50	125	10.0	21.2
						<b>174.3</b>	<b>235.0</b>

## NOTE 20–21

### 20 OTHER NON-CURRENT RECEIVABLES AND SECURITIES HOLDINGS

#### Accounting principles

Long-term receivables are recognized according to the principles described in Note 22 Financial risks and finance policies for financial assets valued at amortized cost.

#### Other non-current receivables and securities holdings

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Non-current receivables in associated and jointly controlled companies	13.2	6.2	13.3	6.2
Other non-current receivables	1.8	25.9	0.0	0.0
Other non-current securities holdings	1.1	1.1	1.0	1.0
<b>Closing carrying amount</b>	<b>16.2</b>	<b>33.3</b>	<b>14.3</b>	<b>7.2</b>

### 21 DEFERRED TAX

#### Accounting principles

Deferred tax is calculated in accordance with the balance sheet method based on temporary differences between the recognized and taxable values of assets and liabilities. The following temporary differences are not taken into account: initial recognition of assets and liabilities that are not business combinations and that do not, at the time of the transaction, affect recognized or taxable profit.

Nor are temporary differences taken into account that are attributable to participations in subsidiaries and associated companies that are not expected to be reversed within the foreseeable future. The assessment of deferred tax is based on how carrying amounts of assets or liabilities are expected to be realized or regulated. The book value of the Group's investment properties is assumed to be realized through the disposal of the properties at the end of their useful life. The tax rate on the gains is

the same as would apply in a direct sale of the property as recognized in the Consolidated Statement of Financial Position, regardless of whether the Group would structure the sale as the disposal of a subsidiary, which would entail a different tax rate. The deferred tax is then calculated based on the temporary differences and tax consequences deriving arising from recovery through sales. Deferred tax is calculated applying the tax rates and tax regulations approved or in practice approved as of the balance sheet date.

Deferred tax receivables regarding deductible temporary differences and tax-loss carry forwards are reported only to the extent that it is probable that they will be utilized. The value of deferred tax receivables is reduced when it is no longer considered likely that they can be utilized.

All loss carry-forwards in the Group have been capitalized with deferred tax receivables. There is no time limitation for utilizing the Group's loss carry-forwards. The Group has chosen not to capitalize non-utilized interest rate deductions as tax receivables, as the current assessment is that these will not be able to be utilized in future.

When a company is acquired, the acquisition constitutes either a business combination or an asset acquisition. An asset acquisition is identified if the acquired company only owns one or more properties. Although there are rental contracts relating to these properties, there are no employees in the company to conduct business operations. When recognized as an asset acquisition, no deferred tax is recognized.

#### Parent Company

In the Parent Company, untaxed reserves are recognized inclusive of a deferred tax liability. In the consolidated accounts, however, untaxed reserves are broken down into deferred tax liability and equity.

#### Recognized in the Balance Sheet

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>Deferred tax assets attributable to:</b>				
Tax-loss carry forwards	14.8	12.1	4.4	3.8
Properties	0.3	0.2	0.0	0.0
Leasing	13.3	18.7	0.0	0.0
Derivatives	30.9	21.5	26.4	17.6
Other items	1.5	1.8	0.0	0.0
<b>Total</b>	<b>60.7</b>	<b>54.3</b>	<b>30.8</b>	<b>21.4</b>
<b>Deferred tax liability attributable to:</b>				
Properties, completed	486.2	401.9	0.0	0.0
Properties, under construction	516.7	469.0	0.0	0.0
Surplus value from business combinations	61.7	57.8	0.0	0.0
Leasing	13.0	19.0	0.0	0.0
Derivatives	0.9	0.0	0.0	0.0
Untaxed reserves	9.6	9.6	0.0	0.0
Other items	4.3	-4.0	0.0	0.0
<b>Total</b>	<b>1,092.4</b>	<b>953.2</b>	<b>0.0</b>	<b>0.0</b>

# NOTE 22

22

## FINANCIAL RISKS AND FINANCE POLICIES

### Accounting principles

#### Financial instruments

Financial instruments are any kind of agreement giving rise to a financial asset in a company and a financial liability or equity instrument in another company. On the assets side, financial instruments recognized in the Balance Sheet include cash and cash equivalents, accounts receivable, receivables from associated and jointly controlled companies, derivative instruments, prepaid costs and accrued income and other short-term and long-term receivables. The liabilities side includes accounts payable, current and non-current interest-bearing liabilities, customer advances, invoiced but not accrued income, accrued expenses and prepaid revenue, derivative instruments, liabilities to associated companies and other current and non-current liabilities. Recognition depends on how the financial instruments have been classified.

#### Recognition and derecognition

A financial asset or liability is recognized in the Balance Sheet when the company becomes a party in accordance with the contractual terms of the instruments. Rent receivables and accounts receivable are recognized in the Balance Sheet when an invoice has been sent and the Group's right to compensation is unconditional. Liabilities are addressed when the counterparty has performed its undertaking and a contractual obligation to pay exists, even if the invoice has not yet been received. Accounts payable are recognized when an invoice is received.

Financial assets and financial liabilities are only offset and recognized at a net amount in the Balance Sheet where there is a legal right to offset the amounts and there is an intention to settle the items at a net amount, or to realize the asset and settle the liability at the same time.

A financial asset is removed from the Balance Sheet when the rights inherent in the agreement are realized or expire, or when the company loses control of them. The same applies for part of a financial asset. A financial liability is removed from the Balance Sheet when the obligation in the agreement has been met or otherwise been extinguished. The same

applies for part of a financial liability

Gains and losses on removal from the Balance Sheet and modifications are recognized in the Income Statement.

#### Financial assets

The classification of financial assets that are debt instruments is based on the Group's business model for the management of the asset and the nature of the asset's contractual cash flows.

The instruments are classified according to one of the following categories:

- amortized cost,
- fair value via other comprehensive income, or
- fair value via the Income Statement.

Financial assets classified at amortized cost are initially valued at fair value plus transaction costs. Accounts receivable and lease receivables are initially recognized at the invoiced amount. Following initial recognition, the assets are valued in accordance with the effective interest method. All rental and accounts receivable are short-term, which means that the recognized value corresponds to fair value. In accordance with the business model, assets classified at amortized cost are held to collect contractual cash flows, which are only payments of principal and interest on the outstanding capital amount. The assets are covered by a loss reserve for expected credit losses.

Fair value via other comprehensive income encompasses assets held, in accordance with the business model, both to be sold and to collect contractual cash flows that are only payments of principal and interest on the outstanding capital amount. On initial recognition, financial instruments in this category are measured at fair value. Fair value changes are reported in Other comprehensive income until the asset is removed from the Balance Sheet, since the amounts in other comprehensive income are reclassified to the Income Statement. The assets are covered by a loss reserve for expected credit losses.

All other debt instruments not measured at amortized cost or at fair value via other comprehensive income are classified at fair value in the Income

Statement. Financial instruments in this category are initially recognized at fair value. Changes in fair value are reported in the Income Statement.

The Group's financial assets that are debt instruments consist of accounts receivable, financial investments and cash and cash equivalents and are all assigned to the amortized cost category.

#### Cash and cash equivalents

Cash and cash equivalents in the Group and Parent Company Balance Sheet and Cash Flow Statement refer in their entirety to cash and bank balances immediately accessible with banks and similar institutes.

#### Financial liabilities

Financial liabilities are classified at amortized cost with the exception of derivatives and accounts payable. Financial liabilities reported at amortized cost are initially valued at fair value including transaction costs. After initial recognition, financial liabilities are valued at amortized cost in accordance with the effective interest method.

#### Derivatives

This pertains to interest rate swap agreements classified at fair value via the Income Statement. In accordance with the IFRS valuation hierarchy, the fair value of derivatives has been measured in accordance with level 2. This level means that the valuation is based on input data other than quoted prices observable for assets or liabilities, either directly or indirectly.

The derivatives contracts include the possibility of netting commitments to the same counterparty. The Group does not apply hedge accounting.

#### Accounts payable

Accounts payable are commitments to pay for goods or services acquired from suppliers in the operating activities. Accounts payable are classified as current liabilities if they fall due for payment within a year or earlier (or during a normal business cycle if this is longer). If not, they are recognized as non-current liabilities. All accounts payable are short-term, which means that recognized value corresponds to fair value.

## NOTE 22, CONT.

### Impairment of financial assets

With the exception of those classified at fair value through the Income Statement or as equity instruments measured at fair value via other comprehensive income, the Group's financial assets are subject to impairment for expected credit losses. In accordance with IFRS 9, impairment for credit losses is forward-looking and a loss reserve is made when there is an exposure to credit risk, usually in connection with initial recognition. Expected credit losses reflect the present value of all cash flow deficits attributable to default, either for the subsequent 12 months or for the expected remaining term of the financial instrument, depending on the asset class and on credit deterioration since the initial reporting date. Expected credit losses reflect an objective, probability-weighted outcome that takes several scenarios into account based on reasonable and verifiable forecasts.

The valuation of expected credit losses is based on various methods. The method for accounts receivable, contract assets and rent receivables is based on historical customer losses combined with forward-looking factors in accordance with a loss-sharing method. In the simplified model, a loss provision is made for the expected remaining maturity of the receivable or asset, which is expected to be less than one year for all of these claims. The Group's customers are a homogeneous group with a similar risk profile, which is why credit risk is initially assessed collectively for all customers. Any major individual receivables are assessed per counterparty. The Group derecognizes a receivable when there is no longer any expectation of receiving payment and when active measures to obtain payment have been discontinued.

Other receivables and assets are impaired in accordance with a rating-based method through external credit rating for calculating expected credit losses on the basis of the probability of default, expected losses and exposure on default. Even on initial recognition, a loss provision is reported based on what can be expected statistically for the ensuing 12 months (stage 1). In cases where a significant increase in credit risk has occurred, the loss reserve for the entire remaining expected maturity is calculated instead (stage 2 or, if the exposure is considered credit impaired, stage 3).

- Stage 1 encompasses financial instruments where no significant increase in credit risk has occurred since initial recognition and counterparties covered by the Group's assessment of low credit risk at the time of reporting.

- Stage 2 includes financial instruments where a significant increase in credit risk has occurred since initial recognition, but where there is no objective evidence on the reporting date that the claim is uncertain.
- Stage 3 includes financial instruments for which objective evidence has been identified that the claim is uncertain.

The Group has defined default as when payment of the claim is 90 days late or more, or if other factors indicate that payment is in default. Per the Balance Sheet date, no material increase in credit risk has been deemed to prevail for any receivables or assets. Such an assessment is based on whether payment is 30 days delayed or more, or, if a significant deterioration in rating occurs, entailing a rating below investment grade, meaning credit impairment on the receivables or assets. In cases where the amounts are not deemed insignificant, a provision is made for expected credit losses for these financial instruments too.

For assets and receivables with deteriorated credit, an individual assessment is made, taking into account historical, current and forward-looking data. If there has been an essential increase in credit risk since initial recognition, a loss reserve is reported for the remaining term of the asset (stage 2). For assets deemed to be impaired, reserves continue to be made for expected credit losses over the remaining term (stage 3). For assets and receivables with deteriorated credit, the calculation of interest income is based on the carrying amount of the assets, net following loss reserves, unlike the gross amount as in the previous stages.

The valuation of expected credit losses takes into account any collateral and other credit enhancements in the form of guarantees. The financial assets are reported in the Balance Sheet at amortized cost, that is, net of gross value and loss reserves. Changes in the loss reserve are reported in the Income Statement.

### Finance policy

K-Fastigheter's finance policy stipulates how the financial activities are to be conducted where operations are regulated, and is followed up on the basis of clearly defined targets and risk levels with respect to currency risk, interest-rate risk, financing risk, liquidity risk and credit risk.

The finance policy serves to define uniform guidelines and frameworks

for the financial activities that arise within the Group in connection with borrowing, debt management and liquidity management. These guidelines are to form the basis for effective control and the cost-efficient management of financial flows and risks, while achieving the Group's financial targets.

The finance policy shall be revised and approved annually and any deviations from finance policy guidelines shall be decided by the Board of Directors.

### Overarching goals

K-Fastigheter's overarching goal is to generate value for the company's shareholders. Value creation is measured over a business cycle based on profit and the long-term net asset value per share, with the following financial targets by the end of 2028:

- Net asset value of SEK 50 per share by the end of 2028
- Profit from property management of SEK 1.50 per share by the end of 2028
- Profit from Construction is to amount to at least SEK 4.50 per share by the end of 2028.

### Financial mitigation goals

At an overarching level, the Group's financial risk is limited by means of a sound capital structure and a stable and positive cash flow, which, over time, secures the Group's short and long-term capital supply.

To achieve a sound capital structure and a stable and positive cash flow, the Board of Directors has set the following financial mitigation goals:

- Debt-to-equity ratio may amount to at most 65 percent relative the market value of the Group's investment properties
- Equity/assets ratio shall amount to at least 30 percent over time
- Interest coverage ratio shall amount to a minimum of 1.75 x over time

These financial targets also correspond generally to the financial covenants that the Group is obliged to monitor and report under the terms of its loan agreements.

## NOTE 22, CONT.

### Interest-rate risk

Interest-rate risk refers to the risk that changes in market interest rates will have negative effects on net interest expenses and profit, and the risk of locking-in interest expenses that are too high relative to the market for long periods, thus reducing the possibility of compensating for adverse events in profit and tax.

The Group manages interest-rate risk by setting target levels for average fixed interest and for the share of variable interest in the loan portfolio as a whole. Interest rate derivatives are used to adjust the period of fixed interest. Furthermore, ongoing dialog is conducted primarily with the banks' interest analysts to monitor the interest market.

As of 31 December 2024, the average period of fixed interest was 1.8 years (3.5) and the interest rate sensitivity in the event of an increase of 1 percentage point shift in the loan rates amounted to SEK 37.3 million (6.5). As a percentage of the total debt portfolio, variable interest accounted for 46 percent (9). At the end of the year, the average interest rate amounted to 3.72 percent (3.22) including interest-rate derivatives and to 4.26 percent (5.47) excluding interest-rate derivatives.

### Financing and refinancing risk

(Re)financing means the risk that the Group will not be able to refinance its loans when desired, will not be able to secure new financing in the market when needs arise (at any given time) or that refinancing would entail a significant increase in the Group's borrowing expenses.

The (re)financing risk is managed through diversification of the total debt portfolio with financially stable counterparties and with varying maturities. Target levels are set for the minimum number of banks, maximum size and minimum rating per bank, maximum percentage with a maturity of less than 12 months and average capital tied up. At the end of the year, the average capital tied up was 1.1 years (2.8) and 62 percent (35) of the loans matured within 12 months.

At the end of 2024, the Group had loan agreements to credit institutions totaling SEK 11,697.7 million (10,781.7), of which SEK 1,491.3 million (1,096.3) constituted overdraft facilities and covered loans and SEK

	2024	2023	Financial targets	Financial covenant
Interest-bearing liabilities at the end of the year in accordance with the Balance Sheet, SEK million	10,317.3	10,117.8		
Total equity and liabilities at the end of the year in accordance with the Balance Sheet, SEK m	17,465.9	16,807.2	<70%	<70%
<b>A/B Debt-to-equity ratio at the end of the year, %</b>	<b>59.1%</b>	<b>60.2%</b>		
A Equity at the end of the year in accordance with the Balance Sheet, SEK m	5,304.6	5,100.4		
B Equity and liabilities at the end of the year in accordance with the Balance Sheet, SEK m	17,465.9	16,807.2	>25 %	>25 %
<b>A/B Equity/assets ratio at the end of the year, %</b>	<b>30.4%</b>	<b>30.3%</b>		
A Profit before changes in value for the year in accordance with the Income Statement, SEK million	99.3	67.3		
B Depreciation/amortization and impairment during the year in accordance with the Income Statement, SEK million	-71.6	-80.5	> multiple of	> multiple of
C Net interest income for the year in accordance with the Income Statement, SEK million	-281.0	-220.2	1.75	1.50
<b>(A-B-C)/-C Interest coverage ratio during the year, multiple</b>	<b>1.6</b>	<b>1.7</b>		

### Credit and interest maturity structure as of 31 December 2024 (excluding construction credits, overdraft facilities and custody account credits)

Term	Interest maturity		Credit maturity		Swap maturity		
	Amount, SEK m	Average interest, %	Amount, SEK m	Utilized, SEK m	Interest rate derivatives, SEK m	Average interest, %	Value, SEK m
0-1 years	4,027.0	4.16%	5,046.8	5,046.8	300.0	1.29%	3.2
1-2 years	2,100.0	2.81%	1,836.1	1,836.1	2,100.0	1.23%	41.4
2-3 years	800.0	3.29%	1,215.4	1,215.4	800.0	1.72%	11.4
3-4 years	200.0	2.70%	0.0	0.0	200.0	1.12%	9.3
4-5 years	-	-	0.0	0.0	-	-	-
>5 years	971.3	4.30%	0.0	0.0	1,221.3	2.72%	-25.6
<b>Total</b>	<b>8,098.3</b>	<b>3.72%</b>	<b>8,098.3</b>	<b>8,098.3</b>	<b>4,621.3</b>	<b>1.67%</b>	<b>39.6</b>
<i>Of which part-owned companies*</i>	355.6		355.6	355.6	250.0	2.11%	4.4
<i>Of which forward start</i>					250.0	2.30%	3.2

\* Relates to K-Fast Kilen AB as of 31 December 2024, which is 51% owned by K-Fastigheter.

2,714.4 million (2,937.6) constituted construction credits. The remaining credit agreement, for SEK 7,492.0 million (6,747.9), consists of bilateral agreements with Swedish banks with the aim of financing the Group's completed investment and business properties. Of credit agreements for financing of the Group's completed investment and business properties, credits for a total SEK 4,596.7 million (2,319.1) expired during 2024, credits K-Fastigheter believes it will be possible to renegotiate or extend due to the Group's good relationship with its partner banks. The debt-to-equity ratio for the Group amounted to 59.1 percent (60.2) and the loan-to-value ratio

for completed investment properties totaled 60.4 percent (62.5).

Existing loan agreements with credit institutions contain financial conditions (covenants) stipulating maximum debt-to-equity ratio, loan-to-value ratio, minimum equity/assets ratio and minimum interest coverage ratio. At the end of 2024, a total of SEK 11,177.3 million (10,427.2) of the Group's loan agreements were subject to financial covenants. K-Fastigheter fulfilled these conditions at all follow-up reviews in 2024.

## NOTE 22, CONT.

### Future liquidity flows

Future liquidity attributable to credit is shown below. When calculating credits, as well as the variable legs of interest rate swaps, the Stibor rate as of the Balance Sheet date applying to the underlying agreement has been used. Outstanding loan liabilities and credit margin have been assumed to be the same as of the Balance Sheet date up to respective maturity, when are assumed to have been repaid.

### Liquidity risk

Liquidity risk refers to the risk of not being able to fulfill payment commitments on maturity without expenses for securing liquidity increasing significantly.

The liquidity risk is managed through appropriate payment flow systems and credit facilities and loan pledges from the partner banks, and by setting a target level for the minimum level in the liquidity reserve. In addition, a monthly cash flow forecast is prepared and reported.

At the end of the year, the Group's cash and cash equivalents amounted to SEK 9.5 million (5.8). In addition, there is an unutilized overdraft facility of SEK 158.1 million (147.3).

#### Future liquidity maturity credits

SEK m	Maturity credits	Interest credits	Interest rate derivatives	Total
2025	5,046.8	289.8	-44.0	5,292.6
2026	1,836.1	100.9	-29.2	1,907.8
2027	1,215.4	38.7	-2.8	1,251.2
2028	0.0	0.0	-0.4	-0.4
2029	0.0	0.0	1.9	1.9
>2030	0.0	0.0	8.6	8.6
	<b>8,098.3</b>	<b>429.4</b>	<b>-65.9</b>	<b>8,461.8</b>

### Credit risk

Credit risk refers to the risk that a counterparty or issuer is unable to fulfill its commitments to the Group. The Group is exposed to credit risk through holdings of derivative instruments (if these have a positive value) and surplus liquidity that is invested. Credit risk also occurs in relation to rent receivables and accounts receivable, as well as other receivables.

Credit risk is managed by setting a minimum creditworthiness for the Group's counterparties (ascribed rating or credit control), which is done when signing an agreement and then on an ongoing basis for larger commitments.

### Currency risk

Currency risk refers to the risk of negative impacts on the Group's cash flow, Income Statement and Balance Sheet as a result of changes in exchange rates.

The Group's operations are conducted in Sweden and Denmark and the functional currency of the Group is SEK. The Group primarily manages exchange rate exposure by natural matching of assets and liabilities, and income and expenses, in the same currency, and through financial instruments.

### Maturity analysis for financial liabilities

For the maturity structure of interest-bearing liabilities see under "Interest-rate risk" above. Other operating liabilities fall due for payment as below. Liabilities to Group and associated companies are recognized as non-current unless there is a fixed repayment plan.

With regard to long-term debt K-Fastigheter assesses that there is no significant difference between fair value and carrying amounts.

All long-term and short-term interest-bearing liabilities accrue variable interest.

Derivatives are valued at fair value in the Balance Sheet and according to IFRS fair value hierarchy Level 2.

### Maturity analysis for financial liabilities

For the maturity structure of interest-bearing liabilities see under "Interest-rate risk" above. Other operating liabilities fall due for payment as below. For leasing liabilities, see Note 4 Leasing.

Liabilities to Group and associated companies are recognized as non-current unless there is a fixed repayment plan.

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Matures within 1 year	499.1	544.9	12.1	27.1
Matures after 1 year	240.1	86.0	286.4	169.1
<b>Total</b>	<b>739.2</b>	<b>630.9</b>	<b>298.6</b>	<b>196.2</b>

## NOTE 22, CONT.

### Breakdown of financial assets and liabilities as of 31 December 2024

Group SEK m	Financial assets/liabilities measured at fair value in the Income Statement	Financial assets/ liabilities measured at amortized cost	Total carrying value	Fair value
<b>31 December 2024</b>				
Other non-current receivables	0.0	1.8	1.8	1.8
Derivative instruments	39.6	0.0	39.6	39.6
Accounts receivable	0.0	70.9	70.9	70.9
Receivables from associated companies	0.0	13.7	13.7	13.7
Other current receivables	0.0	113.1	113.1	113.1
Prepaid costs and accrued income	0.0	53.1	53.1	53.1
Cash and cash equivalents	0.0	9.5	9.5	9.5
<b>Total receivables</b>	<b>39.6</b>	<b>262.2</b>	<b>301.8</b>	<b>301.8</b>
Non-current interest-bearing liabilities	0.0	4,857.3	4,857.3	4,857.3
Other non-current liabilities	0.0	240.1	240.1	240.1
Current interest-bearing liabilities	0.0	5,460.0	5,460.0	5,460.0
Advances from customers	0.0	3.4	3.4	3.4
Accounts payable	0.0	154.7	154.7	154.7
Liabilities to associated companies	0.0	10.0	10.0	10.0
Other current liabilities	0.0	20.6	20.6	20.6
Income invoiced but not vested	0.0	108.4	108.4	108.4
Accrued costs and prepaid income	0.0	201.8	201.8	201.8
<b>Total liabilities</b>	<b>0.0</b>	<b>11,056.5</b>	<b>11,056.5</b>	<b>11,056.5</b>

### Breakdown of financial assets and liabilities as of 31 December 2023

Group SEK m	Financial assets/liabilities measured at fair value in the Income Statement	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
<b>31 December 2023</b>				
Other non-current receivables	0.0	25.9	25.9	25.9
Derivative instruments	141.4	0.0	141.4	141.4
Accounts receivable	0.0	51.2	51.2	51.2
Receivables from associated companies	0.0	6.4	6.4	6.4
Other current receivables	0.0	113.9	113.9	113.9
Prepaid costs and accrued income	0.0	46.3	46.3	46.3
Cash and cash equivalents	0.0	5.8	5.8	5.8
<b>Total receivables</b>	<b>141.4</b>	<b>249.5</b>	<b>390.8</b>	<b>390.8</b>
Non-current interest-bearing liabilities	0.0	6,655.0	6,655.0	6,655.0
Other non-current liabilities	0.0	86.0	86.0	86.0
Current interest-bearing liabilities	0.0	3,462.8	3,462.8	3,462.8
Advances from customers	0.0	3.2	3.2	3.2
Accounts payable	0.0	234.5	234.5	234.5
Liabilities to associated companies	0.0	6.7	6.7	6.7
Other current liabilities	0.0	66.2	66.2	66.2
Income invoiced but not vested	0.0	59.5	59.5	59.5
Accrued costs and prepaid income	0.0	174.8	174.8	174.8
<b>Total liabilities</b>	<b>0.0</b>	<b>10,748.7</b>	<b>10,748.7</b>	<b>10,748.7</b>

## NOTE 22, CONT.

### Breakdown of financial assets and liabilities as of 31 December 2024

Parent Company SEK m	Financial assets/liabilities measured at fair value in the Income Statement	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
<b>31 December 2024</b>				
Receivables from Group companies	0.0	2,799.5	2,799.5	2,799.5
Receivables from associated companies	0.0	13.3	13.3	13.3
Derivative instruments	55.4	0.0	55.4	55.4
Current tax receivables	0.0	0.0	0.0	0.0
Other current receivables	0.0	57.0	57.0	57.0
Prepaid costs and accrued income	0.0	33.1	33.1	33.1
Cash and cash equivalents	0.0	3.2	3.2	3.2
<b>Total receivables</b>	<b>55.4</b>	<b>2,906.0</b>	<b>2,961.5</b>	<b>2,961.5</b>
Non-current interest-bearing liabilities	0.0	635.2	635.2	635.2
Other non-current liabilities	0.0	22.8	22.8	22.8
Current interest-bearing liabilities	0.0	1,245.9	1,245.9	1,245.9
Accounts payable	0.0	7.0	7.0	7.0
Liabilities to Group companies	0.0	286.4	286.4	286.4
Other current liabilities	0.0	12.1	12.1	12.1
Accrued costs and prepaid income	0.0	15.9	15.9	15.9
<b>Total liabilities</b>	<b>0.0</b>	<b>2,225.5</b>	<b>2,225.5</b>	<b>2,225.5</b>

### Breakdown of financial assets and liabilities as of 31 December 2023

Parent Company SEK m	Financial assets/liabilities measured at fair value in the Income Statement	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
<b>31 December 2023</b>				
Receivables from Group companies	0.0	2,218.6	2,218.6	2,218.6
Receivables from associated companies	0.0	6.2	6.2	6.2
Other non-current receivables	0.0	0.0	0.0	0.0
Derivative instruments	159.2	0.0	159.2	159.2
Current tax receivables	0.0	0.0	0.0	0.0
Other current receivables	0.0	52.0	52.0	52.0
Prepaid costs and accrued income	0.0	23.0	23.0	23.0
Cash and cash equivalents	0.0	0.5	0.5	0.5
<b>Total receivables</b>	<b>159.2</b>	<b>2,300.3</b>	<b>2,459.5</b>	<b>2,459.5</b>
Non-current interest-bearing liabilities	0.0	108.1	108.1	108.1
Other non-current liabilities	0.0	0.0	0.0	0.0
Current interest-bearing liabilities	0.0	1,338.8	1,338.8	1,338.8
Accounts payable	0.0	11.5	11.5	11.5
Liabilities to Group companies	0.0	169.1	169.1	169.1
Other current liabilities	0.0	3.4	3.4	3.4
Accrued costs and prepaid income	0.0	12.2	12.2	12.2
<b>Total liabilities</b>	<b>0.0</b>	<b>1,643.2</b>	<b>1,643.2</b>	<b>1,643.2</b>

# NOTE 23–25

## 23 INVENTORIES

### Accounting principles

Inventories are valued at the lowest of cost and net realizable value. For raw materials, all expenses are included that are directly attributable to the procurement of the goods in the cost. Borrowing costs are not included. As of 31 December 2024, the entire inventories were valued at cost.

## 24 ACCOUNTS RECEIVABLE

### Accounting principles

Customer receivables are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

Accounts receivable are recognized at the amount expected to be received. All overdue accounts receivable exceeding 30 days have been assessed individually in terms of loss risk. Impairments are applied for doubtful accounts receivable. See also Note 25 Impairment expected credit losses.

The 2024 profit for the Group was impacted by SEK 5.5 million (5.6) in confirmed receivables losses. The receivables are current in nature, which means that recognized amounts correspond to fair value.

#### Accounts receivable

	Group	
	2024	2023
<b>Age distribution, SEK m</b>		
Within 90 days	58.0	50.3
91-120 days	7.9	0.2
121 days-	15.7	6.1
Doubtful accounts receivable <90 days	-4.1	-3.3
Doubtful accounts receivable >90 days	-6.6	-2.1
<b>Accounts receivable, net</b>	<b>70.9</b>	<b>51.2</b>

## 25 IMPAIRMENT, EXPECTED CREDIT LOSSES

### Accounting principles

Impairment of asset takes place according to the principles described in Note 22 Financial risks and finance policies.

### Financial instruments covered by the simplified method

The simplified method is used for accounts receivable and rental claims. Customer claims and rental claims due 0-90 days are classified as stage 2, while accounts receivable and rent receivables overdue by over 90 days are classified as a stage 3. Expected credit losses are calculated on the basis of the asset term.

For the simplified method, a *loss-sharing model* is used based on historical data on all claims in the stage 2. An average value has been calculated on customer losses recorded during the past eight years (2017-2024). This percentage has then been adjusted for known future invoices in the form of management's assessment of increased risk for future credit losses. The adjustment has taken into account the effect of the anticipated slowdown in the economic cycle. This has resulted in total reserves of SEK 4.1 million (3.3) as of 31 December 2024.

For the accounts receivable in stage 3 (overdue over 90 days) individual tests have been made for each receivable. This has resulted in total reserves of SEK 6.6 million (2.1) as of 31 December 2024.

### Financial instruments covered by the simplified method

The general method is used for other financial assets (receivables from other companies, associated companies and jointly controlled companies, and cash and cash equivalents). For the general method, a *rating model* is used. Expected credit losses have been calculated over 12 months for stage 1 receivables, and on the term of the assets for receivables in stage 2 and stage 3.

### Receivables from other companies, associated and jointly controlled companies

Regarding receivables from other companies, associated companies and jointly controlled companies, credit ratings are established if possible. If credit ratings cannot be determined, for example if the requisite information about the companies is unavailable, the S&P rating B is assigned. Loss given default is assumed to be 45 percent in line with Basel II's guidelines for exposure for non-financial companies. This has resulted in a provision of SEK 0.4 million (0.8).

### Cash and cash equivalents

Regarding cash and cash equivalents, credit ratings are obtained from the respective bank's website. Default rates are taken from S&P. Loss given default is assumed to be 45 percent in line with Basel II's guidelines for exposure for non-financial companies. This has resulted in a provision of SEK 0.0 million (0.0).

### Analysis of changes in financial instruments covered by the simplified method

SEK m	Stage 1 (0-30 days)	Stage 2 (0-90 days)	Stage 3 (>90 days)
<b>Opening balance (OB) Customer and rent receivables</b>		50.3	6.3
Change		7.7	17.3
<b>Closing Balance (CB) Customer and rent receivables</b>		58.0	23.6
<b>OB Receivables from other companies, associated companies and jointly controlled companies</b>	78.6		
Change	-27.6		
<b>CB Receivables from other companies, associated companies and jointly controlled companies</b>	51.0		
<b>OB Provision for expected credit losses</b>	-0.8	-3.3	-2.1
Change in provision for expected credit losses	0.4	-0.8	-4.5
<b>CB Provision for expected credit losses</b>	-0.4	-4.1	-6.6
<b>Recognized net value</b>	<b>50.6</b>	<b>53.9</b>	<b>17.0</b>

## NOTE 26–28

### 26 OTHER RECEIVABLES

#### Accounting principles

Other receivables are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

#### Other receivables

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Receivables in associated and jointly controlled companies	0.5	0.2	0.0	0.1
Accrued, not invoiced income	28.1	31.6	0.0	0.0
Current tax receivables	17.1	8.9	0.0	0.0
Other receivables	85.0	82.2	57.0	51.9
<b>Total</b>	<b>130.7</b>	<b>123.0</b>	<b>57.0</b>	<b>52.0</b>

### 27 PREPAID COSTS AND ACCRUED INCOME

#### Accounting principles

Prepaid costs and accrued income are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

#### Prepaid costs and accrued income

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Other prepaid costs and accrued income	53.1	46.3	33.1	23.0
<b>Total</b>	<b>53.1</b>	<b>46.3</b>	<b>33.1</b>	<b>23.0</b>

### 28 CASH AND CASH EQUIVALENTS

#### Accounting principles

Cash and cash equivalents are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

The Group's cash and cash equivalents and other bank balances are placed only in Swedish and Danish banking and credit institutions with the highest credit rating, meaning that the risk of credit losses is assumed to be largely non-existent and the Group has therefore chosen not to make any provisions for expected credit losses on cash and cash equivalents and bank balances.

#### Cash and cash equivalents

Cash and cash equivalents consist of bank balances. Unutilised credit facilities not included in cash and cash equivalents amount to SEK 158.1 million (147.3), of which SEK 143.5 million (135.6) pertains to the Parent Company.

#### Group account

Most Group companies utilize a Group bank account held by the Parent Company with the company's bank. This means that Group company bank balances are recognized as receivables with Group companies, and utilized credit is recognized as a debt to Group companies. The Parent Company is legally responsible for the Group's transactions in the Group bank account.

# NOTE 29

## 29 EQUITY

The share capital of the Parent Company, K-Fast Holding AB, amounts to SEK 65.6 million (63.8) and is distributed between 245,993,168 shares (239,331,168). On 13 March and 8 April 2024, K-Fastigheter carried out directed new share issues totaling 6,662,000 shares.

The shares have a quotient value of SEK 0.27 per share (0.27). The shares are divided between 22,500,000 Class A shares that each convey five votes and 223,493,168 Class B shares that each convey one vote. The total number of votes on 31 December 2024 was 335,993,168. All shares registered as of the balance sheet date are fully paid-up. Other capital contributions consist of the surplus capital raised in connection with new share issues.

The specification of changes in equity are included in the Consolidated Statement of Changes in Equity.

No dividend was paid in 2024 or 2023.

### Capital management

The company's capital is defined as the Group's reported equity. The Group's financial objective is to increase net asset value and profit from ongoing operations, while maintaining a well-consolidated Balance Sheet with a maximum debt-to-equity ratio of 65 percent and an equity/assets ratio of at least 30 percent over time.

	Quotient value, SEK		No. of shares	
	2024	2023	2024	2023
Shares	0.27	0.27	245,993,168	245,993,168

	Outstanding number of shares at the end of the year*		Average number of outstanding shares*	
	2024	2023	2024	2023
Shares	245,993,168	239,331,168	244,604,594	221,047,606

\* Adjusted for directed new share issues as of 13 March and 8 April 2024.

### Development of share capital

Date	Event	Change in number of shares	Total number of shares	Total number of shares outstanding	Quotient value per share, SEK	Change in share capital, SEK m	Total share capital, SEK m
2 November 2010	Start date		500	500	100.0		0.1
19 August 2019	Bonus issue and split	24,999,500	25,000,000	25,000,000	1.6	39.9	40.0
19 August 2019	Directed new share issue	260,587	25,260,587	25,260,587	1.6	0.4	40.4
16 September 2019	Directed new share issue	2,941	25,263,528	25,263,528	1.6	0.0	40.4
29 November 2019	New share issue	8,625,000	33,888,528	33,888,528	1.6	13.8	54.2
26 August 2020	New share issue	2,000,000	35,888,528	35,888,528	1.6	3.2	57.4
7 June 2021	Split 1:6	179,442,640	215,331,168	215,331,168	0.27	0.0	57.4
28 September 2023	New share issue	18,180,000	233,511,168	233,511,168	0.27	4.8	62.2
24 October 2023	New share issue	5,820,000	239,331,168	239,331,168	0.27	1.6	63.8
13 Mar 2024	New share issue	5,820,000	245,151,168	245,151,168	0.27	1.6	65.3
8 April 2024	New share issue	842,000	245,993,168	245,993,168	0.27	0.2	65.6
<b>31 December 2024</b>			<b>245,993,168</b>	<b>245,993,168</b>	<b>0.27</b>		<b>65.6</b>

# NOTE 30

## 30 NON-CONTROLLING INTERESTS

Financial information in summary for the Group's significant non-controlling interest is presented below. Recognized amounts are based on the amounts presented in the Consolidated Financial Statements. Only net assets including non-controlling interest have been included.

K-Fast Kilen AB (Corp. ID no. 559305-2136) is a property company focused on residential properties in Region East. Non-controlling interest in K-Fast Kilen AB amounted to 49.2% (49.2%).

Ownership share	2024	2023
K-Fast Holding AB, share %	50.8	50.8
Non-controlling interests, share %	49.2	49.2
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

Balance Sheet in summary, SEK m	2024	2023
Investment properties	1,168.5	551.4
Financial non-current assets	6.7	0.2
Current assets	14.4	17.7
<b>Total assets</b>	<b>1,189.6</b>	<b>569.3</b>
Non-current liabilities	953.8	429.9
Current liabilities	52.6	28.7
<b>Total liabilities</b>	<b>1,006.3</b>	<b>458.6</b>
<b>Net assets</b>	<b>183.3</b>	<b>110.7</b>
<b>Carrying amount non-controlling interests</b>	<b>90.2</b>	<b>54.5</b>

Total Comprehensive Income in summary, SEK m	2024	2023
Income	27.7	2.1
Expenses	-40.6	-4.7
<b>Profit from property management*</b>	<b>-12.9</b>	<b>-2.6</b>
Changes in value	82.6	91.8
Tax	-17.8	-18.8
<b>Profit for the year</b>	<b>51.9</b>	<b>70.4</b>

<b>Profit for the period attributable to non-controlling interests</b>	<b>25.6</b>	<b>34.6</b>
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\* Profit from property management includes SEK -6.3 million (-1.3) attributable to non-controlling interests.

Cash Flow in summary, SEK m	2024	2023
Cash flow from operating activities	96.5	-17.0
Cash flow from investing activities	-623.6	0.0
Cash flow from financing activities	523.9	0.0
<b>Increase/decrease in cash and cash equivalents</b>	<b>-3.2</b>	<b>-17.0</b>

## NOTE 31–35

### 31 OTHER PROVISIONS AND NON-CURRENT AND CURRENT LIABILITIES

#### Accounting principles

##### Provisions

A provision is reported in the Balance Sheet when the Group has an existing legal or informal commitment as a consequence of an event that has occurred and it is likely that an outflow of financial resources will be required to settle the commitment and that a reliable estimate of the amount can be made. Where the effect of when payment is made is significant, provisions are calculated by discounting the expected future cash flow at an interest rate before tax reflecting current market assessments of the time value of money and, if applicable, the risks associated with the liability.

##### Other non-current and current liabilities

Other non-current and current liabilities are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial liabilities valued at amortized cost. Non-current liabilities have an expected maturity longer than one year, while current liabilities have a maturity shorter than one year.

##### Other provisions and non-current liabilities

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Other provisions	4.1	4.9	1.2	0.0
Other non-current liabilities	240.1	86.0	21.7	0.0
<b>Total</b>	<b>244.2</b>	<b>90.9</b>	<b>22.8</b>	<b>0.0</b>

##### Other current liabilities

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Advances from customers	3.4	3.2	0.0	0.0
Liabilities to associated companies	10.0	6.7	0.0	0.0
Income invoiced but not vested	108.4	59.5	0.0	0.0
Current tax liabilities	8.4	0.0	1.7	0.0
Other current liabilities	20.6	66.2	10.4	3.4
<b>Total</b>	<b>150.9</b>	<b>135.7</b>	<b>12.1</b>	<b>3.4</b>

### 32 ACCRUED COSTS AND PREPAID INCOME

#### Accounting principles

Accrued costs and prepaid income are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial liabilities valued at amortized cost.

##### Accrued costs and prepaid income

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Accrued personnel-related expenses	82.0	84.8	10.9	8.9
Accrued interest	14.9	11.4	1.3	1.0
Prepaid rental income	46.4	38.4	0.0	0.0
Other items	58.6	40.1	3.6	2.3
<b>Total</b>	<b>201.8</b>	<b>174.8</b>	<b>15.9</b>	<b>12.2</b>

### 33 APPROPRIATIONS

SEK m	Parent Company	
	2024	2023
Group contributions received	68.1	70.7
Group contributions paid	-87.8	-69.3
<b>Total</b>	<b>-19.7</b>	<b>1.4</b>

### 34 PROFIT FROM PARTICIPATIONS IN GROUP COMPANIES

#### Profit from participations in Group companies

SEK m	Parent Company	
	2024	2023
Realized gains on divestments	-141.1	45.9
Impairment	-0.1	-6.6
<b>Total</b>	<b>-141.2</b>	<b>39.3</b>

### 35 PARTICIPATIONS IN GROUP COMPANIES

#### Participations in Group companies

SEK m	Parent Company	
	2024	2023
Opening cost	1,235.7	1,167.6
Acquired shares	101.8	92.7
Divested shares	-169.2	-79.9
Impairment	-0.1	-6.6
Shareholder contribution	303.5	61.9
<b>Closing amortized cost</b>	<b>1,471.8</b>	<b>1,235.7</b>

## NOTE 35 CONT.

Company	Corp. ID No.	Reg. office	Proportion of equity, %	Share of votes, %	Acquisition value, SEK m
Property Hammar 9:197 AB	559242-0839	Kristianstad	100	100	3.6
Helsingborg Långeberga Fastighets AB	559437-2772	Hässleholm	100	100	0.0
Karlsson Fastigheter i Hässleholm AB	556827-7569	Hässleholm	100	100	4.8
K-Fast 21:an AB	559282-9898	Hässleholm	100	100	45.7
K-Fast Alderholmen 4:34 AB	559393-5165	Hässleholm	100	100	4.0
K-Fast Amerika Norra AB	556750-2272	Hässleholm	100	100	36.4
K-Fast Bygg Holding AB	559008-8950	Hässleholm	100	100	9.2
K-Fast Danmark ApS	15915641	Copenhagen (DK)	100	100	0.1
K-Fast Elinegård AB	559094-9144	Hässleholm	100	100	21.8
K-Fast Flacksta AB	559314-5740	Hässleholm	100	100	2.0
K-Fast Flora AB	556750-0979	Hässleholm	100	100	16.6
K-Fast Fogdaröd AB	559347-7481	Hässleholm	100	100	3.4
K-Fast Fredriksdal AB	559076-5888	Hässleholm	100	100	17.7
K-Fast Fredriksskans AB	559219-4897	Hässleholm	100	100	11.2
K-Fast Getramsen AB	559317-1191	Hässleholm	100	100	8.5
K-Fast Getången AB	556261-4544	Hässleholm	100	100	15.0
K-Fast Gårdsten 7:5 AB	559202-4359	Hässleholm	100	100	11.3
K-Fast Gävle AB	559103-8160	Hässleholm	100	100	0.1
K-Fast Göteborg 2 AB	559203-6262	Hässleholm	100	100	82.7
K-Fast Göteborg AB	559114-1568	Hässleholm	100	100	34.6
K-Fast Helsingborg AB	556915-0393	Hässleholm	100	100	28.1
K-Fast Hässjan AB	559023-2913	Hässleholm	100	100	10.3
K-Fast Högafln AB	559023-2921	Hässleholm	100	100	10.9
K-Fast Jupiter AB	559314-5773	Hässleholm	100	100	6.1
K-Fast Kilen AB	559305-2136	Hässleholm	51	51	4.6
K-Fast Kirseberg AB	559283-1399	Hässleholm	100	100	0.0
K-Fast Kullavägen AB	556995-9587	Hässleholm	100	100	3.5
K-Fast Kvarnhög 19 AB	559477-3094	Hässleholm	100	100	0.4
K-Fast Kävlinge 1 AB	559178-4490	Hässleholm	100	100	0.0
K-Fast Kävlinge 3 AB	559081-9693	Hässleholm	100	100	11.8
K-Fast Landskrona 1 AB	556837-4754	Hässleholm	100	100	47.1
K-Fast Landskrona 2 AB	556837-4747	Hässleholm	100	100	34.3
K-Fast Limkokaren AB	556959-7643	Hässleholm	100	100	22.0
K-Fast Magasinet AB	556978-8259	Hässleholm	100	100	23.5
K-Fast Malmö AB	556980-3553	Hässleholm	100	100	2.8
K-Fast Mariehäll AB	556978-7848	Hässleholm	100	100	78.8
K-Fast Motorn AB	559291-3023	Hässleholm	100	100	2.8
K-Fast Nocken AB	559093-6232	Hässleholm	100	100	9.2
K-Fast Notarien 21 AB	559088-7260	Hässleholm	100	100	10.4
K-Fast Nyköping AB	559144-8666	Hässleholm	100	100	1.0
K-Fast Parkerings AB	559077-1316	Hässleholm	100	100	0.1

Company	Corp. ID No.	Reg. office	Proportion of equity, %	Share of votes, %	Acquisition value, SEK m
K-Fast Pelikanen 27 AB	559150-8725	Hässleholm	100	100	2.1
K-Fast Rusthällaren 3-4 AB	556801-0010	Hässleholm	100	100	16.2
K-Fast Sandryggen 4 AB	559429-5916	Hässleholm	100	100	25.9
K-Fast Skjutskontoret 3 AB	559169-2131	Hässleholm	100	100	41.2
K-Fast Skruven AB	556817-5557	Hässleholm	100	100	1.3
K-Fast Skymningen AB	559192-8444	Hässleholm	100	100	23.3
K-Fast Smörslottsgatan AB	559114-1469	Hässleholm	100	100	12.4
K-Fast Spoven 1 AB	556806-8471	Hässleholm	100	100	24.8
K-Fast Stafvre AB	556639-9837	Hässleholm	100	100	126.9
K-Fast Stortorget i Hässleholm AB	556419-6201	Hässleholm	100	100	47.9
K-Fast Surte AB	556922-6466	Hässleholm	100	100	14.3
K-Fast Sägklingan AB	559054-0539	Hässleholm	100	100	7.7
K-Fast Sätra 108:20 AB	559130-0735	Hässleholm	100	100	61.2
K-Fast Sävenäs 131:14 AB	559114-1477	Hässleholm	100	100	12.3
K-Fast T4 AB	556040-3957	Hässleholm	100	100	33.1
K-Fast Taket 2 AB	559225-7967	Hässleholm	100	100	8.3
K-Fast Torget AB	559027-5334	Malmö	100	100	9.1
K-Fast Transportgatan AB	559474-9524	Hässleholm	100	100	0.0
K-Fast Trollet AB	559258-4642	Hässleholm	100	100	9.7
K-Fast Utby 3:113 AB	559190-7083	Hässleholm	100	100	1.9
K-Fast Viken 2 AB	556806-0791	Hässleholm	100	100	53.2
K-Fast Viken AB	556995-8779	Hässleholm	100	100	25.9
K-Fast Viktoria 22 AB	559311-8515	Hässleholm	100	100	15.8
K-Fast Vildrosen AB	559136-9961	Hässleholm	100	100	27.5
K-Fast Vänersborg AB	559314-0121	Hässleholm	100	100	9.7
K-Fast Värdepapper AB	559096-4671	Hässleholm	100	100	0.1
K-Fast Yxan AB	559276-4483	Hässleholm	100	100	26.1
K-Fast Älmhult AB	556977-8664	Hässleholm	100	100	29.1
K-Fast Örnen 33 AB	559096-7195	Hässleholm	100	100	34.1
K-Fast Örnen 34 AB	559096-7245	Hässleholm	100	100	54.5
Maglegårdens Fastigheter AB	556772-6384	Hässleholm	100	100	0.0
Maglegården 30 Fastighets AB	559375-4798	Hässleholm	100	100	4.4
Nyponfastigheten AB	556876-2909	Hässleholm	100	100	25.3
Påltua AB	556846-9703	Hässleholm	100	100	10.8
Stjärneholmsvägen 1 Fastighets AB	559474-9565	Hässleholm	100	100	0.0
Stjärneholmsvägen 2 Fastighets AB	559475-0050	Hässleholm	100	100	0.0
Stjärneholmsvägen 3 Fastighets AB	559475-0068	Hässleholm	100	100	0.0
Stjärneholmsvägen 4 Fastighets AB	559474-9888	Hässleholm	100	100	0.0
Stjärneholmsvägen 5 Fastighets AB	559474-9946	Hässleholm	100	100	0.0
T4 Fastighets AB	556824-2969	Hässleholm	100	100	4.9
K-Fast Vapenrocken 3 AB	559407-8379	Hässleholm	100	100	34.1
<b>Total</b>					<b>1,471.8</b>

## NOTE 36–37

### 36 RECEIVABLES AND LIABILITIES, GROUP COMPANIES

#### Accounting principles

Receivables and liabilities to Group companies are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets liabilities valued at amortized cost.

As of 31 December 2024, the Parent Company had an outgoing receivable from a subsidiary of SEK 2,799.5 million (2,218.6), of which SEK 1,453.4 million (984.0) pertained to current receivables. As of 31 December 2024, the Parent Company loaned SEK 1,346.1 million (1,234.7) to subsidiaries for credit restructuring in the Group. In addition, the Parent Company has receivables from Group companies regarding the Parent Company's balances towards Group companies in the Group account.

For receivables from the Group companies, there are no established amortization plans.

As of 31 December 2024, Parent Company liabilities to Group companies amounted to SEK 286.4 million (169.1), of which SEK 286.4 million (169.1) pertained to current liabilities. Parent Company liabilities to Group companies relate to Group company balances to the Parent Company in the Group account.

### 37 PLEDGED ASSETS AND CONTINGENT LIABILITIES

#### Accounting principles

A contingent liability is recognized when there is a possible commitment stemming from events and whose occurrence is confirmed only by one or more uncertain future events or when there is an obligation that is not recognized as a liability or provision because an outflow of resources is unlikely to be required.

#### Parent Company - Financial guarantees

The Parent Company's financial guarantee agreements consist primarily of guarantee commitments to the benefit of subsidiaries. Financial guarantees mean that the company has a commitment to compensate the holder of a debt instrument for losses that the holder incurs due to a specific debtor failing to pay on maturity in accordance with the terms of the agreement. In its recognition of financial guarantee agreements, the Parent Company applies RFR 2 p 72, a relief provision compared with the regulations in IFRS 9 with regard to financial guarantee agreements issued for the benefit of subsidiaries and associated companies. The Parent Company reports financial guarantee agreements as a provision in the Balance Sheet when the company has an obligation for which payment is likely to be required to settle the obligation.

#### Pledged assets

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>For own provisions and liabilities</b>				
Mortgages	10,776.5	9,132.9	0.0	0.0
Chattel mortgages	125.0	125.0	0.0	0.0
<b>For the benefit of Group companies</b>				
Other pledged assets	0.0	0.0	2,658.5	1,938.4
<b>Total pledged assets</b>	<b>10,901.5</b>	<b>9,257.9</b>	<b>2,658.5</b>	<b>1,938.4</b>

#### Contingent liabilities

SEK m	Group		Parent Company	
	2024	2023	2024	2023
Guarantees in favor of Group companies	0.0	0.0	9,763.7	8,380.8
Other contingent liabilities	201.7	12.3	197.5	8.0
<b>Total contingent liabilities</b>	<b>201.7</b>	<b>12.3</b>	<b>9,961.2</b>	<b>8,388.7</b>

# NOTE 38

## 38 CASH FLOW STATEMENT

### Accounting principles

The cash flow statement has been prepared in accordance with the indirect method, meaning that profit is adjusted for transactions not entailing incoming or outgoing payments during the period and for any income or expenses attributed to the investing or financing activities.

### Cash and cash equivalents

The Group's cash and cash equivalents comprise cash and bank balances. Cash and cash equivalents are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

#### Cash and cash equivalents

SEK m	Group		Parent Company	
	2024	2023	2024	2023
<b>The following components are included in cash and cash equivalents:</b>				
Cash and bank balances	9.5	5.8	3.2	0.5
<b>Total according to the Balance Sheet</b>	<b>9.5</b>	<b>5.8</b>	<b>3.2</b>	<b>0.5</b>
<b>Total according to the Cash Flow Statement</b>	<b>9.5</b>	<b>5.8</b>	<b>3.2</b>	<b>0.5</b>
<b>Interest received and paid</b>				
Interest received	147.8	126.1	329.0	264.8
Interest paid	-428.7	-346.4	-118.9	-103.5
<b>Total</b>	<b>-281.0</b>	<b>-220.2</b>	<b>210.1</b>	<b>161.3</b>
<b>Adjustment for items not affecting cash flow</b>				
Amortization and depreciation	59.3	61.5	0.8	0.6
Impairment	0.0	16.5	0.0	0.0
Change in provisions	-13.0	-6.5	1.2	0.0
Profit from participations in associated and Group companies	-14.8	-25.9	140.7	-39.3
Other	-7.3	-1.0	0.0	0.0
<b>Total</b>	<b>24.2</b>	<b>44.6</b>	<b>142.7</b>	<b>-38.7</b>
<b>Change in financial liabilities</b>				
<b>Opening balance, financial liabilities</b>	<b>9,976.4</b>	<b>8,062.3</b>	<b>1,287.7</b>	<b>803.4</b>
Borrowings	2,566.2	2,274.8	1,677.4	759.7
Amortization	-2,086.8	-518.9	-1,243.3	-518.9
Change derivatives	101.8	257.7	103.8	242.5
Acquisition/divestment of operations	-241.9	-113.4	0.0	0.0
Change leasing	-27.6	-0.9	0.0	0.0
Currency effects	-10.3	14.8	0.1	1.1
<b>Closing balance, financial liabilities*</b>	<b>10,277.7</b>	<b>9,976.4</b>	<b>1,825.8</b>	<b>1,287.7</b>

\* Includes derivatives.

# NOTE 39

## 39 TRANSACTIONS WITH RELATED PARTIES

### Related parties

Related parties refers to:

- CEO
- Board Members
- other individuals in the management of the company or significant subsidiaries and who control or exercise substantial influence over financial and operational decisions in the company or subsidiary
- legal entities controlled by the aforementioned individuals
- shareholders controlling more than 10 percent of shares or votes in the company.

### Transactions with related parties conducted under non-market conditions

There were no related party transactions that were not on market terms. No guarantees have been pledged or received. Outstanding balances are normally settled with cash and cash equivalents.

### Remuneration to key senior executives

Remuneration to key senior executives includes the following:

SEK m	2024	2023
Chairman of the Board Erik Selin	0.0	0.0
Board Member Sara Mindus	0.2	0.2
Board Member Ulf Johansson	0.2	0.2
Board Member Jesper Mårtensson	0.2	0.2
Board Member Christian Karlsson	0.2	0.2
CEO Jacob Karlsson	2.6	2.6
Deputy CEO Martin Larsson	2.2	1.9
Deputy CEO Niclas Bagler	1.1	0.0
Other senior executives	16.9	14.5
<b>Total</b>	<b>23.6</b>	<b>19.8</b>

2024: 11 people; 2023: 11 people.

## NOTE 39, CONT.

### Ongoing agreements, 2024

Agreement between law firm VICI AB, in which Board Member Christian Karlsson is a partner, and K-Fast Holding AB regarding various legal consultations including corporate law and transactions. Total purchases 2024: SEK 0.9 million (1.3).

Agreement between Jacob Karlsson AB and K-Fast Holding AB relating to administrative services. Total purchases 2024: SEK 0.2 million (0.2).

Construction agreement signed between PVS Mark & VA Holding AB and the K-Fast Group relating to ground works in connection with several ongoing construction projects. Total purchases 2024: SEK 0.1 million (46.6). Total sales in 2024: SEK 0.2 million (0.8).

Construction contracts entered into between Vallenfast AB and the K-Fast Group regarding construction services. Total sales in 2024: SEK 31.1 million (0.0).

Rental agreements signed between Homestate AB and the K-Fast Group. Total sales in 2024: SEK 2.4 million (2.3).

### Transactions 2024

Erik Selin Fastigheter and Jacob Karlsson AB have provided guarantees for loans to K-Fast Holding AB totaling SEK 850 million.

In connection with an incentive program, K-Fast Holding AB provided loans totaling SEK 19.6 million to members of executive management. One of these loans, amounting to SEK 2.4 million, was subsequently found to be in violation of the rules on loans to related parties under the Swedish Companies Act, as the individual in question was also a Board member of a subsidiary. As soon as the error was identified, the loan was rectified and had been repaid as of the balance sheet date. The loan has therefore not had any adverse impact on the company.

### Summary of close party transactions in addition to remuneration to key senior executives

Group SEK m	2024			31 December 2024			
	Affiliate relation	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated company		2.4	0.0	-0.4	7.6	0.0	6.3
Jointly controlled companies		32.2	3.8	5.7	9.4	13.6	191.2
Other related parties		0.2	0.9	-0.7	0.1	0.4	0.0
<b>Total</b>		<b>34.7</b>	<b>4.7</b>	<b>4.7</b>	<b>17.2</b>	<b>14.0</b>	<b>197.5</b>

Group SEK m	2023			31 December 2023			
	Affiliate relation	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated company		2.3	0.0	0.0	1.4	0.0	8.0
Jointly controlled companies		1.1	46.6	0.0	0.3	19.3	0.0
Other related parties		0.2	1.3	0.0	0.2	0.0	0.0
<b>Total</b>		<b>3.6</b>	<b>47.9</b>	<b>0.0</b>	<b>1.8</b>	<b>19.3</b>	<b>0.8</b>

### Summary of close party transactions in addition to remuneration to key senior executives

Parent Company, SEK m	2024			31 December 2024			
	Affiliate relation	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated company		0.0	0.0	-0.4	6.1	0.0	6.3
Jointly controlled companies		0.0	0.0	0.0	7.1	0.0	191.2
Other related parties		0.2	0.9	-0.7	0.1	0.3	0.0
<b>Total</b>		<b>0.2</b>	<b>0.9</b>	<b>-1.0</b>	<b>13.4</b>	<b>0.3</b>	<b>197.5</b>

Parent Company, SEK m	2023			31 December 2023			
	Affiliate relation	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated company		0.1	0.1	0.0	0.1	0.0	8.0
Jointly controlled companies		0.0	0.0	0.0	0.0	0.0	0.0
Other related parties		0.2	0.4	0.0	0.2	0.0	0.0
<b>Total</b>		<b>0.3</b>	<b>0.5</b>	<b>0.0</b>	<b>0.3</b>	<b>0.0</b>	<b>0.8</b>

# NOTE 40–42

## 40 BUSINESS COMBINATIONS

In connection with an acquisition, an assessment is made to determine whether the transaction relates to a business combination or an acquisition of assets. Business combinations are defined in accordance with IFRS 3, which means that acquired assets and liabilities shall comprise independent operations/business activity. When an acquisition takes place of a group of assets or net assets that do not comprise operations/business activity, it is classified as an asset acquisition. Most of K-Fastigheter's completed acquisitions comprise asset acquisitions.

### Business combination Brinova AB

On 11 December 2024, K-Fastigheter entered a binding share transfer agreement relating to the divestment of its entire investment property portfolio in region South to Brinova, at an agreed property value of SEK 10,759.5 million. The purchase consideration was paid on 1 April 2025 in the form of newly issued Brinova shares at SEK 32.46 per share, corresponding to Brinova's net asset value as of 30 September 2024. Of the shares issued, 19.6 percent comprises Class A shares and 80.4 percent Class B shares, reflecting the distribution of Class A and B shares in Brinova prior to the new share issue used to finance the property acquisition. K-Fastigheter holds 132,545,872 shares in Brinova, corresponding to 57.6 percent of the votes and capital.

The transaction means that K-Fastigheter will obtain controlling influence over Brinova and, as of 1 April 2025, will consolidate Brinova as a subsidiary within K-Fastigheter. The company assesses that the acquisition meets the criteria for business combinations in accordance with IFRS 3. As soon as public information is available regarding the acquired net assets, the company will prepare and present a preliminary purchase price allocation. As of the date of signing this Annual Report, such information is not yet publicly available.

## 41 EVENTS AFTER THE END OF THE FINANCIAL YEAR

After the end of the financial year, the following significant events occurred:

An Extraordinary General Meeting of K-Fast Holding (publ) was held on Thursday, 6 March 2025, to resolve on the approval of the divestment of a property portfolio to Brinova Fastigheter AB (publ). The General Meeting approved the transaction in accordance with the Board's proposal.

The transaction with Brinova Fastigheter AB (publ) was completed on 1 April 2025. As previously communicated, the total purchase price amounted to SEK 10,759.5 million, with payment made in the form of 132,545,873 newly issued shares in Brinova and a promissory note of SEK 63.2 million. K-Fastigheter's holding in Brinova after the transaction date is 57.6 percent.

On 19 March, 2025, K-Fastigheter announced changes to the Group Management team and working methods, effective 1 April, 2025. Group Management will consist of Jacob Karlsson (CEO), Martin Larsson (Deputy CEO/CFO), Niclas Bagler (Deputy CEO and Head of Construction), Martin Johannesson (Head of Property Management), and Leif Astikainen (COO and Head of HR). An extended management team will also be established to provide continuous support to Group Management. The extended management team consists of Magnus Persson (Business Development Manager), Åsa Fredin (Head of Project Development), Stefan Paulsson (CEO of K-Prefab), Jimmy Fröberg (Head of Group Accounting), Camilla Wiksten (General Counsel), Mathias Holm (Head of IT), Henrik Gustafsson (Chief Procurement Officer), and Johan Hammarqvist (Head of IR and Communications). In connection with this change, Eric Johansson has, at his own request, decided to step down from his role as Head of business area Building and from the Group Management Team. Eric Johansson will remain with the Group in another role until 31 August, 2025. Niclas Bagler will serve as Acting Head of business area Building while the recruitment of a new Head of the business area is underway.

## 42 PROPOSED APPROPRIATION OF EARNINGS

The unrestricted equity of the Parent Company is at the disposal of the Annual General Meeting.

K-Fastigheter prioritizes growth above dividends. Ahead of the 2024 Annual General Meeting, the Board of Directors proposes that no dividend be paid for the 2020 financial year. The Board of Directors proposes that the available profit is appropriated as follows:

	SEK
Share premium reserve	1,812,481,910
Retained earnings	536,146,239
Profit for the year	7,998,082
<b>Total</b>	<b>2,356,626,231</b>
To be appropriated such that the following is carried forward	2,356,626,231
<b>Total</b>	<b>2,356,626,231</b>

# SIGNATURES OF BOARD OF DIRECTORS AND AUDITOR

The Board of Directors and CEO hereby certify that the Annual Report has been prepared in accordance with generally accepted accounting principles in Sweden and that the consolidated accounts have been prepared in accordance with the international accounting standards referred to in Regulation (EC) No. 1606/2002 of the European Parliament and of the Council of 19 July 2002 on the application of international

accounting standards.

The Annual Report and the consolidated accounts present a true and fair picture of the position and earnings of the Parent Company and the Group. The Directors' Report for the Group and the Parent Company provides a true and fair view of the development of the Group's and the Parent Company's operations, financial position and profit, describing

the significant risks and uncertainties faced by the Parent Company and Group companies. The statutory Sustainability Report, which encompasses the parts of the Annual Report indicated on pages 109-121, has been approved by the Board for publication.

The Income Statement and Balance Sheet of the Group and the Parent Company are subject to approval by the Annual General Meeting on 21 May 2025.

**Hässleholm, Sweden, 8 April 2025**

**Erik Selin**

Chairman of the Board

**Ulf Johansson**

Board Member

**Christian Karlsson**

Board Member

**Sara Mindus**

Board Member

**Jesper Mårtensson**

Board Member

**Jacob Karlsson**

Board Member and CEO

Our Audit Report was submitted on 8 April 2025

**Ernst & Young AB**

**Peter von Knorring**

Authorized Public Accountant

# AUDITOR'S REPORT

## REPORT ON THE ANNUAL ACCOUNTS AND CONSOLIDATED ACCOUNTS

### Opinions

We have audited the annual accounts and consolidated accounts of K-Fast Holding AB (publ) except for the corporate governance statement on pages 30-35 and 38-42 and the remuneration statement on page 36-37 for the year 2024. The annual accounts and consolidated accounts of the company are included on pages 44-102 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company as of 31st of December 2024 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31st of December 2024 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the corporate governance statement on pages 30-35 and 38-42 and the remuneration statement on page 36-37. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the statement of comprehensive income and statement of financial position for the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

(To the general meeting of the shareholders of K-Fast Holding AB (publ), corporate identity number 556827-0390)

### Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

### Key Audit Matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.



## Property Valuation

### Description

The fair value of the Group's investment properties reported in the Statement of Financial Position at 31 December 2024 amount to SEK 15 616,5 million. The valuations are made through a combination of local price analyses and market simulations of future cash flows. The properties were valued externally at year-end. The properties' direct return requirements are assessed on the basis of each property's unique risk and transactions made in the market for objects of a similar nature.

In view of the many assumptions and assessments made in connection with the valuation of investment properties, we believe that this area is to be considered of particular importance in our audit. A description of the valuation of the property holdings is shown in the Annual Report under Note 16.

### How our audit addressed this key audit matter

In our audit of the fair value of the Group's investment properties, we have among other things::

- Evaluated and examined the property valuation process
- Evaluated the valuation method.
- With the support of our internal property valuation specialists, we have examined a sample of the external property valuations and assessed the reasonableness of assumptions made, such as direct return requirements, vacancy rates, rental income and operating costs.
- For a selection of investment properties, we have examined inputs on revenue and operating expenses and calculations in the external valuations at the property level.
- We have evaluated the external valuers' competence and objectivity.
- We have reviewed supplementary disclosures made in the Annual Report.

## Goodwill

### Description

At 31 December 2024 the Group's consolidated statements of financial position includes goodwill amounting to SEK 443,6 million. Break-down of goodwill is found in note 15 in the Annual Report.

The Group has assessed goodwill for impairment at 31 December 2024. As disclosed within Note 15 of the Annual Report, the assessment of the impairment of the Group's goodwill and other intangible assets incorporated significant judgments and estimates, specifically concerning factors such as forecast cashflows, discounts rates and terminal growth rates.

These estimates and assumptions incorporate future performance, market and economic conditions. Minor changes in certain assumptions can lead to significant changes in the recoverable amount of these assets.

Accordingly, we considered this to be a key audit matter due to the judgements required in the impairment testing of goodwill.

### How our audit addressed this key audit matter

Our audit procedures included among others the following:

- Assessed the cash flow forecasts, assumptions and estimates used by the Group, by considering the reliability of the Group's cash flow forecasts based of our knowledge of the business.
- With support from our valuation specialists assessed the methodology applied and evaluated the key assumptions applied in the impairment models. These include in particular discount rates and growth rates.
- Tested the mathematical accuracy of the impairment testing models including the consistency of relevant inputs.
- Performed sensitivity analysis on key assumptions.
- We have reviewed supplementary disclosures made in the Annual Report.

## Revenue and results recognition in construction projects

### Description

Revenue and results recognition in construction projects 2024 revenue in the Group's construction operations amount to SEK 537,8 million. Refer to Note 3 in the Annual Report.

In all material respects revenue is related to construction projects and is recognized over time, i.e., applying percentage-of-completion. This means that recognized revenue and costs in construction projects are based on assumptions and estimates on future outcome as documented in the project forecasts. These forecasts include estimates of costs for, e.g., labour, material, subcontractors and warranty obligations.

Given the elements of assumptions and estimates makes this a key audit matter.

### How our audit addressed this key audit matter

Our audit procedures included among others the following:

- Evaluated and examined the process for revenue and result recognition in construction projects.
- Performed analytical reviews of revenue and margins reported and evaluated management's routines for follow-up of the projects financial results.
- On a sample basis, we have examined revenue and the recognized project costs on which the determination of completion ratio is based.
- We have also tested the mathematical accuracy of the percentage-of-completion profit calculation.
- We have discussed with K-Fast the principles, methods and assumptions on which estimates are based. For selected projects, we have performed more in-depth procedures including discussions with project leaders and controllers on judgements, assumptions and estimates.
- We have reviewed supplementary disclosures made in the Annual Report.

## Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1-29, 43 and 108-132. The Board of Directors and the Managing Director are responsible for this other information.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated. If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing

Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

## Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by

the Board of Directors and the Managing Director.

- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards applied.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter.

## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

### Report on the audit of the administration and the proposed appropriations of the company's profit or loss

#### Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of K-Fast Holding AB (publ) for the year 2024 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

#### Basis for opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

### Responsibilities of the Board of Directors and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

#### Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing

standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional skepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined whether the proposal is in accordance with the Companies Act

#### Remark

As stated in note 39 Related party transactions, the Board of Directors/ Chief Executive Officer granted a loan of SEK 2.4 million during the year in violation of Chapter 21 of the Swedish Companies Act. The loan was repaid before the end of the financial year, which is why the violation did not cause any damage to the company.

### The auditor's examination of the ESEF report Opinion

In addition to our audit of the annual accounts and consolidated accounts, we have also examined that the Board of Directors and the Managing Director have prepared the annual accounts and consolidated accounts in a format that enables uniform electronic reporting (the ESEF report) pursuant to Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528) for K-Fast Holding AB (publ) for the financial year 2023. Our examination and our opinion relate only to the statutory requirements.

In our opinion, the Esef report has been prepared in a format that, in all material respects, enables uniform electronic reporting.

### **Basis for opinion**

We have performed the examination in accordance with FAR's recommendation RevR 18 Examination of the ESEF report. Our responsibility under this recommendation is described in more detail in the Auditors' responsibility section. We are independent of K-Fast Holding AB (publ) in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of the Board of Directors and the Managing Director**

The Board of Directors and the Managing Director are responsible for the preparation of the Esef report in accordance with Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), and for such internal control that the Board of Directors and the Managing Director determine is necessary to prepare the Esef report without material misstatements, whether due to fraud or error.

### **Auditor's responsibility**

Our responsibility is to obtain reasonable assurance whether the Esef report is in all material respects prepared in a format that meets the requirements of Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), based on the procedures performed.

RevR 18 requires us to plan and execute procedures to achieve reasonable assurance that the Esef report is prepared in a format that meets these requirements.

Reasonable assurance is a high level of assurance, but it is not a guarantee that an engagement carried out according to RevR 18 and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error

and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Esef report.

The audit firm applies ISQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or other Assurance or Related Services Engagements which requires the firm to design, implement and operate a system of quality management, including policies and procedures regarding compliance with professional ethical requirements, professional standards and applicable legal and regulatory requirements.

The examination involves obtaining evidence, through various procedures, that the Esef report has been prepared in a format that enables uniform electronic reporting of the annual and consolidated accounts. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement in the report, whether due to fraud or error. In carrying out this risk assessment, and in order to design audit procedures that are appropriate in the circumstances, the auditor considers those elements of internal control that are relevant to the preparation of the Esef report by the Board of Directors and the Managing Director, but not for the purpose of expressing an opinion on the effectiveness of those internal controls. The examination also includes an evaluation of the appropriateness and reasonableness of assumptions made by the Board of Directors and the Managing Director.

The procedures mainly include a validation that the Esef report has been prepared in a valid XHTML format and a reconciliation of the Esef report with the audited annual accounts and consolidated accounts.

Furthermore, the procedures also include an assessment of whether the consolidated statement of financial performance, financial position, changes in equity, cash flow and disclosures in the Esef report have been marked with iXBRL in accordance with what follows from the Esef regulation.

### **The auditor's examination of the corporate governance statement**

The Board of Directors is responsible for that the corporate governance statement on pages 30-35 and 38-42 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2-6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

Ernst & Young AB, Box 7850, 103 99 Stockholm, was appointed auditor of K-Fast Holding AB (publ) by the general meeting of the shareholders on the 14th of May 2024 and has been the company's auditor since the 4th of January 2017.

Norrköping, 8th of April, 2025  
Ernst & Young AB

**Peter von Knorring**  
*Authorized Public Accountant*

# SUSTAINABILITY AND VALUE CREATION

This is K-Fastigheter's Sustainability Report which follows the financial year and is published annually.

## K-Fastigheter's initial assumptions

K-Fastigheter's long-term perspective is fundamental to the Group's sustainability work. The overarching goal is to create great homes that many people can enjoy. In K-Fastigheter's buildings, tenants shall be able to create safe and secure homes where they can thrive and develop. K-Fastigheter's buildings and neighborhoods, including local workplaces, traffic solutions and the natural environment, create positive and inclusive residential neighborhoods. The business area Prefab shall deliver attractive frame solutions to intra-Group projects and external customers.



# K-FASTIGHETER'S SUSTAINABILITY REPORT

**Sustainability is an important area for K-Fastigheter. Responsible and sustainable operations are part of the company's business model and long-term strategy. The sustainability work is divided into three focus areas related to the Group's stakeholders:**



*Sustainable & environmental considerations over a life cycle*



*Homes for the many*



*Long-term relationships*

K-Fastigheter has signed the UN Global Compact's governance framework for companies relating to human rights, labor law, the environment and anti-corruption. The principles are based on the UN Declaration of Human Rights, ILO's fundamental conventions regarding human rights in the workplace, the Rio Declaration and the UN anti-corruption convention. Sustainability is integrated into K-Fastigheter's operations and the Group's work is mainly governed by its Code of Conduct, which is based on UN Global Compact and policy documents, which shadow the Group' business concept, goals and other policies to ensure that operations are conducted in a long-term sustainable manner. The Code of Conduct is available as two separate Codes, one for the Group's employees and one for the Group's suppliers and collaboration partners.

## The UN goals for sustainable development

The business sector plays an important role in meeting the UN's 17 global goals for sustainable development. The impact different companies have on sustainable development varies according to sector and the scale of operations. However, all businesses can contribute towards reaching the goals. K-Fastigheter's operations have varying impact on the potential to reach the goals, and the company has identified the key areas with the greatest impact and potential for meeting the goals.

## Organization for sustainability

The Board holds ultimate responsibility for K-Fastigheter's sustainability agenda and the continuous sustainability work. K-Fastigheter's CEO delegates operational responsibility to each business area manager. For development and support, the CEO of K-Fastigheter collaborates with the Deputy CEO/CFO, COO/Head of HR, the Heads of the Prefab and Building business areas, the Group's quality, environment and work environment (QEW) functions, the Property Management team, and the Head of IR and Communications.

This collaboration is an important prerequisite for K-Fastigheter achieving the intended results. The Group's framework is based on the 17 global sustainability targets included in the UN's Agenda 2030 and other significant matters affecting K-Fastigheter's stakeholders. The framework also includes overarching goals and indicators for measuring the Group's work in areas where K-Fastigheter is currently considered to have the greatest effect and social impact, with the aim of benefiting the Group's stakeholders. For K-Fastigheter's wholly-owned subsidiaries, the same sustainability governance and goals apply as for K-Fast Holding AB. For the sustainability work carried out in associated companies, see the relevant company websites.



## Materiality assessment

The Group regularly updates its assessment of key sustainability issues from a stakeholder perspective. The Board assesses that K-Fastigheter's sustainability work is making satisfactory progress and that reporting of goals and completed measures will continue to increase in scope, mainly relating to the EU Taxonomy and future CSRD reporting. A double materiality assessment has been carried out to identify the areas in which the Group has various forms of impact. The assessment also serves as a foundation for K-Fastigheter's preparations for upcoming CSRD reporting, although it does not form the basis of this report.

## Stakeholder dialog

K-Fastigheter's main stakeholders are its employees, various collaboration partners, tenants and the capital markets. K-Fastigheter's stakeholder dialog on these issues focuses on ascertaining key stakeholders' views on the Group's sustainability work, the conditions applying to existing operations, and how the various units work with planning and achieving set goals. A number of methods such as interviews, surveys and conversations are used to gather views from a range of stakeholders. Among other things, annual employee and tenant surveys are conducted, covering a wide range of areas.

## STAKEHOLDER GROUP

### Society



### Employees, suppliers and collaboration partners



### Tenants and customers



### Capital markets



## CHANNELS FOR DIALOG

- Stakeholder reviews and in-depth interviews
- Local collaborations, continuous dialog for long-term engagement
- Collaborations with authorities and organizations
- Commitment to social development

- Workplace meetings
- Internal training
- Communication via Group intranet
- Group websites
- Continuous dialog
- Code of Conduct
- Annual performance reviews
- Employee surveys

- Various types of stakeholder surveys
- Customer survey, including an annual survey across the entire portfolio
- Apartment viewings
- Continuous dialog through multiple channels, including personal meetings, events, websites and social media
- Feedback from Prefab's customers for continuous improvement

- Shareholder meetings
- Financial statements
- Investor and analyst meetings
- Study visits to the Group's operations
- Group websites
- Press releases

## KEY SUSTAINABILITY ISSUES

- Energy production and consumption, water consumption and climate adaptations
- Local social engagement
- Compliance with legislation and regulations
- Health and safety
- Transparency
- Well-being and safety in residential areas

- Ethics and anti-corruption
- K-Fastigheter as an employer and workplace
- Competencies, diversity and equal opportunities
- Product performance from a life cycle perspective
- Well-being, health and safety

- Energy and emissions
- Sustainable and safe living
- Customer satisfaction
- Continuous communication
- Participation in social progress
- Development of products that increase customers' competitiveness

- Financial performance
- Energy and emissions
- Ethics and anti-corruption
- Sustainability and commitment for long-term construction and management
- K-Fastigheter as a workplace
- Transparency

# PERFORMANCE REPORTING IN KEY AREAS

As part of the adoption of the new business plan for 2024–2028, K-Fastigheter decided to report outcomes in several key areas within the Construction and Property Management operating segments on an ongoing basis in its Interim Reports. In addition to these reported outcomes, each operating segment is also working towards a number of internal targets.

Outcomes reported on an ongoing basis include emissions intensity (Scope 3), LTIF4, and the share of in-house solar power generation. In addition, the service index is reported at year-end, based on responses to the tenant survey conducted once a year.

Construction				
Years	2024	2023	Definition	Motivation
Emissions intensity (Scope 3)	15.9	16.6	Emissions intensity (Scope 3) refers to CO2 tonnes per SEK m of sales.	A metric used to highlight emissions in relation to revenue, rather than in absolute terms only.
Lost Time Injury Frequency (LTIF) LTIF4	16.0	5.2	LTIF4 refers to the number of accidents leading to more than four days of sickness absenteeism per million hours worked	Clarifies absence due to workplace accidents in relation to hours worked, rather than in absolute terms only.
Property Management				
Service index	81.7%	82.3%	Service index is a measure of customer satisfaction and is divided into four main categories: "Taking the customer seriously", "Safety", "Clean and tidy" and "Help when needed". The result is shown on a scale ranging from 0 to 100 percent and can be compared to the sector as a whole and with the company's own holding. All four parts carry the same weight in the overall Service Index.	Illustrates tenant satisfaction with their housing, enabling us to track developments over time.
Proportion of proprietary solar panel production	24.8%	11.0%	Total production in relation to annual consumption or electricity for properties. All purchased electricity is currently fossil-free.	Shows how the company's efforts to install solar panels on new properties are progressing.

## SUSTAINABILITY-RELATED RISKS

The business sector's operational methods change over time as society develops and new risks emerge. Sustainability risk is an area where demands from customers and partners, legislators, as well as planetary limitations, are gradually changing the rules of play for companies. Future climate change due to greenhouse gas emissions, for example, represents a clear sustainability risk where K-Fastigheter needs to act to reduce its climate footprint and plan for coming change with regard to areas such as property-related costs and value growth.

Examples of key sustainability risks and planned risk mitigation measures are indicated on the right. For the Group's non-sustainability-related risks and risk management, see the section Risks and Risk Management on pages 53–56.

Risk	Management	Risk	Management
Increased energy costs in property management and Prefab operations	→ Increased energy efficiency and increased internal production of renewable energy, e.g. solar panels.	Decisions by authorities, e.g. tax increases and more stringent demands on measures to mitigate climate change	→ Improved information sourcing and strengthened collaborations with municipalities and experts
Increased demands on reporting of sustainability data	→ Systems for gathering and verification of relevant data	Difficulty recruiting employees with the right competencies	→ Being an attractive employer by offering attractive terms and continuous training opportunities
Physical effects on properties such as flooding, torrential rain, heat waves and other extreme weather	→ Improved information gathering, continuous monitoring of changes, and strengthened collaborations with municipalities and experts	Personal injury in the Prefab operations and on construction sites	→ Systematic HSEQ work with the aim of continuous improvement
Increased customer demands on sustainable products	→ Continued product development of concrete frames in the Prefab operations to reduce the climate footprint and continuous improvement of the Group's concept buildings	Changed requirements for obtaining financing related to climate change and sustainability	→ Effective dialog with Nordic merchant banks and adaptations to meet requirements
Increased recycling	→ Continued development of ongoing projects, for example by replacing cement in concrete with recycled materials	Increased costs for input goods due to more stringent environmental demands.	→ Efficient procurement of large volumes. Efforts to reduce the volume of input goods such as steel and cement through product development
		Unethical behavior such as fraud and bribes	→ Code of Conduct, strong corporate culture, and whistleblower tool

# SUSTAINABLE & ENVIRONMENTAL APPROACH OVER A LIFECYCLE



## Life cycle of the building

K-Fastigheter strives to construct its buildings with sustainable materials in order to create sustainable neighborhoods and contribute to a circular economy. A sustainable building entails much more than just energy efficiency. Buildings are to be produced in financially and environmentally viable ways and work well from a social perspective, now and in the future. It should be possible to use our concept buildings, and for them to remain functional, for many generations. The estimated life span is about 100 years, meaning that the architecture, materials and construction methods we use today should be enjoyed and last for a very long time. In addition, we strive to facilitate future renovations and adaptations to changing needs at the planning stage. For example, our Apartment Block concept building has been designed with wall structures that provide access to all drain stacks from the staircase, which makes it possible to replace stacks without requiring tenants to move out. The use of concept buildings forms the basis for a long-term sustainable economy. Even if every location is unique, we can recycle experience and solutions from previous projects. In addition, waste volumes can be minimized and the management of completed

buildings optimized through knowledge of the buildings' infrastructure. K-Fastigheter is working to implement solutions that reduce dependence on fossil fuels in newly constructed properties and address other climate-impacting factors, while simultaneously aiming to improve quality and cost-efficiency over time.

K-Fastigheter assesses that the Group will be affected in multiple way looking ahead, including increased demands for sustainable investments to reduce the negative impact on the environment. This is particularly relevant as, in line with the current business plan, we are also constructing our concept buildings for external customers, not just for our own management portfolio. Through increasingly sustainable production of concrete frames and a systematic sustainability approach focused on continuous improvement, K-Fastigheter is well positioned to reduce its environmental impact and meet current and anticipated climate and environmental regulations.

## Climate footprint

The construction and property sector generates a high proportion of society's environmental impact through its energy consumption and emissions from various parts of the process, such as import of construction products and components. Operators in the construction and property industry have significant potential to influence climate emissions from buildings from a life cycle perspective, by measures relating to areas such as materials production, transport, energy, heating, waste and construction. The Group strives to increase its internal production of fossil-free energy, including by fitting more solar panels to its buildings. The Apartment Block and Lateral Low-Rise concept

buildings constructed after the third quarter 2021, have been equipped with solar panels. In 2024, electricity generated from the company's own solar panel installations on managed properties accounted for 24 percent of total consumption. Purchased electricity comes from fossil-free sources. K-Prefab's largest production facility, located outside Hässleholm, is equipped with a solar panel installation. K-Prefab's operations are committed to the construction industry standard Byggföretagens Färdplan 2045, a sector-wide plan to ensure a climate-neutral and competitive construction industry that supports Sweden's goal of achieving net zero greenhouse gas emissions by 2045. K-Fastigheter has conducted a GHG screening to identify the Group's emissions across its own operations as well as upstream and downstream in the value chain. The work to map and measure the full extent of emissions will continue in 2025.

## Environmental certification

K-Prefab's operations are certified according to ISO 14001 and K-Prefab continuously seeks to minimize any negative environmental impact, including avoiding materials and methods that could generate an environmental hazard when better alternatives are available, and to reduce/increase the efficiency of transports. Six factories are currently entirely fossil-free in terms of heating. Five factories use biodiesel to operate trucks and vehicles.

## Construction and construction materials

The fact that K-Fastigheter constructs concept buildings with a high degree of prefabrication optimizes resource utilization and quality, and ensures a positive working environment. By using a standardized process in K-Fastigheter's proprietary production facilities, consumption



of materials, logistics and other resources can be planned in detail, reducing waste, emissions and inventories, while also streamlining flows and lowering costs in areas that do not create value. K-Fastigheter's construction uses quality materials that are sustainable in the long term. The Group's concept buildings are largely constructed using concrete, a material that is tried-and-tested, durable and safe, with positive climate properties, but which includes cement which has a significant environmental impact. Ongoing efforts are being made to reduce the amount of cement in manufactured elements wherever possible. This includes optimizing recipes and replacing cement with other binding agents such as ground granulated blast furnace slag and fly ash. By building prefabricated construction elements using concrete and wood from its own production facilities, K-Fastigheter is able to control the process. Manufacturing indoors in a controlled environment means that the work is not dependent on weather conditions and temperature, compared to molding frames on site. Another advantage of prefabricated manufacturing methods is more optimized products requiring smaller quantities of materials, helping reduce the number of shipments of building materials, while making it easier to handle the waste that always arises during production. Furthermore, production times can be shortened compared to frames molded on site. K-Prefab's goal is to gradually transition to use only concrete ballast in its concrete. This means that natural gravel can be set aside for purposes where concrete ballast cannot be used. In total, around 90 percent of current ballast at the Group's plants comprises ungraded crush rock, and this proportion may increase in coming years. Since 2020, K-Fastigheter satisfies the demand to sort certain types of waste, and to store it separately from other types of waste. The aim of the sorting requirement is to rise higher in the waste hierarchy and improve preparation procedures for reuse and materials recycling

## Reduced emissions

K-Fastigheter's operations contribute indirectly to greenhouse gas emissions, mainly at supplier level in connection with procurement of cement for concrete manufacture, and transport of materials to our own and customers' construction sites. K-Fastigheter's prefab operations

continuously seek to optimize the type and volume of binding agents used in concrete products, thereby reducing CO<sub>2</sub> emissions. In 2024, the Group continued its efforts to reduce the climate impact of its concrete, including by decreasing the amount of cement in favor of alternative binders. Since 2024, emissions intensity (Scope 3) has been measured and reported in terms of CO<sub>2</sub> tonnes per million SEK in revenue, to enhance transparency. To view this data, see page 111. As before, emissions (Scope 1) from the company's own vehicles are also measured, based on standard calculations of actual consumption. For the full year 2024, this consumption corresponded to 1,167 tonnes of CO<sub>2</sub>e for K-Prefab's operations and approximately 82 tonnes of CO<sub>2</sub>e for the rest of the Group. All electricity for the Group's production plants is derived from fossil free production. Increased energy efficiency forms part of the company's improvement work. The Prefab operations continuously work to optimize transport from production to customer—local sourcing and high load efficiency are key principles. Climate data from transports is regularly followed up and reported by transporters.

K-Fastigheter does not conduct operations requiring permits according to the Swedish Environmental Code. However, a reporting requirement applies to refrigerants. The Group's tenants may conduct operations that require permits or notice. In 2024, K-Fastigheter did not register any infringements of environmental legislation or related regulations.

## Biodiversity

Questions relating to biodiversity are gaining in significance in society, both from a moral and utilitarian perspective. Biodiversity and the ecosystem services nature provides are a prerequisite for sustainable development that create benefits for all humans in a number of ways. As part of society, K-Fastigheter needs to contribute to protecting biodiversity and, wherever possible, develop environments around our properties that mitigate biodiversity loss or otherwise contribute to local flora and fauna. K-Fastigheter assesses that questions relating to biodiversity will become increasingly important for planning approval processes in future. This includes the type of land where construction takes place.

### Scope 1: Direct emissions

*Scope 1 includes emissions that are directly related to an organization or its operations. Examples of Scope 1 emissions include those generated by burning fossil fuels in owned or controlled facilities, as well as emissions from company vehicles running on petrol or diesel.*

### Scope 2: Indirect emissions

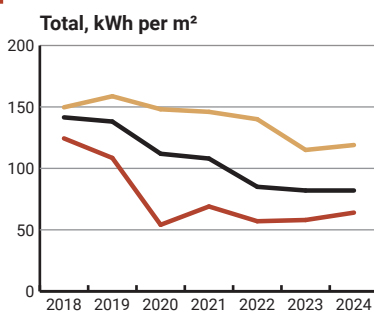
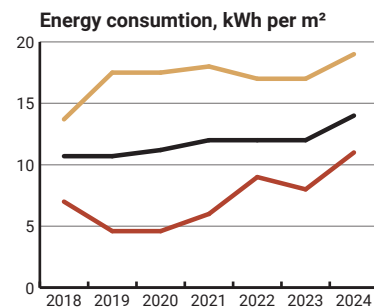
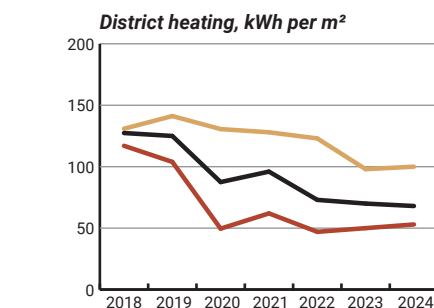
*Scope 2 includes indirect emissions that are related to an organization or its operations. These emissions occur when an organization or operation purchases energy from an external source that uses fossil fuels. Examples of Scope 2 emissions include emissions from electricity or heat production purchased from an external provider.*

### Scope 3: Indirect emissions from the lifecycle of operations

*Scope 3 includes indirect emissions associated with an organization's or operation's lifecycle that fall outside its direct control. These emissions can arise from activities such as the purchase of raw materials or products, transportation of goods or services, or waste management. Examples of Scope 3 emissions include emissions from the transportation of a product or from the combustion of waste.*

## Energy consumption

The roll-out of fossil-free electricity production in Sweden continues, and K-Fastigheter contributes by installing solar panels on suitable properties. All Lateral Low-Rise buildings and Apartment Blocks constructed after the third quarter 2021 are built with solar panels in place. In 2024, solar panel installations continued, and 24.8 percent of all electricity used in properties during the year came from the company's own solar panel installations. K-Prefab's production facility outside Hässleholm, which is also the Group's largest facility, generated 374 MWh of electricity in 2024, corresponding to 33 percent of the facility's total consumption. The production facility manufactures concrete elements, including various wall panels, joists and balconies as well as plinth foundations. Further investments in solar panels may be made in other proprietary plants in the future. To limit K-Fastigheter's long-term environmental impact and to keep property management costs low for both the company and external customers, the concept buildings have been designed for low energy consumption. K-Fastigheter's goal is for its concept buildings to meet energy class B. When procuring electricity, the company selects suppliers that offer electricity from renewable sources, primarily wind and hydropower. Since 2023, all electricity agreements relate to fossil-free energy. In 2024, all purchased electricity for properties was fossil-free. In order to sharpen the focus on energy in our properties, a dedicated Energy & Technology team works to optimize the properties' energy consumption.

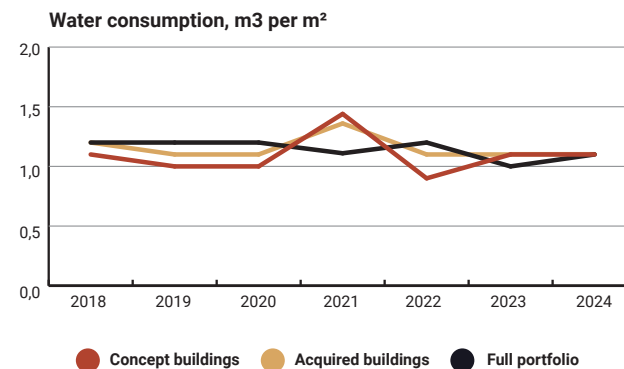


● Concept buildings ● Acquired buildings ● Full portfolio

## Water consumption

Promoting the efficient use of water resources is important both for the operational economy of the properties and from an environmental perspective, with tenants also playing a key role.

	Vatten m³/m²	Fjärrvärme kWh/m²	El kWh/m²
<b>2024 (fördelat på hela beståndet)</b>			
Hela beståndet	1,11	68	14
Egenproducerade byggnader	1,13	53	11
Köpta byggnader	1,06	100	19



● Concept buildings ● Acquired buildings ● Full portfolio

# HOMES FOR THE MANY



## Indoor environment

All three of K-Fastigheter's concept buildings, as well as apartments upgraded in accordance with K-Fast 2.0, are constructed with an attractive and sustainable selection of materials and surfaces to create pleasant and sustainable living environments. All of the homes are, for example, equipped with kitchen worktops and window sills in stone and with energy-efficient appliances, including a washing machine, dryer, dishwasher and built-in microwave as standard. At the end of 2024, 90 percent of the property portfolio had been constructed after 2010, and 67 percent after 2019. By using the same selection of materials in all of our newly-produced buildings, we generate increased volumes and better negotiating conditions for our procurement organization. This also facilitates potential repairs in the properties and the replacement of white goods.

## Corrective maintenance

K-Fastigheter strives to rectify any issues that arise in its properties as quickly as possible. For certain types of reported issues, assistance from an external service provider is required, which may delay the resolution. In 2024, 72 percent of reported issues were resolved and closed by K-Fastigheter's staff within 24 hours. This can be compared to 69 percent in 2023.

## Tenant survey

Each year, tenant surveys are conducted using a format tailored to the residential property sector. The company has chosen to conduct these surveys separately for newly constructed properties from the past year and for the rest of the portfolio. By using standardized surveys, it is possible



to compare results with industry averages across a range of areas. By also reviewing the results for individual properties, lessons can be learned for future property management regarding what works well and what can be improved—both for specific properties and across the entire portfolio.

K-Fastigheter reports the Service Index each year as a measure of customer satisfaction. The Service Index consists of four equally weighted categories, each measured on a scale from 0 to 100. "Taking the customer seriously", "Safety", "Clean and tidy" and "Help when needed". K-Fastigheter's overall Service Index from the most recent customer survey was 81.7, compared with the industry average of 81.3.

K-Fastigheter scored above the average in the categories "Taking the customer seriously" and "Help when needed," and below the average in "Safety" and "Clean and tidy."

# LONG-TERM RELATIONSHIPS



## Financial stability

K-Fastigheter takes a structured approach to its financing, mainly through conventional bank loans. No financing is conducted through bonds. The Group's financial reporting is presented in the Directors' Report on pages 44-50.

## Employee development

K-Fastigheter aims to support its employees' long-term development on the basis of individual needs, the company's operations and future market requirements. Employees who enjoy going to work every day are fundamental to the Group's success and health, wellness and continued training also play an important role in the terms of employment. The Group uses a digital system to measure employee engagement. With a high response rate, the Group recorded an average engagement index of 3.8 out of 5 in 2024, the same level as in 2023. We achieved excellent results in several areas, including Meaningful participation, Manager relations and Colleague relations. Areas where more work remains to be done include health considerations related to stress. Based on the results, each department develops action plans together with staff and works to both maintain and strengthen engagement in various areas.

Compliance with and awareness of the Group's Code of Conduct and other policies is reviewed annually and has been included in the company's internal training program. The content of these documents is also reviewed annually to ensure it corresponds to the company's operations and key issues.

## Working environment

It is K-Fastigheter's objective that no workplace accidents should occur and the Group works preventively to minimize risks in and around the working environment. In 2024, K-Fastigheter and K-Prefab once again held health and safety weeks to further strengthen this work.

## Transparency and ethics

An important part of K-Fastigheter's sustainability work is to encourage employees and other representatives, internally and externally, to behave in a manner compatible with K-Fastigheter's fundamental values. Accordingly, K-Fastigheter has introduced a number of policy documents, including a Code of Conduct that addresses areas such as sustainability, anti-corruption, business ethics, and a Whistleblower Policy. Our employees play an important role in sounding the alarm if they suspect illegal activities or other regulatory breaches or activities that run contrary to K-Fastigheter's ethical guidelines. This gives us the opportunity to prevent such behaviors and to take remedial measures if something has gone awry. Our employees (including suppliers and collaboration partners) can anonymously and confidentially report potential departures through a whistleblower channel. K-Fastigheter's business system/intranet is intended to facilitate internal communication and a proportion of administration, and increase engagement on Group-wide issues such as sustainability.

## Diversity

K-Fastigheter believes that everyone, regardless of sex, ethnicity, religion or other beliefs, sexual orientation, age, transgender identity or functional disability should be able to participate in working life on equal terms. It is important that the equal value of all individuals is respected. K-Fastigheter does not see differences, we focus on the person. Their results are what count. Accordingly, K-Fastigheter has adopted a HR policy that includes a diversity policy, and an associated plan of action for achieving equal rights and opportunities for all employees.

## Human rights

K-Fastigheter respects and follows a number of conventions relating to human rights which means that child labor, unpaid overtime, forced labor

## K-Fastigheter and the Banking Initiative for a Sustainable Construction Industry

*K-Fastigheter aims to contribute to healthy competition and prevent potential financial fraud and exploitation of workers within the construction sector. The company therefore welcomed the Banking Initiative for a Sustainable Construction Industry and was one of the first to declare its intention to secure financing through the framework established by the participating parties.*

*Financing for K-Fastigheter's constructions, starting from the second quarter of 2024, will be carried out within the framework of the Banking Initiative for a Sustainable Construction Industry. Six projects that commenced construction during the year secured their financing under the current regulatory framework. K-Fastigheter intends to continue seeking financing for construction starts under the current regulatory framework in 2025.*

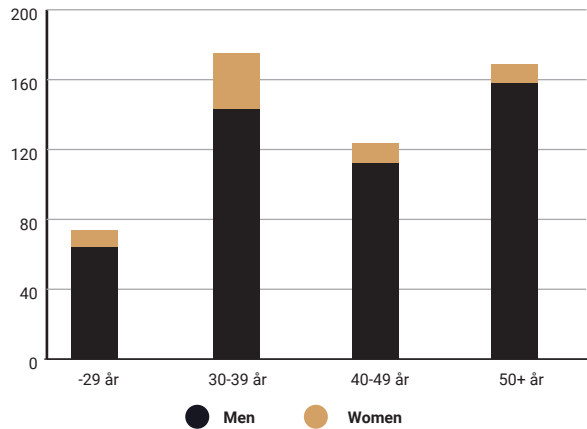
*K-Fastigheter believes that the Banking Initiative strengthens and contributes to our work with Long-Term Relationships by, among other things, enhancing control over the financial stability, profitability, working conditions, and business ethics of our suppliers, as well as ensuring and improving safety on our construction sites.*

## This is the Banking Initiative for a Sustainable Construction Industry

*The special conditions are the result of an industry initiative in collaboration between the banking, real estate, and construction sectors. The purpose is to contribute to healthy competition and combat labor market crime by preventing financing from being used for criminal purposes. The goal is to reduce the risk of financial crime in the contractor chain, create safe construction sites, and ensure fair working conditions. The ambition is for the special conditions to contribute to the global sustainability goals of Decent Work and Economic Growth (ESG 8) and Peace, Justice, and Strong Institutions (ESG 16). A sustainable construction industry means that banks, in their credit process, consider whether the customer has the necessary control and monitoring systems for a construction site and meets certain defined criteria. To ensure that K-Fastigheter meets the established conditions, the company provides project reports to the lenders at specified intervals.*

and other infringements of human rights are counteracted. Risks can arise, mainly when employing subcontractors. Accordingly, K-Fastigheter continuously evaluates its suppliers and subcontractors to ensure they comply with the Group's Code of Conduct. K-Fastigheter has six ongoing construction projects where we are affiliated with the Banking Initiative for a Sustainable Construction Industry, which aims to prevent malpractice such as tax fraud and labor exploitation.

**Gender distribution by age group, percent, as of December 31, 2024**



At the end of 2024, there were 542 (550) employees in the Group, of which 66 (65) women and 476 (485) men. 318 (332) employees are members of a collective agreement.

## Sponsorship and community engagement

K-Fastigheter collaborates with various parties to create the conditions necessary for tenants to feel at home. This includes providing clear information about agreements and other terms, rapid feedback in the event of any faults in the home or its surroundings, and cooperation with parties such as the municipality, other property companies or local associations to increase engagement, service and security in the area. We attach great importance to safety and well-being in and around our properties and therefore sponsor youth activities and safety-

building initiatives where we can find common ground for objectives and implementation. We prioritize collaborations where the Group's employees participate actively in organizations/associations that report results and benefits of our sponsorship or support. On this basis, K-Fastigheter contributes financially or with other resources.

K-Fastigheter also contributes to other projects that benefit society. For several years, K-Fastigheter has partnered with OV Helsingborg HK in the "Handball School for All" (HFA), a collaboration that includes handball training, homework support, and other social activities for children aged 7–10 living in underprivileged areas of Helsingborg.

Through a partnership with Dandelion, K-Fastigheter is helping to improve the living conditions of families and children in South Africa. This includes K-Fastigheter's co-financing of the construction of an entirely new children's home, as well as ongoing support for a gardening project aimed at promoting self-sufficiency and improved livelihoods. More information about Dandelion: [www.dandelionchild.nu](http://www.dandelionchild.nu)

The Group has also contributed to developing the city of Hässleholm where the company's head offices are located, including through membership in and financing of HesseCity and BID Hässleholm, with the aim of developing the city center, retailing, tourism and jobs. K-Fastigheter has also contributed to the funding of improved exterior lighting in locations in and around Hässleholm that are considered unsafe.

## Upcoming CSRD reporting

In 2024, the work initiated in 2023 continued to prepare the Group for the upcoming requirements based on the EU's Corporate Sustainability Reporting Directive (CSRD) and the European Sustainability Reporting Standards (ESRS). A double materiality assessment was completed to identify the Group's material impact, risks and opportunities by consequential and financial materiality with the aim of supporting the design of future sustainability reporting. The double materiality assessment does not form the basis of the contents of this report. At present, there are proposals at the EU level to significantly reduce the number of companies subject to the reporting requirements and the scope of those requirements. K-Fastigheter is closely monitoring this

development and will address new decisions as they arise, analyzing the next steps accordingly.

## Reporting according to the EU taxonomy directive

K-Fast Holding AB (publ) is subject to EU taxonomy directive (EU 2020/852). This stipulates requirements for providing information about the extent to which operations are eligible for and comply with the taxonomy directives. The purpose of the taxonomy is to identify the proportion of investments that are environmentally sustainable, and is an important tool for reaching the EU's six environmental goals. In order for operations to be classified as environmentally sustainable, they need to make a material contribution to at least one of the taxonomy's six environmental goals, do no harm to any of the other goals, and satisfy the requirements outlined in the defined social minimum protective measures.

## Economic activity

### THE SIX ENVIRONMENTAL GOALS ACCORDING TO THE EU TAXONOMY

1. Climate change mitigation
2. Climate change adaptation
3. Sustainable use and protection of water and marine resources
4. Transition to a circular economy, including preventing waste and increased use of secondary raw materials
5. Pollution prevention and control
6. Protection and restoration of biodiversity and sound ecosystems, and the recreation of damaged ecosystems

K-Fastigheter develops and builds rental apartments for proprietary management and on behalf of external customers, and develops, produces and assembles concrete frames for its own and external construction. Operations are focused on southern Sweden and the Västra Götaland, Mälardalen and Copenhagen regions.

	Total, SEK million	Proportion of economic activity	
		eligible in the taxonomy, %	not eligible in the taxonomy, %
Sales	1,142.2	53%	47%
Operating expenses	655.8	11%	89%
Capital expenditure	1,853.6	93%	7%

## Accounting principles

K-Fastigheter's operations relating to project development, construction and management of proprietary rental apartments are considered to be eligible under the EU taxonomy directive, while the Prefab business area's external operations are not considered eligible. The proportion of the company's operations that is environmentally sustainable according to the EU taxonomy directive is determined by three financial key performance indicators: turnover, capital expenditure and operating expenses. The company is required to identify the proportion of these KPIs that are aligned with the EU taxonomy directive by contributing to one of the environmental goals, adheres to the directive's minimum protective measures and simultaneously does no significant harm to any of the other environmental goals. We have chosen to report only on Goal 1 "Climate Change Mitigation" (CCM) under the EU taxonomy, as this target is most relevant to our operations. In terms of capital expenditure, K-Fastigheter could contribute to Goals 2 and 4, but all material capital expenditure is captured by Goal 1. All of our operations fall within the framework of the taxonomy under goal 1, and the activities that most of our operations are described under are CCM 7.7 "Acquisition and ownership of buildings" and CCM 7.1 "Construction of new buildings." Looking to the future, other activities may also be relevant to a lesser extent. In the company's assessment, because principles for detailed reporting have yet to be correctly determined and because assumptions can also be regarded as uncertain, K-Fastigheter has chosen to exercise restraint in its reporting and has not included the proportion of operations that complies with

the taxonomy directive in its current sustainability reporting. As a result of active sustainability work throughout the value chain, from project development and construction to management of our rental apartments, we foresee considerable potential for ensuring that a high proportion of our economic activities comply with the directive as principles and reporting progress.

In 2021, K-Fastigheter signed Global Compact, the UN's international principles aimed at companies relating to human rights, labor law, the environment and anti-corruption. The Group's Code of Conduct, which applies to both employees and suppliers and collaboration partners, is also based on Global Compact and shadows the Group's business concept, goals and other policies to ensure that operations are conducted in a long-term sustainable manner. We also work continuously to identify and manage risks, relevant business ethics and other questions relating to labor law and human rights. This means that the company can be considered to be in compliance with the taxonomy directive's requirements for minimum protective measures.

## Sales

Sales include all income associated with the investment properties included in the economic activity outlined above. Income relates to rental income including customary additions. This income is presented in Note 3. Income and total sales correspond to Group comprehensive income. The proportion of sales that is not taxonomy-eligible primarily comprises the Prefab business area's income from external sales.

## Capital expenditure

Capital expenditure of SEK includes acquisitions and capitalized investment expenses associated with the management properties included in the economic activity outlined above. These expenses are indicated in Note 16 Investment properties, and comprise Acquisitions and investments in investment properties and Construction in progress. The proportion of investments that is not taxonomy-eligible primarily relates to capital expenditure for investments in business properties and property, plant and equipment in the Building business area and Prefab's operations. Total capital expenditure is indicated under Investment activities in the Group's cash flow.

## Operating expenses

Operating expenses include costs of property maintenance, ongoing repairs and maintenance to ensure the basic standard and functionality of the properties. The proportion that is not taxonomy-eligible primarily consists of the Prefab business area's costs for external sales and property administration, and operating costs for electricity, heating, water and waste in the Group's management properties.

## Nuclear and fossil gas related activities

### Nuclear energy related activities

1	The undertaking carries out, funds or has exposures to research, development, demonstration and deployment of innovative electricity generation facilities that produce energy from nuclear processes with minimal waste from the fuel cycle.	NO
2	The undertaking carries out, funds or has exposures to construction and safe operation of new nuclear installations to produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production, as well as their safety upgrades, using best available technologies.	NO
3	The undertaking carries out, funds or has exposures to safe operation of existing nuclear installations that produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production from nuclear energy, as well as their safety upgrades.	NO

### Fossil gas-related activities

4	The undertaking carries out, funds or has exposures to construction or operation of electricity generation facilities that produce electricity using fossil gaseous fuels.	NO
5	The undertaking carries out, funds or has exposures to construction, refurbishment, and operation of combined heat/cool and power generation facilities using fossil gaseous fuels.	NO
6	The undertaking carries out, funds or has exposures to construction, refurbishment and operation of heat generation facilities that produce heat/cool using fossil gaseous fuels.	NO

# ECONOMIC ACTIVITIES – SALES

Economic activities (1)	Code (2)	Sales (3)	Proportion of sales (4)	Criteria for significant contribution						Criteria for do no significant harm (DNSH)						Minimum protective measures (17)	Proportion, taxonomy-aligned (A.1.) or encompassed by the taxonomy (A.2.) sales, year 2022 (18)	Category enabling operations (19)	Category transition activities (20)
				Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Circular economy (8)	Pollution (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Circular economy (14)	Pollution (15)	Biodiversity and ecosystems (16)				
Unit		SEK m	%	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	F	T
<b>A. Operations, taxonomy-eligible (applicable)</b>																			
<b>A.1 Environmentally sustainable (aligned) operations</b>																			
Construction of new buildings	CCM 7.1	0		N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
Acquisition and ownership of buildings	CCM 7.7	0		N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
<b>Sales, environmentally sustainable (aligned) (A.1)</b>		<b>0</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	<b>0</b>		
<b>A.2. Non-sustainable (non-aligned) taxonomy-eligible operations</b>				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL										
Construction of new buildings	CCM 7.1	0		EL	N/EL	N/EL	N/EL	N/EL	N/EL								0		
Acquisition and ownership of buildings	CCM 7.7	603.4	53%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								44%		
<b>Sales, non-sustainable (non-aligned) taxonomy-eligible operations (A.2)</b>		<b>603.4</b>	<b>53%</b>	-	-	-	-	-	-								<b>44%</b>		
<b>A. Sales, taxonomy-eligible operations (applicable) (A.1 + A.2)</b>		<b>603.4</b>	<b>53%</b>	-	-	-	-	-	-								<b>44%</b>		
<b>B. Operations not taxonomy-eligible (not applicable)</b>																			
Sales, operations not taxonomy-eligible		537.8	47%																
<b>Total (A+B)</b>		<b>1,141.2</b>	<b>100%</b>																
	<b>Taxonomy-aligned per goal (aligned)</b>	<b>Goals, taxonomy-eligible (non-aligned)</b>																	
CCM	0%	53%																	
CCA	0%	0%																	
WTR	0%	0%																	
CE	0%	0%																	
PPC	0%	0%																	
BIO	0%	0%																	

# ECONOMIC ACTIVITIES – OPERATING EXPENSES

Economic activities	Code (2)	Operating expenses (3)	Proportion of operating expenses (4)	Criteria for significant contribution						Criteria for do no significant harm (DNSH)						Minimum protective measures (17)	Proportion, taxonomy-aligned (A.1.) or taxonomy-eligible (A.2.) sales, year 2022 (18)	Category enabling operations (19)	Category transition activities (20)
				Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Circular economy (8)	Pollution (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Circular economy (14)	Pollution (15)	Biodiversity and ecosystems (16)				
Unit		SEK m	%	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T
<b>A. Operations, taxonomy-eligible (applicable)</b>																			
<b>A.1 Environmentally sustainable (aligned) operations</b>																			
Construction of new buildings	CCM 7.1	0	0	N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
Acquisition and ownership of buildings	CCM 7.7	0	0	N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
<b>Operating expenses, environmentally sustainable (aligned) (A.1)</b>		<b>0</b>	<b>0</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>0</b>		
<b>A.2. Non-sustainable (non-aligned) taxonomy-eligible operations</b>																			
Construction of new buildings	CCM 7.1	0		EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL										
Acquisition and ownership of buildings	CCM 7.7	68.9	11%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								0		
<b>Operating expenses, non-sustainable (non-aligned) taxonomy-eligible operations (A.2)</b>		<b>68.9</b>	<b>11%</b>	-	-	-	-	-	-								<b>5%</b>		
<b>A. Operating expenses, taxonomy-eligible operations (applicable) (A.1 + A.2)</b>		<b>68.9</b>	<b>11%</b>	-	-	-	-	-	-								<b>5%</b>		
<b>B. Operations not taxonomy-eligible (not applicable)</b>																			
A. Operating expenses, operations not taxonomy-eligible		586.9	89%																
<b>Total (A+B)</b>		<b>655.8</b>	<b>100%</b>																
	<b>Taxonomy-aligned per goal (aligned)</b>	<b>Goals, taxonomy-eligible (non-aligned)</b>																	
CCM	0%	11%																	
CCA	0%	0%																	
WTR	0%	0%																	
CE	0%	0%																	
PPC	0%	0%																	
BIO	0%	0%																	

# ECONOMIC ACTIVITIES – CAPITAL EXPENDITURE

Economic activities (1)	Code (2)	Capital expenditure (3)	Proportion of capital expenditure (4)	Criteria for significant contribution						Criteria for do no significant harm (DNSH)						Minimum protective measures (17)	Proportion, taxonomy-aligned (A.1.) or taxonomy-eligible (A.2.) capital expenditure, year 2022 (18)	Category enabling operations (19)	Category transition activities (20)
				Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Circular economy (8)	Pollution (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Circular economy (14)	Pollution (15)	Biodiversity and ecosystems (16)				
Unit		SEK m	%	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y;N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T
<b>A. Operations, taxonomy-eligible (applicable)</b>																			
<b>A.1 Environmentally sustainable (aligned) operations</b>																			
Construction of new buildings	CCM 7.1	0.0		N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
Acquisition and ownership of buildings	CCM 7.7	0.0		N	N/EL	N/EL	N/EL	N/EL	N/EL	-	-	-	-	-	-	Y	0	-	-
<b>Capital expenditure, environmentally sustainable (aligned) (A.1)</b>		<b>0.0</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	<b>0</b>		
<b>A.2. Non-sustainable (non-aligned) taxonomy-eligible operations</b>				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL										
Construction of new buildings	CCM 7.1	1,364.6	74%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								66%		
Acquisition and ownership of buildings	CCM 7.7	350.6	19%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								28%		
<b>Capital expenditure, non-sustainable (non-aligned) taxonomy-eligible operations (A.2)</b>		<b>1,715.1</b>	<b>93%</b>	-	-	-	-	-	-								<b>94%</b>		
<b>A. Capital expenditure, taxonomy-eligible operations (applicable) (A.1 + A.2)</b>		<b>1,715.1</b>	<b>93%</b>	-	-	-	-	-	-								<b>94%</b>		
<b>A. Operations not eligible in the taxonomy (not applicable)</b>																			
A. Capital expenditure, operations not taxonomy-eligible		138.5	7%																
<b>Total (A+B)</b>		<b>1,853.6</b>	<b>100%</b>																
	<b>Taxonomy-aligned per goal (aligned)</b>	<b>Goals, taxonomy-eligible (non-aligned)</b>																	
CCM	0%	93%																	
CCA	0%	0%																	
WTR	0%	0%																	
CE	0%	0%																	
PPC	0%	0%																	
BIO	0%	0%																	

# AUDITOR'S REPORT ON THE STATUTORY SUSTAINABILITY STATEMENT

To the general meeting of the shareholders of K-Fast Holding AB (publ), corporate identity number 556827-0390

## Engagement and responsibility

It is the Board of Directors who is responsible for the statutory sustainability statement for the year 2024 on pages 109–121 and that it has been prepared in accordance with the Annual Accounts Act in accordance with the old version in force before 1 July 2024.

## The scope of the audit

Our examination has been conducted in accordance with FAR's auditing standard RevR 12 The auditor's opinion regarding the statutory sustainability statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

## Opinions

A statutory sustainability statement has been prepared.

Norrköping, 8th of April, 2025  
Ernst & Young AB

**Peter von Knorring**  
*Authorized Public Accountant*



# KEY PERFORMANCE MEASURES

In the Annual Report, K-Fastigheter presents certain financial measures that are not defined in accordance with IFRS accounting standards. K-Fastigheter believes that these measures provide valuable additional information to investors and management as they enable assessment of the company's performance. Since not all companies calculate financial measures in the same way, these are not always comparable to measurements used by other companies. Accordingly, these financial measures should not be considered as a replacement for measures defined in accordance with IFRS accounting standards. The table to the right presents financial measures that are not defined in accordance with IFRS accounting standards.

From 2024 onwards, accounting of property-related key performance indicators has changed to reflect the inclusion of 100 percent of the property holding in property-related key performance indicators for part-owned companies consolidated in K-Fastigheter Group's financial statements, and the inclusion of the percentage ownership stake in property-related key performance indicators for part-owned companies not consolidated in K-Fastigheter Group's financial statements. As of 31 December 2023, only the part-owned company K-Fast Kilen AB was included, which is 51 percent owned by K-Fastigheter and 49 percent by Kilenkryssset AB. Only the comparative figures for no. of construction starts, no. of apartments under construction, and no. of apartments in project development were affected by the above change.

Apart from the above change, the definitions of the alternative performance measures remain unchanged compared with the 2023 Annual Report.

## Data per share

When calculating data per share, the average number of shares has been applied, while the calculation of assets, equity and NAV per share is based on the average number of outstanding shares. The number of outstanding shares at the end of the year and the average number of outstanding shares in the year have been adjusted for the new share issues of 24,000,000 Class B shares as of 28 September 2023 and 24 October 2023 respectively.

## Number of shares

Registered number of shares – number of shares at a specific point in time. Outstanding number of shares – the number of registered shares less repurchased Treasury shares at a specific point in time. Average number of shares – weighted average number of outstanding shares in a specific period.

	2024	2023	2022	2021	2020
<b>Property-related KPIs</b>					
Rental value, SEK m	679.1	661.0	488.6	328.0	265.1
Financial occupancy rate, %	96.4%	91.9%	97.3%	97.0%	91.2%
Average financial occupancy rate, %	91.2%	92.6%	95.8%	92.7%	92.0%
Surplus ratio, %	66.5%	64.0%	65.6%	66.2%	67.2%
Loan-to-value ratio, completed investment properties,%	60.4%	62.5%	58.2%	57.1%	59.3%
Lettable area, m <sup>2</sup>	359,020	362,806	287,869	213,952	169,545
Number of apartments under management	4,985	4,876	3,708	2,723	2,237
Number of construction starts, apartments	928	450	1,125	996	912
<i>Of which in wholly or partly owned subsidiaries</i>	854	450	1,125	996	912
Number of apartments in construction	2,052	1,549	2,171	1,820	1,311
<i>Of which in wholly or partly owned subsidiaries</i>	1,978	1,549	2,171	1,820	1,311
Number of apartments in project development	1,893	4,176	4,046	5,869	3,880
<b>Financial key performance indicators</b>					
Interest coverage ratio, multiple	1.6	1.7	2.2	3.4	2.4
Equity/assets ratio, %	30.4%	30.3%	33.9%	36.9%	41.9%
Debt-to-equity ratio, %	59.1%	60.2%	55.4%	51.8%	50.2%
Period for which capital is tied up, years	1.1	2.8	2.4	2.8	2.6
Period of fixed-interest, years	1.8	3.5	3.4	4.4	3.8
Average interest, %	3.72%	3.22%	2.72%	1.85%	1.77%
Net investments, SEK m	525.6	2,226.8	2,707.0	1,608.1	1,888.6
Equity per share, SEK	21.20	21.08	23.92	19.66	14.91
Profit after tax for the year per share, SEK	0.20	-1.96	4.13	4.85	2.29
<b>KPIs related to K-Fastigheter's financial targets</b>					
Profit from Property Management, SEK m	135.1	112.6	130.7	101.4	75.3
Profit from property management per share, SEK	0.55	0.51	0.61	0.47	0.36
<i>Growth in profit from property management per share, %</i>	8.5%	-16.1%	28.9%	29.7%	6.3%
Profit from Construction, SEK m	284.6	297.8	642.8	709.4	388.0
Profit from Construction per share, SEK	1.16	1.35	2.99	3.29	1.87
<i>Growth in profit from Construction per share, %</i>	-13.6%	-54.9%	-9.4%	76.2%	90.9%
Long-term net asset value (NAV), SEK m	6,206.5	5,803.5	5,768.3	4,976.1	3,661.2
Long-term net asset value (NAV), per share, SEK	25.23	24.25	26.79	23.11	17.00
<i>Growth in long-term net asset value (NAV), %</i>	4.0%	-9.5%	15.9%	35.9%	36.1%
Number of shares outstanding at the end of the year, millions*	246.0	239.3	215.3	215.3	215.3
Average number of shares outstanding during the year, millions*	244.6	221.0	215.3	215.3	207.5

\* Adjusted for new issue of 24,000,000 Class B shares as of 28 September 2023 and 24 October 2023 and 6,662,000 Class B shares as of 13 March and 8 April 2024.

# RECONCILIATION TABLE AND DEFINITIONS

K-Fastigheter uses alternative key performance indicators as a complement to allow investors to evaluate the Group's progress and the conditions for meeting its financial commitments. The following KPIs are updated on a quarterly basis and the reports are published on [www.k-fastigheter.com](http://www.k-fastigheter.com).

## Property-related KPIs

	2024	2023	2022	2021	2020	Definition	Motivation
<b>Rental value, SEK m</b>							
A Contract value on an annual basis at end of the year, SEK million	655.0	607.7	475.6	318.2	241.7	Closing annual rent plus estimated market rent for vacant space.	Rental value is used to illustrate the K-Fastigheter's potential income.
B Vacancy value on an annual basis at end of the year, SEK million	24.1	53.3	13.0	9.8	23.4		
<b>A+B Rental value at end of the year, SEK million</b>	<b>679.1</b>	<b>661.0</b>	<b>488.6</b>	<b>328.0</b>	<b>265.1</b>		
<b>Financial occupancy rate, %</b>							
A Contract value on an annual basis at end of the year, SEK million	655.0	607.7	475.6	318.2	241.7	Contractual annual rent for leases valid at the end of the year in relation to rental value.	This key figure illustrates the financial degree of utilization of K-Fastigheter's properties.
B Vacancy value on an annual basis at end of the year, SEK million	24.1	53.3	13.0	9.8	23.4		
<b>A/(A+B) Financial occupancy rate at the end of the year, %</b>	<b>96.4%</b>	<b>91.9%</b>	<b>97.3%</b>	<b>97.0%</b>	<b>91.2%</b>		
<b>Average financial occupancy rate, %</b>							
A Rental income for the year, SEK million	603.4	480.2	384.2	265.9	203.9	Rental income during the year in relation to the rental value.	This key figure illustrates the financial degree of utilization of K-Fastigheter's properties.
B Rental value for the year, SEK million	662.0	518.3	401.0	286.7	221.7		
<b>A/B Average financial occupancy rate at the end of the year, %</b>	<b>91.2%</b>	<b>92.6%</b>	<b>95.8%</b>	<b>92.7%</b>	<b>92.0%</b>		
<b>Surplus ratio, %</b>							
A Gross profit from property management for the year in accordance with the Income Statement, SEK million	401.2	307.3	251.9	176.1	137.0	Operating surplus in relation to rental income.	This KPI illustrates the profitability of the property management operations.
B Rental income for the year in accordance with the Income Statement, SEK million	603.4	480.2	384.2	265.9	203.9		
<b>A/B Surplus ratio over the year, %</b>	<b>66.5%</b>	<b>64.0%</b>	<b>65.6%</b>	<b>66.2%</b>	<b>67.2%</b>		
<b>Loan-to-value ratio, completed investment properties, %</b>							
A Interest-bearing liabilities related to completed investment properties at the end of the year in accordance with the Balance Sheet, SEK m	7,631.8	7,822.8	5,693.3	3,950.8	3,004.7	Interest-bearing liabilities related to completed investment properties as a percentage of total assets at the end of the year.	Loan-to-value ratio is used to illustrate K-Fastigheter's financial risk.
B Completed investment properties at the end of the year in accordance with the Balance Sheet, SEK million	12,636.8	12,514.0	9,775.3	6,923.4	5,067.2		
<b>A/B Debt-to-equity ratio, completed investment properties at the end of the year, %</b>	<b>60.4%</b>	<b>62.5%</b>	<b>58.2%</b>	<b>57.1%</b>	<b>59.3%</b>		
<b>Operational KPIs</b>							
Lettable area at the end of the year, m <sup>2</sup>	359,020	362,806	287,869	213,952	169,545	Total area available for lease	KPI to illustrate K-Fastigheter's capacity to achieve operational targets.
Total number of apartments under management at the end of the year	4,985	4,876	3,708	2,723	2,237	Total number of apartments under management at the end of the year.	
Number of construction starts in the year	928	450	1,125	996	912	Total number of apartments where construction has started in the year.	
<i>Of which in wholly or partly owned subsidiaries</i>	854	450	1,125	996	912		
Number of apartments under construction at the end of the year	2,052	1,549	2,171	1,820	1,311	Total number of apartments under construction at the end of the year.	
<i>Of which in wholly or partly owned subsidiaries</i>	1,978	1,549	2,171	1,820	1,311		
Total number of apartments under project development at the end of the year	1,893	4,176	4,046	5,869	3,880	Total number of apartments in ongoing projects at the end of the year.	

## Financial key performance indicators

	2024	2023	2022	2021	2020	Definition	Motivation
<b>Interest coverage ratio, multiple</b>							
A Profit before changes in value for the year in accordance with the Income Statement, SEK million	99.3	67.3	83.3	126.6	57.9	Profit before changes in value with reversal of depreciation/ amortization and impairment and net interest income, and divided by net interest income (incl. realized value change in current derivative instruments).	This key figure illustrates financial risk by highlighting the sensitivity of the company's performance to interest rate fluctuations.
B Depreciation/amortization and impairment during the year in accordance with the Income Statement, SEK million	-71.6	-80.5	-62.6	-58.2	-8.5		
C Net interest income for the year in accordance with the Income Statement, SEK million	-281.0	-220.2	-124.8	-75.6	-47.7		
<b>(A-B-C)/-C Interest coverage ratio during the year, multiple</b>	<b>1.6</b>	<b>1.7</b>	<b>2.2</b>	<b>3.4</b>	<b>2.4</b>		
<b>Equity/assets ratio, %</b>							
A Equity at the end of the year in accordance with the Balance Sheet, SEK m	5,304.6	5,100.4	5,169.6	4,233.7	3,209.8	Equity as a percentage of total assets at the end of the year.	The KPI highlights financial risk.
B Total equity and liabilities at the end of the year in accordance with the Balance Sheet, SEK million	17,465.9	16,807.2	15,272.0	11,482.7	7,659.6		
<b>A/B Equity/assets ratio at the end of the year, %</b>	<b>30.4%</b>	<b>30.3%</b>	<b>33.9%</b>	<b>36.9%</b>	<b>41.9%</b>		
<b>Debt-to-equity ratio, %</b>							
A Interest-bearing liabilities at the end of the year in accordance with the Balance Sheet, SEK million	10,317.3	10,117.8	8,461.4	5,943.9	3,848.4	Interest-bearing liabilities as percentage of total assets at the end of the year.	Debt-to-equity ratio is used to illustrate K-Fastigheter's financial risk.
B Total equity and liabilities at the end of the year in accordance with the Balance Sheet, SEK m	17,465.9	16,807.2	15,272.0	11,482.7	7,659.6		
<b>A/B Debt-to-equity ratio at the end of the year, %</b>	<b>59.1%</b>	<b>60.2%</b>	<b>55.4%</b>	<b>51.8%</b>	<b>50.2%</b>		
<b>Period for which capital is tied up, years</b>							
<b>Period for which capital is tied up, years</b>	<b>1.1</b>	<b>2.8</b>	<b>2.4</b>	<b>2.8</b>	<b>2.6</b>	The period for which capital is tied up with regards to liabilities to credit institutions pertaining to investment and business properties at the end of the year.	This KPI is used to illustrate the (re-) financing risk related to K-Fastigheter's interest-bearing liabilities
<b>Period of fixed-interest, years</b>	<b>1.8</b>	<b>3.5</b>	<b>3.4</b>	<b>4.4</b>	<b>3.8</b>	The period for which capital is tied up with regard to liabilities to credit institutions pertaining to investment and business properties at the end of the year.	This key figure is used to illustrate the interest rate risk for K-Fastigheter's interest-bearing liabilities.
<b>Average interest, %</b>							
A Interest expense calculated at annual rate at the end of the year, SEK million	301.3	233.9	173.2	87.8	55.7	Estimated annual interest for interest-bearing liabilities as a percentage of interest-bearing liabilities at the end of the year excluding operational and building credits.	Average interest is used to illustrate the interest rate risk for K-Fastigheter's interest-bearing liabilities.
B Interest-bearing liabilities at the end of the year in accordance with the Balance Sheet, SEK million	8,098.3	7,269.2	6,379.5	4,750.3	3,145.1		
<b>A/B Average interest rate at the end of the year, %</b>	<b>3.72%</b>	<b>3.22%</b>	<b>2.72%</b>	<b>1.85%</b>	<b>1.77%</b>		
<b>Net investments, SEK m</b>							
A Acquisitions during the year, SEK million	191.7	210.9	830.3	292.6	1,034.5	K-Fastigheter's total net investments in investment properties and new construction projects in progress during the year.	KPI to illustrate K-Fastigheter's capacity to achieve operational targets.
B New construction projects during the year, SEK million	1,353.2	1,990.8	1,857.4	1,326.3	824.1		
C Extensions and remodeling during the year, SEK million	170.2	161.0	28.8	40.2	31.0		
D Sales during the year, SEK million	-1,189.5	-136.0	-9.5	-51.0	-1.0		
<b>A+B+C+D Net investments during the year, SEK million</b>	<b>525.6</b>	<b>2,226.8</b>	<b>2,707.0</b>	<b>1,608.1</b>	<b>1,888.6</b>		

## Financial KPIs, cont.

	2024	2023	2022	2021	2020	Definition	Motivation
<b>Equity per share, SEK</b>							
A Equity attributable to Parent Company shareholders at the end of the period in accordance with the Balance Sheet, SEK million	5,214.4	5,045.9	5,150.3	4,233.7	3,209.8	Equity less minority share of equity, in relation to the number of shares outstanding at the end of the year.	Used to illustrate K-Fastigheter's equity per share in a manner that is uniform for listed companies.
B Number of shares outstanding at the end of the period, thousands	246.0	239.3	215.3	215.3	215.3		
<b>A/B Equity per share at the end of the period, SEK</b>	<b>21.20</b>	<b>21.08</b>	<b>23.92</b>	<b>19.66</b>	<b>14.91</b>		
<b>Profit after tax per share for the year, SEK</b>							
A Profit after tax attributable to Parent Company shareholders in accordance with the income statement, SEK million	49.2	-432.7	889.2	1,044.4	474.5	Profit for the year in relation to the average number of shares outstanding during the year.	Used to illustrate K-Fastigheter's earnings per share in a manner that is uniform for listed companies.
B Average number of shares outstanding during the year, thousands	244.6	221.0	215.3	215.3	207.5		
<b>A/B Profit for the year after tax incl. dilution per share, SEK</b>	<b>0.20</b>	<b>-1.96</b>	<b>4.13</b>	<b>4.85</b>	<b>2.29</b>		
<b>KPIs related to K-Fastigheter's financial targets</b>							
	2024	2023	2022	2021	2020	Definition	Motivation
<b>Profit from Property Management, SEK m</b>							
A Gross profit from property management for the year in accordance with the Income Statement, SEK million	401.2	307.3	251.9	176.1	137.0	Gross profit from Property Management less central administration costs, depreciation, amortization and impairment, profit from associated companies and joint ventures and net financial items attributable to the Property Management operating segment.	This KPI illustrates the operating segment's profitability.
B Central administration attributable to property management during the year in accordance with the Income Statement, SEK million	-17.5	-10.9	-12.3	-10.2	-11.2		
C Depreciation/amortization and impairment attributable to property management during the year in accordance with the Income Statement, SEK million	-5.3	-2.8	-4.1	-3.3	-2.8		
D Profit from associated companies and joint ventures attributable to Property Management in the period in accordance with the Income Statement, SEK m	0.0	0.0	0.0	0.0	0.0		
E Net interest income for the year in accordance with the Income Statement, SEK million	-243.2	-181.1	-104.8	-61.2	-47.7		
<b>A+B+C+D+E Profit from Property Management during the year, SEK million</b>	<b>135.1</b>	<b>112.6</b>	<b>130.7</b>	<b>101.4</b>	<b>75.3</b>		
<b>Profit from property management per share, SEK</b>							
A Profit from property management for the year in accordance with the Income Statement, SEK million	135.1	112.6	130.7	101.4	75.3	Profit from property management in relation to number of shares outstanding during the year.	Used to illustrate profit from property management per share in line with K-Fastigheter's financial targets
B Average number of shares outstanding during the year, millions	244.6	221.0	215.3	215.3	207.5		
<b>A/B Profit from property management per share at the end of the year, SEK</b>	<b>0.55</b>	<b>0.51</b>	<b>0.61</b>	<b>0.47</b>	<b>0.36</b>		
<b>Growth in profit from property management per share, %</b>							
A Profit from property management during the year per share, SEK	0.55	0.51	0.61	0.47	0.36	Percentage change in profit from property management per share during the year.	Used to illustrate growth in profit from property management per share in line with K-Fastigheter's financial targets
B Profit from property management for the preceding year per share, SEK	0.51	0.61	0.47	0.36	0.34		
<b>A/B-1 Growth in profit from property management per share during the year, %</b>	<b>8.5%</b>	<b>-16.1%</b>	<b>28.9%</b>	<b>29.7%</b>	<b>6.3%</b>		

## KPIs related to K-Fastigheter's financial targets cont.

	2024	2023	2022	2021	2020	Definition	Motivation
<b>Profit from Construction, SEK m</b>							
A Gross profit from Construction in the period in accordance with segment reporting, SEK m	398.3	416.0	765.1	809.1	416.0	Gross profit from Construction less central administration costs, depreciation, amortization and impairment, profit from associated companies and joint ventures and net financial items attributable to the Construction operating segment.	<b>This KPI illustrates the operating segment's profitability.</b>
B Central administration costs attributable to Construction in the period in accordance with segment reporting, SEK m	-41.9	-40.4	-43.9	-30.6	-22.4		
C Depreciation, amortization and impairment attributable to Construction in the period in accordance with segment reporting, SEK m	-62.7	-74.9	-58.5	-54.8	-5.6		
D Profit from associated companies and joint ventures attributable to Construction in the period in accordance with segment reporting, SEK m	14.8	25.9	0.0	0.0	0.0		
E Net interest income attributable to Construction in the period in accordance with segment reporting, SEK m	-24.0	-28.7	-19.9	-14.4	0.0		
<b>A+B+C+D+E Profit from Construction in the period, SEK m</b>	<b>284.6</b>	<b>297.8</b>	<b>642.8</b>	<b>709.4</b>	<b>388.0</b>		
<b>Profit from Construction per share, SEK</b>							
A Profit from Construction attributable to Parent Company shareholders in the period according to Income statement, SEK m	284.6	297.8	642.8	709.4	388.0	Profit for Construction in the period in relation to the average number of shares outstanding in the period.	Used to illustrate profit from Construction per share in line with K-Fastigheter's financial targets
B Average number of shares outstanding in the period, thousands	244.6	221.0	215.3	215.3	207.5		
<b>A/B Profit from Construction per share in the period, SEK/share</b>	<b>1.16</b>	<b>1.35</b>	<b>2.99</b>	<b>3.29</b>	<b>1.87</b>		
<b>Growth in profit from Construction per share, %</b>							
A Profit from Construction attributable to Parent Company shareholders in the period, SEK/share	1.16	1.35	2.99	3.29	1.87	Percentage change in profit from Construction per share in the period.	Used to illustrate growth in K-Fastigheter's profit from Construction per share in line with K-Fastigheter's financial targets
B Profit from Construction attributable to Parent Company shareholders in the preceding period, SEK/share	1.35	2.99	3.29	1.87	0.98		
<b>A/B-1 Growth in profit from Construction per share in the period, %</b>	<b>-13.6%</b>	<b>-54.9%</b>	<b>-9.4%</b>	<b>76.2%</b>	<b>90.9%</b>		

## KPIs related to K-Fastigheter's financial targets cont.

	2024	2023	2022	2021	2020	Definition	Motivation
<b>Long-term net asset value (NAV), SEK m</b>							
A Equity at the end of the year in accordance with the Balance Sheet, SEK m	5,214.4	5,045.9	5,150.3	4,233.7	3,209.8		
B Derivatives at the end of the year in accordance with the Balance Sheet, SEK million	-39.6	-141.4	-399.1	-37.0	27.2		
C Deferred tax liability at the end of the year in accordance with the Balance Sheet, SEK m	1,092.4	953.2	1,033.5	796.4	451.2	Reported equity with reversal of deferred tax, interest rate derivatives and interests.	An established measure of K-Fastigheter's and other listed companies' long-term net asset value, facilitating analyses and comparisons.
D Deferred tax asset at the end of the year in accordance with the Balance Sheet, SEK m	60.7	54.3	16.4	17.1	27.0		
<b>A+B+C-D Long-term net asset value (NAV) at the end of the year, SEK million</b>	<b>6,206.5</b>	<b>5,803.5</b>	<b>5,768.3</b>	<b>4,976.1</b>	<b>3,661.2</b>		
<b>Long-term net asset value (NAV), SEK</b>							
A Long-term net asset value (NAV) at the end of the year in accordance with the Balance Sheet, SEK million	6,206.5	5,803.5	5,768.3	4,976.1	3,661.2	Long-term net asset value (NAV) in relation to the number of shares outstanding at the end of the year.	Used to illustrate K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
Number of shares outstanding at the end of the year, millions	246.0	239.3	215.3	215.3	215.3		
<b>A/B Long-term net asset value (NAV) per share at the end of the year, SEK</b>	<b>25.23</b>	<b>24.25</b>	<b>26.79</b>	<b>23.11</b>	<b>17.00</b>		
<b>Growth in long-term net asset value (NAV), per share, %</b>							
A Long-term net asset value (NAV) per share at the end of the year in accordance with the Balance Sheet, SEK	25.23	24.25	26.79	23.11	17.00	Percentage change in long-term net asset value (NAV) per share during the period.	Used to illustrate growth K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
A Long-term net asset value (NAV) per share at the end of the previous year in accordance with the Balance Sheet, SEK	24.25	26.79	23.11	17.00	12.49		
<b>A/B-1 Growth in long-term net asset value (NAV) per share for the year,%</b>	<b>4.0%</b>	<b>-9.5%</b>	<b>15.9%</b>	<b>35.9%</b>	<b>36.1%</b>		
<b>Number of shares outstanding at the end of the year, millions*</b>	<b>246.0</b>	<b>239.3</b>	<b>215.3</b>	<b>215.3</b>	<b>215.3</b>		
<b>Average number of shares outstanding during the year, millions*</b>	<b>244.6</b>	<b>221.0</b>	<b>215.3</b>	<b>215.3</b>	<b>207.5</b>		

\* The number of outstanding shares at the end of the year and the average number of outstanding shares in the year have been adjusted for the new share issues of 24,000,000 Class B shares as of 28 September 2023 and 24 October 2023 respectively.

# SHARE AND SHAREHOLDERS

**K-Fast Holding AB's Class B shares (ticker: KFAST B) were launched on Nasdaq Stockholm in the Real Estate segment on 29 November 2019. On 31 December 2024, K-Fastigheter's market capitalization was SEK 3,803.9 million. At the end of the quarter, there were over 6,200 shareholders.**

At the end of the year, there were a total of 245,993,168 shares in K-Fast Holding AB, of which 22,500,000 Class A shares and 223,493,168 Class B shares and the total number of votes was 335,993,168. Each Class A share carries five votes and each Class B share carries one vote. All shares carry equal rights to participate in the company's assets and earnings and to any surplus on liquidation. Neither Class A nor Class B shares are subject to any transfer restrictions. All key figures and share-related information have been adjusted for the number of shares after the new issues in 2023 and 2024.

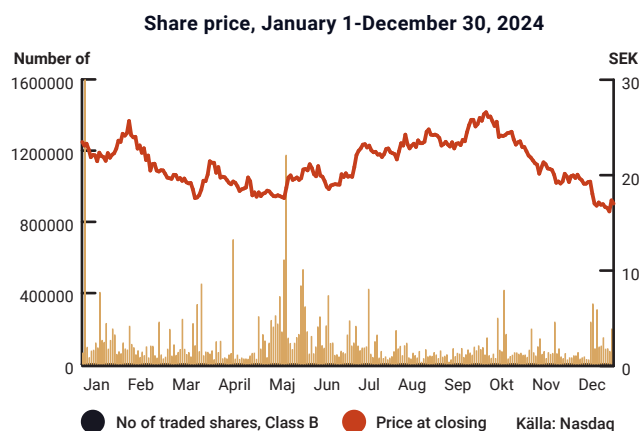
Marketplace	Nasdaq Stockholm
Name of share	K-Fast Holding B
Ticker	KFAST B
ISIN code	SE0016101679
Segment	Mid Cap
Sector	Real Estate
Currency	SEK
Total number of shares outstanding	245,993,168
Total number of Class B shares listed on Nasdaq Stockholm	223,493,168
As of 31 December 2024	SEK 17.02
Market capitalization as of 31 December 2024	SEK 3,803.9 million



# THE K-FASTIGHETER SHARE

## Share price performance and trading

During the period 1 January – 31 December 2024, approximately 29.0 million KFAST Class B shares were traded on Nasdaq Stockholm. The daily turnover of K-Fastigheter's shares on Nasdaq Stockholm averaged 115,400 shares and the average price paid was SEK 21.22. The highest price paid during the period was SEK 26.90 on 2 October 2024, and the lowest price paid was SEK 15.80 on 20 December 2024. On 31 December 2024, the share price was SEK 17.02 (last paid). Market value of all shares in the company, based on the last price paid for a class B share at the end of the year amounted to SEK 4,186.8 million.



Share data	2024	2023
Earnings per share from property management, SEK	0.55	0.51
Earnings per share in the Construction operating segment	1.16	1.35
Long-term net asset value (NAV), SEK	25.23	24.25
Equity per share, SEK	21.20	21.08
Number of shares outstanding at the end of the year, millions	246.0	239.3
Average number of shares outstanding, millions	244.6	221.0

## Shareholders

As of 31 December 2024, a majority of the total share capital was held by main owners Jakob Karlsson and Erik Selin through companies. Other shareholders include institutions, funds and private investors. As of 31 December 2024, K-Fast Holding AB had approximately 6,200 shareholders (6,900). The ten largest shareholders accounted for 91.3 percent (90,7) of the votes and 88.1 percent (87.2) of the share capital. Members of K-Fast Holding AB's Board of Directors and Group management held a total of 22,500,000 Class A shares (22,500,000) and 137,640,629 Class B shares (137,711,852), corresponding to a total of

250,140,629 votes (250,211,852) in the company. The shareholdings of each of the executives are presented on pages 40-42. The company holds no Treasury shares.

### Ten largest shareholders (in order of total voting power) as per 31 December 2024

Name	Class A shares*	Class B shares*	Total number of shares	Proportion of capital, %	Proportion of votes, %
Erik Selin Fastigheter AB	11,250,000	68,570,000	79,820,000	32.4%	37.1%
Jacob Karlsson AB	11,250,000	65,352,000	76,602,000	31.1%	36.2%
Capital Group	0	18,183,928	18,183,928	7.4%	5.4%
Fourth AP Fund	0	9,989,409	9,989,409	4.1%	3.0%
Länsförsäkringar funds	0	9,542,383	9,542,383	3.9%	2.8%
Odin Fonder	0	5,831,620	5,831,620	2.4%	1.7%
First Fondene	0	4,917,328	4,917,328	2.0%	1.5%
Second AP Fund	0	4,731,981	4,731,981	1.9%	1.4%
Third AP Fund	0	3,630,421	3,630,421	1.5%	1.1%
Handelsbanken funds	0	3,434,367	3,434,367	1.4%	1.0%
<b>Ten largest shareholders</b>	<b>22,500,000</b>	<b>194,183,437</b>	<b>216,683,437</b>	<b>88.1%</b>	<b>91.3%</b>
Other shareholders	0	29,309,731	29,309,731	11.9%	8.7%
<b>Total</b>	<b>22,500,000</b>	<b>223,493,168</b>	<b>245,993,168</b>	<b>100.0%</b>	<b>100.0%</b>
<i>of whom, Board of Directors and Group management</i>	<i>22,500,000</i>	<i>137,640,629</i>	<i>160,140,629</i>	<i>65.1%</i>	<i>74.4%</i>

\* The ownership structure as of 31 December 2024, based on data from Euroclear Sweden and K-Fastigheter.

The shareholder list is updated each quarter and can be found at: [www.k-fastigheter.com/en/investors/the-share](http://www.k-fastigheter.com/en/investors/the-share). Transactions by insiders and their affiliates are reported to the Swedish Financial Supervisory Authority: <https://fi.se/en/our-registers/pdmr-transactions/>.

More information about the share capital and about analysts monitoring K-Fastigheter regularly, can be found at: [www.k-fastigheter.com/en/investors/the-share](http://www.k-fastigheter.com/en/investors/the-share)

## Dividend policy

K-Fastigheter's overarching objective is to generate optimal long-term total returns for shareholders. This is achieved by reinvesting in operations to generate further growth through investments in new construction, property acquisitions and investments in existing properties. Accordingly, dividends will be low or absent for the next few years.

## Authorization to repurchase shares

The Annual General Meeting for 2024 authorized the Board of K-Fast Holding to, in the period until the next AGM is held, decide to repurchase Class B shares up to a maximum of 10 percent of the total number of shares in the company. The purpose of the authorization is to create the right conditions for the Board to reach expedient decisions regarding the effective utilization of the company's capital and liquidity. At the end of 2024, this authorization had not been utilized.

## Authorization to complete new share issue

The AGM 2024 authorized the Board, in the period until the next AGM, on one or more occasions and with or without preferential rights for shareholders, to decide on new share issues of a maximum of 25 million new Class B shares. As of the end of 2024, this authorization had not been

utilized. However, 5,820,000 Class B shares were issued during 2024 under the remaining mandate resolved in 2023.

## Stock market information and insider rules

K-Fastigheter has prepared procedures for providing all public and stock market stakeholders simultaneous access to insider information regarding the company. The Board of Directors has also established insider rules with the aim of preventing market abuse.

The Board of K-Fastigheter has adopted a communications policy and an insider policy to ensure accurate and high quality information disclosure, and management of insider information, both externally and internally. The Chairman handles general shareholder-related matters, while the CEO bears overall responsibility for the company's external communications. Policies and guidelines regarding publication of information and insider rules, as well as updates and changes, are made accessible and known to the employees concerned and Group management reviews the regulations with employees. The company's regulations are formulated in accordance with Swedish legislation, the regulations of Nasdaq Stockholm and the Swedish Corporate Governance Code and the EU Market Abuse Regulation.

All financial reports and press releases are published on the company's website in connection with publication.

## Individuals with insider status

The individuals included in the Board, Group management and the Group CFO, as well as the company's Authorized Public Accountant, hold positions that entail access to unpublished information that could affect the share price and are registered as senior executives of K-Fastigheter. These individuals are obliged to report changes to their and closely related parties' holdings of share-related financial instruments in K-Fastigheter. K-Fastigheter maintains a log book in accordance with the demands stipulated in the EU Market Abuse Regulation.

## Share capital and capital structure

As of 31 December 2024, K-Fast Holding AB's share capital totaled SEK 65,598,178.13 (63,821,646.80). The total number of shares was 245,993,168 (239,331,168). The most recent changes in share capital took place on 13 March and 8 April 2024 when a directed new issue was completed of a total of 6,662,000 Class B shares.

Change in share capital and number of shares	Event	Change in share capital, SEK	Change in number of shares	Of which, Class A shares	Of which Class B shares	Total number of shares	Of which, Class A shares	Of which Class B shares	Quotient value, SEK	Total share capital, SEK
23 November 2010	New formation	50,000	500	-	-	500	-	-	100	50,000
19 August 2019	Bonus issue & share split 1:50,000	39,950,000	24,999,500	3,750,000	21,250,000	25,000,000	3,750,000	21,250,000	1.6	40,000,000
19 August 2019	New share issue to key individuals	416,939	260,587	0	260,587	25,260,587	3,750,000	21,510,587	1.6	40,416,939.20
16 September 2019	New share issue to key individual	4,706	2,941	0	2,941	25,263,528	3,750,000	21,513,528	1.6	40,421,644.80
29 November 2019	New share issue in connection with listing	12,000,000	7,500,000	0	7,500,000	32,763,528	3,750,000	29,013,538	1.6	52,421,644.80
5 December 2019	Exercise of over-allotment option	1,800,000	1,125,000	0	1,125,000	33,888,528	3,750,000	30,138,528	1.6	54,221,644.80
26 August 2020	New share issue	3,200,000	2,000,000	0	2,000,000	35,888,528	3,750,000	32,138,528	1.6	57,421,644.80
7 June 2021	Share split, 6:1	0	179,442,640	18,750,000	160,692,640	215,331,168	22,500,000	192,831,168	0.27	57,421,644.80
28 September 2023	New share issue	4,848,000	18,180,000	0	18,180,000	233,511,168	22,500,000	211,011,168	0.27	62,269,644.80
24 October 2023	New share issue	1,552,002	5,820,000	0	5,820,000	239,331,168	22,500,000	216,831,168	0.27	63,821,646.80
13 Mar 2024	New share issue	1,552,002	5,820,000	0	5,820,000	245,151,168	22,500,000	222,651,168	0.27	65,373,644.80
8 April 2024	New share issue	224,533	842,000	0	842,000	245,993,168	22,500,000	223,493,168	0.27	65,598,178.13

# INFORMATION FOR SHAREHOLDERS

## Financial calendar 2025

30 April 2025	Interim Report January-March 2025
22 July 2025	Interim Report January-June 2025
24 October 2025	Interim Report January-September 2025

## 2025 Annual General Meeting

The AGM of K-Fast Holding AB will be held on 21 May 2025. For more information and registration, see K-Fastigheter's website, [www.k-fastigheter.com](http://www.k-fastigheter.com). Notice of the Annual General Meeting is to be communicated within the statutory period through an advertisement in Post- och Inrikes Tidningar (Swedish official gazette) and on the company's website. That fact that such notice has been issued shall be advertised in Swedish financial daily Dagens Industri. The notice will contain instructions on what shareholders should do to attend the Annual General Meeting or submit a power of attorney. Shareholders who have chosen to register their shares with a proxy must temporarily have Euroclear Sweden AB reregister the shares in the shareholder's own name to be entitled to attend the Meeting.

## Communications from K-Fastigheter

Our communications with the financial market shall be characterized by open, relevant and accurate information to shareholders, investors and analysts, thereby increasing knowledge about the Group's operations and shares. Information in the form of press releases (regulatory as well as non-regulatory), quarterly reports, Annual Report and in-depth information is available on our IR pages at the Group's website, [www.k-fastigheter.com](http://www.k-fastigheter.com). Shareholders and other stakeholders may subscribe for press releases and financial reports. The general information on the IR pages of the website, such as shareholder listings, is normally updated in connection with the quarterly reports. In the event of any major changes, the website is updated immediately. For 30 days prior to the publication of a financial report, K-Fastigheter observes a silent period, meaning that the Group's representatives do not meet the financial media, analysts or investors during this period. More information about K-Fastigheter's operations, financial reporting and press releases can be found at [www.k-fastigheter.com](http://www.k-fastigheter.com)

For information about the Group's properties and current offering, and information to tenants, please refer to [www.k-fastigheter.se](http://www.k-fastigheter.se) and the Group's social media channels. More information about K-Prefab's operations and offering can be found at [www.kprefab.se/en/](http://www.kprefab.se/en/)

*K-Fast Holding AB is a public company.  
Corp. ID No.: 556827-0390  
LEI code: 549300VTOXKQWES37P59.  
Domiciled in Håssleholm, Sweden.*

*The Annual Report is published in Swedish and English. The Swedish version is the original version and takes precedence over the English should the translation differ from the original. All values are expressed in Swedish kronor (SEK). "Kronor" is shortened SEK and millions of kronor to "SEK million". Because amounts and values have been rounded, tables/diagrams do not always add up precisely. Figures in brackets refer to the preceding year unless otherwise stated.*

*K-Fastigheter completed new issues on 13 March and 8 April 2025 respectively. On 31 December 2024, there were a total of 245,993,168 shares in K-Fast Holding distributed between 22,500,000 Class A shares and 223,493,168 Class B shares respectively. The total number of votes on 31 December 2024 was 335,993,168. All KPIs and share-related information in this report have been adjusted for the number of shares after the new share issue.*

*This report contains forward-looking information based on K-Fastigheter's current expectations. Although management believes the expectations reflected in such forward-looking information to be reasonable, no guarantee can be provided that these expectations will prove correct.*

*Consequently, future outcomes may vary considerably compared to what is presented in the forward-looking information due to factors such as changing economic conditions, market developments and competition considerations, changes in legal requirements and other policy measures, and exchange rates fluctuations.*

*Notices, minutes and communications from General Meetings are available at [www.k-fastigheter.com](http://www.k-fastigheter.com).*

## IR contact

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## Follow the Group on social media

Our social media channels serve as a complement to press releases and financial reports. Through these channels, we seek to provide better insight and complementary perspectives on what is happening in the Group and to communicate with our most important stakeholders. Since we use the channels in slightly different ways, you can select those that are best suited to your needs.

### LinkedIn



[www.linkedin.com/company/k-fastigheter](https://www.linkedin.com/company/k-fastigheter)  
[www.linkedin.com/company/kprefab](https://www.linkedin.com/company/kprefab)

På LinkedIn finns finansiella nyheter, korta nyheter om vår utveckling samt lediga tjänster.

### Facebook



[www.facebook.com/kfastigheter](https://www.facebook.com/kfastigheter)

På K-Fastigheters Facebooksida finns information om lediga bostäder, idéer för ditt hem, korta företagsnyheter med roliga fakta och händelser som vi tror kan vara intressanta för många.

### Instagram



[www.instagram.com/k\\_fastigheter](https://www.instagram.com/k_fastigheter)  
[www.instagram.com/kprefab](https://www.instagram.com/kprefab)

På våra instagramkonton publicerar vi bilder och text om aktuella händelser, korta funderingar, lediga tjänster och var det finns möjligheter att flytta in och skapa ett hem.

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K-FASTIGHETER

*K-Fastigheter - more than a property company. Through an integrated process, we operate our business within the two operating segments Construction and Property Management. In Construction, the objective is to deliver completed housing units based on the Group's concept buildings, developed in-house, as well as high-quality frame solutions. Our prefab operations are conducted through the subsidiary K-Prefab.*

*To enhance cost efficiency and to cut construction times, K-Fastigheter has chosen to work with three concept buildings, developed in-house and constructed for residential use. The Property Management segment manages the Group's property portfolio, with a focus on residential units. K-Fastigheter provides nearly 5,000 homes from Copenhagen in the south to Gävle in the north, and regularly assesses new markets. As a landlord, our objective is to create attractive homes with superior comfort. The Group's property portfolio has a carrying amount of approximately SEK 15.6 billion. The annual rental value of the completed portfolio amounts to nearly SEK 680 million. Since November 2019, the company's Class B shares have been traded on Nasdaq Stockholm under the (ticker: KFAST B).*

*Read more at  
[k-fastigheter.com/en](http://k-fastigheter.com/en)  
[www.k-fastigheter.se/en](http://www.k-fastigheter.se/en)  
[www.kprefab.se/en](http://www.kprefab.se/en)*

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