

2024

EMILSHUS

Annual Report



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”Based on profitable growth, we are building a robust company.”

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growth

A property company with strong cash flows

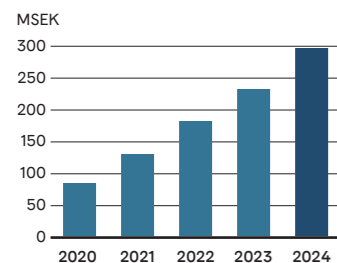
Emilshus is a property company that acquires, develops and manages high-yield commercial properties in southern Sweden. The focus is on high yield and strong cash flows combined with long-term leases and tenants who are considered to be highly solvent.

Summary of key figures

	2024	2023
Property value, MSEK	8,940	7,324
Income, MSEK	674	593
Net operating income, MSEK	542	471
Profit from property management, MSEK	297	233
Net profit for the period, MSEK	288	33
Cash flow from operating activities before changes in working capital, MSEK	270	196
Economic occupancy rate, %	95	95
Remaining lease term, years	5.0	5.3
Property yield, %	6.7	6.6
Return on equity, %	8	1
Net loan-to-value ratio, %	52	52
Interest-coverage ratio, multiple	2.4	2.1
Debt ratio, multiple	8.2	8.2
Key figures per ordinary share		
Profit from property management per ordinary share, SEK	2.36	2.05
Growth in profit from property management per ordinary share, %	15	16
Net profit/loss for the period per ordinary share before dilution, SEK	2.28	-0.09
Net profit/loss for the period per ordinary share after dilution, SEK	2.27	-0.09
Equity per ordinary share, SEK	27.99	25.26
NAV per ordinary share, SEK	30.60	27.32

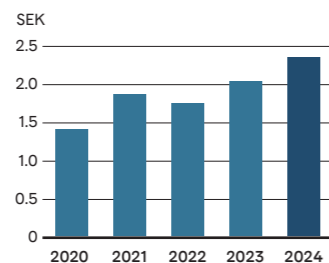
+27%

Profit from property management 2024



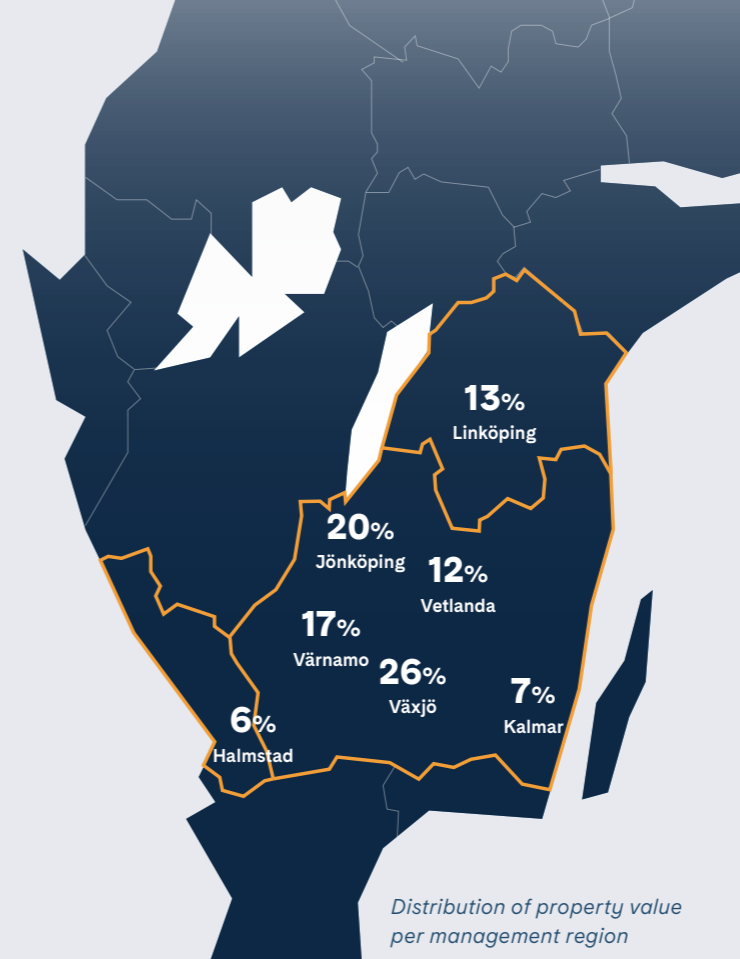
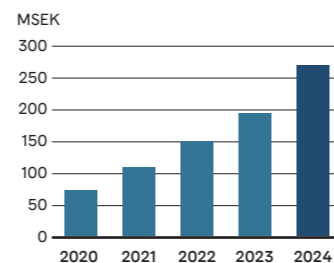
+15%

Profit from property management per ordinary share, 2024



+38%

Cash flow from operating activities, 2024



29 Emilshus continued its growth with good profitability in 2024.

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The year in brief

Q1

- In February, agreements were signed on the acquisition of eight properties in the light industry category in Östergötland and one property in Småland at an agreed-upon property value of MSEK 179. The fully leased properties encompass an area of 15,000 sqm and have an annual rental value of MSEK 17.
- In March, agreements were signed on the acquisition of 16 properties in the light industry category in Jönköping as well as two properties in Linköping at an agreed-upon property value of MSEK 713. The properties encompass an area of 65,290 sqm and have an annual rental value of MSEK 65.

Q2

- In May, a directed issue of 12 million Series B ordinary shares was conducted, which raised in MSEK 384 for the company before issue costs.
- In June, a nominal amount of MSEK 76 of the company's outstanding unsecured green bonds with maturity in April 2025 was repurchased. The remaining outstanding volume of MSEK 295 was redeemed early as of July 15, 2024.
- In June, new senior unsecured green bonds were issued in an amount of MSEK 400 with a three-year maturity and an interest rate of STIBOR 3M+3.10%.
- In June, agreements were signed on the acquisition of two fully leased properties in the light industry category in Linköping at an agreed-upon property value of MSEK 74. The total leasable area amounts to 7,842 sqm and the annual rental value is MSEK 7.
- In June, it was announced that the exercise of all warrants of Series 2021:1 had been completed, thereby generating proceeds of MSEK 42 for Emilshus.

Q3

- In September, Emilshus repurchased outstanding bonds amounting to MSEK 210 through early redemption, which took place for the purpose of managing forthcoming liability maturities and improving Emilshus's profit from property management.
- In the third quarter, three fully leased properties in the light industry and big-box and grocery retail categories in Norrköping and Kalmar were accessed at an agreed-upon property value of MSEK 156. The properties encompass 10,126 sqm of leasable area and 22,851 sqm of freehold land. The annual rental value amounts to MSEK 13.

Q4

- In November, agreements were signed on the acquisition of seven properties in the light industry category in Halmstad at an agreed-upon property value of MSEK 235. The total leasable area amounts to 22,170 sqm and the annual rental value is MSEK 23.
- In December, agreements were signed on the acquisition of four properties in the light industry and big-box and grocery retail categories in Linköping at an agreed-upon property value of MSEK 377. The total leasable area amounts to 31,737 sqm and the annual rental value is MSEK 37.

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Events in 2024



Strong brands fill the property in Vetlanda

IN 2024, several tenants with strong brands accessed their premises in the Nydala retail district of Vetlanda, and Emilshus's Kolmilan 1 property is now fully leased. Clas Ohlson, Hemtex and Thansen are all moving in early in the year, after tenant-specific modifications. In addition, Thansen received a 200-sqm expansion on the existing premises.

Jysk and Intersport were already tenants on the property, and Emilshus is in continual dialogue with additional retail players who are looking to establish operations in the area.

Strategic acquisitions in Jönköping and Linköping

JÖNKÖPING is Emilshus's second-largest management region, and the company further strengthened its position during the year through a strategic acquisition of 16 properties in the region. The acquisition also encompasses two properties in Linköping, one of Emilshus's newly established markets, where the company's property value nearly doubled in 2024.

The properties in Jönköping are gathered closely together in areas such as Ljungarum, Torsvik and Gamla flygfältet, and are strategically situated in good microlocations. The two properties in Linköping are located in the Torvinga business park next to the E4 motorway.

The ambition is to continue investing in high-yield properties at strategic locations in these expansive regions.



Directed issue facilitates continued investments

IN MAY 2024, Emilshus conducted a directed issue of Series B ordinary shares for MSEK 384 less issue costs, by virtue of the authorization granted by the Annual General Meeting in April 2024.

The capital contribution allows Emilshus to capitalize on attractive investment opportunities in the current market while maintaining a flexible and balanced capital structure for the purpose of strengthening profit from property management per ordinary share.

Emilshus strengthened its shareholder base through this new share issue, and a number of Swedish and international institutional investors took part. The existing shareholders AB Sagax, Lannebo Fonder, Länsförsäkringar Fondförvaltning and Handelsbanken Fonder took part in the share issue.

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Determined efforts yield stable, profitable growth

Emilshus was founded in the autumn of 2018 with roots in Småland entrepreneurship. Emilshus's performance during the sometimes challenging years since then has been marked by continual growth, both in size and profitability. Using the strong performance in 2024 as a basis, we will continue to grow and maintain a high business pace, always with profitability and stability at the forefront.

Emilshus's focus and forms of work are the same now as when the company was formed, and what I wrote in my CEO's statement in the 2019 Annual Report still holds true. Emilshus's business concept, with a focus on high-yield commercial properties in combination with long-term leases and stable tenants, remains unchanged. The company was founded on the knowledge that property ownership works best when it is deeply rooted locally. Knowledge of the locality, the tenants and local conditions create the best terms for providing good solutions for premises. This is how a sound and sustainable property company develops.

The same objectives and approaches apply to Emilshus's continued growth, now on the basis of a property value of BSEK 9 and an operation that has expanded geographically in southern Sweden. We are convinced that success is grounded in devoted daily work, and that there are efficiencies to be gained in having a coherent property portfolio with own presence in localities with a strong and growing business community.

A strong 2024

The 2024 financial year was strong for Emilshus, with profitable growth through several property acquisitions, efficient management and revenue-generating project operations. In addition, we put special focus on strengthening the company's financing within given risk limitations. Overall, this yielded year-on-year growth of 15% in profit from property management per ordinary share, which corresponds to our financial target of exactly 15%.

Positive net letting

Positive net letting of MSEK 5 in the last quarter of the year, with several new multi-year leases signed, meant that for full-year 2024 Emilshus reported positive net letting of MSEK 2. In parallel with successful leasing activities, during the year the property management organization worked on cost efficiency measures, which is one of the reasons for the 15% increase in net operating income.

2024 was a strong year for Emilshus, with profitable growth through several property acquisitions and efficient management.



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” We are a significantly larger company today than in the summer of 2022, when we were listed on Nasdaq Stockholm – our property value has increased 42% since then.

Increased demand for reconstructions and extensions

Through investments in our properties, Emilshus can both meet tenants' needs in conjunction with growth and changes in their operations while creating value through renegotiating rents and extending leases. It is gratifying to see greater demand for reconstructions and extensions from existing tenants, which meant that Emilshus's project portfolio has grown during the year. We currently have 15 ongoing projects with a focus on reconstruction and measures to enhance energy efficiency. The energy projects conducted during the year led to a 6% decrease in energy consumption per sqm in the like-for-like portfolio.

High acquisition rate

In 2024, Emilshus completed a total of 14 transactions with an aggregate property value of BSEK 1.8. This acquisition rate is the result of continual efforts to identify new business as well as good internal capacity for managing and integrating acquired properties.

In addition to acquired properties needing to meet Emilshus's quality standards, they also need to fit in with our strategy of building coherent portfolios in selected localities. After Småland, we defined Östergötland as the next market area to expand into. We have now systematically built up a strong local presence with just over 100,000 sqm of leasable area, focused primarily on Linköping and Norrköping. We subsequently turned our attention to Halland, which we are actively focusing on to achieve greater

volume – most recently through an acquisition of eight ideally located properties in Halmstad for MSEK 520. At the same time, Emilshus is continuing to grow in Småland, where acquisitions during the year included 16 industrial properties in Jönköping for MSEK 713. The direction of our company is clear: continued growth through acquisitions, which can take place in new growth regions in southern Sweden when we see the right opportunities to do so.

Active financing efforts

In 2024, Emilshus carried out several activities in the capital market to finance the company's growth and to improve our conditions for financing. A directed issue of Series B ordinary shares was conducted in the second quarter at a value of MSEK 384 while a green bond of MSEK 400 was issued. Furthermore, the company's existing bonds, with maturities in April and September 2025, were redeemed early. Existing bank loans totaling BSEK 2.8 were also refinanced during the year. The company's expansion was financed this way while bond and debt maturities were handled well in advance, which has given Emilshus both prolonged debt maturities and improved financing terms, all within the company's financial risk limitations.

We remained active in the capital market in early 2025, and in February we issued green bonds at a variable interest rate of STIBOR 3M+2.5% – a level we regards as proof of strength in the current market. In addition, in March 2025 we conducted a new

preference share issue, which met with healthy demand. Provided that an Extraordinary General Meeting resolves in line with the Board's proposal, the company will thus raise proceeds of MSEK 267, which will strengthen our capacity to act on business opportunities going forward.

Outlook for 2025 and forecast

Operationally and financially, Emilshus is well equipped for 2025, which is illustrated by the fact that Emilshus's profit from property management for full-year 2025 is forecast to total MSEK 365. We are a significantly larger company today than in the summer of 2022, when we were listed on Nasdaq Stockholm – our property value has increased 42% since then. Now we are getting ready to continue our growth without losing focus on profitability and financial stability.

Last but not least, my sincerest thanks to my coworkers for their solid efforts in 2024. Emilshus is a company that we are building together. My thanks also to Emilshus's shareholders, who believe in the company and are accompanying us on our journey of growth.

Växjö, March 2025

Jakob Fyrberg, CEO

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Targets and dividend policy

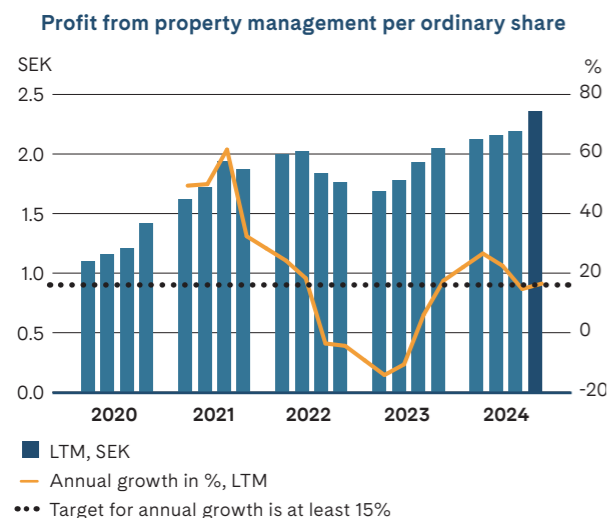
Financial targets

Profit from property management per ordinary share

Profit from property management per ordinary share is to increase at least 15% per year.

Outcome 2024: 15%.

Five-year average: 16%.

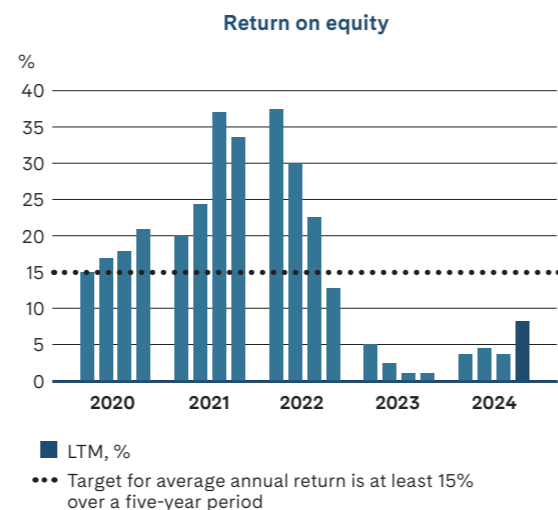


Return on equity

Return on equity, measured over a five-year period, is to amount to an average of at least 15% per year.

Outcome 2024: 8%.

Five-year average: 15%.



Dividend policy

The overall objective is to create value for Emilshus's shareholders. Over the next few years, it is deemed that this will best be achieved by reinvesting cash flows in the operations to create further growth through property acquisitions and investments

in existing properties, which could lead to either small or no dividends on ordinary shares. Dividends on preference shares are to be paid in accordance with resolutions of General Meetings and the provisions of the Articles of Association.

Sustainability targets

Properties

- Purchased electricity is to be fossil-free and, to the extent possible, be renewable, have a Guarantee of Origin and be locally produced.¹
- Reduce like-for-like energy consumption per sqm by an average of 2% per year from 2022 to 2030

Employees

- Emilshus endeavors to have an even gender distribution throughout its organization.
- Employees must take environmental considerations into account when choosing the mode of transport for business trips.
- Emilshus's offices are to be fit-for-purpose premises, focusing on employee health and well-being.

Tenants

- A survey of all tenants is to be conducted on an annual basis, with a focus on well-being, development and sustainability.
- 100% of new leases signed for premises of a minimum of 500 sqm are to be green leases.

External partners

- All external technical managers are to comply with the property industry's Code of Conduct for Suppliers.
- Materials are to be chosen with consideration given to the people who use the company's properties and with regard to environmental aspects in general.
- New construction and extensions should, wherever possible, have at least 30% lower energy consumption than the requirements of the Swedish National Board of Housing, Building and Planning's Building Regulations (BBR), meet the requirements for Energy Performance Certificate (EPC) class A or B or qualify for environmental certification.
- Management of dismantled and removed materials and furnishings must, where possible, be documented (reuse, recycling and disposal) for all major projects over MSEK 2.

More information can be found in the Sustainability Report on pages 26–33.

¹) Refers to properties owned/managed in the last 12 months and where Emilshus is responsible for the electricity contract.

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Strategy

Emilshus establishes close and stable relationships with its tenants through local presence and engagement in the locations where the company is a property owner. The business is characterized by a long-term perspective, stable cash flows and profitable growth. Emilshus is one of the leading property companies in Småland and is expanding into Östergötland and Halland. Our ambition is to continue growing profitably and to develop our property portfolio in southern Sweden.

Emilshus's strategy for generating strong cash flows

Acquire, develop and manage high-yield commercial properties in southern Sweden.

Emilshus focuses its presence on attractive regions in southern Sweden that have a strong business sector and positive population growth.

Establish close, long-term relationships with the company's tenants through local presence and local engagement in the locations where the company operates.









Emilshus's local presence and close partnership with its tenants create conditions for long-term relationships and efficient property management.

Focus on light industry, industrial services/ trade suppliers, big-box retail and grocery retail.

Emilshus's priority property categories offer potential for generating high yield with limited risk.

Ensure stable and predictable financing.

Emilshus is continually optimizing the financing of existing properties, projects and acquisitions for the purpose of ensuring predictable and strong cash flows in the company's operations.

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Earnings capacity

Earnings capacity is based on the property portfolio that had been accessed on the first day of the following reporting period. Current earnings capacity is not a forecast. Instead, it illustrates Emilshus's earnings capacity on a twelve-month basis given the situation at the start of the following reporting period and does not take into account any future changes of variables such as rents, vacancies, property costs, interest rates, repayment of loans and so on. The effect of acquisitions that have been announced but not yet accessed is therefore not included in earnings capacity.

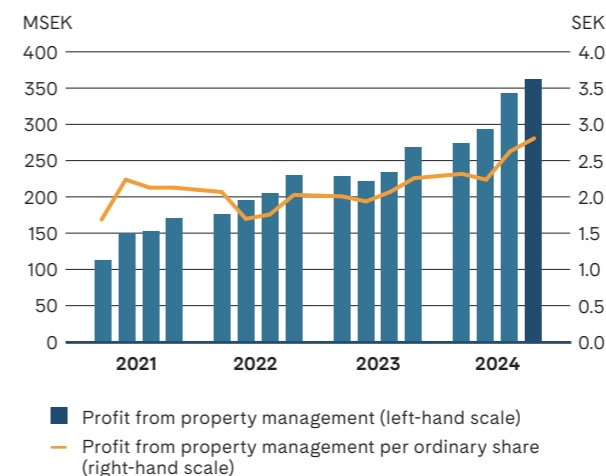
This assessment is based on contractual income on an annual basis, taking property tax, operation surcharges, rent discounts and rent guarantees into account. The property costs are based on experience-based figures drawn from the operating expenses and maintenance of a normal year. Operating expenses include costs for property administration. Property tax was calculated on the basis of the current tax assessment values. The costs for central administration are based on the current organization and

scope of the operations. Net financial items are based on interest rates at the end of the period, as well as the liabilities and available assets existing at that same point in time. Moreover, net financial items include the effect of allocated opening charges on loans.

Earnings capacity at January 1, 2025

Based on the property portfolio that existed as of January 1, 2025, income on a twelve-month basis totals MSEK 747 and property costs total MSEK 152, which yielded net operating income of MSEK 595. The surplus ratio amounts to 80% and the yield to 6.7% based on a property value of MSEK 8,940. Based on the current scope of the organization and operations, central administration costs total MSEK 35 and net financial items MSEK -198. Profit from property management amounts to MSEK 362, corresponding to profit from property management per ordinary share of SEK 2.81. When calculating profit from property management per ordinary share, future dividends on issued preference shares were deducted.

Profit from property management according to earnings capacity



Earnings capacity

MSEK	Jan 1 2025	Oct 1 2024	Jul 1 2024	Apr 1 2024	Jan 1 2024	Oct 1 2023	Jul 1 2023	Apr 1 2023	Jan 1 2023	Oct 1 2022	Jul 1 2022	Apr 1 2022	Jan 1 2022
Income	747	708	694	631	616	578	580	570	566	516	453	364	350
Property costs	-152	-142	-141	-129	-125	-120	-122	-117	-112	-99	-89	-69	-63
Net operating income	595	566	553	502	491	458	458	454	454	416	364	296	287
Central administration	-35	-34	-33	-31	-31	-31	-31	-33	-33	-34	-32	-30	-29
Net financial items	-198	-190	-227	-197	-192	-194	-207	-193	-191	-178	-137	-90	-89
Profit from property management	362	342	293	274	268	234	221	228	230	205	195	176	170
Profit from property management per ordinary share, SEK ¹⁾	2.81	2.63	2.24	2.32	2.26	2.07	1.94	2.01	2.03	1.76	1.70	2.07	2.13
Investment properties	8,940	8,464	8,292	7,518	7,324	7,208	7,169	7,095	7,111	7,146	6,303	5,103	4,827
Equity	3,856	3,733	3,678	3,261	3,194	3,043	3,003	2,992	3,007	3,050	2,909	2,159	1,848
Interest-bearing net debt	4,617	4,305	4,185	3,906	3,772	3,905	3,905	3,843	3,879	3,848	3,126	2,753	2,747
Surplus ratio, %	80	80	80	80	80	79	79	80	80	81	80	81	82
Interest-coverage ratio, multiple	2.8	2.8	2.3	2.4	2.4	2.2	2.1	2.2	2.2	2.2	2.4	3.0	2.9
Debt ratio, multiple	8.2	8.1	8.1	8.3	8.2	9.1	9.1	9.1	9.2	10.1	9.4	10.4	10.6
Yield, %	6.7	6.7	6.7	6.7	6.7	6.4	6.4	6.4	6.4	5.8	5.8	5.8	6.0

1) Profit from property management per ordinary share pertains to earnings less dividends to holders of preference shares as of the balance-sheet date.

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Transactions

Emilshus is a growth company focused on profitability and strong cash flows, with acquisitions forming a central part of the company's strategy for growth. A number of acquisitions were completed in 2024 that supplement the company's property portfolio. Properties valued at BSEK 1.5 were accessed, contributing a total increase of 22% in the property value during the year. The ambition is to continue growing organically and through acquisitions in the company's prioritized markets in southern Sweden.

Acquisition strategy

Emilshus's acquisition strategy is to acquire commercial properties with high risk-adjusted returns. The company's strong local roots and broad network of contacts play a key role in the successful completion of acquisitions. Transactions are conducted proactively in order to identify potential acquisition objects outside the bidding processes. Emilshus has the expertise and capacity in its organization to analyze a large number of potential business transactions and to acquire both large portfolios and individual properties.

Priority in acquisitions is given to properties with strong, stable cash flows in the form of existing leases with rent flows that are deemed to be secure. Securing long-term, stable cash flows with a low risk of vacancies and non-payment of rent creates value for the Group over time, as well as resilience in conjunction with periods of low business activity. In addition, it creates good conditions for financing further acquisitions.

Prioritizing acquisitions of properties close to the existing property portfolio is central to Emilshus's acquisition strategy in order to leverage the existing property management organization, thereby achieving economies of scale in property management. Should Emilshus acquire properties in new geographic areas, the long-term ambition is to establish a larger property portfolio in the region in order to create conditions for efficient local property management.

Property transactions in 2024

During the first quarter, eight properties in the light industry category in Östergötland and Småland were accessed for MSEK 179. The properties are fully leased and encompass a total of 15,000 sqm of leasable area, with a total annual rental value of MSEK 17.

In the second quarter, 16 properties in Jönköping and two properties in Linköping in the light industry category were accessed at an agreed-upon property value of MSEK 713. The properties encompass a total of 65,290 sqm of leasable area, with a total annual rental value of MSEK 65.

In June, two properties in Linköping were acquired for an agreed-upon property value of MSEK 74. The properties are fully leased, with a total leasable area of 7,842 sqm. The annual rental value amounts to MSEK 7. Accession took place in the fourth quarter of 2024.

A newly produced industrial property in Linköping was accessed after completion for an agreed-upon property value of MSEK 67. The acquisition was announced on May 26, 2023. The property has a leasable area of 4,000 sqm, with industrial premises, and is fully leased. The annual rental value amounts to MSEK 5.

In June, a property in Bankeryd, Jönköping, was vacated for an agreed-upon property value MSEK 34, which exceeded the carrying amount by 7%. The annual rental value amounted to MSEK 2.

In the third quarter, two properties in Norrköping and a property in Kalmar were accessed at an agreed-upon property value of MSEK 156. The properties encompass 10,126 sqm of leasable area and 22,851 sqm of freehold land, with an annual rental value of MSEK 13. All properties are fully leased.

In the fourth quarter, seven properties in the light industry category in Halmstad were accessed for an agreed-upon property value of MSEK 235. The properties encompass 22,170 sqm of leasable area with an annual rental value of MSEK 23.

In November, one property in Nässjö was vacated at an agreed-upon property value of MSEK 11, which exceeded the carrying amount by 38%. The annual rental value amounted to MSEK 3.

In December, four properties in the big-box retail and light industry categories in Linköping were acquired for an agreed-upon property value of MSEK 377. The total leasable area amounts to 31,737 sqm and the annual rental value amounts to MSEK 37. Two of the properties were accessed in December, and the remaining properties will be accessed in the first quarter of 2025.

In the fourth quarter, a 6,500-sqm industrial property with a ten-year lease in Mark Municipality was accessed.

Accessed and vacated properties, Jan–Dec 2024

Property	Municipality	Leasable area, ksqm
Acquired properties		
Filen 1	Halmstad	6.6
Filen 4	Halmstad	5.8
Filen 5	Halmstad	2.5
Finsmeden 3	Halmstad	1.3
Finsmeden 6	Halmstad	2.6
Fräsaren 15	Halmstad	1.5
Slagan 2	Halmstad	1.8
Budkaveln 18	Jönköping	8.4
Flahult 21:36	Jönköping	12.9
Ädelkorallen 1	Jönköping	1.4
Ädelkorallen 10	Jönköping	0.4
Ädelkorallen 17	Jönköping	2.1
Ädelmetallen 12	Jönköping	2.0
Ädelmetallen 14	Jönköping	2.6
Ädelmetallen 4	Jönköping	3.4
Ädelmetallen 5	Jönköping	5.2
Åreporten 3	Jönköping	1.3
Öronlappen 7	Jönköping	3.2
Öronlappen 8	Jönköping	2.2
Öronskyddet 9	Jönköping	1.7
Öskaret 16	Jönköping	8.5
Överlappen 15	Jönköping	2.0
Överlappen 8	Jönköping	1.7
Flahult 21:38	Jönköping	1.4
Krokodilen 1	Kalmar	5.3
Galjonen 9	Linköping	1.0
Gavotten 3	Linköping	1.0
Grundet 4	Linköping	0.8
Grundet 8	Linköping	1.1
Gårdvaren 1	Linköping	3.7
Magneten 2	Linköping	2.5
Megafonen 4	Linköping	3.9
Ilos 1	Linköping	4.1
Gavotten 9	Linköping	1.7
Glasflaskan 2	Linköping	6.1
Himna 11:226	Linköping	2.4
Idrottspriset 1	Linköping	1.1
Melltorp 2:28	Mark	6.5
Fålehagen 1:5	Motala	0.9
Generatorn 3	Motala	1.3
Borraren 13	Norrköping	3.6
Manganet 5	Norrköping	0.6
Garaget 1	Norrköping	4.2
Lekatten 1	Växjö	1.5
Total		135.9
Divested properties		
Attarp 2:553	Jönköping	1.9
Svedjan 2	Nässjö	6.9
Total		8.8

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Light industry in Östergötland and Småland for MSEK 179

Properties: 5 in Linköping, 1 in Norrköping, 2 in Motala, 1 in Växjö.
Annual rental value: MSEK 17.
Average remaining lease term: 2.9 years.
Leasable area: 15,000 sqm.



Light industry in Jönköping and Linköping for MSEK 713

Properties: 16 in Jönköping, 2 in Linköping.
Annual rental value: MSEK 65.
Average remaining lease term: 5.1 years.
Leasable area: 65,290 sqm.



Light industry in Halmstad for MSEK 235

Properties: 7 light industry properties.
Annual rental value: MSEK 23.
Average remaining lease term: 2.1 years.
Leasable area: 22,170 sqm.



Big-box retail and light industry in Linköping for MSEK 377

Properties: 2 big-box retail and light industry properties, and 2 grocery retail properties.
Annual rental value: MSEK 37.
Average remaining lease term: 3.2 years.
Leasable area: 31,737 sqm.



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Our properties

Emilshus owns and manages a diversified property portfolio with commercial premises, with an emphasis on light industry and industrial services/trade suppliers. Big-box and grocery retail is also a priority premises type. The property portfolio is characterized by premises in attractive locations with stable, long-term tenants, long-term leases and high occupancy rates.

Light industry

The tenants in the largest property category, light industry, comprise primarily manufacturing companies that make use of the premises for production, warehousing and offices. The tenants continually make significant investments in machinery and other equipment in their premises, which generates a long-term perspective and motivates the tenants to extend their leases. Investments in conjunction with reconstruction and extensions are routinely made in this category. The largest tenant in light industry is Spaljisten, a sub-supplier for IKEA with operations outside Växjö. Other major players include candy manufacturer Bubs Godis; the office equipment manufacturer ROL; the engineering industry company Bufab and the bedding and sleep product manufacturer Hilding Anders.

Industrial services/trade suppliers

Industrial services/trade suppliers comprise properties with tenants that provide services and retail primarily for industry and other companies. The largest tenants in industrial services/trade suppliers are Optimera and Beijer Byggmaterial, which conduct construction retail for professional customers nationwide. Emilshus's tenants are normally large companies that have a long-term perspective in their operations, with premises in strategic locations. As with the light industry category, investments in reconstruction and extensions for these tenants are often made in conjunction with renegotiation and extensions of leases.

Big-box and grocery retail

Tenants in the Big-box and grocery retail segment primarily include grocery and discount chains, and other robust retail including automobile sales in highly trafficked big-box retail areas with good public transportation. Coop Väst, Dollarstore, Bauhaus and Holmgrens Bil are the largest tenants in this category.

Other

The properties in this category are characterized primarily by premises where the majority of tenants operate in public service, with one of the largest tenants being Region Jönköping. Other major tenants in the category are the IT company Griffel and the security company Securitas.



No. of properties

172

Rental value/sqm

SEK 852

Economic occupancy rate

95%

Property value/sqm

SEK 9,651

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Market value of the property portfolio

The market value of the property portfolio at year-end amounted to MSEK 8,940 (7,324). Properties valued at MSEK 1,469 were accessed in 2024. At year-end, Emilshus had signed agreements on investments in existing properties through tenant-specific modifications comprising expansion and reconstruction projects with accrued costs of MSEK 11 and a remaining investment commitment corresponding to MSEK 73. The projects entail an increased rental value of MSEK 5.

The unrealized changes in value of the properties for the year amounted to MSEK 124 (-43). The changes in value were attributable to the effect of changes of MSEK 42 in the yield requirement, adjusted net operating income of MSEK 32 and other changes in the form of reversed tax discounts of MSEK 51 linked to acquisitions. The unrealized changes in value do not impact the cash flow.

The weighted yield requirement (exit) for valuation of the property portfolio was 6.7%, with the yield requirement in the valuations, depending on category, ranging between 6.6% and 6.8%. The average initial yield requirement in the valuations was 6.6%.

The reported yield for the year amounted to 6.7%. Emilshus's yield requirement based on its estimated earnings capacity totals 6.7%, and is thus in line with the weighted yield requirement in the market valuations. For a more detailed description of measurement policies, refer to Note 8.

Change in value of the property portfolio

MSEK	Jan-Dec	
	2024	2023
At the beginning of the year	7,324	7,111
Acquisitions of properties	1,469	199
Investments in existing properties	63	55
Divestments of properties	-40	-
Unrealized changes in value	124	-43
At year-end	8,940	7,324

Changes in the value of properties through profit or loss

MSEK	Jan-Dec	
	2024	2023
Yield requirement	42	-462
Net operating income	32	338
Other	51	81
Unrealized changes in value	124	-43
Unrealized changes in value, %	2	-1
Realized changes in value	3	-
Total changes in value	127	-43
Total changes in value, %	2	-1

Sensitivity analysis

MSEK	Change	Earnings effect before tax	
		Dec 31	
		2024	2023
Yield requirement	+/-0.25 pp	-324/+349	-259/+288
Income	SEK +/-50 per sqm	+46/-46	+40/-40
Property costs	SEK +/-10 per sqm	-9/+9	-8/+8
Vacancy rate	+/-1 pp	-8/+8	-6/+6

Input data for property valuation

	Dec 31	
	2024	2023
Total weighted average	6.7	6.7
Yield requirement (exit), %	6.7	6.7
Operating expenses (SEK/sqm)	97	90
Maintenance costs (SEK/sqm)	38	38
Long-term vacancy rate, %	6.4	6.7
Income (SEK/sqm)	842	804

Property value by category



MSEK **8,940**

- 48% Light industry
- 24% Big-box and grocery retail
- 17% Industrial services/Trade suppliers
- 12% Other

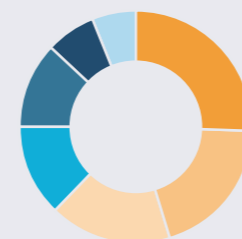
Rental value by category



MSEK **790**

- 47% Light industry
- 24% Big-box and grocery retail
- 16% Industrial services/Trade suppliers
- 14% Other

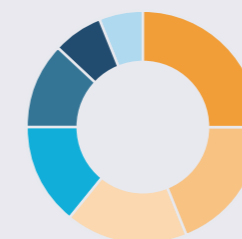
Property value per management region



MSEK **8,940**

- 26% Växjö
- 20% Jönköping
- 17% Värnamo
- 13% Linköping
- 12% Vetlanda
- 7% Kalmar
- 6% Halmstad

Rental value per management region



MSEK **790**

- 25% Växjö
- 19% Jönköping
- 17% Värnamo
- 14% Vetlanda
- 12% Linköping
- 7% Kalmar
- 6% Halmstad

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Our markets in southern Sweden

Emilshus focuses on acquiring, developing and managing commercial properties in growth regions in southern Sweden. The company currently operates in the counties of Småland, Östergötland and Halland. The properties that Emilshus owns are located in parts of larger regional markets and key industrial regions that are known for their active and successful businesses.

Regions with large industrial sector

Emilshus's markets are known for their strong entrepreneurial spirit, which has created a favorable mix of innovation and industrial tradition that has supported good growth in the regions. The regions are home to several large listed companies that are global leaders in their respective segments, as well as small, thriving industries. In the company's largest property management region, Växjö and its neighboring areas, there is additionally a highly

diverse business sector with high-tech and knowledge-intensive companies, and the municipality has one of the highest densities of IT businesses in Sweden. All three regions have universities and colleges whose presence supports business and growth.

Good transport network

The location of these regions – between the metropolitan regions of Stockholm, Gothenburg and Malmö, and close to the E4 motorway – means that there are good transport opportunities, which makes Emilshus's markets attractive to industrial companies. This favorable geographic location, in combination with a good business climate, creates conditions for healthy demand for modern industrial and warehouse premises as well as centrally located office properties.

The market in 2024

The property market in Sweden gradually stabilized during the year, after a period of lower transaction volumes. The total trans-

action volume of properties (transactions over MSEK 40) for 2024 exceeded that of 2023, and was the first year to demonstrate growth since 2021. This trend largely also applied to Emilshus's management regions. Industrial and logistics properties, which comprise priority property categories for Emilshus, accounted for 18% of the total transaction volume in Sweden for 2024.

Emilshus's markets in Småland, Östergötland and Halland showed relatively stable levels of activity during the year, with a total transaction volume of just over BSEK 10¹⁾, corresponding to 7% of the total transaction volume in the country. The yield requirement for industrial and big-box retail properties in Sweden remained unchanged during 2024, compared with the preceding year.

1) This volume includes only transactions over MSEK 40 and excludes larger portfolio transactions that extend beyond the location as well as M&A transactions



View of Halmstad, where Emilshus grew its portfolio in 2024.

Property management close to our tenants

At present, Emilshus has seven management regions. In order of size based on property value, they are Växjö, Jönköping, Värnamo, Linköping, Vetlanda, Kalmar and Halmstad.

Property management operations are carried out at property management offices in locations with greater concentrations of properties – currently Växjö, Jönköping, Vetlanda and Kalmar. The entire property portfolio is managed from these offices. Other property management offices may be opened in locations where the property portfolio achieves a volume that makes this efficient.

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Växjö



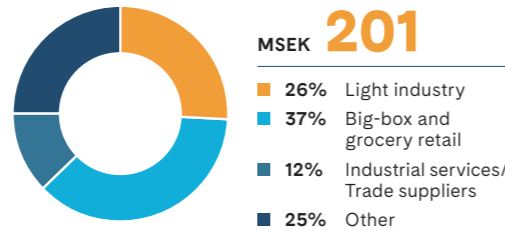
Yxan 1, Ljungby

Together with the neighboring municipality Ljungby, the Växjö region comprises Emilshus's largest geographical market with 26% of the company's total property value and 25% of its rental value. Emilshus is the largest owner of commercial premises in Växjö and at year-end, the company owned 35 properties distributed across 194 ksqm of leasable area, with the main focus being on light industry premises as well as big-box and grocery retail. The properties are located mainly in Växjö's most firmly established business and big-box retail districts. Spaljisten, Bauhaus and Balco are among the major tenants. The head office of Emilshus is located in Växjö.

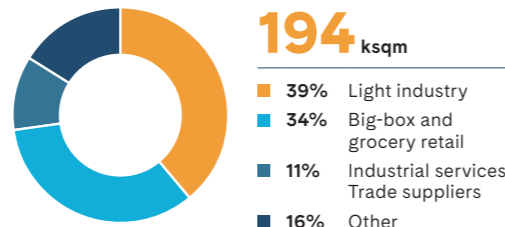
Performance in 2024

During the year, Emilshus acquired a fully leased light industry property and invested in a number of modification and reconstruction projects for new and existing tenants, which led to extended leases. At year-end, the total property value of the management region was MSEK 2,362. Emilshus intends to continue supplementing its property portfolio in Växjö through the acquisition of both portfolios and individual properties.

Rental value by category



Leasable area per category



Key figures – Växjö	January 1	
	2025	2024
No. of properties	35	34
Leasable area, ksqm	194	192
Carrying amount, MSEK	2,362	2,312
Rental value, MSEK	201	193
Rental value, SEK/sqm	1,034	1,007
Economic occupancy rate, %	92	93
Contractual annual rent, MSEK	185	180

Jönköping



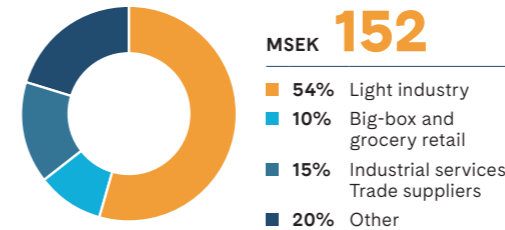
Sandseryd 2:17, Jönköping

The Jönköping region, with the neighboring locations of Aneby, Huskvarna, Nässjö and Tranås, comprises Emilshus's second-largest geographical market with 20% of the company's total property value and 19% of its rental value. At year-end, Emilshus owned 33 properties in total with 160 ksqm of leasable area in the Jönköping region, with the main focus being on light industry premises. ROL, Bubs Godis and Region Jönköping comprise major tenants. The properties are situated primarily in business and retail districts in attractive locations. Emilshus has a property management office in Jönköping.

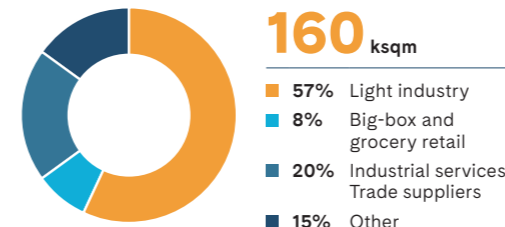
Performance in 2024

During the year, Emilshus acquired a total of 17 light industry properties, and concluded two divestments in Jönköping. The total property value of the management region at year-end was MSEK 1,752. Emilshus intends to continue its growth in the Jönköping area in order to achieve greater volumes and additional synergies in property management.

Rental value by category



Leasable area per category



Key figures – Jönköping	January 1	
	2025	2024
No. of properties	33	18
Leasable area, ksqm	160	109
Carrying amount, MSEK	1,752	1,139
Rental value, MSEK	152	91
Rental value, SEK/sqm	945	836
Economic occupancy rate, %	95	98
Contractual annual rent, MSEK	144	89

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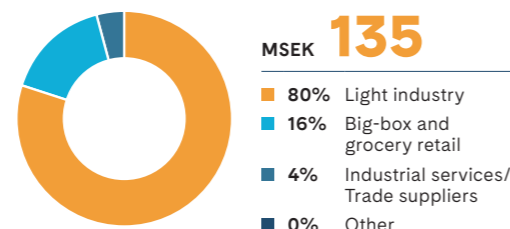


The Värnamo region – encompassing Värnamo, Gislaved, Gnosjö and Vaggeryd – accounts for 17% of the company’s total property value and 17% of its rental value. At year-end, the company owned 23 properties in total – predominantly light industry premises – with 216 ksqm of leasable area. Bufab, Hilding Anders Sweden and Proton Lighting are among the major tenants. The properties in the Värnamo management region are located primarily in established industrial and retail districts.

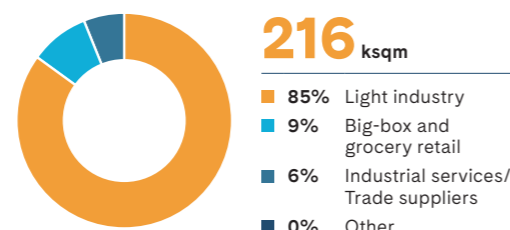
Performance in 2024

During the year, Emilshus invested in a number of energy projects in the Värnamo region, resulting in significant energy savings. At year-end, the total property value of the region was MSEK 1,502. Emilshus aims to continue growing in all the municipalities of the Värnamo region, with particular interest in areas close to the E4 motorway and other attractive logistics locations.

Rental value by category



Leasable area per category



Key figures – Värnamo	January 1	
	2025	2024
No. of properties	23	23
Leasable area, ksqm	216	216
Carrying amount, MSEK	1,502	1,479
Rental value, MSEK	135	133
Rental value, SEK/sqm	624	614
Economic occupancy rate, %	94	98
Contractual annual rent, MSEK	127	130

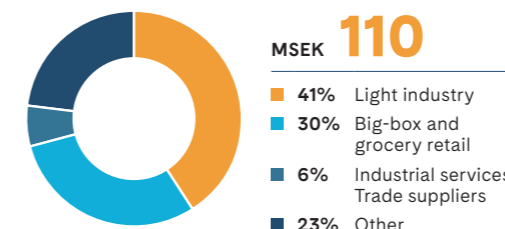


In Vetlanda, the municipality where the company originated, Emilshus is the largest owner of commercial properties. Together with the neighboring municipalities of Eksjö and Sävsjö, Vetlanda comprises Emilshus’s fifth-largest geographical market with 12% of the company’s total property value and 14% of its rental value. At year-end, the Group owned 21 properties in total with 147 ksqm of leasable area in the Vetlanda region, with the main focus being on light industry premises as well as big-box and grocery retail. Trivselhus, T-Emballage and Optimera are among the major tenants. The properties are located in business and commercial districts in and around the city center. Emilshus has a property management office in Vetlanda.

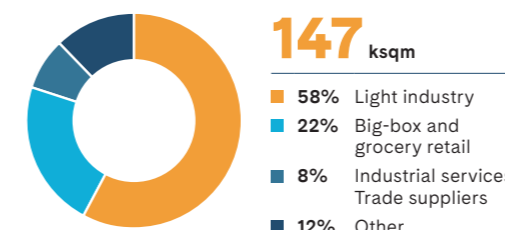
Performance in 2024

During the year, Emilshus carried out a number of projects in the Vetlanda area, including tenant-specific modifications of retail premises in conjunction with new leases and energy-savings projects. The property value of the region at year-end amounted to MSEK 1,038. Emilshus intends to continue its growth in the Vetlanda region through selective acquisitions.

Rental value by category

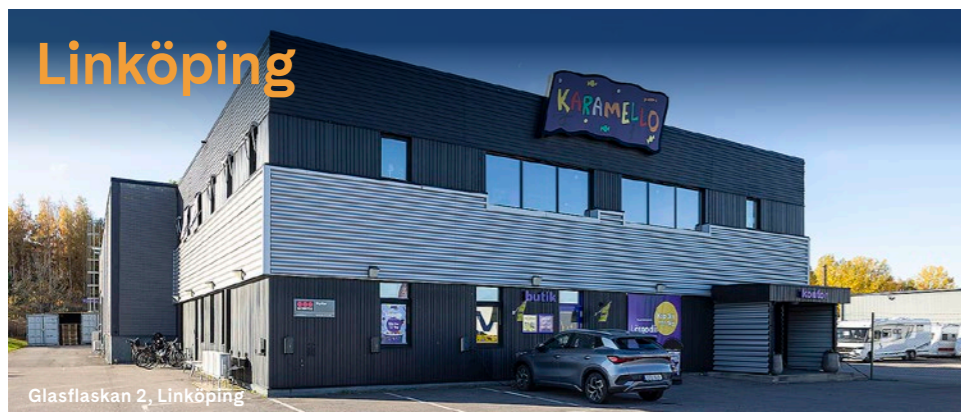


Leasable area per category



Key figures – Vetlanda	January 1	
	2025	2024
No. of properties	21	21
Leasable area, ksqm	147	147
Carrying amount, MSEK	1,038	1,019
Rental value, MSEK	110	105
Rental value, SEK/sqm	748	713
Economic occupancy rate, %	95	96
Contractual annual rent, MSEK	105	100

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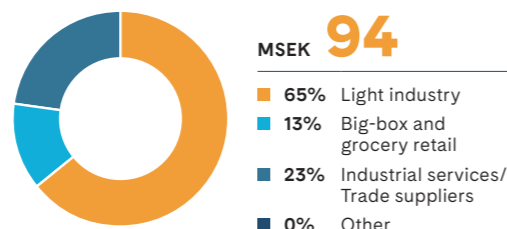


Properties in Linköping and Norrköping, as well as Motala, comprise 13% of Emilshus's total property value and 12% of its rental value. At year-end, Emilshus owned 24 properties in total with 102 ksqm of leasable area in Östergötland, with the main focus being on light industry premises and warehouses. Soffadirekt, Dollarstore and Ramirent are among the major tenants. The properties are situated primarily in industrial areas in attractive locations.

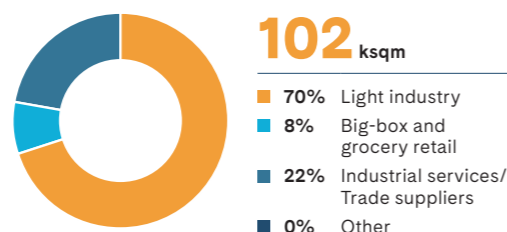
Performance in 2024

Emilshus grew substantially in Östergötland during the year, through the acquisition of 17 properties in total – primarily light industry – after which the property value of the area at year-end amounted to MSEK 1,141. Emilshus intends to continue its growth, primarily in Linköping and Norrköping, in order to achieve greater volumes and synergies in property management.

Rental value by category



Leasable area per category



Key figures – Linköping	January 1	
	2025	2024
No. of properties	24	7
Leasable area, ksqm	102	62
Carrying amount, MSEK	1,141	573
Rental value, MSEK	94	48
Rental value, SEK/sqm	925	766
Economic occupancy rate, %	97	89
Contractual annual rent, MSEK	91	42

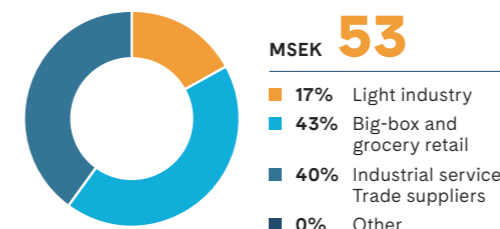


Properties in Kalmar and the municipalities of Emmaboda, Mörybylångå, Nybro, Vimmerby and Västervik comprise 7% of Emilshus's total property value and 7% of its rental value. At year-end, Emilshus owned 21 properties in total with 64 ksqm of leasable area in the Kalmar region, with the main focus being on big-box and grocery retail premises as well as industrial services and trade suppliers. Smålandiska Bil, Beijer Byggmaterial and Holmgrens Bil are among the major tenants. In general, the properties are located in business and commercial districts in and around the city center. Emilshus has a property management office in Kalmar.

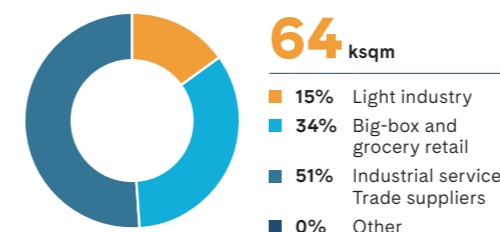
Performance in 2024

During the year, Emilshus completed an acquisition of a centrally located and fully leased auto dealership property in Kalmar. The property value of the region at year-end amounted to MSEK 628. Emilshus intends to continue its growth through selective acquisitions in the Kalmar region in order to achieve greater volumes and synergies in property management.

Rental value by category



Leasable area per category



Key figures – Kalmar	January 1	
	2025	2024
No. of properties	21	20
Leasable area, ksqm	64	59
Carrying amount, MSEK	628	534
Rental value, MSEK	53	46
Rental value, SEK/sqm	819	772
Economic occupancy rate, %	96	97
Contractual annual rent, MSEK	51	44

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Halmstad



Konen 4, Halmstad

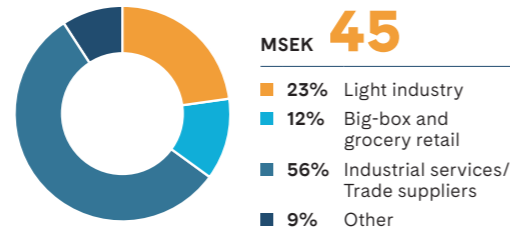
Properties in Halland comprise 6% of Emilshus's total property value and 6% of its rental value. At year-end, Emilshus owned 15 properties in total with 42 ksqm of leasable area in the Halmstad and Falkenberg region, with the main focus being on light industry premises, warehouses and big-box retail. Ahlsell, Swedol and IMAB Hallands Industri-material are among the major tenants. The properties are situated primarily in industrial and big-box retail districts in attractive locations.

Performance in 2024

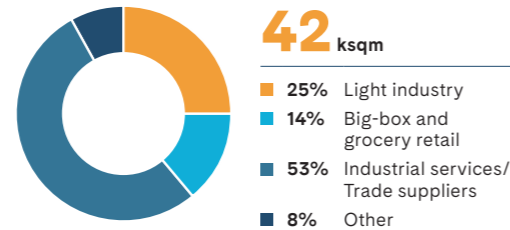
During the year, Emilshus acquired seven centrally located light industry properties in Halmstad, in the Vilhelmsfält district next to the new southern entrance into the city. The property value in Halmstad at year-end amounted to MSEK 517. Emilshus intends to continue its growth in the region in order to achieve greater volumes and synergies in property management.

After year-end, agreements were signed for eight properties in the light industry category for MSEK 520. The properties are immediately adjacent to central Halmstad and the central station.

Rental value by category



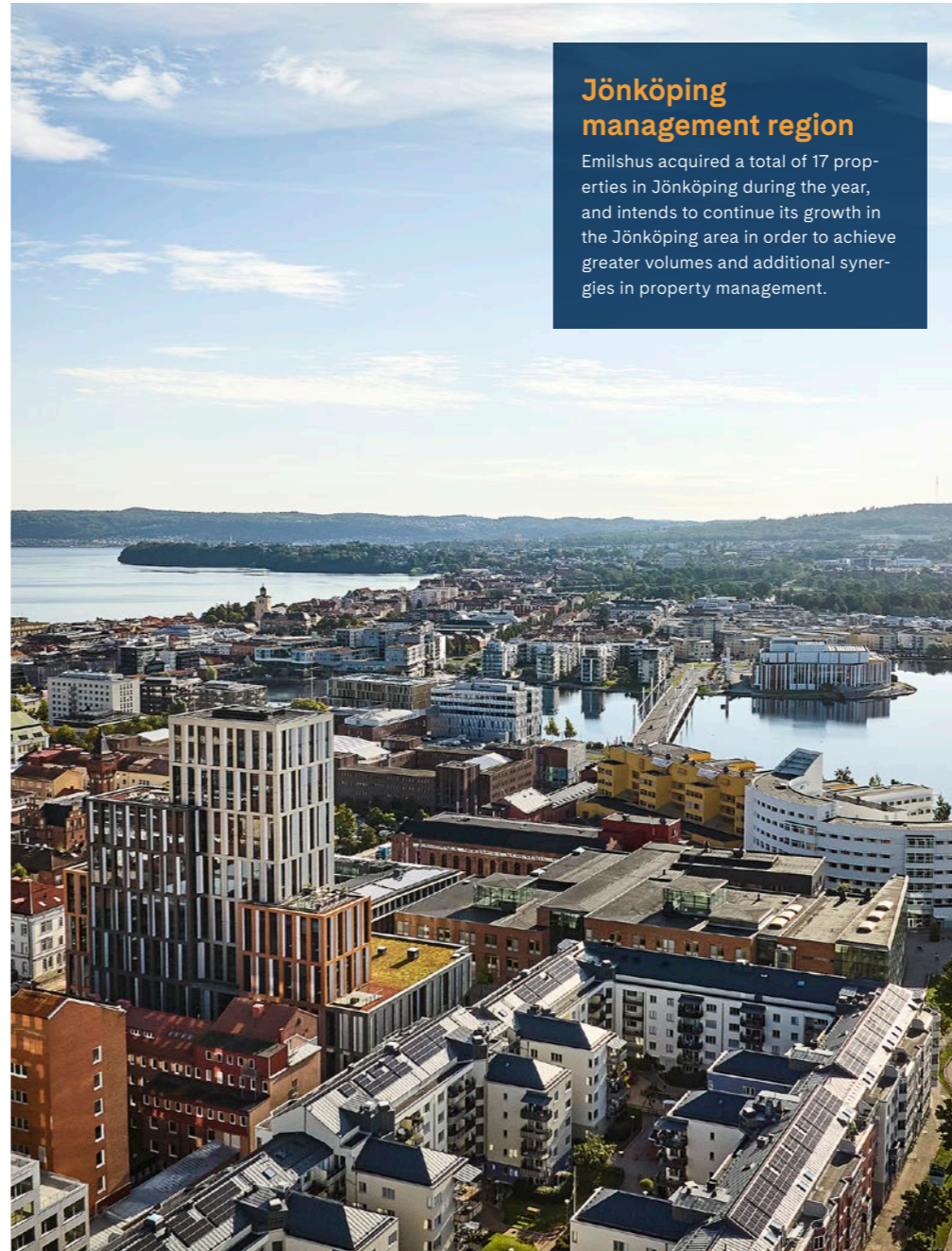
Leasable area per category



Key figures – Halmstad	January 1	
	2025	2024
No. of properties	15	7
Leasable area, ksqm	42	20
Carrying amount, MSEK	517	269
Rental value, MSEK	45	21
Rental value, SEK/sqm	1,072	1,074
Economic occupancy rate, %	96	95
Contractual annual rent, MSEK	43	20

Jönköping management region

Emilshus acquired a total of 17 properties in Jönköping during the year, and intends to continue its growth in the Jönköping area in order to achieve greater volumes and additional synergies in property management.



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Our tenants

Emilshus's tenants mostly comprise large, stable companies with long-term operations who are considered to be highly solvent. With its local orientation, Emilshus is a reliable player and partner in supplying premises to its tenants, ensuring their continued development.

Tenants

Emilshus's objective is to have close, long-term relationships with its tenants, thereby creating conditions for leases with long lease terms. With a total of 649 tenants across 787 leases, Emilshus's exposure to individual tenants is limited. Emilshus's property management is characterized by close long-term relationships with its tenants, which is reflected in a high proportion of leases with long lease terms. At year-end, the average lease term was 5.0 years and 68% of the contract value had a maturity in 2030 or later. The economic occupancy rate at year-end was unchanged at 95%.

Emilshus has signed "triple net" contracts for a significant portion of its leases, which means that the tenants commit to pay for costs such as insurance, property tax and utilities as well as maintenance and operations. At year end, 43% (46) of the total leasable area connected to leases was triple net.

The primary share of Emilshus's leases are indexed annually at a level corresponding to the consumer price index (CPI), and a smaller share have fixed annual indexation. At year-end, these leases comprised 98% of Emilshus's contractual annual rent, with other leases pertaining to objects such as parking lots and leases with terms less than a year, which are indexed using another method or not at all.

Net letting

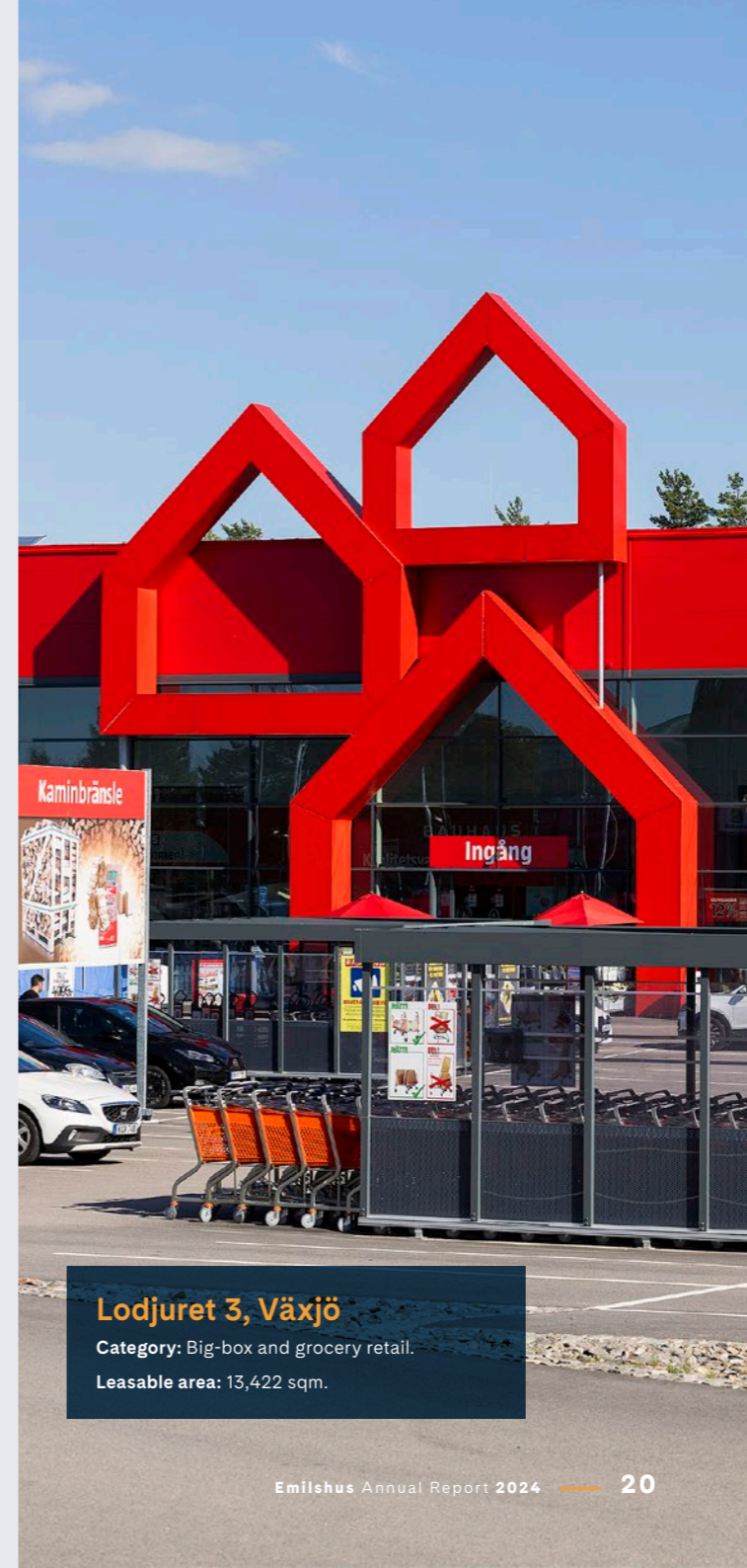
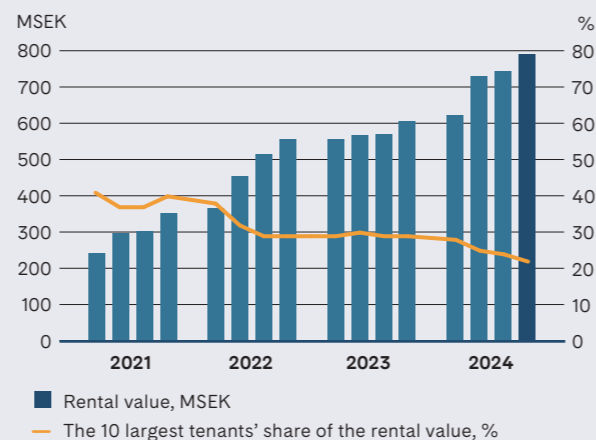
Emilshus's net letting was positive, totaling MSEK 2 for the year. During the year, Emilshus signed leases with an annual rental value of MSEK 27, of which MSEK 26 pertains to leases with new tenants and MSEK 1 pertains to renegotiated leases with existing tenants. Terminations of leases received totaled MSEK 25, including bankruptcies with a rental value of MSEK 6.

The bankruptcies occurred in the second quarter and mainly consisted of two tenants who conducted padel operations in Växjö and Jönköping. After this, Emilshus has no remaining tenants with padel operations.

Emilshus's 10 largest tenants

Tenants	Contract value, MSEK	Contractual annual rent, MSEK	Share of contractual annual rent, %	Remaining lease term, years
Spaljisten AB	396	20	3	19.8
Trivselhus AB	92	20	3	4.6
Holmgrens Bil AB	124	20	3	6.3
Ahlberg Dollarstore AB	51	19	3	2.6
Hilding Anders Sweden AB	267	19	3	14.0
Optimera Svenska AB	27	16	2	1.7
ROL AB	97	16	2	6.3
Coop Väst AB	160	15	2	10.6
Proton Lighting AB	22	14	2	1.6
Bauhaus & Co KB	191	13	2	14.6
Other	2,314	575	77	4.0
Total	3,740	747	100	5.0

Rental value and the 10 largest tenants' share of the rental value



Lodjuret 3, Växjö

Category: Big-box and grocery retail.

Leasable area: 13,422 sqm.

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Property management

Emilshus has a long-term ownership perspective and strives for secure, cost-efficient and local property management. An in-house property management organization ensures a high level of service and close cooperation with tenants.

The foundation of Emilshus's management strategy is developing the company's properties and premises in close dialogue with its tenants. A strong local presence means proximity to tenants, which creates conditions for long-term cooperation. This close cooperation regularly results in Emilshus carrying out investments in reconstructions and extensions that increase the value of the properties. Yet another key element of property management is optimizing operations in order to reduce the company's environmental footprint and lower its operating expenses while working on sustainable solutions together with tenants.

Property management organization

Emilshus has property management offices in locations with greater concentrations of properties – currently Växjö, Jönköping, Kalmar and Vetlanda. Properties in other locations are managed from these offices. Other property management offices may be opened in locations where the property portfolio achieves a volume that makes this efficient.

The company has a skilled and efficient internal property management organization. Employees are very well versed in the local property markets where the company operates. An extensive network of contacts in these locations not only enables business opportunities, but is also a factor in successful leasing operations.

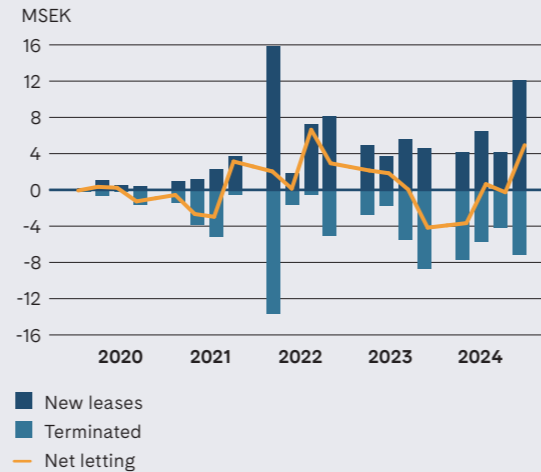
Net letting

MSEK	Jan–Dec	
	2024	2023
New leases	26	17
Renegotiations	1	2
Terminations and bankruptcies	-25	-19
Net letting	2	0

Changes in vacancy

MSEK	Jan–Dec	
	2024	2023
Opening vacancy value	30	24
Occupancies	-12	-8
Vacancies	17	13
Change in rent discounts	2	1
Vacancy value, acquired properties	6	—
Vacancy value, divested properties	—	—
Closing vacancy value	43	30

Net letting trend



Lease maturity structure

Year of maturity	No. of leases	Annual rent, MSEK	Share, %	Area, ksqm	Share, %
2025	363	106	14	115	13
2026	163	166	22	188	21
2027	106	89	12	83	9
2028	51	52	7	55	6
2029	27	73	10	85	10
≥2030	77	262	35	353	40
Total	787	747	100	879	100

Leases and lease terms

Year of maturity	Contract value, MSEK	Share of total, %
2025	143	4
2026	271	7
2027	236	6
2028	180	5
2029	327	9
2030	308	8
2031	316	8
2032	229	6
≥2033	1,731	46
Total	3,740	100

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Projects

For Emilshus, investments in properties are a key element in meeting tenants' needs in conjunction with growth and changes in their operation while creating value through renegotiating rents and extending leases.

These projects involve modifications of premises, reconstructions and extensions or new construction. As a rule, with a new lease the premises are adapted to some extent and it is not uncommon that extensive modification is carried out as part of the new lease being signed. Investments in the premises are made at an attractive risk-adjusted return, and to minimize the risk in the project operations, projects commence after binding leases have been signed. Emilshus also works actively to identify and carry out projects that reduce energy consumption and improve the indoor environment for tenants.

Project operations contribute to increased rental income in the form of supplements to existing leases as the projects are completed. Emilshus's projects are measured at fair value, taking into account external investment costs incurred, including interest expenses and project management costs that are attributable to the projects.

Ongoing and completed projects in 2024

A new ten-year lease was signed in 2023 with the IT company Griffel pertaining to 1,400 sqm in the Lågan 22 property in central

Växjö. The premises, which underwent extensive renovations, were completed and accessed in the first quarter of 2024.

An energy efficiency project in the Norra Delfin 4 property in Vetlanda was completed in the third quarter of 2024.

A new 15-year lease was signed in 2023 with Clas Ohlson pertaining to 1,400 sqm in the Kolmilan 1 property in Vetlanda. Tenant-specific modifications were completed in the first quarter of 2024 and the premises were accessed. Additional leases for 1,700 sqm in Kolmilan 1 were signed during the first quarter with Hemtex and Thansen. The tenants accessed their premises after tenant-specific modifications were completed in the first and third quarters of 2024.

Approximately 1,100 sqm in the Fläkten 11 property in Växjö were modified for Securitas, which has signed a new ten-year lease. The premises were accessed at the end of the third quarter of 2024.

In Kalmar, the Krokodilen 4 property is being reconstructed and extended for the Toyota dealer Bil och Motor i Sydost AB, which at the same time signed a new 12-year lease for a total of 2,800 sqm.

In the fourth quarter, the Melltorp 2:28 property, with 6,500 sqm of space for light industry, was acquired. The property is being modified for forestry machinery manufacturer Malwa Forest, which signed a ten-year lease that goes into effect upon completion.

Hedenstorp 1:99, Jönköping

Category: Light industry.

Leasable area: 4,033 sqm.

Large ongoing and completed projects

Property	Property category	Project type	Completion	Estimated investment, MSEK	Accrued investment at year-end, MSEK	Amended annual rent, MSEK	Change in lease
Ongoing projects							
Krokodilen 4, Kalmar	Big-box retail	Modification of premises	Q4 2025	29	0	3	12-year lease
Melltorp 2:28, Mark	Light industry	Modification of premises	Q2 2025	28	0	2	10-year lease
Other ongoing projects ¹⁾				27	11	—	
Total				84	11	5	
Completed projects							
Lågan 22, Växjö	Other	Modification of premises	Q1 2024	15	15	2	10-year lease
Norra Delfin 4, Vetlanda	Big-box retail	Energy savings	Q3 2024	4	4		
Kolmilan 1, Vetlanda	Big-box retail	Modification of premises	Q4 2024	7	6	2	15-year lease
Fläkten 11, Växjö	Industrial services	Modification of premises	Q4 2024	8	8	2	10-year lease
Total				34	33	6	

1) Other ongoing projects consist of several smaller projects.

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New long-term lease after extensive renovation

Light industry is Emilshus’s largest property category and – along with industrial services, trade suppliers and big-box and grocery retail – is the company’s primary focus. Demand for industrial premises in the industrial regions of southern Sweden is generally stable, and tenants frequently lease for the long term. One example of this is Emilshus’s ten-year lease in a newly acquired property to the forestry machinery manufacturer Malwa Forest. The premises are now being extensively renovated and modified for the tenant.

In the fourth quarter of 2024, Emilshus acquired the vacant Melltorp 2:28 industrial property in Västergötland’s Mark Municipality from a local property owner. In conjunction with the acquisition, Emilshus contacted Malwa Forest, which was looking for new, modern production facilities with accompanying outdoor land for test-driving the forestry machinery that the company manufactures. This resulted in the signing of a ten-year lease that encompasses 6,500 sqm, and planning for the reconstruction of premises could commence.

“The property in Mark illustrates how Emilshus’s local roots lead to successful business and new tenants. We are very pleased to have become a partner to Malwa Forest in its long-term investment in modern production in southern Sweden,” says Pierre Folkesson, Project Manager at Emilshus.

With a growing business, the forestry machinery manufacturer is now investing in larger and modern production spaces, offices and personnel facilities in Emilshus’s premises. Emilshus is carrying out the reconstruction in close partnership with the tenant in order to meet the company’s specific needs. Ground was broken on the reconstruction in March 2025, and the project will be completed in the summer of 2025, after which the tenant will move in.

“The tenant, the operation and the long-term lease – all of the parts of this project are entirely in line with Emilshus’s orientation and strategy,” Pierre Folkesson states.

Value-generating projects

“Emilshus has extensive experience in conducting projects for developing efficient industrial premises – an activity that often requires extensive planning work in partnership with the tenant.

Melltorp 2:28, Mark

Property category: Light industry
Project type: Modification of premises
Area: 6,500 sqm
Completion: Summer 2025
Change in lease: New 10-year lease

Investments in reconstructions and extensions are one way of meeting our tenants’ needs while creating value for Emilshus through extended leases, higher rental levels and increased property value,” Pierre Folkesson comments.

Creating energy-efficient premises with modern installations plays a central role in all of Emilshus’s reconstructions. Moreover, energy projects are carried out on an ongoing basis to reduce energy consumption in the company’s properties, thereby also reducing the carbon footprint and costs. As part of the reconstruction of the property in Mark, the buildings are being equipped with new heating and ventilation systems that will mean both high comfort levels and low energy consumption in the premises. Installation of modern LED lighting also enables energy consumption to be minimized.

Emilshus has a number of ongoing projects for existing tenants with which the company has extended and renegotiated leases. One example is the reconstruction and extension of the Krokodilen 4 property in Kalmar for the Toyota dealer Bil och Motor i Sydost AB, which at the same time signed a new 12-year lease for a total of 2,800 sqm.

Financing

Emilshus is financed with equity and secured bank loans, as well as bonds issued in the Swedish capital market, which comprise a supplementary source of financing.

Capital structure

Emilshus's capital structure at year-end was 42% (42) equity, 52% (52) interest-bearing liabilities and 6% (6) other items.

Emilshus's creditors comprise four banks in the Nordic countries, with financing consisting of secured bank loans. The bonds comprise a supplementary source of financing.

Equity

At year-end, equity amounted to MSEK 3,856 (3,194), which resulted in an equity/assets ratio of 42% (42). Equity per ordinary share amounted to SEK 27.99 (25.26) and net asset value per ordinary share to SEK 30.60 (27.32).

Interest-bearing liabilities

Emilshus's interest-bearing liabilities totaled MSEK 4,717 (3,984) at year-end. Less cash and cash equivalents of MSEK 100 (212), net debt amounted to MSEK 4,617 (3,772), which resulted in a net loan-to-value ratio of 52% (52).

Of the interest-bearing liabilities, MSEK 4,321 (3,408) comprises secured bank loans, corresponding to 92% (86) of the total interest-bearing liability. During the year, bank loans valued at MSEK 2,838 were refinanced with longer tenors, higher loan volumes and improved credit terms as a result.

Interest-bearing bonds amounted to MSEK 396 (576) at year-end, corresponding to 8% (14) of the total interest-bearing liability. In June and July, the company's outstanding unsecured green bonds – totaling MSEK 376 and with maturity in April 2025 – were repurchased. In conjunction with the repurchases, new senior unsecured green bonds were issued in an amount of MSEK 400, with a margin of 3.10% and a three-year tenor. In September, outstanding unsecured green bonds – totaling MSEK 210 and with maturity in September 2025 – were repurchased.

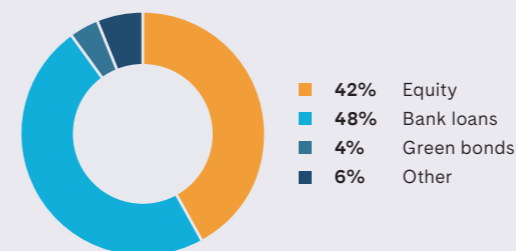
The debt ratio calculated as net debt in relation to operating income less costs for central administration costs in accordance with earnings capacity amounted to a multiple of 8.2 (8.2) on the balance-sheet date.



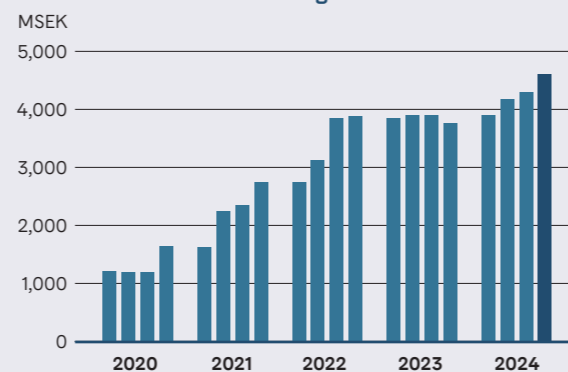
Key figures – financing

MSEK	Dec 31, 2024	Dec 31, 2023
Net debt	4,617	3,772
Equity/assets ratio, %	42	42
Net loan-to-value ratio, %	52	52
Interest-coverage ratio, multiple	2.4	2.1
Interest-rate hedge ratio, %	81	77
Debt ratio, multiple	8.2	8.2
Average debt maturity period, years	2.7	1.8
Average interest maturity, years	2.3	3.1
Average lending rate, %	4.0	4.7

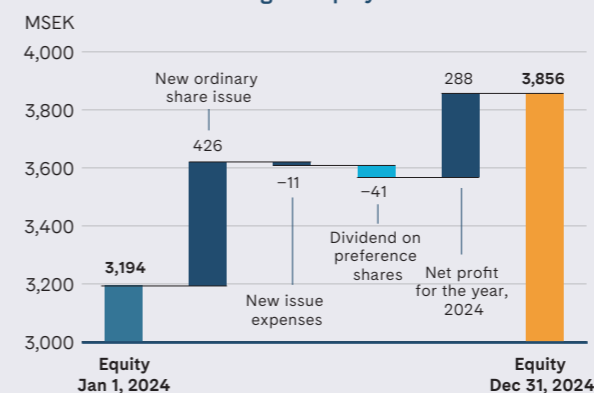
Sources of financing



Interest-bearing net debt



Change in equity



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Liquidity and unutilized credit facilities

Available liquidity totaled MSEK 188 (292) at year-end.

Cash and cash equivalents amounted to MSEK 100 (212) in addition to unutilized overdraft facilities of MSEK 67 (80) as well as unutilized revolving credit facilities of MSEK 21 (–).

Debt and interest maturity

The debt maturity period for Emilshus’s interest-bearing liabilities was 2.7 years (1.8) at year-end. Of the interest-bearing liabilities that fall due in 2025, MSEK 130 comprise ordinary routine repayments on secured bank loans, MSEK 79 comprise revolving credit facilities and MSEK 398 pertain to ordinary bank loans. The bank loans that mature in 2025 were refinanced after year-end with longer tenors and improved financing terms as a result. Additionally, the refinancing means that Emilshus brought in MSEK 480 in increased available liquidity after year-end.

The average interest rate on interest-bearing liabilities, including derivatives, amounted to 4.0% (4.7) at year-end.

The Group’s average interest maturity, including derivatives, was 2.3 years (3.1) at year-end of the year. The share of interest-bearing liabilities that had hedged rates through derivatives was 81% (77). At year-end, the Group had signed interest-rate hedges with an aggregate nominal amount of MSEK 4,590 (3,840). Of these, MSEK 3,520 pertained to active interest-rate swaps with an average remaining term of 2.7 years; MSEK 770 pertained to forward-starting interest-rate swaps with an average remaining term of 2.7 years; and MSEK 300 pertained to interest-rate caps (STIBOR 3M+1.0%) with a remaining term of 0.9 years. The derivatives limit the effect of future changes to interest rates on the Group’s financial expenses.

The fair value of the derivatives amounted to MSEK 10 (35) at year-end.

Financial risk limits

Emilshus’s Financial Policy sets out guidelines and rules for financial activities with the aim of stating how financial risks should be limited. Emilshus has the following main guidelines for its financing activities:

- The net loan-to-value ratio is to consistently not exceed 60%.
- The interest-coverage ratio is to exceed a multiple of 2.0.

Green finance framework

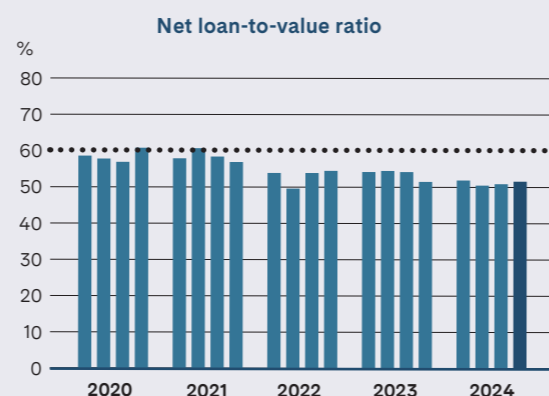
At December 31, Emilshus had green assets with an aggregate value of MSEK 3,037 under the company’s green finance framework, with established green financing corresponding to MSEK 519 in existing properties. The unutilized amount in the green finance framework thereby amounted to MSEK 2,518. More information is available in the Sustainability Report on page 29.

Debt and interest maturity

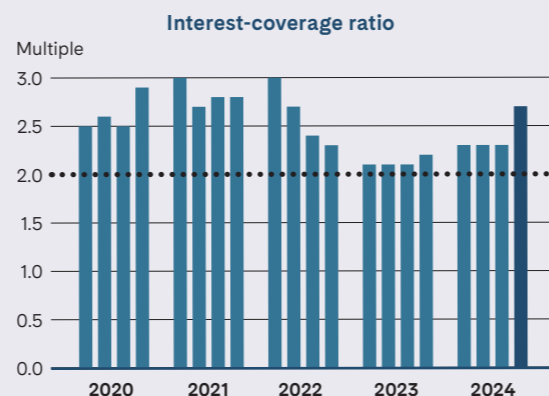
Years	Debt maturity				Interest maturity			
	Bank loans, MSEK	Bonds, MSEK	Total interest-bearing liabilities, MSEK ¹⁾	Share, %	Interest maturity, MSEK ²⁾	Average interest rate, %	Share, %	
2025	678	–	678	14	919	4.7	19	
2026	851	–	851	18	1,370	2.6	29	
2027	1,296	400	1,696	36	450	5.0	9	
2028	373	–	373	8	800	4.7	17	
≥2029	1,140	–	1,140	24	1,200	4.7	25	
Total	4,339	400	4,739	100	4,739	4.0	100	

1) The difference in total interest-bearing liabilities in the table above and the balance sheet is attributable to capitalized arrangement fees.

2) Includes derivatives.



•• Risk limits



•• Risk limits

Bonds

Year of maturity	Volume, MSEK	Interest rate, %
Jun 2027	400	STIBOR 3M+3.10%

Derivative portfolio

MSEK	Nominal amount	Remaining term, years	Average fixed interest rate, %	Fair value
Interest-rate swaps	4,290	2.9	1.9	6
Interest-rate caps	300	0.9	1.0	4
Total/average	4,590	1.9	1.9	10









Financial risk limits

		Dec 31, 2024	Dec 31, 2023
Net loan-to-value ratio, %	<60	52	52
Interest-coverage ratio, multiple	>2.0	2.4	2.1

Emilshus is continually optimizing the company’s financing.

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CEO's statement

For Emilshus, sustainable business means taking responsibility for the environment and society, but it is also a matter of sound and profitable enterprise that lies very close to our core values. Moreover, it is aligned with the long-term approach that characterizes Emilshus's business. Our property management is focused on local presence and close partnerships with our tenants to create value and reduce our carbon footprint. In addition, we strive to be active in both the business community and developments in the locations where we operate. Our activities are based on an internal framework consisting of a sustainability strategy, action plans and policies that concern Emilshus's employees and suppliers. Furthermore,

our sustainability practices are based on a commitment to the UN's Sustainable Development Goals, and we continue to support the Ten Principles of the UN Global Compact in the areas of human rights, labor, environment and anti-corruption. Overall, Emilshus's strategies are designed to generate long-term sustainable returns and to ensure a profitable business over time.

We regard actively identifying and implementing measures to improve energy efficiency in the property portfolio as the single most important action we can take to reduce Emilshus's carbon footprint. Energy consumption in our properties is also an important cost item that we can reduce with structured activities that are

conducted in close collaboration with our tenants. In 2024, the company's energy consumption per sqm decreased 6% in the like-for-like portfolio. During the year, we started reporting our Scope 1 and 2 CO₂ emissions in accordance with the Greenhouse Gas Protocol.

We will continue to work step-by-step toward our targets and green finance framework, in terms of both processes and optimizing the operational efficiency of the buildings. In addition, there will be several other initiatives aimed at both meeting our tenants' demands and delivering on the company's sustainability strategy.

Jakob Fyrberg, CEO



Sustainability activities at Emilshus

Emilshus's sustainability activities are based on the sustainability strategy adopted by the Board. This strategy is based on the need to manage limited resources responsibly, while future-proofing the operation from both a financial and organizational perspective. With its local presence and dedicated and skilled employees, Emilshus has favorable conditions for property ownership that not only generates value but is also sustainable over time.

Sustainability strategy

Emilshus's business concept is to acquire, develop and manage high-yield commercial properties in southern Sweden. The focus is on high yield combined with long-term leases and tenants who are considered highly solvent. In its property management, Emilshus focuses on local presence and close collaboration with tenants. The company is to be involved in the local business community and its development. Overall, Emilshus's strategies are designed to generate long-term sustainable returns and strong cash flows. While Emilshus creates conditions for sustainable development, value is also generated for owners, employees, tenants, suppliers, the local community and other stakeholders.

Emilshus takes a long-term approach to ensure a stable business. In addition to securing the company's existence and earnings over time, this entails a clear responsibility for the environment and people in and around the company's properties, as well as the environment and the company's business environment in general. In its environmental activities, Emilshus focuses on reducing energy consumption in the property portfolio, with active efforts being made to improve efficiency and use smart system support. Energy consumption is systematically monitored on a quarterly basis to evaluate the energy efficiency measures that have been carried out.

A sustainable business requires well-functioning cooperation with Emilshus's tenants and the company's business environment. In addition, well-established internal processes and procedures – and engaged employees – play a vital role. Emilshus aims to be a supportive employer and an attractive workplace where employees feel a sense of commitment and pride, and are able to influence both the business and their own development. The corporate culture should be characterized by professionalism,

humanity and participation, where good business ethics and trusting relationships are important starting points both internally and in contact with external parties. Health and safety are key areas not only for employees, but tenants and suppliers as well.

Emilshus's sustainability strategy will be reviewed during 2025.

Governance

Emilshus's sustainability activities are constantly evolving as the company changes and expands its operations. The Board is ultimately responsible for the company's sustainability activities – which include Emilshus's impact on the environment and people – as well as efforts in areas where the company can make a positive difference. Group management has operational responsibility for sustainability activities and for ensuring they are relevant to the company's business, and to the environment in which the company operates. Furthermore, Group Management is responsible for implementing and monitoring Emilshus's sustainability targets. A Technology and Sustainability Officer is responsible for sustainability at the property management level, supported by the company's operations manager. The CFO is responsible for ensuring that the company prepares a Sustainability Report in accordance with existing laws and regulations. Sustainability activities are based on committed and skilled employees who work according to the adopted strategy, and that everyone is well acquainted with the company's existing policy documents.

Frameworks

Emilshus's sustainability agenda is based on a commitment to the UN Global Compact and the UN Sustainable Development Goals. By participating in the Global Compact, the company has committed to its Ten Principles, which are derived from the Universal Declaration of Human Rights, the International Labor Organization's Declaration on Fundamental Principles and Rights at Work, the Rio Declaration on Environment and Development, and the United Nations Convention Against Corruption. The internal sustainability framework that the company bases its activities on consists of a sustainability strategy, action plans and policies that concern Emilshus's employees and suppliers. Issues related to equality and diversity are addressed in the company's Health and Safety Policy. Policy documents are reviewed and updated as necessary, and adopted by the Board annually.



Significant energy savings with new lighting

In the Öskaret 16 property in Jönköping, a recently completed lighting project has led to significant energy savings. Older fixtures were replaced with smart LED lighting that, with sensor control, was optimized for the tenant's warehouse operations. It is estimated that the new lighting system will mean annual energy savings of 58,000 kWh, corresponding to a reduction of 90% compared with the previous installation. Emilshus regularly carries out lighting projects in its property portfolio – measures that, at a limited cost, have a material impact on the company's energy consumption.

Öskaret 16, Jönköping

Category: Light industry
Leasable area: 8,545 sqm

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Emilshus's focus areas

Based on the above frameworks and business environment analysis, Emilshus has identified four focus areas in its operations that are particularly important. The company is deemed to have the greatest impact in these areas, and the potential to contribute to a positive change.

- Properties
- Employees
- Tenants
- External partners

Stakeholder dialogue

During the second half of 2024, Emilshus conducted a double materiality assessment to identify areas of material sustainability as well as impacts, risks and opportunities in the business. The results of the analysis will be completed in 2025. A previous stakeholder dialogue was carried out in 2021, which formed the basis for the company's efforts at annual monitoring in order to ensure that Emilshus's sustainability agenda was aligned with stakeholders' viewpoints and expectations for the business. In day-to-day operations and in interactions with the company's tenants, suppliers and investors, Emilshus maintains an ongoing dialogue to continue gaining insights from their perspective. The company's sustainability ambitions are embedded and developed in the business operations together with these stakeholder groups. Customer Satisfaction Index (CSI) surveys are conducted annually to gain a better understanding of how the company's tenants perceive Emilshus as a landlord. A similar survey is con-

ducted with the company's employees to gain a deeper understanding of how they perceive Emilshus as an employer and what they believe the company should focus on going forward.

Business ethics and anti-corruption

Emilshus's Business Ethics and Anti-Corruption Policy provides clear guidelines on how the company expects employees to act on issues related to corruption, bribery and money laundering. The company has a policy of zero tolerance for corruption, discrimination, harassment, crime and environmental violations. In the event of any suspicions of insufficient compliance, the expectation is that this will be reported to an immediate supervisor or to management. Reports of irregularities are treated confidentially and it is ensured that all employees feel confident that their anonymity is preserved. No reports were received during the year.

To prevent corruption in Emilshus's operations and value chain, established procedures and processes are in place. The company has identified a number of transactions with a heightened risk of corruption where it is important that every employee is aware of the existing procedures to deal with this. New customers, suppliers, subcontractors and business partners are assessed to reduce the risk of crime or other irregularities occurring in the value chain. In addition to this, Emilshus requires all operating contractors that are engaged to sign the property industry's Code of Conduct, to ensure that the suppliers are aware of the company's requirements and expectations of them. This means that large parts of the company's total purchasing are covered by the property industry's Code of Conduct.



Sustainable Development Goals

Emilshus has selected six of the 17 Sustainable Development Goals that the company believes it has the greatest opportunity to impact. All employees should be offered a safe and secure working environment, with scope for physical activity. Equality is an integral part of the company and a gender balance is promoted across the entire organization. Emilshus aims to exclusively purchase fossil-free electricity for its properties and, through its management, is to promote more energy-efficient properties, which in turn contributes to a lower carbon footprint. In the properties that Emilshus owns, the aim is to achieve efficient resource and waste handling as a natural part of management, where the company works together with tenants to reduce the total amount of waste.

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The following policy documents and guidelines, adopted by Emilshus's Board of Directors and management, apply.

- Business Ethics and Anti-Corruption Policy
- Sustainability and Health and Safety Policy
- The property industry's Code of Conduct for Suppliers
- IT Policy
- Guidelines for purchasing
- Terms of Reference for the CEO
- Environmental and Sustainability Policy
- Employee Handbook
- Guidelines for processing personal data

Significant sustainability events in 2024

Energy efficiency measures

To improve energy efficiency in the properties while also enhancing the work environment for the company's tenants, Emilshus is reviewing older heating and ventilation units in its buildings. Considerable reductions in energy consumption can be achieved by investing in new units, which also lowers costs for both Emilshus and its tenants. Emilshus routinely implements energy projects in its property portfolio and identifies suitable measures. Projects that were carried out over the past year are described below.

Control systems for ventilation and heating in the Lunden 13 property in Vetlanda were optimized during the first quarter of the year, which resulted in a better indoor climate for the tenants and a reduction in energy consumption of 60,000 kWh during the second quarter, corresponding to savings of approximately 25%. System optimization also leads to greater knowledge of the building, providing a good basis for decision-making for future planned energy projects in the property. Emilshus conducted a similar review and optimization of control for heating and cooling in large parts of its portfolio during the spring – a time when temperatures fluctuate substantially, making it easier to identify where there is potential for improvement.

At the Bagaren 3 property in Värnamo, Emilshus is carrying out an extensive energy renovation, with older fluorescent lighting fixtures being replaced with new LED lighting, which yields significant energy savings and at the same time provides better lighting conditions for our tenants. Moreover, the ventilation system was replaced, in conjunction with which installations for remote surveillance, optimization and alarm management were connected. In total, the projects are expected to generate total savings of 105,000 kWh annually, corresponding to 12% of the property's total energy consumption.

A lighting project was completed in the Öskaret 16 property in Jönköping, which has led to significant energy savings. Read more about this project on page 27.

Community engagement

In 2024, Emilshus continued its partnership with the Östers IF soccer club in Växjö. The club provides elite soccer training with a senior team that competes in the Allsvenskan, the top tier of football in Sweden. The club offers extensive activities in academy and youth soccer with nearly 600 active players and leaders. As



part of the "Öster i samhället" (Öster in the community) initiative, various types of activities are pursued with a focus on creating meaningful activities for children and young people. One example is a range of cost-free activities 5 to 6 days a week during the summer break. Another initiative is "Nattfotbollen" (Night Soccer) which is held in Tipshallen and attracts hundreds of participants. In addition, the "Sida vid Sida" (Page by Page) reading project is offered to middle school classes in the Växjö area. Demand has been great, and to make the project available to as many as possible, children are also offered digital reading tips ahead of the autumn break.

Green assets

In 2024, Emilshus updated its green finance framework, which the company has applied since 2021. This framework enables Emilshus to issue green bonds and other financial instruments to raise finance for projects and assets. Emilshus's green framework has been reviewed by an independent third party, ISS, who sets requirements for yearly monitoring, reporting and governance of data for energy consumption, energy efficiency and reduction of CO emissions. The framework and the review are both available on the company's web site.



Focus areas

Emilshus has formulated a long-term vision in the company's four focus areas and set measurable targets and metrics. Targets and metrics are monitored annually and routinely evaluated to remain relevant to the business conducted by Emilshus. The company continues to develop activities, and the sustainability strategy will be reviewed in 2025.

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Electricity and heating for Swedish buildings account for a significant proportion of Sweden's total energy consumption. Emilshus takes a proactive approach to reducing its energy consumption through energy efficiency measures in its property portfolio. These initiatives result in both a reduced carbon footprint and lower operating expenses for the company's properties. In the management of its properties, Emilshus takes into account the environmental aspects and applies a life cycle perspective wherever possible and economically justifiable. In addition to energy consumption, this includes areas such as materials selection and recycling, which are closely linked to the property's lifespan. Sustainability measures are implemented in the properties in close collaboration with the tenants, and are aimed at promoting initiatives for energy efficiency in the areas that Emilshus does not directly control and to drive joint development projects.

Energy efficiency projects

In 2024, Emilshus continued to map its energy consumption across its property portfolio. The results showed great potential for further optimization of existing installations, and several energy efficiency projects were carried out during the year. These mainly involved temperature control of heating and ventilation, which in combination generate significant energy savings while increasing comfort for tenants.

During the year, Emilshus worked to connect the properties' control systems and bring them online, enabling efficient remote alarm management and optimization for the company's property managers. This has benefits for the tenants and helps to lower costs for Emilshus. Other key areas are lighting and ventilation projects that lead to reduced energy consumption. Energy efficiency activities will be pursued further, with the same orientation, in 2025.

Energy consumption

Emilshus's energy consumption in the like-for-like portfolio in 2024 decreased by 6%, compared with the preceding year. This shows how the energy efficiency measures carried out during the year yielded results. Emilshus's total energy consumption for 2024 amounted to 26 GWh¹. Of the electricity purchased, 100% is fossil-free. After the end of the year, agreements were signed covering the purchase of electricity from renewable sources for the entire property portfolio.

CO₂ emissions

After a survey in 2023 of the company's CO₂ emissions in accordance with the GHG Protocol, quarterly reporting of emissions began in 2024. Scope 1 includes direct emissions from sources owned or controlled by the company, which in Emilshus's case is emissions linked to business travel using company vehicles. A project to prepare for reporting of emissions from coolants began in 2024. Scope 2 covers indirect emissions from purchased energy, which in Emilshus's case is electricity and district heating.

Targets

- The electricity purchased by Emilshus is to be fossil-free and, to the extent possible, be renewable, have a Guarantee of Origin or locally produced.¹⁾
- Emilshus shall reduce like-for-like energy consumption per sqm by an average of 2% per year from 2022 to 2030.

¹⁾ Refers to properties owned/managed in the last 12 months and where Emilshus is responsible for the electricity contract.

Energy consumption

	Unit	2024	2023	2022
Electricity	GWh	9	10	6
District heating	GWh	17	17	10
Energy consumption, total¹⁾	GWh	26	27	16
Energy intensity, electricity	kWh/sqm	33	34	37
Energy intensity, district heating	kWh/sqm	73	75	84
Energy intensity, total	kWh/sqm	106	109	119
– Change compared to the year-earlier period	%	–6	–6	

Share of fossil-free electricity

	Unit	2024	2023	2022
Share of electricity purchased	%	100	100	100
of which from renewable energy sources	%	19	63	67
of which from nuclear power	%	81	37	33

Greenhouse gas emissions

	Unit	2024	2023
Scope 1 emissions (direct emissions from operations)	tCO ₂ e	23	23
Scope 2 emissions (indirect emissions caused by operations)	tCO ₂ e		
Electricity (market-based ²⁾)	tCO ₂ e	–	–
Electricity (location-based ³⁾)	tCO ₂ e	79	75
District heating ⁴⁾	tCO ₂ e	658	537
Scope 1 and 2, total		760	635
Emissions intensity in Scope 1	kgCO ₂ e/sqm	–	–
Emissions intensity in Scope 2	kgCO ₂ e/sqm	2.3	2.4
Emissions intensity, Scope 1 and 2	kgCO₂e/sqm	2.3	2.4

¹⁾ Pertains to property energy GFA in properties where Emilshus is responsible for the contract, and thus control over energy consumption. The amounts have been adjusted based on temperatures in a normal year.

²⁾ When calculating using the market-based method, the emission factor was 0 gCO₂e/kWh.

³⁾ When calculating using the location-based method, i.e. when there is no agreement for renewable Guarantee of Origin electricity, emissions were 79 metric tons of CO₂e. The emission factor was obtained from the energy companies.

⁴⁾ The emission factor for district heating was obtained from each district heating supplier.

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At Emilshus, all employees should have the opportunity to develop within the company. Employees are offered a creative, open and safe work environment that stimulates engagement and participation in the business. Emilshus's employees are offered a wellness contribution and regular health checks in order to prevent ill health and promote a healthy lifestyle and well-being at work.

Employee satisfaction survey

An Employee Satisfaction Index (ESI) survey was conducted during the year with good results. Based on the survey, it is clear that Emilshus's employees are very pleased with their workplace and satisfied with the leadership and organization in place. Should their perception change and a need to take action arise, action plans are drawn up. In addition, annual performance appraisals are conducted together with the immediate manager.

Equality and equal treatment

Equality and equal treatment are an integral part of Emilshus's operations, with a clear focus on employees' competencies and skills. This was also reflected in this year's ESI, where employees stated that they perceive Emilshus as an equal and respectful workplace. The long-term goal is to constantly ensure equal conditions, rights and development opportunities throughout the company, regardless of gender or origin. At Emilshus, all employees are treated with respect and no form of abuse or discrimination based on gender, ethnic origin, religion, sexual orientation or age is accepted. The company works actively to make it easier for employees to combine family life and work, and to promote an inclusive and equal work environment.

Transportation

In line with Emilshus's target that the company's employees should take environmental considerations into account when choosing a mode of transport for business trips, a review of employees' company cars was carried out during the year. Of the total vehicle fleet, 85% (92) are hybrid cars and 15% (8) electric cars.

Targets

- Emilshus strives to have an even gender distribution throughout its organization.
- Emilshus's offices are to be fit-for-purpose premises, focusing on employee health and well-being.
- Emilshus's employees must take environmental considerations into account when choosing the mode of transport for business trips.

Sickness absence

	2024	2023	2022
Sickness absence, %	0.4	0.6	1.0

Share of green company cars

	2024	2023	2022
Share of the vehicle fleet			
Electric cars, %	15	8	11
Hybrid cars, %	85	92	89
Fossil fuel cars, %	0	0	0

Gender distribution – management, Board and entire organization

Management	Number, 2024	Percentage distribution		
		2024	2023	2022
Men	5	83	83	80
Women	1	17	17	20
Total	6	100	100	100

Board of Directors	Number, 2024	Percentage distribution		
		2024	2023	2022
Men	4	67	80	67
Women	2	33	20	33
Total	6	100	100	100

Entire organization	Number, 2024	Percentage distribution		
		2024	2023	2022
Men	9	38	50	47
Women	15	62	50	53
Total	24	100	100	100

Gender distribution data valid as of December 31, 2024.

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Tenants



Emilshus strives to be an attractive landlord with a focus on satisfied tenants who are well informed and committed to efforts to achieve sustainable development. In relationships with the company’s tenants, transparency and trust are watchwords. Tenants should feel secure in and around Emilshus’s properties and be offered a workplace with the right conditions for a healthy work environment. Emilshus’s service should be personal and reassuring and meet the needs of tenants to ensure favorable conditions for their businesses.

Tenant dialogue

In order to take advantage of joint development opportunities, Emilshus’s managers maintain an ongoing dialogue with their tenants, whose views are important for the company’s continued development. Follow-up on any improvement measures in relation to well-being, function and sustainability is carried out continuously in day-to-day contact with tenants. A Customer Satisfaction Index (CSI) survey is conducted annually to evaluate and monitor how the tenants perceive Emilshus as a landlord. All tenants with a floor area of more than 100 sqm were invited to participate. Based on the results of the survey, Emilshus can continue to develop collaboration in relevant areas.

Green leases

It should be easy for Emilshus’s tenants to act sustainably. By signing a ‘green lease,’ tenants become more aware of how they can contribute to a lower environmental impact together with Emilshus.

This creates a common platform for interaction and strengthens the collaboration between tenant and landlord. Emilshus uses the Swedish Property Federation’s Green Lease Agreement, which is the standard template in the industry. In a green lease, both the tenant and Emilshus commit to working to reduce the environmental impact of energy, improve the indoor environment and materials selection, and ensure efficient and correct waste management. In 2024, 11 green leases (13) were signed with a total floor area of 14,400 sqm (15,900).

Targets

- Emilshus will carry out a survey of all tenants on an annual basis, with a focus on well-being, development and sustainability.
- 100% of new leases signed for premises of a minimum of 500 sqm are to be green leases.

Green leases, proportion of new leases¹

	2024	2023	2022
Share, number, %	85	100	75
Share, area, %	79	100	86

1) Pertains to premises larger than 500 sqm.

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External partners



In all business relationships, Emilshus will be a reliable partner where mutual trust forms the basis for success. This means that the company always keeps its commitments and delivers in accordance with the agreements made. Emilshus acts with credibility, honesty and transparency in its business relationships and treats partners and counterparts with respect.

Code of Conduct

Emilshus applies the property industry's Code of Conduct and conducts regular assessments of its suppliers. The Code of Conduct includes requirements in areas such as the environment, health and safety, human rights, safety, materials selection, compliance and follow-up. When a supplier has signed a contract, they are also expected to complete a self-assessment form, which is renewed at least once annually. Through this process, the supplier also allows Emilshus to authorize third-party inspections if necessary.

Material use

Emilshus manages its waste in accordance with the applicable laws and regulations of each municipality in which it operates. Whenever possible in reconstruction and rental adaptation projects, Emilshus strives to reuse materials and refurbish existing furnishings instead of replacing them. In project activities, the suppliers are required to ensure that materials are dismantled and removed correctly. For larger projects of more than MSEK 2, records must be kept, wherever possible, showing clearly the proportion of materials that go to reuse, recycling and disposal. In addition, the materials used in these projects must be assessed and accepted according to SundaHus Material Data Class C or an equivalent standard. Through this process, Emilshus ensures that materials and waste are managed efficiently and correctly in all construction projects.

Energy consumption in new construction

In regard to Emilshus's target for energy consumption in new construction or extensions, no projects were carried out in 2024 within this framework. One of the reasons for this is that a large proportion of the properties owned by Emilshus are not covered by the requirement for energy classification because they are classified as industrial properties. The aim is to start mapping energy consumption in new construction and extensions in 2025, and to evaluate environmental certification for the types of properties owned by Emilshus.

Targets

- All external technical managers are to comply with the property industry's Code of Conduct for Suppliers.
- Emilshus shall choose materials with consideration given to the people who use the company's properties and with regard to environmental aspects in general.
- New construction and extensions should, wherever possible, have at least 30% lower energy consumption than the requirements of the Swedish National Board of Housing, Building and Planning's Building Regulations (BBR), meet the requirements for Energy Performance Certificate (EPC) class A or B or qualify for environmental certification.
- Management of dismantled and removed materials and furnishings must, where possible, be documented (reuse, recycling and disposal) for all major projects over MSEK 2.

Code of Conduct for Suppliers

Share of external technical managers who complied with the property industry's Code of Conduct

	2024	2023	2022
Share, %	100	100	100

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Risks and risk management

Emilshus's ability to achieve its targets is affected by a number of risks and uncertainties. By identifying, assessing and managing these risks and uncertainties, it is possible to limit their impact. At company-wide level, the Board of Emilshus has established a Risk Management and Internal Control Policy. Risks are managed in a structured process for which Emilshus's Management Team is operationally responsible, and in which risk management measures are assessed and prioritized.

Risk management

Risk management activities pertain to systematic application of policies, procedures and practices regarding identification, assessment, control and monitoring of risks in Emilshus's operations. The best available information must be used in risk management, and it must be supplemented as needed with additional investigations. Emilshus's activities regarding risk management follow a defined procedure that includes the following five areas: risk identification, risk assessment, risk measures, self-assessment and reporting. These activities must be conducted at least once yearly. Monitoring and separate evaluations are continuously carried out at various levels within the Group.

In 2023, Emilshus conducted a risk assessment where a number of material risks within the five risk categories were assessed

and classified, and where each risk measure was evaluated. The risk assessment was addressed by Emilshus's Management Team and Board.

Emilshus's risks are identified and evaluated in five categories.

- Strategic risks
- Operational risks
- Financial risks
- Sustainability risks
- Business environment risks

A summary of the key risks that Emilshus identified is presented below.

Risk area	Risk	Description	Management
Strategic risks	Transaction	Acquiring properties is part of Emilshus's growth strategy. In conjunction with property transactions, there is a risk that the acquired property does not correspond to expectations or the consideration paid. There is also the risk of unexpected vacancies or costs arising in the property after the acquisition that are not regulated in the contract. As acquisitions are usually made through limited companies, there are also risks associated with the company, such as VAT and taxes.	Emilshus has the expertise and capacity in its organization to analyze a large number of potential business transactions and to acquire both large portfolios and individual properties. The company follows a clear and proven process when implementing transactions. For each acquisition, a thorough screening of properties and tenants takes place to ensure that they meet the company's requirements.
	Property values	The valuation of Emilshus's investment properties has a direct impact on both earnings and key figures. The extent of the changes in value depends partly on Emilshus's own ability to increase the market value of the properties through changes and improvements to the properties and to the lease and tenant structure, and partly on external factors that affect supply and demand in the property market in which Emilshus operates.	Emilshus has a diversified property portfolio with a focus on commercial premises in categories with generally high demand. A dynamic business climate and stable regional growth provide the conditions for continued demand for industrial and warehouse premises and for office properties in Emilshus's markets. To ensure good control over value development, Emilshus has external valuations of the entire property portfolio carried out quarterly. Emilshus collaborates with Newsec in relation to property valuation.
	Organization	One of Emilshus's most important assets is its employees. Today, a flexible and learning organization is required to meet the expectations of tenants and other stakeholders. There is a risk that Emilshus is unable to further develop the organization and attract, retain and develop the right skills to match the needs of tenants, employees and other stakeholders.	Emilshus works actively to ensure the organization's competence development and employee pipeline at all levels by, for example, allowing employees to grow within the organization and gradually take on more responsibility. Closeness to business decisions and participation in business development provide the conditions for better results and increased job satisfaction.

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Risk area	Risk	Description	Management
Operational risks	Rental income	Emilshus's rental income is strongly correlated with the rental levels and vacancy rates in Emilshus's property portfolio. Both rental levels and vacancy rates are highly impacted by the general growth of the Swedish economy, but also by growth in Emilshus's markets.	Emilshus's markets have a broad and vibrant business community with many companies, and high GRP growth compared with the national figure. Emilshus has a low vacancy rate and competitive rents. With its own local property management organization, the company has a good ability to minimize vacancies.
	Property costs	Property costs consist mainly of costs for electricity, water, heating and snow removal, as well as maintenance costs and property tax. Many of these costs relate to goods and services that can only be purchased from one or a few counterparts, which risks affecting the cost of such products.	Analysis of the company's property costs and follow-up is ongoing. Emilshus applies a long-term approach to the reduction of energy consumption and thereby energy costs. Emilshus hedges some of the Group's electricity costs based on an established strategy.
	IT security	Emilshus relies on well-functioning IS/IT systems for its operations. Increased digitization brings greater dependence on these systems and a growing amount of sensitive data in all systems, posing a potential security risk. There is an ever-present risk of data breaches and Emilshus is just as vulnerable to IT attacks as other companies. Break-downs or intrusions into both internal business systems and control systems on properties could have a significant impact on the company and its tenants.	Emilshus has opted for cloud-based solutions for its IS/IT systems. The main provider is an established player with documented expertise in industrial activities. Management continuously monitors the collaboration and holds meetings with the provider for strategic and operational planning and follow-up. The company adopts an IT Security Policy and its IT policy on an annual basis.
Financial risks	Financing and refinancing risk	Emilshus's ability to finance its operations is dependent on a number of factors, such as market conditions, cash flows from operations and the ability to obtain additional debt and equity financing. There is no guarantee that such funding will be available at a reasonable cost. Failure to obtain sufficient financing on reasonable terms could have a material adverse effect on Emilshus's ability to finance its capital investments which, in turn, could have a material adverse effect on Emilshus's prospects and future income and Emilshus's consolidated results.	Emilshus has been successful with its financing. The company has well-established contacts with several banks for bank financing and has raised capital on the capital market on a regular basis. Emilshus's Board and management have extensive and broad experience in finance and financing.
	Interest-rate risk	Emilshus's operations are mainly financed by equity, loans from credit institutions and other capital market products. Interest expenses are one of Emilshus's largest cost items. Increased interest expenses can lead to changes in the market values of properties and thus have a material adverse effect on Emilshus's financial position.	At December 31, 2024, Emilshus had hedged 81% of the Group's interest-bearing liabilities with derivatives. The derivatives limit the impact of any future interest rate increases on Emilshus's borrowing costs.
	Credit risk	Emilshus's tenant mix means that the ability to pay rent is deemed to pose a low risk of major rent losses.	Emilshus's tenants mostly comprise large, stable companies with long-term operations and a high level of solvency. Credit assessments of tenants are carried out upon acquisitions, and on an ongoing basis as part of property management operations. With its own local property management organization, the company has good market knowledge. Emilshus monitors the credit of the Group's tenants on an ongoing basis through a collaboration with Creditsafe.

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Risk area	Risk	Description	Management
Sustainability risks	Environmental impact	Under Swedish law, the main rule is that the current or former operator is responsible for the remediation of a contaminated property. There may be, or may have been in the past, tenants on the properties owned directly or indirectly by the Group that conduct activities requiring a permit under the Environmental Code. Since Emilshus owns 130 properties, there is a risk that claims for remediation or post-treatment may be made against the Group in certain circumstances due to the presence of – or suspicion of – contamination in soil, water areas or groundwater, in order to ensure that the property is in the condition required by the Environmental Code, which could have a material adverse effect on Emilshus’s costs and consolidated results.	For each acquisition, a detailed review and risk assessment of properties and tenants is carried out to ensure that they correspond to the company’s requirements.
	Carbon footprint	The climate will change to some extent in the coming decades. Climate change in the form of, for example, more severe storms, warmer temperatures or rising groundwater levels entails a risk of rising costs for moisture and damage control and insurance, as well as increased cooling needs. Over time, investments to adapt Emilshus’s properties to a changing climate are also likely to increase.	Analysis of climate-related risks is included in Emilshus’s acquisition process. Emilshus continuously evaluates the properties in its portfolio to determine any need for measures. The company monitors developments in this area and intends to strengthen its scenario analysis process.
	Health and safety	In the day-to-day operations, incidents may occur whereby employees, contractors or tenants/third parties are injured in Emilshus’s projects and properties.	Emilshus complies with the applicable health and safety laws, as well as other regulations and requirements to which the company is subject. In procurements of technical management and in project activities, the property industry’s Code of Conduct for Suppliers is applied. Emilshus offers an anonymous whistleblower hotline for employees and external parties.
Business environment risks	Compliance	Emilshus’s day-to-day operations are subject to laws, regulations and other rules. Non-compliance with these regulatory frameworks can result in financial sanctions and reputational damage for Emilshus.	Emilshus works on the basis of an internal framework comprising action plans and policies. These are established by the Board and evaluated on an ongoing basis to determine the need for change or measures.
	Crisis	Emilshus and Emilshus’s tenants are dependent on the stability of global trading and financial markets. Major disruptions could have a material impact on Emilshus’s results and position.	Emilshus conducts ongoing market and financing intelligence. The company has an IT security strategy to support the management of disruptions to IT and operational systems.

Shares and shareholders

Emilshus has three classes of shares: unlisted Series A ordinary shares as well as listed Series B ordinary shares and listed preference shares. These shares have been listed on Nasdaq Stockholm Mid Cap since June 13, 2022. The preference shares were previously admitted to trading on Nasdaq First North Growth Market. The last price paid on December 30, 2024 was SEK 43.50 for Series B ordinary shares and SEK 29.80 for the preference shares, corresponding to a total market value of MSEK 5,580. The volume-weighted average price of the Series B ordinary share during the year was SEK 36.74. Based on the closing price for the Series B ordinary share on the balance-sheet date, the price of the Emilshus share had a positive development of 37% during the year, compared with Nasdaq's real estate index that had a development of -2% during the same period.

As of December 31, 2024, the total number of shares in Emilshus amounted to 134,782,892, of which 11,527,890 were Series A ordinary shares, 102,626,377 were Series B ordinary shares and 20,628,625 were preference shares. Each Series A ordinary share carries ten votes, each Series B ordinary share carries one vote and each preference share carries one vote at the General Meetings.

The preference shares carry preferential rights over the ordinary shares to an annual dividend of SEK 2.00 per preference share with quarterly disbursements of SEK 0.50 per preference share. Record dates for the disbursements shall be the last business day of March, June, September and December.

The share capital may be reduced, but not below the minimum capital, by the redemption of a certain number, or all, of the preference shares following a resolution by the General Meeting. The redemption amount for each redeemed preference share shall be SEK 32 plus any part of the preference dividend that has been accrued.

Shareholders

At year-end, Emilshus had 9,351 shareholders (5,281). Swedish institutions and private individuals accounted for 90% of the capital and 93% of the votes, while foreign ownership accounted for 10% of the capital and 7% of the votes. All together, the ten largest owners held 68% of the capital and 76% of the votes.

New share issue, 2024

In May 2024, a directed issue of 12 million Series B ordinary shares was carried out at a subscription price of SEK 32 per share. Emilshus raised a total of MSEK 384 before issue costs through this new share issue. A number of Swedish and international institutional investors, including the existing shareholders AB Sagax, Lannebo Fonder, Länsförsäkringar Fondförvaltning and Handelsbanken Fonder took part in the share issue.

Warrants

During the year, Emilshus received applications to subscribe for shares pursuant to warrants from all holders of Series 2021:1 warrants. The applications pertained to the exercise of 187,266 warrants in total, for subscription of 1,872,660 Series B ordinary shares. The exercise of these warrants raised MSEK 42 for Emilshus before costs in connection with the exercise of the warrants.

In the 2023/2026 warrant program for company employees introduced during the second quarter of 2023, 439,000 warrants have been issued, of which 163,665 have been exercised. One warrant conveys the right to subscription for one new Series B ordinary share during the period from April 15 to June 1, 2026.

Liquidity guarantee

In February 2023, Emilshus signed an agreement with Carnegie Investment Bank AB to act as liquidity guarantor for the Emilshus Series B ordinary share in order to promote the liquidity of the share. This commitment means that the liquidity guarantor allocates a quota of buy and sell volumes corresponding to at least SEK 100,000, with a maximum spread of 2% between the buy and sell price.

Dividend policy

The overall objective is to create value for Emilshus's shareholders. Over the next few years, it is deemed that this will best be achieved by reinvesting cash flows in the operations to create further growth through property acquisitions and investments in existing properties, which could lead to either small or no dividends on ordinary shares. Dividends on preference shares are to be paid in accordance with resolutions of General Meetings and the provisions of the Articles of Association.

Share information

Trading venue	Nasdaq Stockholm, Mid Cap
Symbol (ticker)	EMIL B and EMIL PREF
ISIN, B shares	SE0016785786
ISIN, preference shares	SE0016785794
Segment	Real Estate
Total no. of ordinary shares outstanding	114,154,267
Total no. of listed Series B shares	102,626,377
Total no. of preference shares outstanding and listed	20,628,625
Closing price, EMIL B, SEK ¹⁾	43.50
Volume-weighted average price, EMIL B, SEK	36.74
Closing price, EMIL PREF, SEK ¹⁾	29.80
Total market value, MSEK ¹⁾	5,580

¹⁾ The market value of all shares in the company is based on the latest price paid for the Series B share and the preference share at December 30, 2024.

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Owner specification at December 31, 2024

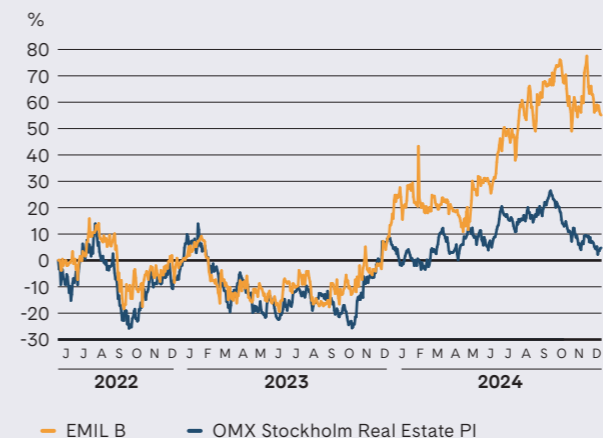
Owner	Class A shares	Class B shares	Total no. of ordinary shares	Preference shares	Capital, %	Votes, %
AB Sagax	3,033,550	24,765,395	27,798,945	6,233,320	25.2	25.7
Aptare Holding AB ¹⁾	4,440,000	20,480,010	24,920,010	—	18.5	27.2
Lannebo Kapitalförvaltning AB	—	8,268,595	8,268,595	—	6.1	3.5
Länsförsäkringar Fonder	—	6,351,684	6,351,684	—	4.7	2.7
ODIN Fonder	—	4,084,003	4,084,003	—	3.0	1.7
Third Swedish National Pension Fund	—	3,068,595	3,068,595	—	2.3	1.3
Fourth Swedish National Pension Fund	—	259,674	259,674	2,556,160	2.1	1.2
NP3 Fastigheter AB	2,421,120	361,893	2,783,013	—	2.1	10.3
Handelsbanken Fonder	—	2,635,704	2,635,704	—	2.0	1.1
Danske Invest	—	1,827,138	1,827,138	600,000	1.8	1.0
Other shareholders	1,633,220	30,523,686	32,156,906	11,239,145	32.2	24.4
Total	11,527,890	102,626,377	114,154,267	20,628,625	100.0	100.0

1) Company owned by Jakob Fyrberg and Pierre Folkesson, senior executives of Emilshus, and Tomas Carlström.

Share capital development

Year	Event	Change in no. of shares	Total no. of A shares	Total no. of Class B shares	Total no. of preference shares	Change in share capital (SEK)	Share capital (SEK)	Quotient value (SEK)
2018	New formation	—	—	—	—	50,000	50,000	1
2018	Reverse split 1:20	-47,500	2,500	—	—	—	50,000	20
2018	New share issue	177,500	180,000	—	—	3,550,000	3,600,000	20
2018	New share issue	206,009	386,009	—	—	4,120,180	7,720,180	20
2018	New share issue	1,110,000	1,496,009	—	—	22,200,000	29,920,180	20
2018	New share issue	20,601	1,516,610	—	—	412,020	30,332,200	20
2019	Exchange of convertibles	1,110,000	2,626,610	—	—	22,200,000	52,532,200	20
2019	New share issue	410,000	3,036,610	—	—	8,200,000	60,732,200	20
2019	Conversion	—	607,322	2,429,288	—	—	60,732,200	20
2019	New share issue	909,091	789,141	3,156,560	—	18,181,820	78,914,020	20
2019	New share issue	373,637	789,141	3,530,197	—	7,472,740	86,386,760	20
2019	New share issue	118,333	789,141	3,648,530	—	2,366,660	88,753,420	20
2019	New share issue	1,602,909	1,152,789	4,887,791	—	32,058,180	120,811,600	20
2021	New share issue	604,058	1,152,789	5,491,849	—	12,081,160	132,892,760	20
2021	New share issue	561,798	1,152,789	5,491,849	561,798	11,235,960	144,128,720	20
2021	Split 10:1	64,857,924	11,527,890	54,918,490	5,617,980	—	144,128,720	2
2021	New share issue	7,246,377	11,527,890	54,918,490	12,864,357	14,492,754	158,621,474	2
2021	New share issue	1,086,956	11,527,890	54,918,490	13,951,313	2,173,912	160,795,386	2
2022	New share issue	5,172,414	11,527,890	54,918,490	19,123,727	10,344,828	171,140,214	2
2022	New share issue	1,504,898	11,527,890	54,918,490	20,628,625	3,009,796	174,150,010	2
2022	New share issue in the Offer	24,000,000	11,527,890	78,918,490	20,628,625	48,000,000	222,150,010	2
2022	New share issue over-allotment	2,427,919	11,527,890	81,346,309	20,628,625	4,855,638	227,005,648	2
2023	New share issue	7,407,408	11,527,890	88,753,717	20,628,625	14,814,816	241,820,464	2
2024	New share issue	10,343,335	11,527,890	99,097,052	20,628,625	20,686,670	262,507,134	2
2024	New share issue over-allotment	1,656,665	11,527,890	100,753,717	20,628,625	3,313,330	265,820,464	2
2024	Redemption of warrants	1,872,660	11,527,890	102,626,377	20,628,625	3,745,320	269,565,784	2

Price performance, Series B ordinary share



Price performance, preference share



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Corporate Governance Report

Fastighetsbolaget Emilshus AB (publ) follows Swedish laws and internal guidelines for its corporate governance. Emilshus has prepared this Corporate Governance Report in accordance with the Swedish Annual Accounts Act (1995:1554) Chapter 6, Sections 6 and 7, and the Swedish Code of Corporate Governance (the 'Code').

Corporate governance in Emilshus

Corporate governance in Emilshus aims to ensure that rights and obligations are distributed among the company's bodies in accordance with applicable laws, rules and processes. Effective and transparent corporate governance enables the owners to assert their interests vis-à-vis the company's management, while ensuring a clear division of responsibilities between management and the Board, but also within the company. Such effective and transparent corporate governance results in decisions being made efficiently, enabling Emilshus to respond quickly when new business opportunities arise.

The key external and internal governance instruments for Emilshus are the Swedish Companies Act, Nasdaq Nordic Main Market Rulebook for Issuers of Shares, Nasdaq Stockholm Rulebook for Issuers of Fixed Income Instruments, the Swedish Code of Corporate Governance (the Code), Emilshus's Articles of Association, the Rules of Procedure for the Board, the Terms of Reference for the CEO, internal policies established by the Board, other applicable Swedish and foreign laws and regulations, and recommendations issued by relevant organizations.

Emilshus is a Swedish public limited liability company whose Series B ordinary shares (ticker EMIL B) have been listed on Nasdaq Stockholm Mid Cap since June 13, 2022. The company's preference shares (ticker EMIL PREF) were listed on Nasdaq Stockholm First North Growth Market on October 1, 2021. In conjunction with the listing of the company's Series B ordinary shares on Nasdaq Stockholm Main Market, the preference shares were also moved to the Nasdaq Stockholm Mid Cap segment. Emilshus has additionally issued green bonds, which are listed on Nasdaq Stockholm, Sustainable Debt.

Swedish Corporate Governance Code

The Code must be applied by all companies whose shares are admitted to trading on a regulated market. The Code is available at www.bolagsstyrning.se, which also describes the Swedish corporate governance model. This Corporate Governance Report has been prepared in accordance with the Swedish Annual Accounts Act and the Code, and describes Emilshus's corporate governance during the 2024 fiscal year.

Compliance with the Code

In all essentials, Emilshus has complied with the Code as established by the Swedish Corporate Governance Board.

Articles of Association

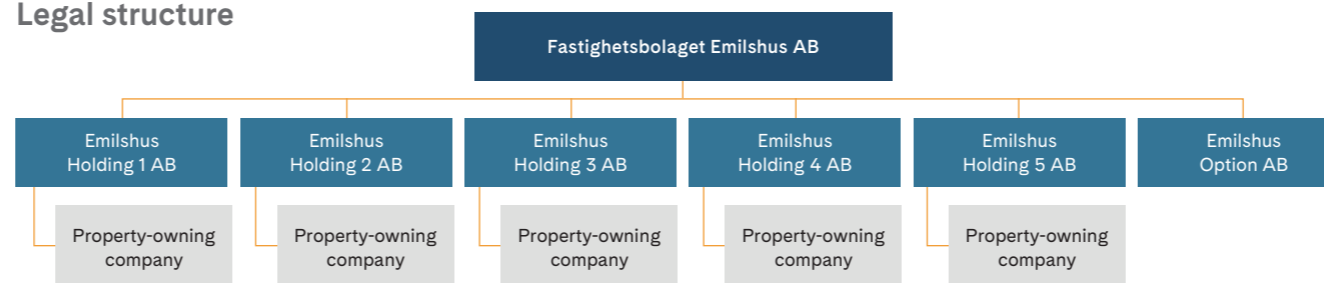
Emilshus's Articles of Association, which were last adopted at the Annual General Meeting on April 27, 2023, are available in full at www.emilshus.com. The Articles of Association provide that the company shall directly or indirectly own and manage immovable and movable property, and conduct activities compatible therewith. The registered office of the Board of Directors is in Växjö Municipality, Kronoberg County, Sweden. The Board shall consist

of three to ten members, with a maximum of ten deputies. The Articles of Association do not contain any specific provisions on the appointment and dismissal of Board members. A resolution to amend the Articles of Association affecting the rights attached to preference shares in any respect and a resolution to issue new preference shares carrying a higher entitlement in any respect to the company's profits than the preference shares are only valid if they are supported by at least two-thirds of the preference shares represented at the Annual General Meeting, unless the applicable Swedish Companies Act provides for a higher majority.

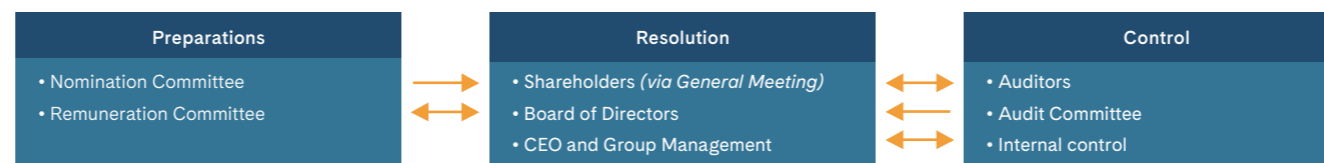
General Meeting

The General Meeting is the company's highest decision-making body and it is at the General Meeting that shareholders have the right to make decisions concerning the company. Rules governing the General Meeting can be found in the Companies Act, the Code and Articles 10, 14–16 and 20 of the Articles of Association. In addition to what applies by law regarding a shareholder's right to attend the General Meeting, Emilshus's Articles of Association state that pre-registration for the General Meeting must be made by no later than the date specified in the notice of the meeting,

Legal structure



Emilshus's governance structure



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but not earlier than five business days prior to the date of the General Meeting. Notice of General Meetings is given by making the notice available on the company's website and by advertising in the official gazette, Post- och Inrikes Tidningar. At the same time as the notice is issued, an announcement is made in Svenska Dagbladet that the notice has been issued. General Meetings must be held in Vetlanda, Växjö or Stockholm and the Annual General Meeting must be held within six months of the end of the fiscal year.

Information, such as notices and proposals, for the Annual General Meetings and, where applicable, Extraordinary General Meetings, and the minutes of the Company's previous General Meetings are published at www.emilshus.com.

The company's fiscal year extends from January 1 to December 31.

2024 Annual General Meeting

In addition to the mandatory items of business for the Annual General Meeting pursuant to the Swedish Companies Act (2005:551) and as set out in the Company's Articles of Association, the following resolutions were also passed at the company's Annual General Meeting on April 25, 2024.

Decisions were made to authorize the Board of Directors, on one or more occasions during the period until the next Annual General Meeting, with or without deviation from the shareholders' preferential rights, to decide on a new issue of Series B ordinary shares, preference shares and warrants and/or convertibles with the right to subscribe for, or convert to, Series B ordinary shares or preference shares. Payment may be made in cash, in kind, by set-off or otherwise subject to conditions. The total number of shares that may be included in such new issues must be within the limits of the share capital set out in the currently applicable Articles of Association and may not exceed 10% of the total number of shares in the company on the date of the 2024 Annual General Meeting.

2025 Annual General Meeting

Emilshus's Annual General Meeting for the 2024 fiscal year will be held on April 29, 2025. The request must be submitted to the Board of Directors. Contact details are available on the company's website, www.emilshus.com. Emilshus's endeavor is that the Board of Directors, Management Team, Nomination Committee and auditor are always present at the Annual General Meeting.

In addition to what applies by law regarding a shareholder's right to attend the General Meeting, Emilshus's Articles of

Association state that pre-registration for the General Meeting must be made by no later than the date specified in the notice of the meeting, but not earlier than five business days prior to the date of the General Meeting. Notice of General Meetings is given by making the notice available on the company's website and by advertising in the official gazette, Post- och Inrikes Tidningar. At the same time as the notice is issued, an announcement is made in Svenska Dagbladet that the notice has been issued.

The share and shareholders

At December 31, 2024, the number of registered shares in the company was 134,782,892, divided into three classes of shares. Of these shares, 11,527,890 are Series A ordinary shares, 102,626,377 Series B ordinary shares, and 20,628,625 preference shares. At the shareholder's request, a Series A ordinary share may be converted into a Series B ordinary share. The preference shares carry a preferential right to a dividend of SEK 2.00 per share per year, payable quarterly, and are subject to a redemption provision. In May 2024, Emilshus conducted a directed issue of 12 million Series B ordinary shares, and in July 2024 an additional 1,872,660 Series B ordinary shares were issued owing to holders of warrants having chosen to exercise their right, by virtue of the warrants, to subscribe for shares in the company.

Series A ordinary shares carry ten votes per share. Series B ordinary shares and preference shares carry one vote per share. At year-end, the share capital amounted to SEK 269,565,784.00 and the quotient value was SEK 2.

The following shareholders hold shares, directly or indirectly, representing one-tenth or more of the voting rights of all shares in the company at December 31, 2024.

Shareholders	Capital, %	Votes, %
AB Sagax	25.2	25.7
Aptare Holding AB	18.5	27.2
NP3 Fastigheter AB	2.1	10.3









For more information about the ownership structure, refer to Shares and ownership on pages 37–38.

Nomination Committee

At the Annual General Meeting of Emilshus on April 20, 2021, the Terms of Reference for the Nomination Committee were adopted. The Nomination Committee shall consist of the Chairman of the Board and three representatives appointed by the three largest shareholders in terms of voting rights in the company on the

basis of shareholder statistics obtained from Euroclear Sweden AB on September 30 every year. The names of the Nomination Committee's members are to be published as soon as the Nomination Committee has been appointed, but no later than six months prior to the next Annual General Meeting. The Nomination Committee shall meet at least once a year, but as often as deemed necessary for the Nomination Committee to perform its duties. According to the Terms of Reference, the Nomination Committee is to prepare and make recommendations to the Annual General Meeting regarding the number of Board members and auditors and – where applicable – deputy auditors, a recommendation for the Chair of the Meeting, a recommendation for the Chairman of the Board, a recommendation for Board fees distributed among the Chairman and the other Board members as well as remuneration for committee work, a recommendation for auditors and – where applicable – deputy auditors, a recommendation for fees to the auditor and a recommendation for changes to current Terms of Reference for the Nomination Committee if considered necessary. When recommending the election of Board members, the Nomination Committee shall apply paragraph 4.1 of the Code as a diversity policy, whereby the Nomination Committee must take into account that Emilshus as a whole should have a composition that is appropriate for the Board's work, characterized by versatility and breadth, and consist of people with the skills and experience required by the Board, taking into account the company's operations and stage of development.

Nomination Committee for the 2025 Annual General Meeting
Emilshus's Nomination Committee for the 2025 Annual General Meeting consists of lawyer Erik Borgblad (Aptare Holding AB), David Mindus (AB Sagax), Tobias Kaj (Lannebo Kapitalförvaltning) and Johan Ericsson (Chairman of the Board of the company). Lawyer Erik Borgblad chairs the Nomination Committee. Prior to the 2025 Annual General Meeting, the Nomination Committee held two minuted meetings and had contact via telephone and e-mail. The Nomination Committee's recommendations for the 2025 Annual General Meeting are presented in the notice to attend the Annual General Meeting. More information about the work of the Nomination Committee is presented in the Nomination Committee's reasoned opinion for the 2025 Annual General Meeting, and will be available on Emilshus's website, www.emilshus.com.

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Board of Directors

According to the Articles of Association, the Board of Directors of Emilshus shall consist of a minimum of three and a maximum of ten members with a maximum of ten deputies. The Annual General Meeting on April 25, 2024 resolved to increase the number of Board members from five to six. Johan Ericsson, Jakob Fyrberg, Björn Garat, Rutger Källén and Elisabeth Thuresson were re-elected as Board members at the Annual General Meeting. Ulrika Valassi was elected as a new Board member. Johan Ericsson was elected Chairman of the Board. No Board deputies were appointed and are not required to be appointed under the Code.

For information about the Board members, their assignments outside the Group and their shareholding in Emilshus, refer to 'Board of Directors and Management' below. The Board is responsible for protecting the interests of the shareholders and is ultimately responsible for the company's organization and the management of its affairs. The Board has established Rules of Procedure for the Board and Terms of Reference for the CEO. In addition, the Board has adopted a number of overarching policies, guidelines and Terms of Reference for the company's operations, including a Financial Policy, Information Policy, Insider Policy, Risk Management and Internal Control Policy and the Business Ethics Policy. All these internal governance documents are reviewed at least annually and updated on an ongoing basis to ensure compliance with the applicable laws and regulations, or when otherwise needed.

According to the Code, a majority of the Board members elected by the Annual General Meeting must be independent of the company and its management. At least two of these members must also be independent of the company's major shareholders. The company's Board qualifies as independent since five of the six Board members are independent of the company and its management. Chairman of the Board Johan Ericsson and Board member Jakob Fyrberg do not qualify as independent of the company and its management. Four of the six Board members are deemed to meet the criteria for independence in relation to major shareholders.

Chairman of the Board

The Chairman of the Board is elected at the Annual General Meeting and leads the work of the Board. The Chairman of the Board is responsible for ensuring that the work of the Board is carried out effectively, that the Board fulfills its duties and that the Board's decisions are implemented by the company and management. The Chairman shall ensure that the Board members receive the infor-

mation and documentation deemed necessary to make informed decisions. At the Annual General Meeting on April 25, 2024, Johan Ericsson was re-elected as Chairman of the Board.

Board activities in 2024

In 2024, the company's Board held eleven (11) meetings, including one statutory meeting. The attendance of each member is shown in the table below. There are a number of standing items on the agenda for each ordinary Board meeting: CEO's review of operations, acquisitions, divestments and investments, the organization and organizational development, and financial reporting. In 2024, the Board of Directors decided on several acquisitions, investments, financing rounds and refinancing rounds. The Board also decided to issue new Series B ordinary shares on one occasion in 2024, based on the authorization of the Annual General Meeting of April 25, 2024.

Evaluation of the Board of Directors and the CEO

At least once a year, and in accordance with the Rules of Procedure for the Board, the Chairman of the Board initiates an evaluation of the performance of the Board. The evaluation for the 2024 fiscal year was carried out by asking each Board member to complete a questionnaire. In addition, the Chairman had some individual contact with the Board's members. The purpose of the evaluation is to gain insight into how the Board members believe the Board's work should be carried out, and any measures that could be implemented to make the Board's work more efficient. The intention is also to understand the type of issues that the Board deems require more attention and the areas where additional experience and expertise may be needed on the Board.

Name	Year elected	Born	Independent of management and the company	Independent of major shareholders	Attendance at Board meetings
Johan Ericsson	2018	1951	No	Yes	11 of 11
Jakob Fyrberg	2019	1974	No	No	11 of 11
Björn Garat	2022	1975	Yes	No	10 of 11
Rutger Källén	2023	1972	Yes	Yes	11 of 11
Elisabeth Thuresson	2019	1961	Yes	Yes	11 of 11
Ulrika Valassi ¹	2024	1967	Yes	Yes	7 of 11

¹) Elected as new Board member on April 25, 2024.

In addition, the Chairman ensures that the CEO's performance is evaluated in a similar manner. At meetings where the evaluation of the CEO is discussed, neither the CEO or any other senior executives may be present.

CEO and other senior executives

The CEO is appointed by the Board and is responsible for the day-to-day management of the company and the Group's operations in accordance with the Board's Terms of Reference and regulations. The division of responsibilities between the CEO and the Board is set out in the Rules of Procedure for the Board and the Board's Terms of Reference for the CEO. The CEO chairs the Management Team and makes decisions in consultation with other members of the Team. The Management Team consists of Jakob Fyrberg, Emil Jansbo, Pierre Folkesson, Jakob Paljak, Helen Arvidsson and Martin Lindström.

Remuneration to the Board and senior executives

At the 2024 Annual General Meeting, it was resolved that Board fees of SEK 300,000 shall be paid to the Chairman of the Board and SEK 150,000 to each of the Board members, elected by the Annual General Meeting, who are not employed by the company. Furthermore, it was resolved that SEK 40,000 is to be paid to each member of the Board's Audit Committee, and that SEK 15,000 is to be paid to each member of the other committees.

Emilshus's 2024 Annual General Meeting adopted remuneration guidelines for senior executives. The amount of remuneration paid for 2024 is shown in Note 4. Information on the current warrant program can be found on the company's website.

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Board committees

The Board of Emilshus has appointed two committees from among its members: an Audit Committee and a Remuneration Committee. The committees have a preparatory and administrative role. The matters discussed at the Committees' meetings are minuted and reported at the next Board meeting.

Audit Committee

The Audit Committee's work follows an annual agenda calendar. The Committee is tasked with overseeing the company's financial reporting and the effectiveness of its internal controls and risk management. The Audit Committee also stays informed about the audit of the annual accounts and consolidated financial statements. The Committee is also to review and oversee the auditor's independence and impartiality and, in particular, whether the auditor provides the company with non-audit services. The Committee also assists with recommendations for resolutions by the Annual General Meeting regarding the election of auditors.

According to the Code, the majority of the Committee's members must be independent of the company and its management. At least one of the members who is independent of the company and its management must also be independent of the company's major shareholders. The Audit Committee consists of Board members Björn Garat, Rutger Källén and Ulrika Valassi, who meet the Code's criteria for independence.

The Audit Committee held four (4) meetings in 2024.

Remuneration Committee

The Remuneration Committee prepares matters related to remuneration principles, remuneration and other terms of employment for the company's senior executives. The main tasks of the Remuneration Committee also include monitoring and evaluating the application of the remuneration guidelines for senior executives, as well as current remuneration structures and levels. The duties of the Remuneration Committee therefore include the preparation of matters relating to the relationship between fixed and any variable remuneration, the link between performance and remuneration, the main terms of any bonus and warrant programs, and the main terms of non-monetary benefits, pensions, terminations and severance payments. The Board makes decisions on remuneration-related matters based on the Remuneration Committee's recommendations.

Under the Code, the Chairman of the Board can be the Chair of the Remuneration Committee, while the other members of the Committee must be independent of the company and its management.

The Remuneration Committee consists of Board members Elisabeth Thuresson and Johan Ericsson, in accordance with the Code.

The Remuneration Committee held three (3) meetings in 2024.

Audit

The company's financial records and accounts, and the management of the Board and Group management, are reviewed and audited by the company's auditor. At the Annual General Meeting on April 25, 2024, the registered auditing firm KPMG AB was re-elected as auditor, with authorized public accountant Mattias Johansson as auditor-in-charge, for the period up to the 2025 Annual General Meeting. The task of the auditors is to review the annual financial statements and accounts of the company and the Group, and the Board and the CEO's management of the company and the Group.

The auditors report on any material misstatements in the accounts or suspected irregularities to the Audit Committee. At least once or twice a year, normally in conjunction with the annual accounts meeting, the auditors report their observations during the review of the company, and their assessment of the company's internal control, to the company's Board. The auditors also attend the Annual General Meeting to present their audit report, which describes the audit process and observations made. In addition to the audit assignment, KPMG AB was engaged in 2024 for additional services, mainly accounting matters. The accounting firm KPMG AB also provides the tax calculation software Korus. Such services have always been, and are solely, provided to the extent they are consistent with the Swedish Audit Act and FAR's professional code of ethics regarding auditor impartiality and independence. The company's auditor was present at one (1) Board meeting in 2024. Audit fees are paid according to approved invoices.

Stock market information

The provision of information in Emilshus is governed by the Information Policy adopted by the Board. The Information Policy essentially sets out what should be communicated, by whom and in what way. Emilshus's tools for disclosing information include press releases, interim reports, year-end reports, annual reports, presentation materials and Emilshus's website. Press releases are published in accordance with Emilshus's Information Policy and Insider Policy, and in accordance with the applicable regulations. Press releases are published via an established information distributor and simultaneously on Emilshus's website, www.emilshus.com, to ensure that information is delivered to the stock market as

fast as possible. Information should be delivered quickly and be accurate, relevant and reliable. Emilshus's Information Policy and Insider Policy meet the requirements for a listed company.

Internal control and risk management

According to the Swedish Companies Act and the Code, the Board is responsible for internal control. This report on Emilshus's internal control relates to Emilshus's financial reporting and has been prepared in accordance with the Swedish Annual Accounts Act (1995:1554) and the Code.

Control environment

The control environment in Emilshus consists of established policies and regulations, processes and procedures.

Property upkeep and on-call services have been procured and, in some cases, tenants are responsible for managing their property themselves. Financial administration such as book-keeping, handling taxes and company law issues are handled by employed staff. Legal services in connection with acquisitions and divestments are procured by external parties. The administrative and technical management of the operation is carried out from the respective office of Emilshus.









Emilshus's internal control is based on a clear division of responsibilities, delimited powers, clear decision-making paths and monitoring, and documented in Emilshus's internal governance documents such as

- Rules of Procedure for the Board
- Terms of Reference for the CEO
- Financial Policy
- Information and Insider Policy
- Other internal governance documents (such as the Accounting Manual)

All internal governance documents are regularly updated in line with changes in, for example, legislation, accounting standards or listing requirements, or when otherwise deemed necessary.

Risk assessment and risk management

In accordance with its Rules of Procedure, the Audit Committee performs an annual review of the company's internal controls. Risks are identified and action is taken to reduce these risks. The auditor is invited to a Board meeting to present their report on internal controls. The material risks identified by Emilshus are errors in reporting and valuation of properties, credit risks,

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refinancing risks, interest-rate risks, tax and VAT, and risk of fraud, loss or misappropriation of assets.

For more information about Emilshus's risk management, refer to pages 34–36.

Control activities

The risks that Emilshus identifies in regard to financial reporting result in control activities. The purpose of the controls is to prevent, detect and correct any errors or irregularities. The controls cover both recurring occurrences such as reports, as well as event-driven occurrences such as purchases and sales. Controls are carried out at different levels of the organization and may include an analytical review of income statement and balance-sheet items, checklists in conjunction with the closing of the books, age analyses of trade receivables, reviews of technical accounting for acquisitions, reviews of data relating to owned properties, and so on.

When preparing its financial statements, Emilshus places great emphasis on the analysis of material balance-sheet and income statement items. Controls and process descriptions are used to ensure that no material errors have occurred. As far as income is concerned, income is consistently monitored at property level between the property manager and finance employee responsible for each property.

Information and communication

The aim of Emilshus's Information Policy is to ensure consistently high-quality internal and external information. The Information Policy primarily pertains to external disclosures of information in the financial statements. Emilshus's Insider Policy also addresses information and communication related to the financial statements.

Monitoring

The company's Board monitors risk management through regular reports from the CEO, the Audit Committee and Emilshus's other units. Monitoring and separate evaluations are carried out on a regular basis at different levels of the Group where risk owners are responsible for risk management in their respective areas by routinely assessing the development of these risks and overseeing risk measures. Evaluation is included in every step of the risk management process and includes collecting material, analyzing available information and reporting the results. The results are aggregated at company level and presented to the Audit Committee and the Board on an annual basis.

Furthermore, the outcome compared with the budget and forecasts is monitored on a monthly basis in Emilshus's organization, at both property and Group level. The results are analyzed by both property managers and finance employees at, for example, the regular status meetings between the responsible property manager and finance employee. Reports are submitted to the Board and the CEO.

Evaluation of the need for a separate internal audit function









Emilshus does not have an internal audit function at present. The Board has considered the matter and found that existing monitoring and evaluation structures provide a satisfactory basis. Results and balances are monitored on a monthly basis by the various functions as well as management. Overall, this means that a separate internal audit function is not considered justified. The decision is reviewed annually, however.

Whistleblower hotline

Emilshus's whistleblower hotline is accessible via the company's website. An external channel for anonymous reporting enables employees and third parties to report deviations from Emilshus's business ethics guidelines. The channel is provided by an external operator and is not traceable. Any cases that arise are handled by an external case manager. The case handler is responsible for classifying the cases reported and taking initial action.

Internal regulations and policies adopted by the Board of Emilshus on November 14, 2024:

- Rules of Procedure for the Board
- Terms of Reference for the CEO
- Terms of Reference for the Audit Committee
- Terms of Reference for the Remuneration Committee
- Delegations of Authority
- Terms of Reference for managing public takeover bids
- Financial Policy
- Dividend Policy
- Sustainability Policy
- Business Ethics and Anti-Corruption Policy
- Related-party Policy
- Information and Insider Policy
- IT Policy
- Guidelines for purchasing
- Guidelines for valuation
- Guidelines for processing personal data
- IT and DRP Policy
- Payment Authorization Instructions
- Crisis and Business Continuity Plan
- Accounting Manual

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Board of Directors



Johan Ericsson

Chairman of the Board
since September 2018

Born: 1951.

Education: Master of Business Administration, Stockholm School of Economics.

Assignments outside the Group: Chairman of the Princess Estelle Cultural Foundation, Konstnässan Market AB and Torekov Kulturstiftelse. Board member of Brinova Fastigheter AB, Borudan Ett AB, Båstadtennis & Hotell AB and Torekov By AB.

Background: Former CEO of Catella AB, Chairman of the Board of Nyfosa AB and several other Board assignments in the property sector.

Holding of shares and warrants in Emilshus: 500,000 Series A ordinary shares and 1,605,980 Series B ordinary shares, as well as 180,000 preference shares (via company).

Independence: Not independent of the company or management since Johan is engaged as a consultant for the company. Independent of the company's major shareholders.



Jakob Fyrberg

CEO since April 2019

Born: 1974.

Education: Master of Business Administration, University of Gävle.

Assignments outside the Group: Owner, Board member and CEO of Rerum Fastigheter AB. Partner and Chairman of Aptare Holding AB. Chairman of Aptare Förvaltning AB, Bostaden Västra Götaland Intra-essenter Fastigheter AB and Aptare Entreprenad AB.

Background: Founder of Aptare Fastigheter. Former CEO of Heimstaden Projektutveckling AB, Business Development Manager at Ikano Bostad and senior partner at Catella AB for 15 years in property consulting.

Holding of shares and warrants in Emilshus: 43,500 Series B ordinary shares (via company). Jakob is a partner and Chairman of Aptare Holding AB, which holds 4,440,000 Series A ordinary shares and 20,480,010 Series B ordinary shares. 30,000 warrants representing Series B ordinary shares.

Independence: Not independent of the company, the management or the company's major shareholders, since Jakob is the company's CEO and the Chairman of Aptare Holding AB, which controls more than 10% of the shares and votes in the company.



Björn Garat

Board member
since February 2022

Born: 1975.

Education: International Economics Program at Linköping University.

Assignments outside the Group: CFO and Deputy CEO of AB Sagax (and assignments in subsidiaries of AB Sagax), Board member of Volati AB, Vassvik Förvaltning Aktiebolag and Paco Holding AB and Deputy Board member of Manolo Holding AB.

Background: Partner and Head of Corporate Finance at Remium Nordic AB and Financial Analyst. CFO and Deputy CEO of AB Sagax since 2012.

Holding of shares and warrants in Emilshus: None. Björn Garat is a senior executive and shareholder in AB Sagax, which holds 3,033,550 Series A ordinary shares, 24,765,395 Series B ordinary shares and 6,233,320 preference shares.

Independence: Independent of the company and its management. Not independent of the company's major shareholders, since Björn Garat is a senior executive of AB Sagax, which controls more than 10% of the shares and votes in the company.



Rutger Källén

Board member
since January 2023

Born: 1972.

Education: Economics studies, Uppsala University.

Assignments outside the Group: Deputy CEO and CFO of Hemsö Fastighets AB, Board member of Fastighets AB Regio.

Background: Head of Real Estate Finance, Handelsbanken Debt Capital Market, Nordic Head of Real Estate at Credit Agricole and CFO at Kungsleden Fastighets AB.

Holding of shares and warrants in Emilshus: 117,002 Series B ordinary shares.

Independence: Independent of the company, its management and major shareholders.



Elisabeth Thuresson

Board member
since January 2019

Born: 1961.

Education: Higher specialized economics course, Hvitfeldtska gymnasium.

Assignments outside the Group: Partner and Board member of Thureda Gruppen AB, Östra Härads Fastighets AB, Käpphästen AB, Vetlanda Valvet AB, et al invest AB and Papegojtulpanen AB. Board member of Friluftsförbundet's local chapter in Vetlanda, and Tillväxstiftelsen i Jönköpings Län. Deputy Board member of AB Boken Vetlanda.

Background: Previously active as an auditor. Many years of involvement in T-Emballage AB and Innovexa AB as Head of Finance and HR, owner and Board member.

Holding of shares and warrants in Emilshus: None. Elisabeth is a partner and Board member of Thureda Gruppen AB, which holds 412,020 Series A ordinary shares and 1,854,070 Series B ordinary shares.

Independence: Independent of the company, its management and major shareholders.



Ulrika Valassi

Board member
since April 2024

Born: 1967.

Education: Bachelor's in Business Administration, Uppsala University.

Assignments outside the Group: Board member of Ålandsbanken Abp, Sparbanken Sjuhärad, Swedencare, Pamica Group, Insatt Group. Advisor for Wellstreet, Niam Credits.

Background: Managerial positions in SEB, Landshypotek, DBT Capital. Consulting operations in own company, Au Management AB. Former Board member of Hemfosa Fastigheter, Qliro, Intrum Justitia, Hypoteket and Dreams Securities.

Holding of shares and warrants in Emilshus: 1,500 Series B ordinary shares.

Independence: Independent of the company, its management and major shareholders.

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Management



Jakob Fyrberg

CEO
since April 2019

Born: 1974.

Education: Master of Business Administration, University of Gävle.

Assignments outside the Group: Owner, Board member and CEO of Rerum Fastigheter AB. Partner and Chairman of Aptare Holding AB. Chairman of Aptare Förvaltning AB, Bostaden Västra Götaland Intressenter Fastigheter AB and Aptare Entreprenad AB.

Background: Founder of Aptare Fastigheter. Former CEO of Heimstaden Projektutveckling AB, Business Development Manager at Ikano Bostad and senior partner at Catella AB for 15 years in property consulting.

Holding of shares and warrants in Emilshus: 43,500 Series B ordinary shares (via company). Jakob is a partner and Chairman of Aptare Holding AB, which holds 4,440,000 Series A ordinary shares and 20,480,010 Series B ordinary shares. 30,000 warrants representing Series B ordinary shares.



Emil Jansbo

CFO
since October 2023

Born: 1980.

Education: Master of Science in Economics, Linköping University.

Assignments outside the Group: —
Background: CFO of Intea Fastigheter AB (publ), CFO of Randviken Fastigheter AB (publ), Head of Finance at Savills Investment Management, and Head of Department at PwC Corporate Finance.

Holding of shares and warrants in Emilshus: 200,000 call options representing Series B ordinary shares.



Helen Arvidsson

CFO
since September 2021

Born: 1976.

Education: Master of Science in Economics, Linnaeus University in Växjö.

Assignments outside the Group: —
Background: Deputy CEO and Head of Finance, HR, IT and sales support at Abena AB, Group CFO at APP Rockstar Equity AB and Head of Finance and IT at KF Göta.

Holding of shares and warrants in Emilshus: 7,000 Series B ordinary shares and 12,000 warrants representing Series B ordinary shares.



Pierre Folkesson

Project Director
since July 2018

Born: 1971.

Education: —

Assignments outside the Group: Owner, Board member and CEO of Nästagård Fastigheter AB. Owner and Board member of Pierre Folkesson Invest AB, Bakseda Fastighets AB, Aptare Förvaltning AB, Aptare Holding AB, Aptare Entreprenad AB, Bostaden Västra Götaland Intressenter Fastigheter AB, Byggbo Hus AB and Byggbo i Vetlanda AB. Partner and deputy Board member of Granbackens Fastighets AB and Fastighets AB Kiosken in Vimmerby.

Background: Active in the property industry for over 20 years in management and acquisitions at Aptare Fastigheter, as CEO of Carlfo Fastighets AB in Vetlanda, and as project manager and developer for a variety of projects at Bostaden AB.

Holding of shares and warrants in Emilshus: 43,500 Series B ordinary shares (via company). Pierre is a partner and Board member of Aptare Holding AB, which holds 4,440,000 Series A ordinary shares and 20,480,010 Series B ordinary shares. 24,181 warrants representing Series B ordinary shares.



Martin Lindström

Transaction Manager
since September 2023

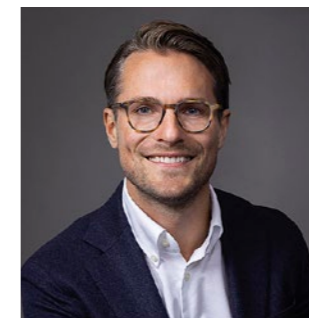
Born: 1980.

Education: Master of Science in Civil Engineering from Chalmers University of Technology. Master of Science in Economics, University of Gothenburg.

Assignments outside the Group: Owner and Board member of Martin Lindström Förvaltning AB. Partner and CEO of Loggen Invest AB.

Background: Has worked with transactions for Emilshus since 2019. Regional Project Developer at SHH Bostad. Consulting activities in project development and transactions. Design engineer, Head of Assignments at NCC Teknik.

Holding of shares and warrants in Emilshus: 8,000 Series B ordinary shares. Martin is a partner and CEO of Loggen Invest AB, which holds 880,000 Series B ordinary shares. 10,000 warrants representing Series B ordinary shares.



Jakob Paljak

Chief Operating Officer
since September 2022

Born: 1987.

Education: Master of Science in Urban Management from KTH Royal Institute of Technology.

Assignments outside the Group: —
Background: COO of Randviken Fastigheter with responsibility for the company's property and project development. Prior to that, he was Head of Sweden for the British real estate investor Round Hill Capital and project and property developer at UnibailRodamco.

Holding of shares and warrants in Emilshus: 22,000 Series B ordinary shares.

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Directors' Report

The Board of Directors and CEO of Fastighetsbolaget Emilshus AB (publ), Corp. ID No. 559164-8752, hereby submit the annual report and consolidated financial statements for fiscal year 2024. The address of the company's head office is Storgatan 10, Växjö, Sweden. The Annual Report and consolidated financial statements cover the period from January 1, 2024 to December 31, 2024.

About Fastighetsbolaget Emilshus AB

Fastighetsbolaget Emilshus AB (publ) is a property company that originated in a property group from Vetlanda that was founded in 2008. Emilshus in its current form was established in 2018. Using capital from Småland, a group of business owners created a property company that would combine solid know-how of the property industry with entrepreneurial drive in order to grow and become a leading property company within commercial premises in southern Sweden. At December 31, 2024, Emilshus owned and managed 172 commercial properties with a total property value of MSEK 8,940.

Financial targets

Profit from property management per ordinary share
Profit from property management per ordinary share is to increase at least 15% per year.

Profit from property management per ordinary share in 2024 increased 15%, meaning it was in line with the company's target. The average annual increase in profit from property management per ordinary share per year for the period 2020–2024 was 16%.

Return on equity

Return on equity, measured over a five-year period, is to amount to an average of at least 15% per year.

In 2024, the return on equity amounted to 8%. Average annual return on equity for the period from 2020 to 2024 was 15%.

Financial risk limits

Net loan-to-value ratio

The net loan-to-value ratio is to consistently not exceed 60%.
Net loan-to-value ratio at the end of the period totaled 52%.

Interest-coverage ratio

The interest-coverage ratio is to exceed a multiple of 2.0.
The interest-coverage ratio during the period was a multiple of 2.4.

Comments on earnings performance

Income, property costs and net operating income

Income totaled MSEK 674 (593), up 14%. The growth was attributable primarily to property acquisitions, but also to rent adjustments and increased income as a result of investments made in existing properties.

Property costs increased 7% to MSEK 132 (123). The increase is attributable primarily to a larger property portfolio. Property costs comprised MSEK 91 (90) in property upkeep and maintenance, MSEK 21 (14) in repairs and maintenance, and MSEK 21 (19) in costs for property tax.

Net operating income increased 15% to MSEK 542 (471). The surplus ratio was 80% (79).

Central administration

The costs for central administration totaled MSEK 34 (32) and comprised costs for central functions such as personnel costs as well as costs for company management and the accounting function. The costs for central administration as a percentage of Emilshus's income amounted to 5% (5).

Net financial items

Net financial items totaled MSEK –211 (–205). The change in net financial items was attributable primarily to a higher average debt volume during the period. The average interest rate on interest-bearing liabilities, including costs for interest-rate hedging, was 4.0% (4.7) at the end of the period. The interest-coverage ratio was a multiple of 2.4 (2.1).

Profit from property management

Profit from property management increased 27% during the period to MSEK 297 (233).

Changes in value, investment properties

Unrealized changes in value of investment properties impacted earnings by MSEK 124 (–43). The change in value is attributable to lower yield requirements that impacted the value by MSEK 42, improved net operating income that impacted the value by MSEK 32, and other items in the form of reversed tax discounts of MSEK 51 linked to acquisitions.

Realized changes in value of investment properties impacted earnings by MSEK 3 (–).

Changes in value, financial instruments

Unrealized changes in value of financial instruments were attributable to derivatives for interest-rate hedging and totaled MSEK –25 (–102). The change in value was attributable to new derivatives that were signed during the period, as well as lower market interest rates. In addition, realized changes in value of financial instruments totaled MSEK –12 (–10), attributable to costs related to restructuring of interest-rate swaps and repurchase of bonds.

Tax

Current tax expense totaled MSEK 34 (42) and deferred tax expense totaled MSEK 65 (4). The relatively lower current tax expense in relation to profit from property management year-on-year is attributable to the company having become more efficient in utilizing taxable depreciation on buildings and equipment. The deferred tax expense pertains primarily to temporary differences between the carrying amounts and tax values of investment properties and financial instruments.

Net profit for the year

Net profit for the year after tax totaled 288 MSEK (33), corresponding to SEK 2.28 per average number of ordinary shares before dilution (–0.09) and SEK 2.27 after dilution (–0.09).

Significant events during the fiscal year

The year was marked by growth and the continued development of operations. 44 investment properties were acquired for a total consideration of MSEK 1,469. Two divestments totaling MSEK 44 took place during the year. Emilshus carried out a number of capital market activities during the year. In May, a directed issue of Series B ordinary shares for MSEK 384 took place, by virtue of the authorization that was received at the 2024 Annual General Meeting. The company's bonds from April and September 2022 were redeemed early during the year. In conjunction with the repurchase, new senior unsecured green bonds were issued to an amount of MSEK 400 before issue costs, with three-year tenor.

Market value of the properties

Emilshus's holdings of investment properties are recognized at fair value in accordance with IAS 40. In conjunction with preparing the annual accounts, all investment properties have been

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market valued, and Emilshus engaged Newsec, a property service company, in conjunction with these valuations. The total market value of the properties at year-end was MSEK 8,940 (7,324).

Business environment factors

To date, Emilshus has not noted any direct material impact on the company's operations from the consequences of the turbulent external conditions. A continued high level of inflation that eased during the year impacted the company through rising costs as well as increased income through annual inflation indexation of the majority of the company's leases. There is a risk that any price increases, delivery problems and a weaker economic climate could adversely impact the company or the company's tenants. The development of market interest rates toward lower levels had a positive impact on the company's earnings during the year.

Sustainability

Emilshus has set high sustainability requirements for its operations. Sustainability activities are based on the sustainability strategy adopted by the Board of Directors, and on the need for wise and responsible economizing with limited resources. Emilshus's local presence, with committed and skilled employees, provides the company with good conditions for creating value and sustainable property ownership. In its environmental activities, Emilshus will proactively implement improvements in energy efficiency in its buildings and premises, using effective system support.

Emilshus's efforts are built on an internal framework consisting of a sustainability strategy, action plans and policies. On the basis of this framework, Emilshus has identified four focus areas in its operations that are particularly important:

- Properties
- Employees
- Tenants
- External partners.

In addition, Emilshus's sustainability activities are based on a commitment to the UN Global Compact and the UN Sustainable Development Goals (Agenda 2030).

Follow-up of green finance framework

In September, Emilshus's green finance framework was updated, giving the company the opportunity to issue green bonds and other financial instruments to finance properties and property projects. The company's green framework has been reviewed by ISS. At December 31, Emilshus had green assets at a total value of MSEK 3,037, with established green financing of MSEK 519 in existing properties. The unutilized amount in the green finance framework amounted to MSEK 2,518.

Risks and uncertainties

Emilshus is exposed to various risks that could be significant to the company's future operations, earnings and financial position. Risk pertains to an uncertainty that could impact the company's ability to achieve the targets it has set. Risk management pertains to creating a balance between the intent to limit risk and achieving targets at the same time. Emilshus's property portfolio comprises high-yield commercial properties in Småland, Östergötland and Halland.

Risk management activities pertain to systematic application of policies, procedures and practices regarding identification, assessment, control and monitoring of risks in Emilshus's operations. The best available information must be used in risk management, and it must be supplemented as needed with additional investigations. Emilshus's activities regarding risk management follow a defined procedure that includes the following five areas: risk identification, risk assessment, risk measures, self-assessment and reporting. These activities must be conducted at least once yearly. Monitoring and separate evaluations are continuously carried out at various levels within the Group.

Emilshus's risks are identified and evaluated in five categories.

- Strategic risks
- Operational risks
- Financial risks
- Sustainability risks
- Business environment risks

Risk measures are routinely taken in line with Emilshus's guidelines. See also Note 21.

Financing

Capital structure

Emilshus's capital structure at the end of the period meant that 42% (42) of the balance sheet total were financed with equity, 52% (52) with interest-bearing liabilities and 6% (6) with other items. Emilshus's creditors comprise four Nordic banks, with financing consisting of secured senior bank loans. Bonds comprise a supplementary source of financing.

Equity

The equity/assets ratio totaled 42% (42) and equity amounted to MSEK 3,856 (3,194) at the end of the period. Equity per ordinary share amounted to SEK 27.99 (25.26) and net asset value per ordinary share to SEK 30.60 (27.32).

Interest-bearing liabilities

Emilshus's interest-bearing liabilities totaled MSEK 4,717 (3,984) at the end of the period. Less cash and cash equivalents of

MSEK 100 (212), net debt amounted to MSEK 4,617 (3,772), which resulted in a net loan-to-value ratio of 52% (52). The interest-bearing liabilities consist of secured bank loans of MSEK 4,308 (3,408), which comprised 91% (86) of the total interest-bearing liabilities. Interest-bearing bonds amounted to MSEK 396 (576) and comprised 8% (14) of interest-bearing liabilities. The overdraft facility amounts to MSEK 13 (—). The debt ratio calculated as net debt in relation to net operating income less central administration costs in accordance with earnings capacity amounted to a multiple of 8.2 (8.2) on the balance-sheet date.

Liquidity and unutilized credit facilities

Cash and cash equivalents amounted to MSEK 100 (212) in addition to unutilized overdraft facilities of MSEK 67 (80) as well as unutilized credit facilities of MSEK 21 (—).

Cash and cash equivalents and unutilized credit facilities totaled MSEK 188 (292) at the end of the period.

Debt maturity


The debt maturity period for Emilshus's interest-bearing liabilities was 2.7 years (1.8) at the end of the period. During the period, Emilshus renegotiated and extended the tenors on its bank loans. In addition, bank loans that mature in 2025 were refinanced after the end of the period with longer tenors and improved financing terms as a result. After that, there are no maturities of interest-bearing liabilities in 2025, apart from ordinary recurring repayments.


Average interest rate and interest maturity


The average interest rate on interest-bearing liabilities, including derivatives, amounted to 4.0% (4.7) at the end of the period.


The Group's average interest maturity, including derivatives, was 2.3 years (3.1) at the end of the period, and the share of interest-bearing liabilities that had hedged rates through derivatives was 81% (77). At the end of the period the Group had signed interest-rate hedges for a total nominal amount of MSEK 4,590 (3,840), of which MSEK 3,520 (2,770) pertained to active interest-rate swaps with an average remaining term of 2.7 years (3.5); MSEK 770 (770) pertained to forward-starting interest-rate swaps with an average remaining term of 2.7 years; and MSEK 300 (300) pertained to interest-rate caps (STIBOR 3M+1.0%) with a remaining term of 0.9 years (1.9). The derivatives limit the effect of future changes to interest rates on the Group's earnings.


The fair value of the derivatives amounted to MSEK 10 (35) at the end of the period. The derivatives have been measured at fair value, and the changes in value have been recognized in profit or loss.


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Significant events after the balance-sheet date

On January 24, Emilshus announced that it had acquired two properties in Ljungby and Mark Municipalities, with a total leasable area of 14,859 sqm and an average remaining lease term of 13 years. The annual rental value amounts to MSEK 19.

On February 12, the company announced that it had acquired eight properties in Halmstad, with a total leasable area of 47,300 sqm and an average remaining lease term of 3.5 years. The annual rental value amounts to MSEK 53.

On February 18, it was announced that Emilshus had issued senior unsecured bonds with a volume of MSEK 400, before issue costs. The bonds have a tenor of 3.25 years and a variable interest rate of STIBOR 3M+2.5%. The proceeds will be used in accordance with the company's green framework.

A directed issue of 9.4 million preference shares was decided on in March, assuming subsequent approval at an Extraordinary General Meeting to be held on March 31, 2025. Emilshus raised a total of MSEK 267 through the issue. A number of Swedish and international professional investors, including the existing shareholder AB Sagax, participated in the issue.

Parent Company

The Parent Company's operations comprise primarily ownership and administration of shares in subsidiaries, including maintaining central functions for the operations of the subsidiaries. Loss before tax amounted to MSEK -20 (-11) and the equity/assets ratio was 47% (44).

Proposal for appropriation of profit

The following funds, pertaining to fiscal year 2024, are available for distribution by the Annual General Meeting:

SEK	2024 31 Dec
Retained earnings	-144,626,609
Share premium reserve	2,309,459,955
Net loss for the year	-19,808,058
Total	2,145,025,288
Dividend to preference shareholders	41,257,250
To be carried forward	2,103,768,038
Total	2,145,025,288

The Emilshus share and shareholders

At December 31, 2024, there were 134,782,892 shares and 238,533,902 votes in Emilshus, distributed as follows:

- Series A ordinary shares: 11,527,890 shares and 115,278,900 votes.

- Series B ordinary shares: 102,626,377 shares and 102,626,377 votes.
- Preference shares: 20,628,625 shares and 20,628,625 votes.

On March 5, 2025 the Board decided on a new share issue of a maximum of 9,371,375 preference shares, assuming approval from the Extraordinary General Meeting to be held on March 31, 2025. In the event the Extraordinary General Meeting resolves to approve the new share issue, there will be a maximum of 30,000,000 preference shares in total as of the date of the Annual General Meeting.

Emilshus's Series B ordinary shares and Emilshus's preference shares are listed on Nasdaq Stockholm Mid Cap. The largest shareholders, measured in share of votes, at year-end were Aptare Holding AB (27.2% of the votes), AB Sagax (25.7% of the votes) and NP3 Fastigheter AB (10.3% of the votes).

Statement of the Board regarding appropriation of retained earnings

The Board of Directors of Fastighetsbolaget Emilshus AB (publ), Corp. ID No. 559164-8752, proposes that the Annual General Meeting resolve on a dividend of SEK 0.50 per share and quarter for preference shares, though at most SEK 2 per preference share for the period until the next Annual General Meeting. Of the funds available to the Annual General Meeting, it is proposed that SEK 41,257,250 be disbursed to holders of preference shares and – assuming that the Extraordinary General Meeting resolves on a new share issue – that an additional SEK 18,742,750 be disbursed to holders of preference shares, meaning a total dividend of SEK 60,000,000, and that the remainder be carried forward. The ordinary record dates for the quarterly disbursements are determined in accordance with the Articles of Association. The Board of Directors proposes that dividends be paid on the following record dates:

- June 30, 2025 (SEK 0.50)
- September 30, 2025 (SEK 0.50)
- December 30, 2025 (SEK 0.50)
- March 31, 2026 (SEK 0.50)

If the Annual General Meeting resolves in accordance with the proposal, the respective disbursements will be made through Euroclear Sweden AB on the third banking day after the respective record dates. The Board of Directors proposes to the Annual General Meeting that no dividend be disbursed as regards Series A or B ordinary shares.

The Board has reviewed the company's financial situation and confirms, after careful consideration, that disbursement of the dividend is justifiable with regard to the precautionary principle in Chapter 17, section 3, second and third paragraphs of the Companies Act.

The Board of Directors believes that the company's and the Group's equity after the proposed disbursement of dividends will be sufficient for the nature, scope and risks of the operation. In this context, the Board takes into account such factors as the company's and the Group's equity/assets ratio, budgeted development, investment plans and the business cycle.

The proposed distribution of profits – assuming that the Extraordinary General Meeting resolves on the new share issue – comprises approximately 1.17% of the Parent Company's equity and approximately 0.66% of the Group's equity. After the distribution of profits, the company and Group will still have a good equity/assets ratio, which in the opinion of the Board corresponds to the requirements that can currently be put forward for the property industry. After the distribution of profits, the company and the Group are deemed to have a satisfactory level of liquidity and a consolidation requirement that can be considered as having been met.

The Board is of the opinion that the allocation of profits will not impact the company's possibilities for fulfilling either its short-term or its long-term obligations. Moreover, the company and the Group have good access to liquidity reserves in the form of both short- and long-term credits. Nor is it expected that the proposed distribution of profits will impact the company's ability to make any necessary investments.

In its overall assessment of the company's and the Group's economic circumstances, the Board feels that no circumstances have emerged that would make the proposed distribution of profits unjustifiable.

The Board's authorization proposal

Furthermore, the Board proposes that all new preference shares that may be issued by virtue of the authorization to conduct a new share issue, granted by the General Meeting, shall convey the right to a dividend for the first time on the record date for dividends following the registration of the new share issue with the Swedish Companies Registration Office and the entry of the shares into the shareholders' register administered by Euroclear Sweden AB. This means that the right to the initial dividend of SEK 0.50 will arise, as above, on the first record date following entry into the shareholders' register.

Upon full exercise of the authorization for the Board to decide on a new share issue, a maximum dividend of SEK 28,830,852 for future shares will be disbursed – assuming that the Extraordinary General Meeting on March 31, 2025 resolves on a new share issue of 9,371,375 preference shares, meaning that the number of shares in the company as of the date of the Annual General Meeting will total 144,154,267.

Consolidated statement of comprehensive income

MSEK	Note	Jan-Dec	
		2024	2023
Rental income	2	674	588
Other income		—	5
Income		674	593
Property costs	3	-132	-123
Net operating income		542	471
Central administration	4, 5	-34	-32
Net financial items	6	-211	-205
Profit from property management		297	233
Realized changes in value, investment properties	8	3	—
Unrealized changes in value, investment properties	8	124	-43
Realized changes in value, financial instruments		-12	-10
Unrealized changes in value, financial instruments	16	-25	-102
Profit before tax		387	79
Current tax	7	-34	-42
Deferred tax	7	-65	-4
Net profit for the year		288	33
Other comprehensive income		—	—
Comprehensive income for the year		288	33
Net profit for the year and comprehensive income attributable to:			
Parent Company shareholders		288	33
Non-controlling interests		—	—
Earnings per ordinary share before dilution, SEK		2.28	-0.09
Earnings per ordinary share after dilution, SEK		2.27	-0.09
Average number of ordinary shares		108,290,971	93,779,549
Number of ordinary shares at the end of the period		114,154,267	100,281,607
Average number of preference shares		20,628,625	20,628,625
Number of preference shares at the end of the period		20,628,625	20,628,625

Consolidated statement of financial position

MSEK	Note	Dec 31	
		2024	2023
ASSETS			
Non-current assets			
Investment properties	8	8,940	7,324
Other non-current assets	9	1	1
Derivatives	16	10	35
Total non-current assets		8,951	7,360
Current assets			
Rent receivables		6	6
Tax assets		17	—
Other receivables		0	20
Prepaid expenses and accrued income	11	19	24
Cash and cash equivalents	22	100	212
Total current assets		143	262
TOTAL ASSETS		9,094	7,621
EQUITY AND LIABILITIES			
Equity	17		
Share capital		270	242
Other contributed capital		2,310	1,922
Retained earnings incl. net profit for the year		1,277	1,030
Total equity attributable to Parent Company shareholders		3,856	3,194
Non-current liabilities			
Liabilities to credit institutions	13, 15	3,643	3,306
Bonds		396	576
Deferred tax liabilities		307	241
Other liabilities		1	1
Total non-current liabilities		4,347	4,125
Current liabilities			
Liabilities to credit institutions	13	665	101
Overdraft facility	13, 15	13	—
Accounts payable		14	14
Tax liabilities		0	15
Other liabilities		34	34
Accrued expenses and prepaid income	18	165	139
Total current liabilities		892	303
TOTAL EQUITY AND LIABILITIES		9,094	7,621

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Condensed consolidated statement of changes in equity

MSEK	No. of ordinary shares	No. of preference shares	Share capital	Other contributed capital	Retained earnings including net profit for the period ¹⁾	Total equity ¹⁾
Equity, Jan 1, 2023	92,874,199	20,628,625	227	1,742	1,038	3,007
New ordinary share issue	7,407,408	—	15	185	—	200
New warrant issue	—	—	—	0	—	0
New issue expenses	—	—	—	-6	—	-6
Dividend on preference shares	—	—	—	—	-41	-41
Net profit for the year, 2023	—	—	—	—	33	33
Equity, Dec 31, 2023	100,281,607	20,628,625	242	1,922	1,030	3,194
Equity, Jan 1, 2024	100,281,607	20,628,625	242	1,922	1,030	3,194
New ordinary share issue	13,872,660	—	28	399	—	426
New issue expenses	—	—	—	-11	—	-11
Dividend on preference shares	—	—	—	—	-41	-41
Net profit for the year, 2024	—	—	—	—	288	288
Equity, Dec 31, 2024	114,154,267	20,628,625	270	2,309	1,276	3,856

1) Total equity, Net profit/loss for the period and Comprehensive income for the period are attributable in their entirety to the Parent Company shareholders.

Consolidated statement of cash flows

MSEK	Note	Jan-Dec	
		2024	2023
Operating activities			
Profit from property management		297	233
Income tax paid		-34	-42
Adjustments for non-cash items		7	4
Cash flow from operating activities before changes in working capital		270	196
Cash flow from changes in working capital			
Increase (-)/decrease (+) in operating receivables		7	0
Increase (+)/Decrease (-) in operating liabilities		53	26
Cash flow from operating activities		329	222
Investing activities			
Acquisition of investment properties	8	-1,469	-199
Investments in investment properties	8	-63	-55
Acquisition of equipment		-0	-0
Divestment of investment properties	8	44	—
Cash flow from investing activities		-1,489	-255
Financing activities			
Bank loans raised	13, 23	965	390
New ordinary share issue		416	195
Dividend on preference shares		-41	-41
Repayment of bank loans	13, 23	-94	-379
Repayment of bonds	13, 23	-581	-69
Repayment of other loans	13, 23	—	-65
Bonds raised	13, 23	396	—
Realized changes in value, financial instruments	16	-12	-10
Cash flow from financing activities		1,048	21
Cash flow for the period		-112	-12
Cash and cash equivalents at the beginning of the period		212	224
Cash and cash equivalents at the end of the period		100	212

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Parent Company income statement


MSEK	Note	Jan–Dec	
		2024	2023
Income			
Net sales		23	21
Operating expenses			
Other external costs	4, 5	-64	-53
Operating loss		-41	-32
Profit/loss after financial items			
Interest income and similar income items	6	183	174
Interest expenses and similar expense items	6	-200	-193
Loss after financial items		-58	-51
Appropriations			
Group contributions		39	39
Loss before tax		-20	-11
Current tax			
Current tax	7	—	—
Deferred tax	7	0	1
Net loss for the year		-20	-11


Parent Company comprehensive income


MSEK	Note	Jan–Dec	
		2024	2023
Net loss for the year according to income statement		-20	-11
Other comprehensive income		—	—
Comprehensive income for the year		-20	-11


Parent Company balance sheet


MSEK	Note	Dec 31	
		2024	2023
ASSETS			
Non-current assets			
Equipment	9	1	1
Derivatives		1	1
Participations in Group companies	10	479	474
Deferred tax assets		3	3
Total non-current assets		484	479
Current assets			
Receivables from Group companies		4,629	4,013
Other receivables		6	3
Prepaid expenses and accrued income		3	11
Cash and bank balances		27	186
Total current assets		4,664	4,214
TOTAL ASSETS		5,149	4,693
EQUITY AND LIABILITIES			
Equity			
<i>Restricted equity</i>			
Share capital		270	242
<i>Unrestricted equity</i>			
Share premium reserve		2,309	1,922
Retained earnings or losses		-145	-93
Net loss for the year		-20	-11
Total equity		2,415	2,060
Non-current liabilities			
Bonds		396	576
Liabilities to credit institutions	13, 15	1,614	1,961
Total non-current liabilities		2,010	2,537
Current liabilities			
Liabilities to credit institutions	13	665	54
Overdraft facility	15	13	—
Other liabilities		25	24
Accrued expenses and prepaid income	18	21	19
Total current liabilities		724	96
TOTAL EQUITY AND LIABILITIES		5,149	4,693


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Parent Company statement of changes in equity

MSEK	No. of ordinary shares	No. of preference shares	Share capital	Share premium reserve	Retained earnings including profit/loss for the year	Total equity ¹
Equity, Jan 1, 2023	92,874,199	20,628,625	227	1,743	-51	1,918
New ordinary share issue	7,407,408	—	15	185	—	200
New preference share issue	—	—	—	0	—	0
New issue expenses	—	—	—	-6	—	-6
Dividend on preference shares	—	—	—	—	-41	-41
Net loss for the year and comprehensive income for 2023	—	—	—	—	-11	-11
Other changes in equity	—	—	—	-0	—	-0
Equity, Dec 31, 2023	100,281,607	20,628,625	242	1,922	-104	2,060
Equity, Jan 1, 2024	100,281,607	20,628,625	242	1,922	-104	2,060
New ordinary share issue	13,872,660	—	28	399	—	426
New warrant issue	—	—	—	—	—	—
New issue expenses	—	—	—	-11	—	-11
Dividend on preference shares	—	—	—	—	-41	-41
Net loss for the year and comprehensive income for 2024	—	—	—	—	-20	-20
Equity, Dec 31, 2024	114,154,267	20,628,625	270	2,309	-165	2,415

Parent Company statement of cash flow

MSEK	Note	Jan-Dec	
		2024	2023
Operating activities			
Loss after financial items		-58	-51
Income tax paid		—	-0
Adjustments for non-cash items		9	7
Cash flow from operating activities before changes in working capital		-49	-44
Cash flow from changes in working capital			
Increase (-)/decrease (+) in operating receivables		5	3
Increase (+)/decrease (-) in operating liabilities		44	42
Cash flow from operating activities		1	0
Cash flow from investing activities		-616	112
Financing activities			
Bank loans raised		300	310
New ordinary share capital issue		416	195
Dividend on preference shares		-41	-41
Repayment of bank loans		-34	-331
Repayment of bonds		-581	-69
Repayment of other loans		—	-65
Bonds raised		396	—
Cash flow from financing activities		456	2
Cash flow for the period		-160	114
Cash and cash equivalents at the beginning of the period		186	72
Cash and cash equivalents at the end of the period		27	186

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Note 1 Accounting policies

General information

Fastighetsbolaget Emilshus AB, Corp. ID. No. 559164-8752, is a Swedish listed company with its registered office in Växjö, Sweden. The operation is described in the Directors' Report. The Annual Report and consolidated financial statements have been approved for publication by the Board of Directors and CEO on the date indicated by the electronic signatures, and will be presented at the Annual General Meeting on April 29, 2025 for adoption. The company's share has been listed on Nasdaq Stockholm Mid Cap since June 13, 2022.

Basis of the report

This Annual Report and these consolidated financial statements encompass Fastighetsbolaget Emilshus AB and its subsidiaries, and pertains to the company's fifth year of operations from January 1, 2024 to December 31, 2024.

The consolidated financial statements for Fastighetsbolaget Emilshus AB have been prepared in accordance with the IFRS Accounting Standards as adopted by the EU and the interpretations of these (IFRIC). Furthermore, the consolidated financial statements were prepared in accordance with Swedish law through the application of Swedish Financial Reporting Board recommendation RFR 1 Supplementary Accounting Rules for Corporate Groups.

The Parent Company applies the same accounting policies as the Group except for the cases stated in the section "Parent Company accounting policies." The Parent Company applies the Swedish Annual Accounts Act and RFR 2 Accounting for Legal Entities. Any discrepancies that arise are caused by limitations in the Annual Accounts Act and relevant tax legislation for applying IFRS in the Parent Company.

Currency

The functional currency of the Parent Company, and the reporting currency of the Group, is the Swedish krona.

Assessments and estimates

In preparing the financial statements, the company management and Board of Directors must make assessments and assumptions that impact the carrying amount of assets and liabilities as well

as income and expenses. These are based on experience and assumptions that are deemed appropriate under the prevailing circumstances. Actual outcomes may differ from these assessments if other circumstances arise.

Evaluation of properties

The reporting is especially sensitive as regards assessments and assumptions that form the basis for evaluating investment properties. These are recognized at fair value, which is based on a market assessment determined by the Board of Directors. Company management has made assumptions regarding the cost of capital and yield requirements that are based on experience-based assumptions for comparable properties and locations. Estimates regarding costs for operation, maintenance and administration are based on actual costs as well as assumptions for comparable properties. Emilshus has chosen to measure its holdings of investment properties at fair value in accordance with IAS 40. Emilshus gathers external valuation statements to establish the market value of its properties. The valuations are prepared by Newsec and updated on a quarterly basis. Refer also to Note 8, which contains more information.

Classifications

Non-current assets and non-current liabilities consist essentially of amounts that are expected to be settled later than twelve months from the balance-sheet date. Current assets and current liabilities consist are expected to be settled within twelve months of the balance-sheet date. Non-current liabilities comprise essentially amounts that Emilshus, at end of the reporting period, is entitled to choose to pay later than twelve months after the end of the reporting period. If Emilshus is not entitled to do so as of the end of the reporting period – or if the liability is held for trading, or the liability is expected to be settled within the normal business cycle – the amount of the liability is recognized as a current liability.

Asset acquisitions and business combinations

Acquisitions are classified as either business combinations or asset acquisitions under IFRS 3.

Each acquisition is individually classified, primarily through a concentration test. This test says that if the full fair value of the net assets acquired is attributable in all essentials to one asset or group of similar assets, then the acquisition constitutes an asset

acquisition. If the conditions of the test are not met, the assessment is based on acquisitions outside of the property – including organization and procedures required to conduct the operation.

Segment reporting

Operating segments are recognized in a manner consistent with the internal reporting that is submitted to the chief operating decision maker, which is the function responsible for allocating resources and assessing the earnings from the operating segments. In the Group, this function has been identified as the Management Team.

An operating segment is a component of the Group that carries out operations that generate income and incur costs, and for which independent financial information is available. Instead of dividing its operations into segments, Emilshus regards the operations of the entire Group as one segment, which is reflected in the company's internal organization and reporting.

Income

Rental income from investment properties is recognized in the period that the rent is attributable to. All leases are classified as operating leases and income received comprises lease income, which is designated as rental income. Rental income includes supplements such as property tax debited, costs for heating and so on. Advances on rent are recognized as prepaid rental income. Rent discounts are accrued over the term of the lease. Income from property sales is normally recognized on the closing date, unless control has been transferred to the buyer on an earlier occasion. Earnings from the sale of a property are recognized as realized change in value corresponding to the difference between the sale price received less selling expenses and the most recent carrying amount, plus investments made after the latest valuation date.

Property costs

Property costs pertain to direct and indirect costs for managing a property, and include costs for operation, routine property maintenance and property tax.

Central administration

Costs for central administration consist of costs for Group-wide functions as well as corporate expenses pertaining to subsidiaries.

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The Parent Company's costs pertaining to central administration include Group management, IT, HR, finance, audit fees and so on.

Financial expenses

Financial expenses pertain to interest and other expenses attributable to raising loans. Costs for obtaining mortgage deeds are not regarded as financial expenses, but are capitalized as expenditure directly attributable to the acquisition of the investment property. Financial expenses also include interest expenses for fixed-income derivatives. Payment streams from these are recorded in the period they pertain to.

Tax

All of the Group's acquisitions are asset acquisitions, and no deferred tax is recognized on the acquisition date but is instead recognized on differences between carrying amounts and tax value pertaining to changes that arose after the acquisition date. The Group applies a tax rate of 20.6%.

Investment properties

The Group recognizes investment properties in accordance with IAS 40. Investment properties are properties that are held for generation of rental income or value appreciation, or a combination of these, rather than for use in the company's own operations. All of Emilshus's properties are regarded as investment properties. The term "investment properties" includes buildings, land and land improvements, and ongoing new construction, extensions or reconstruction as well as property inventory. The investment properties are initially measured at cost, and subsequently at fair value. No depreciation of properties is therefore applied in the Group. In order to determine the fair value at the balance-sheet date, investment properties are subjected to external market valuations. Changes in value, both realized and unrealized, are recognized in profit or loss. Additional expenditure is added to the carrying amount only if the future economic benefits that are associated with the asset are likely to accrue to the company and the cost can be reliably calculated. Expenditure for repairs and maintenance is recognized in the period in which it arises.

Financial instruments

General policies

Financial instruments recognized in the balance sheet include such assets as cash and cash equivalents, rent and trade receivables as well as accounts payable, other current liabilities, liabilities to credit institutions and other loans. Recognition depends on how the financial instruments are classified.

Classification and measurement

Financial instruments are initially recognized at cost, corresponding to fair value of the instrument plus transaction costs for all financial instruments in the Group, unless otherwise indicated below. Upon initial recognition, a financial instrument is classified on the basis of factors including the purpose for which the instrument was acquired. This classification determines how the financial instrument is measured after initial recognition. Unless otherwise indicated, after initial recognition the financial instrument is recognized using the effective interest method. The Group holds financial instruments in the following categories, divided by classification category:

Financial instruments measured at fair value

Fixed-income derivatives

The fair value of interest-rate swaps is based on a discounting of estimated future cash flows in accordance with the terms and due dates of the contract, based on the market interest rate on the balance-sheet date. Interest-rate swaps are attributable to level 2 of the valuation hierarchy.

Financial instruments measured at amortized cost

Rent receivables

Trade receivables and rent receivables are initially recognized at the invoiced value. Following initial recognition, these assets are measured using the effective interest method. Under the business model, assets classified at amortized cost are held to collect contractual cash flows that comprise solely payments of principal and interest on the outstanding principal. Provisions to a reserve for expected credit losses are set aside as needed.

Other non-current receivables and Other receivables

Receivables are reported at the lower of the nominal value and the estimated amount that will be collected. If the expected settlement date is more than one year in the future, the receivables are classified as other non-current receivables. If the expected settlement date is less than one year in the future, the receivables are classified as other receivables.

Cash and cash equivalents

Recognized at the nominal amount on the balance-sheet date. This item includes cash and bank balances. The funds thus reported are on deposit in Swedish banks with a high credit rating, so the risk reserve is therefore deemed to be insignificant.

Accounts payable

Recognized at the nominal amount. Accounts payable are recognized on the date the invoice is received.

Liabilities to credit institutions

Loans raised are recognized at the amount received less any transaction costs. Recognized at amortized cost. If loans or other agreements pertaining to loans fall due within one year, they are classified as current liabilities. Following initial recognition, these amounts are recognized using the effective interest method.

Impairment of financial assets

At the end of every reporting period, the Group assesses whether there is objective proof that a need for impairment exists for a financial asset or group of financial assets. IFRS 9 requires financial assets to be subject to impairment for expected credit losses. Impairment is forward-looking, and a loss allowance is established as soon as a credit risk arises. When established, these allowances normally take into account the expected credit loss calculated on the present value of cash flows received, either for the coming 12 months or alternately for the expected remaining lifetime. The Group applies the simplified model to its trade receivables, which means that assessments are based on historical bad debts as well as assessments of future possibilities of receiving payment. The criteria that the Group uses to establish the existence of objective proof of the need for impairment include significant financial difficulties at the issuer or creditor, a breach of contract, such as missed or delayed payments on interest or principals, or the likelihood of the borrower declaring bankruptcy or undergoing other financial reconstruction. Impairment of financial assets is recognized in consolidated profit or loss. If the need for impairment decreases in a subsequent period and the decrease can objectively be attributed to an event that occurred after the impairment was recognized, the previously recognized impairment is reversed in consolidated profit or loss.

Amended accounting policies

It is not felt that there were any changes in 2024 that will entail a material impact on Emilshus's results and financial position.

New IFRS that have not yet been applied

IFRS 18 Presentation and Disclosure in Financial Statements, which will apply beginning in January 2027, mainly changes three key areas: the structure of profit and loss; the introduction of disclosures on earnings measurements that are reported outside the company's financial statements, or "management-defined

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performance measures” (MPM); and improved aggregation and disaggregation of information in the primary statements and notes. The income statement will be divided into three categories: operating, investing and financing. The full analysis of the effects of IFRS 18 is not yet complete.

Parent Company accounting policies

The Parent Company has prepared its financial statements in accordance with the Swedish Annual Accounts Act and the Swedish Financial Reporting Board’s recommendation RFR 2 Accounting for Legal Entities.

The differences between the Group’s and the Parent Company’s accounting policies are described below. Unless otherwise indicated, the accounting policies indicated for the Parent Company have been consistently applied across all periods presented in the Parent Company’s financial statements.

Classification and presentation

The Parent Company’s income statement and balance sheet are presented in accordance with the Annual Accounts Act. The differences in the Parent Company’s income statement and balance sheet compared to the consolidated financial statements consist primarily in reporting of equity.

Group companies

Participations in Group companies are recognized in the Parent Company according to the cost method, less any impairments. This means that transaction costs are included in the carrying amount for holdings in Group companies.

Financial assets and liabilities

Given the link between reporting and taxation, the IFRS 9 regulations on financial instruments are not applied in the Parent Company. Instead, the Parent Company applies the regulations in accordance with RFR 2. Therefore, the Parent Company recognizes financial instruments on the basis of their cost in accordance with the regulations in the Annual Accounts Act.

Group contributions

Group contributions – both received and paid – are recognized as appropriations in accordance with the alternative rule.

Note 2 Rental income

MSEK	2024	2023
GROUP		
Rental income by type		
Rental income	661	572
Other payments from tenants	14	16
Total	674	588
Income by property category		
Light industry	325	291
Industrial services/trade suppliers	114	83
Retail/Big-box retail	152	145
Other	84	70
Total	674	588
Income by management region		
Halmstad	24	12
Jönköping	120	88
Kalmar	46	42
Linköping	68	43
Vetlanda	102	98
Värnamo	133	125
Växjö	181	180
Total	674	588

All leases are classified as operating leases. Rents for the leases are paid in advance on a monthly and quarterly basis. Some of the leases have indexation clauses linked to the base rent, which are compared against the consumer price index and adjusted on the first day of every fiscal year.

The lease maturity structure of the Group’s portfolio is shown in the following table. The most common tenor of a new lease is three years. In conjunction with acquisition of a property, it is ten years. Ongoing leases have been reported in the table with 12 months of rental income.

The annual rent based on the maturity structure, and contract value of the leases based on the terms of the leases, are shown below.

Lease maturity structure

Year of maturity	No. of leases	Annual rent, MSEK	Share, %	Area, ksqm	Share, %
2025	363	106	14	115	13
2026	163	166	22	188	21
2027	106	89	12	83	9
2028	51	52	7	55	6
2029	27	73	10	85	10
≥2030	77	262	35	353	40
Total	787	747	100	879	100

Leases and lease terms

Year of maturity	Contract value, MSEK	Share of Total, %
2025	143	4
2026	271	7
2027	236	6
2028	180	5
2029	327	9
2030	308	8
2031	316	8
2032	229	6
≥2033	1,731	46
Total	3,740	100

Note 3 Property costs

MSEK	2024	2023
GROUP		
Operating expenses	91	90
Maintenance costs	21	14
Property tax	21	19
Total	132	123

Operating expenses include property administration.

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Note 4 Personnel costs

MSEK	2024	2023
GROUP AND PARENT COMPANY		
Average number of employees	24	21
Of whom men, %	62	48
Of whom, women %	38	52
Salaries, other remuneration and social security expenses		
<i>Salaries, fees and benefits</i>		
Board fees as specified	1	1
Total	1	1
CEO		
Basic salary	3	2
Variable remuneration	1	1
Benefits	0	0
Other senior executives		
Basic salary	7	7
Variable remuneration	1	—
Benefits	1	1
Other employees	9	8
Total	21	19
Pension costs		
CEO	1	0
Other senior executives	2	2
Other employees	1	1
Total	4	3
Statutory social security expenses, including payroll tax		
CEO	1	1
Other senior executives	3	3
Other employees	3	3
Total	8	7

	Fee for Board members		Fee for Committee work	
	2024	2023	2024	2023
Johan Ericsson	0.30	0.26	0.02	0.01
Björn Garat	0.15	0.13	0.04	0.03
Liselotte Hjorth	—	0.13	—	—
Rutger Källén	0.15	0.13	0.04	0.03
Elisabeth Thuresson	0.15	0.13	0.02	0.01
Ulrika Valassi	0.09	—	0.04	—
Total	0.81	0.78	0.15	0.08

Gender distribution on the Board of Directors and in company management

The Parent Company's Board of Directors at the end of 2024 consisted of six persons (5), of whom two women (1). The Management Team in 2024 consisted of six persons (6): five men (5) and one woman (1). The Management Team consists of the Group's senior executives.

Remuneration principles for senior executives

Remuneration to the CEO and other senior executives in 2024 comprised fixed salary, other benefits, pensions and variable salary.

The retirement age is 65 years. The period of notice for the CEO is 12 months in the event of termination by the company and six months in the event of termination by the CEO. There is no agreement with the CEO regarding severance pay.

Other senior executives have a mutual period of notice of six months.

Pensions

The CEO has a defined-contribution pension plan. Other employees have a pension plan that follows ITP1 or ITP2 in Alecta and is dependent on salary and age. ITP1 is a defined-contribution plan and ITP2 is a defined-benefit plan. Since reporting on the company's financial responsibility for ITP2 plans is not possible, these are also reported as defined-benefit plans. The premium for the defined-benefit old age and family pensions are individually calculated and dependent on factors including salary, previously vested pension and expected remaining period of service.

Note 5 Central administration costs

MSEK	2024	2023
GROUP		
Administration costs	4	2
Personnel costs	31	29
	34	32
PARENT COMPANY		
Administration costs	30	24
Personnel costs	34	29
Total	64	53

Central administration costs include costs for Group management, HR, IT as well as audit and other fees.

MSEK	2024	2023
Remuneration to auditors		
Audit assignment	2	2
Other statutory assignments	0	0
Tax advisory services	0	0
Total	2	2

Audit assignment refers to the fee for the statutory audit, meaning the work that was necessary in order to issue an auditor's report.

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Note 6 Interest expenses and similar expense items

MSEK	2024	2023
GROUP		
Financial income	10	2
Financial expenses	-223	-209
Less capitalized interest expenses	2	2
Net financial items	-211	-205
PARENT COMPANY		
Financial income	183	174
Financial expenses	-200	-193
Less capitalized interest expenses	—	—
Net financial items	-18	-19

In conjunction with investments in the form of extensions and similar activities, Emilshus capitalizes interest expenses and borrowing costs based on the average expense incurred and the time needed to implement the project. The interest-rate level comprises Emilshus's average interest-rate level for the year.

Note 7 Current tax and deferred tax

MSEK	2024		2023	
	%	MSEK	%	MSEK
GROUP				
Current tax				
Current tax for the year		-34		-42
Total		-34		-42
Deferred tax				
Deferred tax pertaining to investment properties		-71		-25
Deferred tax attributable to financial instruments		5		21
Deferred tax attributable to unutilized tax loss carryforwards, etc.		1		-0
Total		-65		-4
Total recognized tax expense in the Group		-99		-46
Reconciliation of effective tax				
Recognized profit before tax		387		79
Tax according to applicable tax rate for the Parent Company	-20.6	-80	-20.6	-16
Tax effect of other non-deductible expenses	-0.2	-1	0.6	-1
Tax effect of non-deductible net interest items	-3.7	-14	-23.1	-18
Tax effect of unutilized loss carryforwards	0.1	0	0.3	0
Tax effect of tax attributable to preceding year	0.2	1	-0.3	0
Tax effect for unrecorded expenses	0.0	0	1.5	1
Tax effect of delimitation rules for temporary differences	-0.3	-1	-15.2	-12
Tax effects of adjustments, deferred tax, opening balance	-1.5	-6	0.0	0
Other	0.4	2	-0.1	0
Recognized effective tax	-25.6	-99	-58.2	-46

MSEK	2024		2023	
	%	MSEK	%	MSEK
PARENT COMPANY				
Current tax				
Current tax for the year		—		—
Total		—		—
Deferred tax				
Deferred tax attributable to losses, etc.		0		1
Total		0		1
Total recognized tax expense in Parent Company		0		1
Reconciliation of effective tax				
Recognized loss before tax		-20		-11
Tax according to applicable tax rate for the Parent Company	-20.6	4	-20.6	2
Tax effect of other non-deductible expenses	-15.6	-3	-2.6	-0
Tax effect of reversal of interest deductions	0.0	0	-8.9	-1
Tax effect of transfer of negative net interest items to/from Group companies	-5.0	-1	-22.8	-3
Tax effect of unrecognized expenses	0.0	0	11.3	1
Tax effect for loss carryforwards	0.0	0	2.5	0
Other	0.0	0	4.3	1
Recognized effective tax	0.0	0	4.4	1

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Note 8 Investment properties

MSEK	2024	2023
GROUP		
Opening value	7,324	7,111
Acquisitions of properties	1,469	199
Investments in existing properties	63	56
Sales ¹⁾	-40	—
Change in value	124	-43
Carrying amount at end of period	8,940	7,324

1) Pertains to carrying amount of investment properties divested. The divestments resulted in a realized change in value of MSEK 3.

Market value of the property portfolio

Emilshus's consolidated financial statements have been prepared in accordance with the IFRS Accounting Standards. Emilshus has chosen to measure its holdings of investment properties at fair value in accordance with IAS 40. To establish the market value of its properties, Emilshus obtains independent external valuation statements for all of its properties. The valuations are prepared on a quarterly basis by Newsec.

The valuations were conducted in accordance with IFRS 13, Level 3. Fair value was estimated using a combination of the location-based method and a yield-based method drawn from discounting of future cash flows for each property, taking into account the terms of current leases, market situation, rental levels, operation, maintenance and property administration costs, and investment requirements. As a rule, the calculation period is ten years, and the estimate of the cash flows is based on existing leases with the assumed terms adjusted to the market after the end of the lease.

The weighted yield requirement (exit) for valuation of the property portfolio was 6.7%, with the yield requirement in the valuations, depending on category, ranging between 6.6% and 6.8%. The initial yield requirement in the valuations was 6.6%.

The reported yield for the period amounted to 6.7%. Emilshus's yield requirement based on its estimated earnings capacity totals 6.7%, and is thus in line with the weighted yield requirement in the market valuations. The unrealized changes in value do not impact the cash flow.

The market value of the property portfolio at the end of the period amounted to MSEK 8,940 (7,324). Properties at a value of MSEK 1,469 were accessed during the period. At the end of the period, Emilshus had signed agreements on investments in existing properties through tenant-specific modifications comprising

expansion and reconstruction projects with accrued costs of MSEK 11 and a remaining investment commitment corresponding to MSEK 73. The projects entail an increased rental value of MSEK 5.

The unrealized changes in value of the properties for the period amounted to MSEK 124 (-43). The changes in value were attributable to the effect of changes of MSEK 42 in the yield requirement, adjusted net operating income of MSEK 32 and other changes in the form of reversed tax discounts of MSEK 51 linked to acquisitions.

The assumptions shown in the table below were used in the valuation of Emilshus's investment properties. The valuation took into account that a large portion of the leases pertaining to Emilshus's property portfolio is based on leases that are "triple net" or similar.

To some extent, property valuations entail uncertainty. The valuations are carried out in accordance with accepted principles and under certain assumptions. The table "Earnings effect before tax" below shows how a change in various assumptions would impact Emilshus's earnings before tax.

Input data for property valuation

Dec 31, 2024	Light industry	Big-box and grocery retail	Industrial services/Trade suppliers	Other	Total weighted average
Weighted average yield requirement, %	6.8	6.6	6.6	6.6	6.7
Yield requirement range, %	5.8-8.0	5.8-7.8	5.6-7.5	5.2-7.6	5.2-8.0
Operating expenses	67	108	102	324	97
Maintenance costs	31	44	40	74	38
Long-term vacancy rate	7.5	5.0	5.5	6.0	6.4
Rental income	704	1,109	806	1,666	842

Dec 31, 2023	Light industry	Big-box and grocery retail	Industrial services/Trade suppliers	Other	Total weighted average
Weighted average yield requirement, %	6.7	6.6	6.5	6.4	6.7
Yield requirement range, %	5.7-7.8	5.6-7.4	5.7-7.8	5.1-7.5	5.1-7.8
Operating expenses	62	78	104	304	90
Maintenance costs	32	36	45	77	38
Long-term vacancy rate	8.1	5.2	5.1	6.3	6.7
Rental income	654	716	1,077	1,694	804

Earnings effect before tax

MSEK	Change	Dec 31	
		2024	2023
Yield requirement	+/-0.25 pp	-324/+349	-259/+288
Income	SEK +/-50 per sqm	+46/-46	+40/-40
Property costs	SEK +/-10 per sqm	-9/+9	-8/+8
Vacancy rate	+/-1 pp	-8/+8	-6/+6

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Property portfolio at January 1, 2025


	No. of properties	Leasable area,		Carrying amount		Rental value		Economic occupancy rate, %	Contractual annual rent, MSEK
		ksqm	Share	MSEK	Share	SEK/sqm	SEK/sqm		
Halmstad									
Light industry	5	10	126	24	12,147	10	1,000	100	10
Big-box/ Grocery retail	1	6	49	9	8,475	5	935	98	5
Industrial services/ trade suppliers	7	22	308	59	13,767	25	1,129	96	24
Other	2	3	34	7	9,879	4	1,146	83	3
Total Halmstad	15	42	517	100	12,316	45	1,072	96	43
Jönköping									
Light industry	15	91	1,018	58	11,142	82	900	97	79
Big-box/ Grocery retail	5	12	179	10	14,846	16	1,320	94	15
Industrial services/ trade suppliers	9	33	249	14	7,640	23	701	88	20
Other	4	24	306	17	12,496	31	1,256	97	30
Total Jönköping	33	160	1,752	100	10,915	152	945	95	144
Kalmar									
Light industry	2	10	88	14	8,932	9	895	89	8
Big-box/ Grocery retail	10	22	281	45	12,807	23	1,035	99	23
Industrial services/ trade suppliers	9	33	259	41	7,949	21	651	95	20
Other	—	—	—	—	—	—	—	—	—
Total Kalmar	21	64	628	100	9,754	53	819	96	51
Linköping									
Light industry	13	72	741	65	10,361	61	852	95	58
Big-box/ Grocery retail	3	8	146	13	17,742	12	1,456	100	12
Industrial services/ trade suppliers	8	22	254	22	11,421	21	963	100	21
Other	—	—	—	—	—	—	—	—	—
Total Linköping	24	102	1,141	100	11,186	94	925	97	91


	No. of properties	Leasable area,		Carrying amount		Rental value		Economic occupancy rate, %	Contractual annual rent, MSEK
		ksqm	Share	MSEK	Share	SEK/sqm	SEK/sqm		
Vetlanda									
Light industry	5	85	391	38	4,603	45	533	99	45
Big-box/ Grocery retail	8	33	375	36	11,419	33	1,018	94	31
Industrial services/ trade suppliers	3	13	76	7	6,090	7	523	100	7
Other	5	17	196	19	11,444	25	1,463	89	22
Total Vetlanda	21	147	1,038	100	7,042	110	748	95	105
Värnamo									
Light industry	17	184	1,254	84	6,823	108	587	95	103
Big-box/ Grocery retail	3	20	173	12	8,642	22	1,103	86	19
Industrial services/ trade suppliers	3	12	75	5	6,035	5	413	100	5
Other	—	—	—	—	—	—	—	—	—
Total Värnamo	23	216	1,502	100	6,947	135	624	94	127
Växjö									
Light industry	8	76	629	27	8,320	52	688	100	52
Big-box/ Grocery retail	10	66	958	41	14,545	74	1,131	95	70
Industrial services/ trade suppliers	8	21	275	12	13,215	24	1,178	95	23
Other	9	32	500	21	15,829	50	1,568	81	40
Total Växjö	35	194	2,362	100	12,184	201	1,034	92	185
Total Emilshus									
Light industry	65	528	4,248	48	8,052	367	697	97	355
Big-box/ Grocery retail	40	167	2,161	24	12,960	186	1,115	94	176
Industrial services/ trade suppliers	47	155	1,495	17	9,620	127	816	95	121
Other	20	77	1,036	12	13,516	109	1,426	87	95
Total	172	926	8,940	100	9,651	790	852	95	747


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Distribution of leasable area by management region and property category, January 1, 2025

Region	Light industry ksqm	Big-box and grocery retail, ksqm	Industrial services/trade suppliers, ksqm	Other, ksqm	Total, ksqm	Share, %
Halmstad	10	6	22	3	42	5
Jönköping	91	12	33	24	160	17
Kalmar	10	22	33	—	64	7
Linköping	72	8	22	—	102	11
Vetlanda	85	33	13	17	147	16
Värnamo	184	20	12	—	216	23
Växjö	76	66	21	32	194	21
Total	528	167	155	77	926	100
Share, %	57	18	17	8	100	

For further information on the property portfolio, refer to pages 13–19.

Note 9 Equipment

MSEK	2024	2023	MSEK	2024	2023
GROUP			PARENT COMPANY		
Accumulated cost			Accumulated cost		
At the beginning of the year	4	4	At the beginning of the year	1	2
Acquisitions	0	0	Acquisitions	0	0
Total	4	4	Total	1	2
Accumulated planned depreciation			Accumulated planned depreciation		
At the beginning of the year	-3	-2	Planned depreciation of cost	0	-1
Planned depreciation of cost	0	-1	Total	0	-1
Total	-3	-3	Carrying amount at end of period	1	1
Carrying amount at end of period	1	1			

Note 10 Participations in Group companies

MSEK	2024	2023
PARENT COMPANY		
At the beginning of the year	474	473
Acquisitions/shareholder contributions	5	1
Divestments for the year	—	—
Carrying amount at end of period	479	474

Specification of Parent Company direct and indirect holdings of participations in Group companies

Subsidiary	Corp. ID No.	Head office	Share, %	Carrying amount, MSEK
EMILSHUS HOLDING 1 AB	559245-9919	Växjö	100	230
Cityfastigheter i Vetlanda AB	556971-6599	Växjö	100	
Emilshus Forsheda AB	559114-3119	Växjö	100	
Emilshus Slätvaren AB	559114-3093	Växjö	100	
Emilshus Stenfalkstorpet AB	559114-3101	Växjö	100	
Emilshus Gravörtorpet AB	559115-8869	Växjö	100	
Emilshus Stocken AB	556805-1808	Växjö	100	
Emilshus Lokal AB	556705-1866	Växjö	100	
Emilshus Trekanten 5 AB	556533-1187	Växjö	100	
Handelsstaden i Vetlanda AB	556577-4360	Växjö	100	
Handelsstaden Nydala i Vetlanda AB	556818-4476	Växjö	100	
Handelsstaden Sävsjö AB	559062-6353	Växjö	100	
Vetlanda Invest AB	556553-7346	Växjö	100	
Emilshus Värnamo AB	559205-9702	Växjö	100	
Emilshus Häljaryd AB	559205-9728	Växjö	100	
Kommanditbolaget Emilshus Jönköping	969668-8077	Växjö	100	
Emilshus Österskog 1:40 Fastighets AB	559237-7971	Växjö	100	
Emilshus Gislaved Hammaren 1 AB	559290-7017	Växjö	100	
Emilshus Sandseryd 2:17 AB	559303-5776	Växjö	100	
Emilshus Skomakaren 5 AB	556923-3504	Växjö	100	
Emilshus Hillerstorp 2:98 AB	559078-0762	Växjö	100	
Emilshus Hillerstorp 4:154 AB	559285-0746	Växjö	100	
Emilshus Kalmar Pumpen 6 och Spettet 7 AB	559320-5171	Växjö	100	
Emilshus Västervik Spettet 5 AB	559326-2529	Växjö	100	
Emilshus Värnamo Piggvaren 1 AB	559326-2552	Växjö	100	
Emilshus Kalmar Mejseln 1 AB	559326-2537	Växjö	100	
Emilshus Gislaved Slangen 7 AB	559326-2545	Växjö	100	
Emilshus Kalmar Krokodilen 4 AB	559396-0569	Växjö	100	
Emilshus Västervik Västerås 6 AB	559396-0700	Växjö	100	
Emilshus Vaggeryd Hovtången 11 AB	559287-6030	Växjö	100	
Emilshus Halmstad Formen 2 och 4 AB	556167-4606	Växjö	100	

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Subsidiary	Corp. ID No.	Head office	Share, %	Carrying amount, MSEK
Emilshus Falkenberg Tröinge 6:96 AB	559076-9013	Växjö	100	
Emilshus Linköping Navhålet 9 AB	556805-1394	Växjö	100	
Emilshus Liköping Glasflaskan 2 AB	556902-9811	Växjö	100	
EMILSHUS HOLDING 2 AB	559246-9927	Växjö	100	28
Emilshus Stödorp 2:4 AB	559182-1748	Växjö	100	
Emilshus Tomasängen 1 AB	559184-8899	Växjö	100	
Emilshus Hillerstorp 2:106 AB	559184-8881	Växjö	100	
Emilshus Kalmar AB	559220-5628	Växjö	100	
Emilshus Borret 11 AB	556122-9443	Växjö	100	
Emilshus Svetsarna i Kalmar AB	556313-0987	Växjö	100	
Horda Fastigheten 4:42 AB	559261-5602	Växjö	100	
Emilshus Hjortsjö AB	559270-6864	Växjö	100	
Emilshus Horda AB	559270-6872	Växjö	100	
Emilshus Åseda Släggan 2 AB	556759-4550	Växjö	100	
Emilshus Rydaholm Hjortsjö 7:17 AB	559176-0086	Växjö	100	
EMILSHUS HOLDING 3 AB	559246-9943	Växjö	100	215
Emilshus Ängsdal 9 AB	559010-7289	Växjö	100	
Emilshus Skruven 4 AB	559023-0941	Växjö	100	
Emilshus Trädet 3 AB	559013-1545	Växjö	100	
Emilshus Torslunda 4:27 AB	559203-6635	Växjö	100	
Raskens Fastigheter AB	556679-2452	Växjö	100	
Emilshus Jönköping KB	969700-5099	Växjö	100	
Emilshus Bårebo 1:17 AB	559220-5636	Växjö	100	
Emilshus Fiskmåsen 14 AB	559226-8253	Växjö	100	
Emilshus Traktorn 4 och 5 AB	559226-8246	Växjö	100	
Emilshus Sköldmön 9 AB	559226-8220	Växjö	100	
Emilshus Brädan 1 AB	559226-8238	Växjö	100	
Emilshus Sågen 5 AB	559220-5644	Växjö	100	
Emilshus Listen 10 AB	559226-8212	Växjö	100	
Emilshus Gravören 21 AB	556884-8773	Växjö	100	
Emilshus Gravören 9 AB	556916-1978	Växjö	100	
Emilshus Kronhjorten AB	556868-1000	Växjö	100	
Emilshus Lågan AB	556573-9173	Växjö	100	
Emilshus Ymer AB	556923-2605	Växjö	100	
Emilshus Tunnbindaren AB	556724-9148	Växjö	100	
Emilshus Vinga AB	556069-6998	Växjö	100	
Emilshus Saluten 1 AB	556722-0073	Växjö	100	
Emilshus Framnäs 1 AB	559290-7736	Växjö	100	
Emilshus Häljaryd 1:299	559290-7827	Växjö	100	
Emilshus Attarp 2:553 AB	559290-7819	Växjö	100	
Emilshus Gullvivan 6 AB	559290-7843	Växjö	100	
Emilshus Trumpeten 3 AB	559290-7835	Växjö	100	


Subsidiary	Corp. ID No.	Head office	Share, %	Carrying amount, MSEK
Emilshus Hammaren 1 AB	559290-7728	Växjö	100	
Emilshus Muttern 3 AB	559280-1434	Växjö	100	
Emilshus Vetlanda AB	559274-9815	Växjö	100	
Emilshus Ljungadal 5 AB	556898-3943	Växjö	100	
Bankeryds Nyarp 1:267 AB	559279-5768	Växjö	100	
Emilshus Växjö Handlaren 2 AB	559052-0366	Växjö	100	
Emilshus Växjö Klostret 8 AB	556775-7645	Växjö	100	
Emilshus Växjö Mjälän 5 AB	559123-9388	Växjö	100	
Emilshus Växjö Skräddaren 1 AB	559137-0100	Växjö	100	
Emilshus Växjö Mjölner 17 AB	559142-1861	Växjö	100	
Emilshus Växjö Pressaren 1 och Pressaren 7 AB	559161-0356	Växjö	100	
Emilshus Växjö Rättaren 8 AB	559161-0364	Växjö	100	
Emilshus Växjö Snörmakaren 1 AB	559161-0372	Växjö	100	
Emilshus Växjö Deltat 4 AB	559210-0191	Växjö	100	
Emilshus Vetlanda Mejseln 1 AB	559194-4243	Växjö	100	
Emilshus Växjö Kronhjorten 6 AB	559021-6080	Växjö	100	
Emilshus Växjö Djäknen 1 AB	559073-8752	Växjö	100	
Emilshus Växjö Pressaren 12 AB	559059-3793	Växjö	100	
Emilshus Norrköping Tråden 11 AB	559378-5206	Växjö	100	
Emilshus Norrköping Industrihuset 17 AB	559378-5214	Växjö	100	
Emilshus Värnamo Armaturen 1 AB	559378-5172	Växjö	100	
Emilshus Ljungby Vagnen 6 AB	559378-5198	Växjö	100	
Emilshus Motala Vågen 8 AB	559378-5180	Växjö	100	
Emilshus Norrköping Katten 18 AB	559378-5222	Växjö	100	
Emilshus Svedjan 2 Fastighets AB	559028-6935	Växjö	100	
Emilshus Värnamo Jungfrun 11 AB	559378-5230	Växjö	100	
Emilshus Värnamo Almen 9 AB	559378-5289	Växjö	100	
Emilshus Växjö Glasmästaren 1 AB	559378-5271	Växjö	100	
Emilshus Norrköping Plinten 4 AB	559378-5255	Växjö	100	
Emilshus Jönköping Backen 9:29 AB	559378-5297	Växjö	100	
Emilshus Linköping Navhålet 2 AB	559378-5263	Växjö	100	
Emilshus Växjö Fläkten 11 och Fläkten 14 AB	559378-5248	Växjö	100	
Emilshus Jönköping Hedenstorp 1:99 AB	559067-9485	Växjö	100	
Emilshus Jönköping Hedenstorp 2:41 AB	559389-3497	Växjö	100	
Emilshus Ulvö Kommanditbolag	969669-6500	Växjö	100	
Emilshus Växjö Fabriken 1 AB	559389-3463	Växjö	100	
Emilshus Växjö Lodjuret 3 AB	559137-0092	Växjö	100	
Emilshus Prisuppgiften 2 AB	559174-6030	Växjö	100	
Emilshus Kalmar Krokodilen 1 AB	559221-3101	Växjö	100	
EMILSHUS HOLDING 4 AB	559336-1149	Växjö	100	4
Emilshus Vetlanda Brudabäck AB	559336-1156	Växjö	100	
Österängen Fastighets AB	556090-9219	Växjö	100	


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Subsidiary	Corp. ID No.	Head office	Share, %	Carrying amount, MSEK
Emilshus Bankeryd Backen 1:122 AB	556983-9896	Växjö	100	
Emilshus Halmstad Fanan AB	559026-9675	Växjö	100	
Emilshus Halmstad Flygaren 1 AB	556813-8191	Växjö	100	
Emilshus Halmstad Konen 4 AB	556313-3445	Växjö	100	
Emilshus Linköping Gavotten 3 AB	556965-2588	Växjö	100	
Emilshus Jarl Birger Fastigheter AB	556808-6077	Växjö	100	
Emilshus Jönköping Budkaveln 18 AB	556723-7770	Växjö	100	
Emilshus Jönköping Flahult 21:36 AB	556482-7854	Växjö	100	
Emilshus Ljungarum AB	556796-2807	Växjö	100	
Emilshus Linköping Magneteten 2 och Megafonen 4 AB	559446-9214	Växjö	100	
Emilshus Jönköping Ädelmetallen 14 AB	556823-5211	Växjö	100	
Emilshus Jönköping Ädelmetallen 4 AB	556758-9154	Växjö	100	
Emilshus Jönköping Öskaret 16 AB	556702-9524	Växjö	100	
Emilshus Linköping Ilos 1 AB	559370-4330	Växjö	100	
Emilshus Linköping Gavotten AB	556785-8294	Växjö	100	
EMILSHUS HOLDING 5 AB	559492-0091	Växjö	100	2
Emilshus Norrköping Manganet 5 AB	556785-8294	Växjö	100	
Emilshus Jönköping Flahult 21:38 AB	559075-0096	Växjö	100	
Emilshus Mark Melltorp 2:28 AB	559500-6056	Växjö	100	
Emilshus Vilhelmsfält AB	559495-1385	Växjö	100	
Emilshus Halmstad Filen 4 AB	556713-5941	Växjö	100	
Emilshus Halmstad Filen 5 AB	556717-3470	Växjö	100	
Emilshus Halmstad Finsmeden 6 AB	556736-2321	Växjö	100	
Emilshus Halmstad Filen 1 AB	556148-2372	Växjö	100	
Emilshus Halmstad Fräsaren 15 AB	559067-1318	Växjö	100	
Emilshus Halmstad Slagan 2 AB	556699-1765	Växjö	100	
Emilshus Halmstad Finsmeden 3 AB	556752-1082	Växjö	100	
Emilshus Fusion 8 AB	559500-5884	Växjö	100	
Emilshus Fusion 9 AB	559500-5876	Växjö	100	
Emilshus Fusion 10 AB	559500-5868	Växjö	100	
Emilshus Fusion 11 AB	559500-5926	Växjö	100	
Emilshus Fusion 12 AB	559500-5918	Växjö	100	
Emilshus Fusion 13 AB	559500-5900	Växjö	100	
Emilshus Fusion 14 AB	559500-5892	Växjö	100	
Emilshus Fusion 15 AB	559500-5967	Växjö	100	
Emilshus Fusion 16 AB	559500-5959	Växjö	100	
Emilshus Fusion 17 AB	559500-5942	Växjö	100	
Emilshus Linköping Idrottspriset 1 AB	556849-3166	Växjö	100	
Emilshus Linköping Himna 11:226 AB	556945-1825	Växjö	100	
EMILSHUS OPTION AB	559256-2523	Växjö	100	
Total participations in Group companies				479

Note 11 Prepaid expenses and accrued income

MSEK	2024	2023
GROUP		
Prepaid expenses	11	18
Accrued rental income	8	7
Total	19	25

Note 12 Deferred tax

MSEK	2024	2023
GROUP		
At the beginning of the year	241	237
Recognized in profit or loss	65	4
Other	—	—
Liability recognized at end of year	307	241

	2024		2023	
	Deferred tax assets	Deferred tax liabilities	Deferred tax assets	Deferred tax liabilities
Investment properties	—	290	—	235
Untaxed reserves	—	18	—	2
Derivatives	—	2	—	7
Loss carryforwards and other	3	—	3	—
Total	3	310	3	240
Offset	-3	-3	-3	-3
Net deferred tax liabilities	—	307	—	237

Net deferred tax liabilities

Accumulated loss carryforwards and capitalized loss carryforward totaled MSEK 10 (14) and were calculated based on the total loss carryforwards that existed at the end of the period. A tax asset of 20.6% has thus been recognized.

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Note 13 Interest-bearing liabilities

MSEK	2024	2023
GROUP		
At the beginning of the year	3,984	4,103
Bank loans raised	994	390
Bonds raised	396	—
Other liabilities raised	13	—
Repayment of bank loans	–94	–376
Repayment of bonds	–576	–69
Amortization of other liabilities	—	–65
Total	4,717	3,984
Specification		
Bank loans	4,308	3,408
Bonds	396	576
Overdraft facility	13	—
Total	4,717	3,984
MSEK	2024	2023
PARENT COMPANY		
At the beginning of the year	2,590	2,733
Bank loans raised	285	322
Bonds raised	396	—
Other liabilities raised	13	—
Repayment of bank loans	–34	–331
Repayment of bonds	–576	–69
Amortization of other liabilities	—	–65
Total	2,675	2,590
Specification		
Bank loans	2,279	2,014
Bonds	396	576
Total	2,675	2,590

For further information on Emilshus's financing, structure of borrowings and derivatives, refer to pages 24–25.

Note 14 Pledged assets for liabilities to credit institutions

MSEK	2024	2023
GROUP		
Shares in subsidiaries	997	916
Property mortgages	4,675	3,791
Total	5,672	4,707
PARENT COMPANY		
Sureties for Group companies	2,033	1,394
Total	2,033	1,394

Note 15 Overdraft facility

MSEK	2024	2023
GROUP		
Credit limit granted	80	80
Unutilized portion	67	80
Utilized credit amount	13	—
PARENT COMPANY		
Credit limit granted	80	80
Unutilized portion	67	80
Utilized credit amount	13	—

Note 16 Financial instruments

MSEK	2024	2023
Fixed-income derivatives		
Cost at the beginning of the year	3	3
Acquired during the year	—	—
Cost at end of year	3	3
Change in value at beginning of year	32	134
Change in value for the year	–25	–102
Change in value at end of year	7	32
Market value at end of year	10	35

At the end of the period the Group had signed interest-rate hedges for a total nominal amount of MSEK 4,590 (3,840), of which MSEK 3,520 (2,770) pertained to active interest-rate swaps with an average remaining term of 2.9 years (3.5); MSEK 770 (770) pertained to forward-starting interest-rate swaps with an average remaining term of 2.9 years; and MSEK 300 (300) pertained to interest-rate caps (STIBOR 3M+1.0%) with a remaining term of 0.9 years (1.9). Derivatives limit the effect of potential future interest-rate hikes on Emilshus's borrowing costs.

Valuation of financial assets and liabilities at December 31, 2024

Financial assets and liabilities by valuation category. The Group's financial assets and liabilities – recognized at carrying amount and fair value, respectively – and classified according to IFRS 9 are shown below.

	Financial assets measured at fair value	Financial assets measured at amortized cost	Total carrying amount
Dec 31, 2024			
MSEK			
Financial assets			
Rent receivables	—	6	6
Other receivables	—	18	18
Accrued income	—	19	19
Derivatives	10	—	10
Cash and cash equivalents	—	100	100
Total	10	143	153

	Financial liabilities measured at fair value	Financial liabilities measured at amortized cost	Total carrying amount
Dec 31, 2024			
MSEK			
Financial liabilities			
Bonds	—	396	396
Liabilities to credit institutions	—	4,321	4,321
Notes payable	—	—	—
Accounts payable	—	14	14
Accrued interest	—	17	17
Accrued share dividends	—	21	21
Total	—	4,769	4,769

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Fair value measurement

IFRS 13 Fair Value Measurement contains a fair value hierarchy of the inputs for the valuations. This fair value hierarchy is divided into three levels, consisting of:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Observable inputs for the asset or liability other than quote prices included in Level 1, either directly (as price quotes) or indirectly (derived from price quotes).

Level 3 – Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Calculation of fair value:

Interest-bearing receivables and liabilities

For purposes of disclosure, fair value for interest-bearing receivables and liabilities is calculated by discounting future cash flows from principals and interest to the current market rate. These items belong to Level 2 in the fair value hierarchy. The company believes that the fair value corresponds to the carrying amount, since the interest rate corresponds to the current market rate and that the credit margin is deemed to be the same as when the loans were signed. Emilshus's bonds are listed on Nasdaq Stockholm. The carrying amount of the bonds reflects their fair value.

Current receivables and liabilities

The carrying amount of current receivables and liabilities, such as trade receivables and accounts payable, with a maturity of less than six months is considered to reflect the fair value. These items are not divided into levels on the fair value hierarchy.

For a description of the accounting policies for financial instruments, refer to Note 1.

Pledges are reported in Note 14 Pledged assets for liabilities to credit institutions.

Note 17 Shareholders' equity

MSEK	No. of ordinary shares	No. of preference shares	Share capital	Other contributed capital	Retained earnings incl. profit for the year
GROUP					
Equity, Dec 31, 2024	114,154,267	20,628,625	270	2,309	1,276
	114,154,267	20,628,625	270	2,309	1,276
PARENT COMPANY					
Equity, Dec 31, 2024	114,154,267	20,628,625	270	2,309	-165
	114,154,267	20,628,625	270	2,309	-165

Number of warrants	2024
Outstanding at the start of the period	350,931
Warrants allocated during the period	–
Forfeited during the period	–
Redeemed during the period	187,266
Expired during the period	–
Outstanding at the end of the period	163,665
Redeemable at the end of the period	163,665

Share capital

Share capital includes the registered share capital of the Parent Company. The number of ordinary shares at December 31, 2024 was 114,154,267, with a quotient value of SEK 2 per share. The number of Series A ordinary shares was 11,527,890 and the number of Series B ordinary shares was 102,626,377. Each Series A ordinary share carries ten votes, and each Series B ordinary share carries one vote. The number of preference shares was 20,628,625 and each preference share carries one vote.

During the period, Emilshus received applications to subscribe for shares pursuant to warrants from all holders of Series 2021:1 warrants. The applications pertained to the exercise of 187,266 warrants in total, for subscription of 1,872,660 Series B ordinary shares. The exercise of these warrants raised MSEK 42 for Emilshus before costs in connection with the exercise of the warrants. 439,000 warrants have been issued under the 2023/2026 warrant program for company employees, which was introduced during the second quarter of 2023. One warrant conveys the right to subscription for one new Series B ordinary share during the period from April 15 to June 1, 2026.

Emilshus's Series B ordinary shares and preference shares have been listed on Nasdaq Stockholm Mid Cap since June 13, 2022.

The subscription price per ordinary share comprises the volume-weighted average price of the ordinary share on the trading day on which the interim report for the period from January 1 to March 31, 2026 is published, less an amount corresponding to the higher of: (i) an amount corresponding to the average price of the ordinary share on the date of issuance, multiplied by a) the performance of the average total yield index value for the ordinary share from April 28, 2023 to May 8, 2023 compared to the trading day on which the interim report for the period from January 1 to March 31, 2026 is published, b) reduced by the performance of the average total yield index value for property companies listed on Nasdaq Stockholm from April 28, 2023 to May 8, 2023 compared with the trading day on which the interim report for the period from January 1 to March 31, 2026 is published; and (ii) SEK 0.

187,266 warrants were redeemed during the period at an exercise price of SEK 22.60 per share. On the redemption date, the average share price for the ordinary share amounted to SEK 40.60 per share.

Other contributed capital

Pertains to equity that has been contributed to the company by shareholders in connection with new and offset share issues.

Retained earnings

Pertains to accumulated earnings generated in the Group.

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Note 18 Accrued expenses and prepaid income

MSEK	2024	2023
GROUP		
Accrued property costs	25	23
Accrued interest	17	14
Other accrued expenses	1	5
Prepaid rental income	122	98
Total	165	139
PARENT COMPANY		
Accrued interest	8	11
Other accrued expenses	13	8
Total	21	19

Note 19 Related-party transactions

Chairman of the Board Johan Ericsson invoiced Emilshus for consulting fees of MSEK 0.4 (0.6) during the year, through a wholly owned company. Refer also to Note 4.

Note 20 Events after the close of the fiscal year

In January, it was announced that two properties in the light industry category in Ljungby Municipality and Mark Municipality, respectively, had been acquired for MSEK 271. The total leasable area amounts to 14,859 sqm and the annual rental value amounts to MSEK 19. The property in Mark Municipality, with an area of 6,500 sqm, was accessed in the fourth quarter of 2024, whereas the property in Ljungby Municipality will be accessed in the first quarter of 2025.

In February, eight properties in Halmstad primarily in the light industry category were acquired for MSEK 520. The total leasable area amounts to 47,300 sqm and the annual rental value amounts to MSEK 53. Accession took place in February.

In February, Emilshus issued senior unsecured bonds of MSEK 400. The bonds have a tenor of 3.25 years and a variable interest rate of STIBOR 3M+2.5%.

A directed issue of 9.4 million preference shares was decided on in March, assuming subsequent approval at an Extraordinary General Meeting to be held on March 31, 2025. Emilshus raised a total of MSEK 267 through the issue. A number of Swedish and international professional investors, including the existing shareholder AB Sagax, participated in the issue.

Note 21 Financial risks

The business operations of the Group are exposed to various kinds of financial risk: credit risk, interest-rate risk and liquidity risk, as well as financing and refinancing risk. The company is working to prevent and limit these risks, which are the same for both the Parent Company and the Group.

The Board of Directors bears overall responsibility for the Group's risk management, including financial risks. This includes identifying, assessing and evaluating the risks that the Group faces. In an overall assessment regarding potential impact, likelihood and consequences, the risks that are believed could have the greatest negative impact on the Group are given priority. The Group's overall objective for financial risks is to secure the supply of capital over the short and long term, achieve a long-term and stable capital structure with an optimal maturity structure, and ensure that the risk exposure as regards credit risk and liquidity risk is reduced to an acceptable level. The company has compiled a policy for risk management and internal control.

Credit risk

Credit risk is the risk that the Group's counterparty in a financial instrument cannot fulfill its obligation, thereby causing a financial loss for the Group. Credit risk for the Group arises primarily through receivables from customers and through investment of cash and cash equivalents and surplus liquidity.

The company manages the credit risk in rent receivables by working with long-term leases and routine renegotiations in order to achieve a stable maturity structure. The company's property portfolio is primarily in areas that are less sensitive to market fluctuations than, for example, downtown retail. Since the leases entail the tenants paying rent in advance, the credit risk is mitigated.

Market risk is the risk that the fair value of a financial instrument, or the future cash flows from it, will vary due to changes in market prices. The market risks that impact the Group comprise primarily interest-rate risks.

Interest-rate risk

Interest-rate risk is the risk that the fair value of a financial instrument, or the future cash flows from it, will vary due to changes in market interest rates. Interest maturity is one factor with a significant impact on interest-rate risk. The Group is exposed primarily to interest-rate risk as regards its loans from credit institutions and as regards the Group's bonds. Interest-rate risk is managed by ensuring that the maturity structure of

the loan portfolio is a balance between short and long interest maturity as well as using derivatives.

The average interest rate on the loan portfolio was 4.0% (4.7). The main cause of the lower interest-rate level is lower market interest rates and margins on new borrowing. The average interest maturity, including derivatives, was 2.3 years (3.1). Derivatives limit the effect of potential future interest-rate hikes on Emilshus's borrowing costs.

Liquidity risk

Liquidity risk is the risk that a business will experience difficulties in fulfilling its obligations that are interconnected with financial liabilities that are settled with cash or other financial assets. Emilshus manages its liquidity risk by continually monitoring its operations, and in part by maintaining a Group account structure that ensures the credit requirements of its subsidiaries. Emilshus routinely forecasts its future cash flows on the basis of various scenarios to ensure that financing is obtained in time, thereby ensuring liquidity for future commitments.

Liabilities have been included in the table in the period when repayment can be demanded at the earliest.

Maturity analysis

MSEK	Dec 31, 2024					Total
	<6 months	6-12 months	1-3 years	3-5 years	>5 years	
Liabilities to credit institutions	64	599	2,510	1,135	—	4,308
Bonds	—	—	396	—	—	396
Overdraft facility	13	—	—	—	—	13
Accounts payable	14	—	—	—	—	14
Other current liabilities	34	—	—	—	—	34
Total	125	599	2,906	1,135	—	4,765

MSEK	Dec 31, 2023					Total
	<6 months	6-12 months	1-3 years	3-5 years	>5 years	
Liabilities to credit institutions	51	51	3,307	—	—	3,408
Bonds	—	—	576	—	—	576
Overdraft facility	—	—	—	—	—	—
Accounts payable	14	—	—	—	—	14
Other current liabilities	34	—	—	—	—	34
Total	98	51	3,883	—	—	4,032

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Refinancing risk

Refinancing risk pertains to the risk that financing either cannot be obtained, or only at a significant increase in cost. Refinancing risk is managed through the company's work with several different sources of financing and heavily emphasizing a well-balanced loan maturity structure. The company has effective cooperation and dialogue with various creditors. The company examines its need for refinancing on a regular basis to ensure financing for expansion and investments. The objective is to ensure that the Group has routine access to external lending without significantly increasing the cost of borrowing.

Capital management

The Group's objective for its capital structure over time is to maintain an optimal asset and capital structure that is adapted to its operations. Capital is defined as the Group's equity, which amounts to MSEK 3,856 (3,194).

Some of the company's financing agreements contain financial terms and conditions called covenants, which the company needs to fulfill on a quarterly basis. These terms are based on commitments regarding the interest-coverage ratio, equity/assets ratio, equity, and loan-to-value ratio. During the year, the company fulfilled all of the terms of these covenants.

Note 22 Cash and cash equivalents

MSEK	2024	2023
GROUP		
<i>The following subcomponents are included in cash and cash equivalents:</i>		
Cash and bank balances	100	212

The funds above have been classified as cash and cash equivalents on the basis that:

- The risk of fluctuations in their value is negligible
- They can easily be converted into cash
- They have a maturity of a maximum of three months from the acquisition date

Note 23 Specifications for the statement of cash flows

Reconciliation of liabilities deriving from financing activities.

GROUP	2024	2023
Liabilities at beginning of year	3,984	4,103
Repayment	-675	-513
New loans raised	1,361	390
Other items	47	4
Liabilities at end of year	4,717	3,984

PARENT COMPANY	2024	2023
Liabilities at beginning of year	2,590	2,667
Repayment	-615	-396
New loans raised	696	310
Other items	18	9
Liabilities at end of year	2,689	2,590

Note 24 The Board's proposed appropriation of profit

The following unrestricted equity in the Parent Company is at the disposal of the Annual General Meeting (SEK):

SEK	Dec 31, 2024
Retained earnings	-144,626,609
Share premium reserve	2,309,459,955
Net loss for the year	-19,808,058
Total	2,145,025,288
Dividend to preference shareholders	41,257,250
To be carried forward	2,103,768,038
Total	2,145,025,288

Emilshus's objective is to re-invest that part of the company's profits that is not to be paid out to preference shareholders into the operations so as to capitalize on business opportunities, create growth and achieve Emilshus's financial and operational targets.

For fiscal year 2024, the Board proposes a dividend of SEK 2.00 per preference share, with a quarterly disbursement of SEK 0.50 per preference share. The Board proposes that no dividend on ordinary shares be paid for the fiscal year.

The Board proposes that the remaining unrestricted equity of SEK 2,103,768,038 be carried forward. The dividend proposal is in line with Emilshus's dividend policy.

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Assurance of the Board

The Annual Report and consolidated financial statements have been prepared in accordance with the international accounting standards stipulated in Regulation (EC) No 1606/2002 of the European Parliament and of the Council of July 19, 2002 on the application of international accounting standards as well as generally accepted accounting principles, and provide a true account of the financial position and earnings of the Group and the Parent Company.

The Board of Directors' Report for the Group and the Parent Company provides a fair review of the performance of the Group's and the Parent Company's operations, financial position and earnings, and describes the material risks and uncertainties facing the Parent Company and the companies included in the Group.

Växjö, March 28, 2025

Johan Ericsson
Chairman of the Board

Jakob Fyrberg
Board member

Björn Garat
Board member

Rutger Källén
Board member


Ulrika Valassi
Board member


Elisabeth Thuresson
Board member


Our audit report was submitted March 28, 2025


KPMG


Mattias Johansson
Authorized Public Accountant


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To the general meeting of the shareholders of Fastighetsbolaget Emilshus AB, corp. id 559164-8752

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual accounts and consolidated accounts of Fastighetsbolaget Emilshus AB for the year 2024, except for the corporate governance statement on pages 39–45 and the sustainability report on pages 26–33. The annual accounts and consolidated accounts of the company are included on pages 46–68 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 31 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 31 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 39–45 and sustainability report on pages 26–33. 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 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.

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.

Valuation of Investment property

See Note 1 Accounting policies and Note 8 Investment properties on pages 54–55 and 59–61 in the annual account and consolidated accounts for detailed information and description of the matter.

Description of key audit matter

Investment properties are held at fair value in the group's financial statements. The carrying value of these properties is MSEK 8,940 as per 31 December 2024.

The fair value of Investment properties as per 31 December 2024 has been determined based on valuations carried out by independent appraisers. The external valuations are reviewed by the group, and in

the event of discrepancy, the internal valuations are taken into account.

Given investment properties significant share of the group's total assets and the inherent elements of significant judgment and estimates required in the valuation process, valuation of Investment properties is a Key Audit Matter.

The risk is that the carrying value of Investment properties could be over- or underestimated and that deviations would directly influence profit for the year

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.

Response in the audit

We have evaluated if the valuation methodology used is reasonable by comparing it to our experience of methods applied by other real estate companies and independent third party appraisers and which assumptions that are normal when valuing comparable objects.

We have assessed the competence and independence of third party appraisers used and we have read the engagement letters of the independent third party appraisers with the aim to evaluate if there where contractual terms that could influence scope or focus of the independent third party appraisers' engagement.

We have tested the controls that the group has established to identify inaccuracies in the external property valuations.

We have, on a sample basis, tested individual valuations. When doing so, we made use of available market data from external sources, especially for yields, discount rates and rents used. We have considered the impact on the valuations from the current macroeconomic conditions.

We have checked the accuracy of disclosures on Investment properties given by the group in note 1 and 8 in the annual accounts and consolidated accounts, especially concerning elements of judgement and applied key assumptions.

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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 1–38, and 73–78. The other information comprises also of the remuneration report which we obtained prior to the date of this auditor’s report. 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 Accounting Standards 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 intend 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 scepticism 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, measures that have been taken to eliminate the threats or related safeguards.

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.

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Report on other legal and regulatory requirements

Auditor's audit of the administration and the proposed appropriations of 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 Fastighetsbolaget Emilshus AB 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 scepticism 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 the Board of Directors' reasoned statement and a selection of supporting evidence in order to be able to assess whether the proposal is in accordance with the Companies Act.

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 Fastighetsbolaget Emilshus AB for year 2024.

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 Fastighetsbolaget Emilshus AB 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 the 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.

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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 International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with 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 accounts 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 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 the 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 39–45 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.

The auditor's opinion regarding the statutory sustainability report

The Board of Directors is responsible for the sustainability report on pages 25–33, and that it is prepared in accordance with the Annual Accounts Act in accordance with the older wording that applied before 1 July 2024.

Our examination has been conducted in accordance with FAR's standard RevR 12 The auditor's opinion regarding the statutory sustainability report. This means that our examination of the statutory sustainability report 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 opinion.









A statutory sustainability report has been prepared.

KPMG AB, Box 382, 101 27, Stockholm, was appointed auditor of Fastighetsbolaget Emilshus AB by the general meeting of the shareholders on the 25 April 2024. KPMG AB or auditors operating at KPMG AB have been the company's auditor since 2023.

Stockholm, March 28, 2025

KPMG AB

Mattias Johansson
Authorized Public Accountant

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Key figures

	Jan-Dec			
	2024	2023	2022	2021
Property-related				
No. of properties	172	130	125	97
Leasable area, ksqm	926	805	786	581
Fair value of properties, MSEK	8,940	7,324	7,111	4,827
Fair value of properties, SEK/sqm	9,651	9,096	9,047	8,312
NAV, MSEK	3,493	2,740	2,447	1,560
Rental value, MSEK	790	636	581	361
Rental value, SEK/sqm	852	790	739	621
Remaining lease term, years	5.0	5.3	5.8	6.5
Net letting, MSEK	2	0	12	-3
Economic occupancy rate, %	95	95	96	97
Area occupancy rate, %	95	97	97	98
Yield, %	6.7	6.6	6.1	6.1
Surplus ratio, %	80	79	80	81
Share-based, ordinary shares				
Number of ordinary shares at the end of the period	114,154,267	100,281,607	92,874,199	66,446,380
Average number of ordinary shares	108,290,971	93,779,549	80,559,130	64,936,235
Profit from property management per ordinary share, SEK	2.36	2.05	1.76	1.87
Net profit/loss for the period per ordinary share, SEK	2.28	-0.09	3.36	7.07
Equity per ordinary share, SEK	27.99	25.26	25.27	21.09
NAV per ordinary share, SEK	30.60	27.32	26.34	23.48
Return on equity per ordinary share, %	9	0	14	37
Share-related, preference shares				
Number of preference shares at the end of the period	20,628,625	20,628,625	20,628,625	13,951,313
Average number of preference shares	20,628,625	20,628,625	20,252,401	4,892,323
Equity per preference share, SEK	32.00	32.00	32.00	32.00
Dividend for the period per preference share, SEK	2.00	2.00	2.00	0.90

	Jan-Dec			
	2024	2023	2022	2021
Financial				
Equity/assets ratio, %	42	42	40	37
Return on equity, %	8	1	13	34
Return on total assets, %	3	0	4	9
Net loan-to-value ratio, %	52	52	55	57
Net loan-to-value ratio, properties, %	47	44	45	46
Loan-to-value ratio, properties, %	48	47	49	48
Average lending rate at the end of the period, %	4.0	4.7	4.6	3.0
Average debt maturity at the end of the period, years	2.7	1.8	2.9	2.6
Interest-coverage ratio, multiple	2.4	2.1	2.3	2.8
Interest-bearing net debt, MSEK	4,617	3,772	3,879	2,747
Debt ratio, multiple	8.2	8.2	9.2	10.6
Cash flow from operating activities before changes in working capital, MSEK	270	196	151	110

Comparison figures are adjusted after August 2021 split of each share in the company into ten shares (10:1) of the same type as previously.
For reconciliations of key figures, refer to pages 75–76.

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Definitions

Key figures	Explanation	Justification
Return on equity	Net profit for the period, restated to 12 months, in relation to average equity (OB+CB)/2 for the period.	<i>Shows how shareholders' equity yields interest during the period.</i>
Return on equity per ordinary share	Profit after tax, MSEK restated to 12 months, reduced by the preferential rights of the preference shares to a dividend for the period and the share in profit for non-controlling interests, as a percentage of average equity after deduction of preference share capital and non-controlling interests.	<i>Shows how shareholders' equity yields interest during the period, taking into account the right of the preference shareholders to a dividend.</i>
Loan-to-value ratio, properties	Interest-bearing liabilities with collateral in properties as a percentage of fair value of investment properties.	<i>Shows level of indebtedness as regards pledged liabilities.</i>
Yield	Net operating income restated to 12 months, as a percentage of property portfolio value at the end of the period, adjusted for holding period. This performance measure indicates the yield from operational activities in relation to the value of the property.	<i>Shows profitability before financial expenses and costs for central administration, as a percentage of the property portfolio market value.</i>
Net operating income	Income for the period minus property costs.	<i>Shows profitability of property management before costs for central administration and net financial items.</i>
Equity per preference share	Equity per preference share corresponds to the strike price of the share at liquidation (SEK 32 per preference share) in addition to accrued dividend.	<i>Shows the preference shareholders' share of equity.</i>
Equity per ordinary share	Equity, attributable to the Parent Company shareholders after deduction of preference share capital in relation to the number of ordinary shares outstanding at the end of the period.	<i>Shows ordinary shareholders' share of equity.</i>
Profit from property management	Calculated as the sum of net operating income, selling and administration costs and net financial items.	<i>Shows profitability before changes in value</i>
Profit from property management per ordinary share	Profit before tax for the period and changes in value less the preferential rights of the preference shares to a dividend in relation to the weighted average number of ordinary shares.	<i>Shows profitability before changes in value, taking into account the dividend on preference shares.</i>
Average lending rate	Weighted interest rate on interest-bearing liabilities, taking into account fixed-income derivatives on the balance-sheet date.	<i>Shows average interest rate and illustrates the company's interest-rate risk.</i>
Lease term	The weighted average remaining lease term of the leases.	<i>Shows risk of future vacancies.</i>
Rental value	Contractual annual rent that runs immediately after the end of the period, with the addition of assessed market rent for vacant premises.	<i>Shows revenue potential based on current property holdings.</i>
Income	Rent charged, plus supplements charged such as heating, electricity, property tax and so on.	<i>Shows total income from the operation.</i>
NAV	Recognized equity after taking into account preference share capital and non-controlling interests, with reversal of derivatives and deferred tax.	<i>Shows long-term net asset value, and is an established measurement used by listed property companies in a uniform manner.</i>

Key figures	Explanation	Justification
NAV per ordinary share	Recognized equity after taking into account preference share capital and non-controlling interests, with reversal of derivatives and deferred tax, in relation to the number of ordinary shares at the end of the period.	<i>Shows how much of the net asset value is attributable to ordinary shareholders, less the proportion attributable to preference shareholders.</i>
Net loan-to-value ratio	Interest-bearing net debt as a percentage of the fair value of investment properties.	<i>Shows one type of financial risk.</i>
Net loan-to-value ratio, properties	Interest-bearing net debt with collateral in properties as a percentage of the fair value of investment properties.	<i>Shows one type of financial risk.</i>
Net letting	New leases signed during the period, plus or minus effects of renegotiated leases less terminations for vacating premises (including bankruptcies) within 24 months.	<i>Shows income potential from leasing activities.</i>
Preference share capital	Number of preference shares multiplied by equity per preference share.	<i>Shows equity attributable to the preference shareholders.</i>
Earnings per preference share	Preference shareholders' proportion of earnings, which corresponds to the annual dividend per preference share.	<i>Shows the preference shareholders' proportion of earnings.</i>
Earnings per ordinary share	Net profit for the period attributable to Parent Company shareholders, less the preferential rights of the preference shares to a dividend for the period in relation to the average number of ordinary shares.	<i>Shows ordinary shareholders' share of earnings, taking into account the dividend on preference shares.</i>
Interest-bearing net debt	Interest-bearing liabilities less cash and cash equivalents.	<i>Shows the Group's indebtedness.</i>
Interest-coverage ratio	Profit from property management plus net financial items as a percentage of net financial items.	<i>Shows the ability to pay interest on the basis of the financial outcome of operating activities.</i>
Debt ratio	Net debt as a percentage of net operating income less costs for central administration according to earnings capacity.	<i>Shows one type of financial risk.</i>
Equity/assets ratio	Equity as a percentage of the balance sheet total.	<i>Shows the proportion of the assets that are financed with equity, and highlights financial stability.</i>
Occupancy rate, economic	Contractual annual rent as a percentage of the rental value.	<i>Shows the economic utilization rate for investment properties.</i>
Occupancy rate, area	Leased area as a percentage of leasable area.	<i>Shows the utilization rate, expressed in area, for investment properties.</i>
Surplus ratio	Net operating income as a percentage of income.	<i>Shows the profitability of property management operations.</i>

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Reconciliation of key figures

MSEK	Jan-Dec			
	2024	2023	2022	2021
NAV				
Equity, MSEK	3,856	3,194	3,007	1,848
Equity pertaining to preference shares, MSEK	-660	-660	-660	-446
Reversal of derivatives, MSEK	-10	-35	-137	-12
Reversal of deferred tax, MSEK	307	241	237	171
NAV, MSEK	3,493	2,740	2,447	1,560
Economic occupancy rate				
Contractual annual rent, MSEK	747	606	557	350
Rental value, MSEK	790	636	581	361
Economic occupancy rate, %	95	95	96	97
Area occupancy rate				
Total leasable area, sqm	926,319	805,124	786,100	580,732
Contractual area, sqm	879,374	777,945	760,599	568,504
Area occupancy rate, %	95	97	97	98
Surplus ratio				
Net operating income, MSEK	542	471	363	228
Income, MSEK	674	593	454	280
Surplus ratio, %	80	79	80	81
Profit from property management per ordinary share				
Profit from property management, MSEK	297	233	182	131
Dividends for preference shares, MSEK	41	41	41	10
Average number of ordinary shares	108,290,971	93,779,549	80,559,130	64,936,235
Profit from property management per ordinary share, SEK	2.36	2.05	1.76	1.87
Net profit/loss for the period per ordinary share				
Net profit for the period, MSEK	288	33	311	469
Preference shares' proportion of earnings, MSEK	41	41	41	10
Average number of ordinary shares	108,290,971	93,779,549	80,559,130	64,936,235
Net profit/loss for the period per ordinary share, SEK	2.28	-0.09	3.36	7.07
Equity per ordinary share				
Equity, MSEK	3,856	3,194	3,007	1,848
Equity attributable to preference shares, MSEK	-660	-660	-660	-446
Number of ordinary shares at the end of the period	114,154,267	100,281,607	92,874,199	66,446,380
Equity per ordinary share, SEK	27.99	25.26	25.27	21.09

MSEK	Jan-Dec			
	2024	2023	2022	2021
NAV per ordinary share				
Equity, MSEK	3,856	3,194	3,007	1,848
Equity pertaining to preference shares, MSEK	-660	-660	-660	-446
Reversal of derivatives, MSEK	-10	-35	-137	-12
Reversal of deferred tax, temporary differences, MSEK	307	241	237	171
NAV, MSEK	3,493	2,740	2,447	1,560
Number of ordinary shares at the end of the period	114,154,267	100,281,607	92,874,199	66,446,380
NAV per ordinary share, SEK	30.60	27.32	26.34	23.48
Equity/assets ratio				
Equity, MSEK	3,856	3,194	3,007	1,848
Total assets, MSEK	9,094	7,621	7,525	4,987
Equity/assets ratio, %	42	42	40	37
Return on equity				
Net profit for the period, MSEK	288	33	311	469
Average equity, MSEK	3,525	3,100	2,427	1,395
Return on equity, %	8	1	13	34
Net loan-to-value ratio				
Interest-bearing liabilities, MSEK	4,717	3,984	4,103	2,839
Cash and cash equivalents, MSEK	-100	-212	-224	-93
Interest-bearing net debt, MSEK	4,617	3,772	3,879	2,747
Fair value of investment properties	8,940	7,324	7,111	4,827
Net loan-to-value ratio, %	52	52	55	57
Net loan-to-value ratio, properties				
Interest-bearing liabilities, MSEK	4,717	3,984	4,103	2,839
Interest-bearing liabilities without collateral in properties, MSEK	-396	-576	-707	-541
Cash and cash equivalents, MSEK	-100	-212	-224	-93
Interest-bearing net debt with collateral in properties, MSEK	4,221	3,196	3,173	2,206
Fair value of investment properties, MSEK	8,940	7,324	7,111	4,827
Net loan-to-value ratio, properties, %	47	44	45	46

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MSEK	Jan-Dec			
	2024	2023	2022	2021
Interest-coverage ratio				
Profit from property management, MSEK	297	233	182	131
Net financial items, MSEK	-211	-205	-143	-74
Profit from property management before net financial items, MSEK	508	439	325	205
Interest-coverage ratio, multiple	2.4	2.1	2.3	2.8
Debt ratio				
Interest-bearing net debt, MSEK	4,617	3,772	3,879	2,747
Net operating income according to earnings capacity, MSEK	595	491	454	287
Central administration according to earnings capacity, MSEK	-35	-31	-33	-29
Adjusted net operating income, MSEK	560	460	421	259
Debt ratio, multiple	8.2	8.2	9.2	10.6
Interest-bearing net debt				
Interest-bearing liabilities, MSEK	4,717	3,984	4,103	2,839
Cash and cash equivalents, MSEK	-100	-212	-224	-93
Interest-bearing net debt, MSEK	4,617	3,772	3,879	2,747
Return on equity per ordinary share				
Net profit for the period, MSEK	288	33	311	469
Addition for remeasurement to annual value, MSEK	—	—	—	—
Profit attributable to preference shares, MSEK	41	41	41	10
Average equity, MSEK	3,525	3,100	2,427	1,395
Average preference share capital, MSEK	660	660	553	157
Return on equity per ordinary share, %	9	0	14	37
Equity per preference share				
Preference shareholders' preferential rights upon liquidation, MSEK	660	660	660	446
Number of preference shares outstanding	20,628,625	20,628,625	20,628,625	13,951,313
Equity per preference share, SEK	32.00	32.00	32.00	32.00
Yield				
Net operating income	542	471	363	228
Addition for remeasurement to annual value	—	—	—	—
Adjusted net operating income	542	471	363	228
Average property value adjusted for holding period	8,135	7,177	5,991	3,761
Yield, %	6.7	6.6	6.1	6.1

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2025 Annual General Meeting

The Annual General Meeting of Fastighetsbolaget Emilshus AB (publ) will be held on Thursday, April 29, 2025 at 12:00 pm in the company's offices at Storgatan 10, SE-352 31 Växjö, Sweden.

Registration

Shareholders wishing to attend the Annual General Meeting must:

- be registered as a shareholder in the shareholders' register maintained by Euroclear Sweden AB on April 17, 2025; and
- register their attendance with the company by April 23, 2025 at the latest.

Registration can be either:

- by mail to Fastighetsbolaget Emilshus AB (publ), Attn: Årsstämma (Annual General Meeting), c/o Born Advokater, Box 5244, SE-102 45 Stockholm, Sweden, or
- via e-mail to bolagsstamma@emilshus.com.

When registering, the shareholder must state their complete name, personal or corporate identity number, address, telephone number, shareholding and – where applicable – information on proxies and assistants (maximum of two). Where applicable, the registration should be accompanied by powers of attorney, proof of registration and other authorization documents.

Personal data that is retrieved from the shareholders' register maintained by Euroclear Sweden AB, the registration of attendance at the meeting and the information on proxies and assistants will be used for registration, preparation of the voting list for the meeting and, where applicable, meeting minutes.

Nominee-registered shares

To have the right to participate in the Annual General Meeting, a shareholder who has had their shares registered under a nominee must – in addition to registering for the meeting – have the shares registered under their own name so that the shareholder is recorded when the shareholders' register is prepared on April 17, 2025. This registration may be temporary (voting rights registration) and is requested from the nominee according to the nominee's procedures at such time in advance as the nominee determines. Voting rights registrations completed by the nominee and executed no later than April 23, 2025 will be taken into account in preparing the shareholders' register.

Proxies

Shareholders who are represented by a proxy must issue a proxy form for the proxy, signed and dated by the shareholder. If the proxy form is issued by a legal entity, a copy of the registration certificate must be attached or, if one does not exist, a corresponding authorization document. Proxy forms for shareholders who wish to be represented by a proxy at the Annual General Meeting are available on the company's website, www.emilshus.com/sv/arsstamma-2025/. The original proxy form must also be presented at the meeting. The original proxy form must also be presented at the meeting.

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Calendar

Interim Report January–March 2025	April 29, 2025
2025 Annual General Meeting	April 29, 2025
Interim Report January–June 2025	July 11, 2025
Interim report January–September 2025	October 15, 2025
Year-end report January–December 2025	February 6, 2026

This document is a translation of the Swedish original annual report. In the event of discrepancies, the Swedish original will supersede the translation.

Contact information

Jakob Fyrberg, CEO
+46 (0)70-593 95 96
jakob.fyrberg@emilshus.com

Emil Jansbo, CFO
+46 (0)72-243 30 88
emil.jansbo@emilshus.com

About Emilshus

Emilshus is a property company rooted in the business culture of Småland that acquires, develops and manages high-yield commercial properties, with southern Sweden as its core market. The company's property portfolio at December 31, 2024 totaled 926 ksqm of leasable area distributed among 172 properties with an emphasis on light industry, industrial services/trade suppliers and big-box and grocery retail. Emilshus's ordinary share and preference share are listed on Nasdaq Stockholm.

Fastighetsbolaget Emilshus AB (publ)
Corporate identity number: 559164-8752

www.emilshus.com