

Interim Report January – September 2024

Events in brief

Third Quarter

- Income totalled SEK 74.8 million (86.7). SEK 40.3 million (42.8) of this amount was rental income and SEK 33.6 million (40.6) was income from Operating activities
- Gross profit stood at SEK 7.4 million (23.1), primarily as a result of a decrease in revenue from Operating activities
- Profit for the period came in at SEK 12.2 million (-122.4), of which unrealised changes in property values amounted to SEK 43.9 million (-118.1)
- The building for Bankomat AB in Arlandastad, with a 15-year lease agreement, was completed and the property was purchased from the joint venture between Arlandastad Group and BRA Bygg
- The Group entered into a new joint venture arrangement with BRA Bygg to construct a building in Arlandastad. The joint venture company signed a 10-year lease agreement with One More AB. The building is expected to be ready for occupancy in the summer of 2025
- The sale of land to Connect Skavsta Property AB for SEK 17 million was completed, with a capital gain of SEK 15.5 million
- Extended and expanded contracts and partner agreements were entered into with Autohero, Hyundai Motors Sweden and others
- Ramirent signed an agreement for the establishment of operations in Skavsta
- Tufvassons signed a 10-year lease agreement and expects to move to the F60 Business Park at Arlandastad in autumn 2025

Nine-month period

- Income totalled SEK 246.8 million (297.0). SEK 119.3 million (123.9) of this amount was rental income and SEK 121.1 million (168.9) was income from Operating activities
- Gross profit stood at SEK 23.3 million (72.6), reflecting the decline in revenue from Operating activities
- Loss for the period was SEK -57.5 million (-147.6), of which unrealised changes in property values amounted to SEK 34.4 million (-49.1)

After the end of the period

- The Nomination Committee for the 2025 Annual General Meeting has been appointed. The members of the Nomination Committee are: Erik Lautmann, Styviken A/S (Chair of the Nomination Committee), Leif West, Gelba and Leiv Synnes, SBB
- TUI began operating flights from Stockholm Skavsta Airport
- The first sod was cut for the construction of the East Link railway

Property portfolio market value

SEK 6,611
MILLION

Income

SEK 246.8
MILLION

Cash and cash equivalents

SEK 173.8
MILLION

NAV per share

SEK 85.1

Financial performance indicators	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Income, SEK million	246.8	297.0	74.8	86.7	421.7
Gross profit, SEK million	23.3	72.6	7.4	23.1	111.9
Profit/loss before changes in value, SEK million	-104.7	-70.0	-32.0	-21.0	-89.5
Pre-tax profit/loss, SEK million	-53.1	-151.9	16.1	-144.8	-128.4
Profit/loss for the period, SEK million	-57.5	-147.6	12.2	-122.4	-127.4
Earnings per share, SEK	-0.9	-2.3	0.2	-1.9	-2.0
Diluted earnings per share, SEK	-0.9	-2.3	0.2	-1.9	-2.0
Operating cash flow after working capital changes, SEK million	-87.4	-56.3	-65.8	22.3	-106.3
Loan-to-value ratio, properties %	24	25	24	25	25
Return on equity, %	-0.8	-5.7	-0.8	-5.7	-2.8
Properties, key performance indicators					
Market value properties, SEK million	6,611	6,506	6,611	6,506	6,515
Change in underlying rental value, %	0.0	18.9	0.2	3.5	27.9
Underlying rental value, SEK million	237.9	221.2	237.9	221.2	237.8
Surplus ratio, % *	74	76	74	81	75
Realised changes in property values, SEK million	15.2	-	15.5	-	-
Unrealised changes in property values, SEK million	34.4	-49.1	43.9	-118.1	-40.1
Share					
Net asset value (NAV) per share, SEK	85.1	85.6	85.1	85.6	86.0

* The surplus ratios for the periods Jan–June 2023 and Jan–Dec 2023 have been restated after reclassification of costs in Skavsta from operating costs to property expenses.

Increased activity and realised values

Activity increased during the period in the form of new and expanded collaborations, agreements and transactions. We realised values that give an indication of the potential that our strategically placed areas represent. By continuing to realise values, we can accelerate the pace of upcoming investment projects.

The Bankomat building was completed this summer ahead of schedule and within budget. We then bought the property from the joint venture that we operate with BRA Bygg. A new joint venture was entered into with BRA Bygg to construct a building for One More AB. The joint venture model helps generate growth and ensures liquidity as the consideration we receive on the sale of land in a joint venture is used as our share of the front-end financing for the projects.

Autohero, Hyundai Motors and a number of other customers extended and expanded contracts and partner agreements. A new strategic land lease was signed with Ramirent in Skavsta. We welcomed Tufvassons as a tenant at the F60 Business Park in Arlandastad. Site preparations have been under way in recent years and, with the groundworks now completed and the underground infrastructure in place, we are ready to enter into contracts with more tenants. The total rental value of new agreements was SEK 56.2 million, of which SEK 26.5 million is attributable to our joint venture company F60.

In the third quarter, we completed the sale of 7,300 square metres of land to Connect Skavsta Property AB for SEK 17 million with a capital gain of SEK 15.5 million. The deal is a first step in realising value in our portfolio, and at a price well above the external valuation of our building rights.

Decrease in income from Operating activities

Nine-month revenues were down to SEK 246.8 million (297.0). SEK 119.3 million (123.9) of this amount was rental income and SEK 121.1 million (168.9) was income from Operating activities. This decrease is attributable to two of our operating companies, and is due, in part, to a decline in air traffic at Skavsta, stemming from issues with maintenance of a specific aircraft engine that Wizz Air has in several of its aircraft types. It is expected that the issue will be resolved in 2025.



By continuing to realise and unlock the value that we have built up, we can accelerate future investment projects, for the benefit of our customers, shareholders and the communities in which we operate.

In addition, the market for meetings in Stockholm has been weak in 2024 but is expected to see an upward trajectory in 2025. Our measures to reduce airport operation costs at Skavsta are going according to plan and producing the desired effect. The SEK -57.5 million (-147.6) loss for the period was impacted, in part, by a SEK 15.2 million (-) realised change in the value of properties and a SEK 34.4 million (-49.1) unrealised changes in values, investment properties.

Cash and cash equivalents at the end of the period were SEK 173.8 million (254.9) and cash flow was SEK -60.5 million (-139.4).

Long-term sustainable operations

During the spring, we introduced a new energy strategy to reach net zero by 2030. This means that we will reduce both our environmental impact and costs for properties, tenants and operations. As part of our commitment to reduce electricity and heat consumption, we have partnered with Siemens. Our goal is to reduce energy consumption by 10 per cent each year. Since 2024, our investment decisions have been based on both economic and sustainability calculations.

Increasing growth momentum

Interest rates are on their way down, BRA Flyg is moving from Bromma to Arlanda, and Stockholm City is selling the trade fair business in Älvsjö and looking for a new location. Furthermore, the first sod was cut for the construction of the East Link railway. It is one of Sweden's largest infrastructure investments and will cut commute times between Stockholm and Skavsta to under one hour. These are all positive changes that we, with our strategically placed development projects, can capitalise on and expand. There are also several reasons why we are now looking to move up to the next level and increase the pace of development. Over the past 15 years, we have built up significant value in the project and building rights portfolio, and have taken a number of steps to realise the potential that our assets represent. By continuing to realise and unlock the value that we have built up, we can accelerate future investment projects, for the benefit of our customers, shareholders and the communities in which we operate.

Dieter Sand
President and CEO

This is Arlandastad Group

Arlandastad Group identifies and utilises the potential in large strategically placed areas, thus creating value for investors and for society at large. We control the entire value chain from land acquisition to long-term management, and we conduct operating activities in cases where this adds value to the property transaction.

Long-term goals

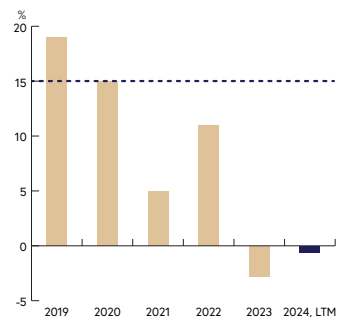
Return on equity

Return on equity is to exceed 15 per cent over time.

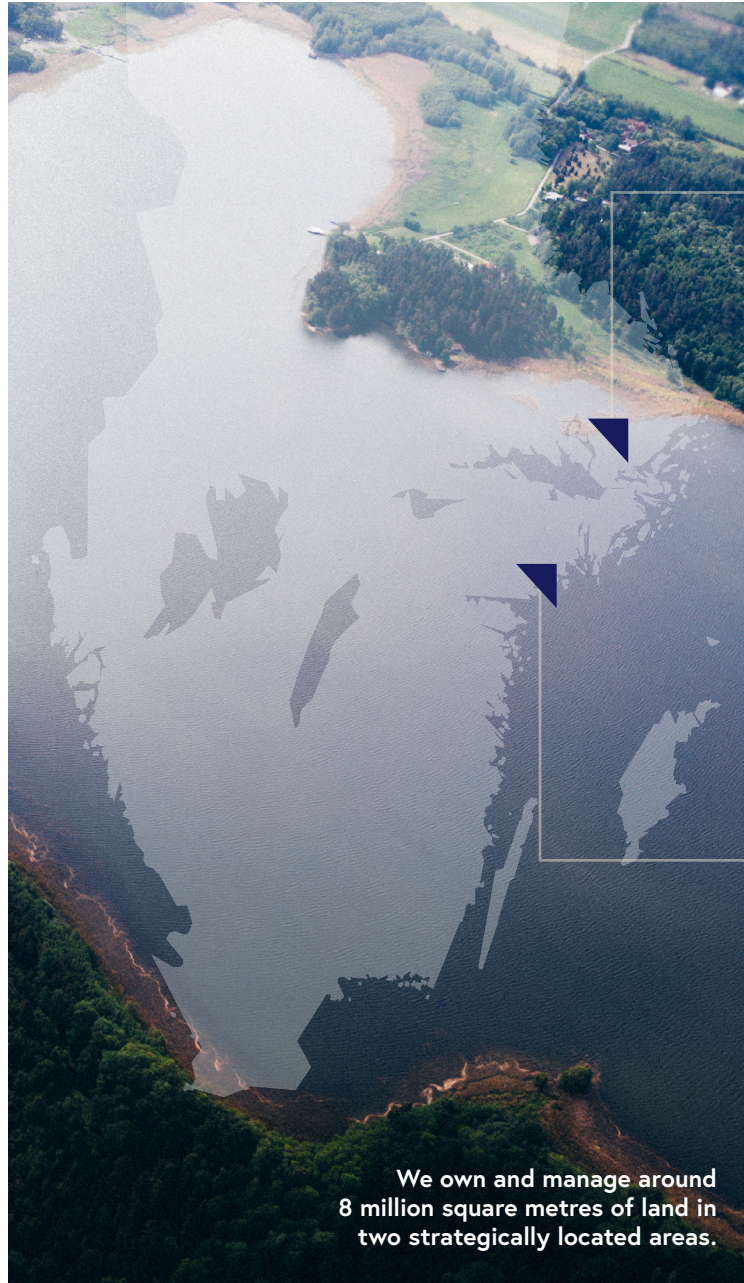
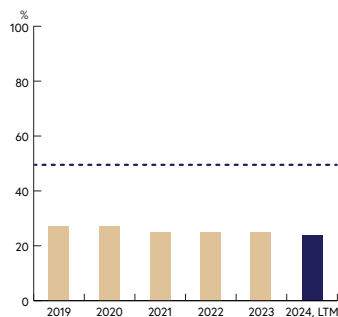
Loan-to-value ratio, properties

The properties' loan-to-value ratio is not to exceed 50 per cent over time.

Return on equity



Loan-to-value ratio, properties



We own and manage around 8 million square metres of land in two strategically located areas.

Activity during the period

Project development in Explore Arlandastad

- The building for Bankomat AB, with a 15-year lease agreement, was completed ahead of schedule. The property was purchased from the joint venture with BRA Bygg in the third quarter
- A new joint venture arrangement was entered into with BRA Bygg and a 10-year lease agreement was signed with One More AB. A 1,800 sq.m. building is being constructed, scheduled to be ready for occupancy in summer 2025

Project development at Explore Skavsta

- In the third quarter, approximately 7,300 sq.m. of land was sold at a value of SEK 2,329 per sq.m. to Connect Skavsta Property.
- Agreement to acquire 50 per cent of a property comprising 57,000 sq.m. of land and joint venture with Fjellskärs Gård for the development of the property

Developments in Operating activities

- Training Partner signed an extended agreement with Hyundai Motors Sweden and entered into a partnership for enhanced skills development with the Swedish Motor Industry Association
- Flight activity at Stockholm Skavsta Airport continued to be affected by the fact that Wizz Air has had fewer aircraft available. On 14 October, TUI began operating a service to Gran Canaria

Projects and building rights

Ongoing projects

Location	Projects	Type of project	Status	Planned area (sq.m.)	Timetable	Estimated investment (SEK million)	Of which remaining (SEK million)	Occupancy rate
Explore Arlandastad	F60 Business Park (JV 50%)	Business park	Project development	124,392	2022–2029	1,813	1,670	4%
Explore Arlandastad	Bake My Day (JV, associated company 49%)	Bakery	Project development	9,676	2022–2024	215	10	100%
Explore Arlandastad	Scandinavian XPO – Phase 2	Offices, service, hotel, healthcare	Project development	16,550	2020–2025	160	61	34%
Explore Arlandastad	One More AB (JV 50%)	Production/warehousing	Project development	1,770	2024–2025	24	24	100%
Subtotal				152,388		2,212	1,765	

Planned/future projects

Location	Projects	Type of project	Phase	Planned area (sq.m.)	Timetable	Estimated investment (SEK million)	Of which remaining (SEK million)	Occupancy rate
Explore Arlandastad	DRIVELAB BIG Evroc (50%)	Data centre	Project development	4,300	2024–2026	130	130	-
Explore Arlandastad	DRIVELAB BIG – Phase 2	Training and conferences	Project development	4,500	2026–2027	90	90	-
Explore Arlandastad	DRIVELAB Sales & Service – Phase 2	Car sales and service	Project development	9,000	2026–2027	95	95	-
Explore Arlandastad	F60 Business Park – Phase 2	Business park	Project development	38,000	2026–2028	551	551	-
Explore Arlandastad	Scandinavian XPO Congress Centre	Congress/hotel	Project development	10,000	2025–2027	300	300	-
Explore Arlandastad	Scandinavian XPO Co-working	Offices	Project development	6,000	2027–2028	120	120	-
Explore Arlandastad	Infrastructure/road District 6	Infrastructure/road	Detailed planning process		2027–2028	50	50	-
Explore Arlandastad	District 6 – Phase 1	Offices and businesses	Detailed planning process	17,000	2028–	375	375	-
Explore Skavsta	Development of existing holdings at Skavsta	Tenant adaptation	Project development	5,000	2024–2026	100	100	-
Explore Skavsta	New production in the Eastern area	Offices/business	Project development	10,000	2024–2026	150	150	-
Explore Skavsta	Skavstalund (JV 50%)	Operations and services	Project development	9,400	2025–2027	113	113	-
Subtotal				113,200		2,074	2,074	-

Building rights

Location	Projects	Type of project	Phase	Building rights (sq.m.)	Timetable
Explore Arlandastad	Accepted	Not specified	Project development	493,828	-
Explore Skavsta	Accepted	Not specified	Project development	605,000	-
Explore Arlandastad	Accepted in JV/associated company	Not specified	Project development	131,114	-
Explore Arlandastad	In detailed planning process, estimated	Not specified	Detailed planning process	500,000	–2025
Explore Arlandastad	In detailed planning process, estimated	Not specified	Detailed planning process	150,000	–2025
Explore Skavsta	In detailed planning process, estimated	Not specified	Detailed planning process	430,000	2023–
Subtotal				2,309,942	

Project phases over the next three years



Sustainable development

Working to ensure sustainable development is central to future-proofing Arlandastad Group. This gives us the opportunity to continue to generate value for everyone who works and spends time in our areas.

The real estate sector has a major impact on people and the environment. Since Arlandastad Group controls the entire value chain from land acquisition to long-term management of completed properties, the company can influence both the environment and ecosystems in connection with the development of areas and the environmental impact in connection with the construction and operation of properties. Our focus is on minimising negative impact and making a positive contribution whenever possible.

Working systematically towards sustainable development

Arlandastad Group's sustainable development framework addresses key sustainability issues. The framework is integrated into the operations by

working systematically with targets, key initiatives, activities and KPIs to enable results and progress to be measured and evaluated.

Energy strategy for net zero by 2030

During the spring, we introduced an energy strategy to reach net zero by 2030. This means that Arlandastad Group will reduce both its environmental impact and costs for properties, tenants and operations.

Partnership for reduced energy consumption

The company has entered into a new partnership with Siemens as part of its commitment to reduce electricity and heat consumption. The aim is to increase knowledge and capabilities and identify where energy savings can be made by analysing existing data. Our goal is to reduce energy consumption by 10 per cent each year.

Climate calculations support investment decisions

Before a decision to invest is made, it is important to support that decision with calculations of the project's environmental impact. Frequent and regular measurements throughout ongoing projects can also result in reductions of emissions. Lifecycle analyses (LCA) are used to calculate GHG emissions throughout a project's lifecycle. A project's carbon footprint is measured per square metre (kgCO₂e/BTA).



Current environmental certifications

Projects	Status	Time	Certification	Level	Project type
DRIVELAB Test Track 1	Completed	2013	CEEQUAL	Very Good	Civil engineering project
DRIVELAB Sales & Service	Completed	2015	Miljöbyggnad	Silver	New construction
Long-term parking P1	Completed	2017	CEEQUAL	Excellent	Civil engineering project
DRIVELAB BIG	Completed	2019	Miljöbyggnad	Silver	New construction
Scandinavian XPO – Existing hotel	Ongoing	Q1 2024	BREEAM Refurbishment	Very Good (under processing)	Redevelopment
Scandinavian XPO – New hotel	Ongoing	Q1 2024	BREEAM New Construction	Excellent (under processing)	New construction
Scandinavian XPO – Event	Ongoing	Q1 2024	BREEAM New Construction, Bespoke	Excellent (under processing)	New construction and redevelopment
Scandinavian XPO – Phase 2*	Ongoing	2025	BREEAM In Use	Very Good or Excellent (Application in progress)	Redevelopment
Bake My Day	Completed	Q3 2024	Miljöbyggnad	Silver	New construction

* For Scandinavian XPO – Phase 2, one and the same certification applies to all tenants and premises. Choice of level could impact the schedule.

KPI, sustainable development

	Jan–Sept 2024	Jan–Dec 2023
Energy intensity, kWh/sq.m. Atemp*	85	131

KPI, sustainable development

	Jan–Sept 2024	Jan–Dec 2023
Number of workplace accidents	0	2

* Total energy use from heating, cooling, tenant electricity and property electricity divided by the average estimated total heated leased area, excluding garage space

Carbon footprint Jan–Sept 2024

	Jan–Sept 2024	Jan–Dec 2023
Scope 1	135.05	tonnes CO ₂ e
Scope 2 market based	288.85	tonnes CO ₂ e
Scope 2 location based	318.31	tonnes CO ₂ e
Scope 3 Leased assets	43.21	tonnes CO ₂ e
Carbon footprint of new developments	374	kgCO ₂ e/BTA

Scope 1: Direct emissions from sources controlled by the company.
 Scope 2: Indirect emissions from the generation of purchased energy (electricity, steam, heating, cooling, etc.) at the producer site.
 Scope 3: Indirect emissions not covered by scope 1 or 2.
 For example, purchased goods and services.

Condensed consolidated statement of comprehensive income

Amounts in SEK thousands	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Rental income	119,337	123,896	40,268	42,762	184,008
Income from Operating activities	121,108	168,902	33,602	40,621	223,215
Other operating income	6,397	4,196	964	3,308	14,472
Income	246,842	296,994	74,834	86,691	421,695
Property expenses*	-66,802	-61,997	-20,760	-15,002	-94,470
Expenses from Operating activities *	-156,701	-162,384	-46,682	-48,609	-215,280
Gross profit	23,339	72,613	7,392	23,080	111,945
Central administrative expenses	-54,358	-69,151	-16,154	-19,392	-108,016
Profit from divested equipment	18	357	18	357	2,173
Financial income	6,006	397	1,989	337	7,435
Financial expenses	-79,725	-74,180	-25,211	-25,349	-103,037
Profit/loss before changes in value	-104,719	-69,962	-31,965	-20,967	-89,500
Profit/loss from participation in joint ventures	1,979	-32,858	-11,353	-5,756	1,176
Realised changes in property values	15,223	-	15,462	-	-
Unrealised changes in property values	34,447	-49,096	43,946	-118,062	-40,106
Pre-tax profit/loss for the period	-53,071	-151,916	16,090	-144,785	-128,430
Tax on profit/loss for the period	-4,391	4,330	-3,928	22,354	1,039
Profit/loss for the period	-57,462	-147,586	12,162	-122,431	-127,391
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-57,462	-147,586	12,162	-122,431	-127,391
Comprehensive income for the period attributable to					
Shareholders of the Parent Company	-55,654	-143,368	9,736	-121,666	-136,587
Non-controlling interests	-1,808	-4,218	2,426	-765	9,196
– of which share of other comprehensive income	-	-	-	-	-
Basic and diluted earnings per share, SEK	-0.9	-2.3	0.2	-1.9	-2.0

* There was a reclassification in 2024 relating to the recognition of property expenses in Skavsta. Skavsta's property expenses were previously recognised as expenses from operating companies in their entirety. Costs attributable to the operation of properties are recognised as property expenses. The amount reclassified for the comparative period Jan-Sept 2023 was SEK 12.1 million, SEK 3.0 million for the period July-Sept 2023, and SEK 18.6 million for the full year of 2023.

Condensed consolidated statement of comprehensive income

January – September 2024

The nine-month revenue was SEK 246.8 million (297.0). Of this amount, SEK 119.3 million (123.9) was rental income, SEK 121.1 million (168.9) was income from Operating activities and SEK 6.4 million (4.2) was Other operating income. The main impact on rental income came from lower turnover-based leases. SEK 66.6 million (64.8) of the income from Operating activities was generated by training activities, SEK 38.0 million (54.7) by airport operations, and SEK 16.5 million (49.3) by event activities. Income from airport operations was affected by the fact that Wizz Air had fewer aircraft available which meant that fewer travellers used the airport during the period. The level of event activities was below the comparative period, which included a six-month lease in connection with Sweden's Presidency of the Council of the EU. More information about contracts with customers can be found on page 20.

Property costs rose to SEK 66.8 million (62.0) as a result of increased costs for property management, heating, repair and maintenance. There was a reclassification in 2024 relating to the recognition of property expenses in Skavsta. Previously, Skavsta's property expenses were recognised as expenses from Operating activities in their entirety. Costs attributable to the operation of properties are now recognised as property expenses. The figures for the 2023 comparative period have been reclassified in an amount of SEK 12.1 million.

Expenses from Operating activities amounted to SEK 156.7 million (162.4). Airport operation costs decreased to SEK 85.4 million (97.1) as a result of restructuring and less traffic. Event activities also reported lower costs, SEK 10.2 million (18.4), as a result of fewer events. The lower expenses from Operating activities were offset, however, by a larger percentage of payroll costs being moved from central administrative expenses in 2024 than in the previous year. The purpose of this being to provide a more accurate picture of the actual costs within the Operating activities. The reallocation of payroll costs amounted to SEK 31.9 million (17.7).

Gross profit stood at SEK 23.3 million (72.6). Of this amount, SEK 55.2 million (61.1) relates to property operations and SEK -31.9 million (11.5) to Operating activities. The reallocation of payroll costs from central administrative expenses to expenses from Operating activities impacted gross profit by SEK 14.2 million more than the year-ago period.

Administrative expenses, which consist of expenses for corporate management and central support functions, business development and financial management, totalled SEK 54.4 million (69.2). The expenses are affected by the reallocation of payroll costs from central administrative expenses to expenses from Operating activities. Net financial items amounted to SEK -73.7 million (-73.8). Interest income and interest expense rose slightly while other finance costs were down.

Profit/(loss) from participation in joint ventures was SEK 2.0 million (-32.9) and was impacted mainly by a positive change in value in new production projects. As the properties in associated companies are not yet completed, the profit share of rental income or property expenses is not affected. During the period, the remaining shares in the joint venture with BRA Bygg AB regarding the construction of the building for Bankomat AB have been acquired. This means that the company has moved from being an associate to a subsidiary. Of the SEK -0.2 million arising from the transaction, SEK 0.5 million relates to revenue that was generated up to the date on which the company moved from being an associate to a subsidiary.

Realised changes in the value of properties amounted to SEK 15.2 million (-). Of this amount, SEK 15.5 million relates to the divestment of land to Connect Skavsta Property AB. Unrealised changes in values, investment properties, was SEK 34.4 million (-49.1). As at 30 September 2024, all of the Group's properties were valued externally by Forum Fastighetsekonomi.

The SEK -4.4 million (4.3) tax on profit/loss for the period relates to deferred tax on temporary differences attributable to properties of SEK -7.5 million (4.3) and deferred tax on divested properties of SEK 3.1 million (-).

Profit/loss for the period was SEK -57.5 million (-147.6), corresponding to earnings per share of SEK -0.9 (-2.3). SEK -18.3 million (119.6) was recognised in the income statement in relation to the operations in Skavsta (management, development and airport operations).

Third Quarter 2024

Third-quarter revenue totalled SEK 74.8 million (86.7). SEK 40.3 million (42.8) of this amount was rental income, SEK 33.6 million (40.6) was income from Operating activities, and SEK 1.0 million (3.3) was Other operating income. SEK 18.2 million (15.4) of the income from Operating activities was generated by training activities, SEK 14.5 million (19.2) by airport operations and SEK 0.9 million (6.0) by event activities. Revenue for the period was mainly affected by the same factors as the nine-month period.

Property costs amounted to SEK 20.8 million (15.0), and were partly affected by higher depreciation of owner-occupied properties. The reclassification of property expenses means that SEK 3.0 million in expenses from Operating activities in Q3 2023 have been reclassified to property expenses.

Expenses from Operating activities amounted to SEK 46.7 million (48.6). The reallocation of payroll costs means that expenses of SEK 8.8 million (5.7) were reallocated from central administrative expenses to expenses from Operating activities.

Gross profit stood at SEK 7.4 million (23.1). Of this amount, SEK 18.7 million (17.1) relates to property operations and SEK -11.3 million (6.0) to Operating activities.

The SEK 16.2 million (19.4) in central administrative expenses was affected by the reallocation of payroll costs from central administrative expenses to expenses from Operating activities. Net financial items amounted to SEK -23.2 million (-25.0).

Loss from participation in joint ventures was SEK -11.4 million (-5.8). Realised changes in the value of properties amounted to SEK 15.5 million (-), which relates to the divestment to Connect Skavsta Property AB. Unrealised changes in values, investment properties, was SEK 43.9 million (-118.1).

Tax on profit/loss for the period was SEK -3.9 million (22.4). Profit/loss for the period was SEK 12.2 million (-122.4), corresponding to earnings per share of SEK 0.2 (-1.9).

Condensed statement of the Group's financial position

Assets

Amounts in SEK thousands	30/09/2024	30/09/2023	31/12/2023
Goodwill	22,550	15,718	15,718
Other intangible fixed assets	1,688	743	844
Investment properties	6,054,600	5,946,450	5,956,550
Owner-occupied properties	535,408	553,154	549,575
Right-of-use assets	8,333	11,134	9,529
Inventories	1,901	2,969	1,750
Other fixed assets	89,315	78,347	79,884
Participation in joint ventures	354,098	298,882	332,904
Total fixed assets	7,067,893	6,907,397	6,946,754
Current receivables	220,643	138,641	232,960
Cash and cash equivalents	173,758	254,946	234,216
Total current assets	394,401	393,587	467,176
Total assets	7,462,294	7,300,984	7,413,930

Equity and liabilities

Equity	4,476,589	4,513,831	4,534,051
Long-term liabilities	688,621	1,624,538	1,427,345
Advances	200,000	-	100,000
Long-term lease liabilities	6,578	4,091	1,461
Deferred tax liability	908,582	900,873	904,163
Provisions	50,000	50,000	50,000
Total long-term liabilities	1,853,781	2,579,502	2,482,969
Interest-bearing liabilities	895,657	21,203	170,386
Current lease liabilities	1,754	6,378	7,404
Current tax liabilities	18,212	20,776	21,939
Other current liabilities	216,301	159,293	197,181
Total current liabilities	1,131,924	207,650	396,910
Total equity and liabilities	7,462,294	7,300,984	7,413,930

Properties

Arlandastad Group's property portfolio consists of investment properties and owner-occupied properties. In addition, the company holds a significant amount of building rights. The commercial properties comprise investment properties and properties recognised as owner-occupied. According to an external valuation, the market value of the properties at 30 September 2024 was SEK 6.61 billion, compared with SEK 6.52 billion at year-end. The property portfolio includes a facility located on leased land. The market value of the building rights increased by SEK 7 million during the nine-month period. The market value of the investment properties increased by SEK 98 million, of which SEK 67 million is attributable to acquisitions, SEK 34 million to unrealised value gains, SEK 13 million to investments and SEK -16 million to divestments. SEK 67 million of the amount for acquisitions and SEK -15 million for divestments are in connection with the property that has been built for Bankomat AB. The market value of owner-occupied properties decreased by SEK 2 million.

In total, the market value of commercial properties increased by SEK 89 million compared with 31 December 2023 (see tables on page 11). Owner-occupied properties are recognised at the lower of book value and market value.

Valuation methods

Valuation of the property portfolio is carried out by external, authorised/certified valuers. The main method used is the discounted cash flow (DCF) model that values a property based on the present value of its expected future cash flows and estimated residual value. The calculation period used in the valuation is 10–20 years. For building rights and raw land, the market value is assessed on the basis of the local price method by comparison with contracts for transfers of similar objects. The large amount of building rights in the Group means that not all building rights are deemed to be able to be developed at the same time. An assumption of "waiting time" is made in the valuation, whereby the value of the building rights is calculated to present value with a "waiting interest rate" from the intended time of development to today's date. The interest rate has been assessed at 4 per cent, and the waiting time at 0-20 years in Arlandastad and 0-50 years in Skavsta. For more information on the valuation method, see note 14 on page 62 of the Annual Report for 2023.

Assumptions about the use of building rights made in the valuation of these (excluding joint ventures)

Arlandastad

Time	Proportion	Sq.m. GTA
Now	1%	9,938
0–3 years	6%	59,630
4–5 years	30%	298,148
6–10 years	38%	377,655
11–15 years	15%	149,074
16–20 years	10%	99,383
	100%	993,828

Skavsta

Time	Proportion	Sq.m. GTA
Now	7%	43,000
0–10 years	8%	50,000
10–20 years	8%	50,000
20–40 years	8%	50,000
40 years onwards	68%	412,000
	100%	605,000

Assumptions about required rate of return

The required rate of return was assessed individually for each property. A present value calculation of all cash flows is performed in the model with a discount rate corresponding to the assumed required rate of return and the average inflation assumption during the calculation period. The average required rate of return was 6.82 per cent (6.89) at 30 September. The required rate of return range is 5.75 – 8.00 per cent (6.47 – 9.25).

Material input data for property valuation

Valuation assumptions	30 Sept 2024	31 Dec 2023
Calculation period, number of years	10-20	10-20
Annual inflation	2%	2%
Rent development, per year	2%	2%
Discount rate	8.96%	9.08%
Range, discount rate	7.87%-10.16%	8.58%-11.44%
Average required rate of return*	6.82%	6.89%
Range of required rate of return	5.75%-8.00%	6.47-9.25%
Average long-term vacancy rate	6.20%	8.50%

* Weighted average

Sensitivity analysis

The estimation of the fair value of the properties is based on future income potential and the market's required rate of return and always involves some degree of uncertainty. The table below shows the change in fair value based on changes in individual valuation parameters.

Sensitivity analysis, fair value	Change in assumption of	30 Sept 2024 Amounts in SEK thousands
Rent	+/- 10%	258,991
Operating costs	+/- 10%	48,946
Discount rate	+1 %pt.	-236,892
Discount rate	-1 %pt.	271,292
Required rate of return	+1 %pt.	-109,625
Required rate of return	-1 %pt.	145,994
Long-term vacancy rate	+3 %pt.	-135,894

Participation in joint ventures

Participation in joint ventures totalled SEK 354.0 million (332.9) and consist primarily of investments in the joint venture Arlandastad F60 AB of SEK 273.7 million (268.7) and Arlandastad Extra Fem AB (Bake My Day) of SEK 80.3 million (63.9). The participations are recognised using the equity method.

Carrying amount of owner-occupied properties

Amounts in SEK million	30 Sept 2024	31 Dec 2023
Opening acquisition value	550	575
Investments in existing properties	5	15
Reclassification to investment properties	-	-10
Depreciation for the period	-19	-30
Closing carrying amount	535	550
Fair value of owner-occupied properties	556	558

Loan-to-value ratio in property portfolio

The loan-to-value ratio was 24 per cent (25) at the end of the period. The loan-to-value ratio is calculated as interest-bearing liabilities in relation to the total market value of investment properties and owner-occupied properties, including building rights.

Equity

Arlandastad Group's balance sheet total was SEK 7.5 billion (7.4) at the end of the period. Equity was SEK 4.5 billion (4.5). The Group's debt/equity ratio stood at 60 per cent (61). Return on equity on a rolling 12-month basis was -0.8 per cent (-2.8).

Taxes

At 30 September 2024, deferred tax liabilities totalled SEK 908.6 million (904.2). The deferred tax liability is mainly attributable to investment properties.

Provisions

In connection with the acquisition of Stockholm Skavsta Airport, an environmental study was carried out to determine the environmental risks associated with the acquisition. The largest environmental risk relates to possible future treatment of water catchment in the airport

Fair value of investment properties

Amounts in SEK million	30 Sept 2024	31 Dec 2023
Fair value at 1 January	5,957	5,953
Investments in existing properties	13	33
Acquisitions	67	-
Divestments	-16	-
Reclassifications	-	10
Unrealised changes in values	34	-40
Fair value at the end of the period	6,055	5,957
Breakdown of the fair value of investment properties		
Commercial properties	2,684	2,593
Building rights	3,371	3,364

area. For the environmental risks, a provision of SEK 50 million was made in connection with the take-over of Skavsta during the second quarter of 2022. The provision remained unchanged at the end of the period.

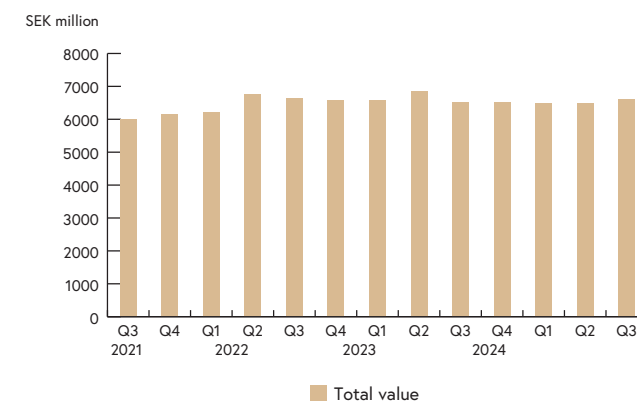
Financing

Interest-bearing liabilities at the end of the period amounted to SEK 1,581.7 million (1,597.0). The average interest rate for financing was 6.44 per cent (6.16). The interest coverage ratio was 1.4 (1.6). The average term of the loans in the company is 1.4 years (2.5). The company's financing consists mainly of bank debt, which is covered by loan covenants related to a sub-group of the Arlandastad Group. The covenants are linked to interest coverage ratio, debt/equity ratio, liquidity and loans in relation to the market value of properties. As at 30 September 2024, the company fulfilled all covenants in accordance with the loan agreement with the bank.

Discussions on refinancing outstanding subordinated loans and existing bank debt take place within the framework of the operating activities.

The finance policy provides the opportunity to use financial instruments, for example for interest rate and loan maturity management. No such instruments were used in the first nine months of the year.

Property portfolio market value



Breakdown of interest-bearing liabilities

Amounts in SEK million	30 Sept 2024	31 Dec 2023
Property loans	1,431.7	1,447.0
Subordinated loans	150.0	150.0
Total interest-bearing liabilities	1,581.7	1,597.0
Unused credit facility	8.0	8.0

Schedule of due dates for credit liabilities, 30 Sept 2024

Credit agreements	SEK million	Proportion, %
0-1 years	905.5	57
1-2 years	30.0	2
2-3 years	596.3	38
3-4 years	50.0	3
4-5 years	0.0	0
> 5 years	0.0	0
Total	1,581.7	100

Condensed consolidated statement of changes in equity

	Share capital	Other contributed equity	Profit brought forward	Non-controlling interests	Total equity
Equity 01/01/2023*	569	834,256	3,824,143	2,449	4,661,417
Profit/loss for the period Jan–Sept 2023	-	-	-143,368	-4,218	-147,586
Other comprehensive income Jan–Sept 2023	-	-	-	-	-
Equity 30/09/2023	569	834,256	3,680,775	-1,769	4,513,831
Profit/loss for the period Oct–Dec 2023	-	-	6,781	13,414	20,195
Other comprehensive income Oct–Dec 2023	-	-	-	-	-
Profit from mergers	-	25	-	-	25
Equity 31/12/2023	569	834,281	3,687,556	11,645	4,534,051
Profit/loss for the period Jan–Sept 2024	-	-	-55,654	-1,808	-57,462
Other comprehensive income	-	-	-	-	-
Equity 30/09/2024	569	834,281	3,631,902	9,837	4,476,589

* The opening balance has been adjusted by SEK 12.3 million in respect of a correction of deferred tax liability, attributable to the acquisition of Skavsta in 2022. When making the acquisition, a temporary difference between market value and tax residual value of properties at the acquisition date was not taken into account. SEK 11.1 million of the adjustment amount is attributable to owners of the Parent Company and SEK 1.2 million to non-controlling interests.



Consolidated statement of cash flows

Amounts in SEK thousands	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Pre-tax profit/loss	-53,071	-151,916	16,090	-144,783	-128,430
Adjustments for non-cash items	-26,588	111,494	-39,883	129,775	92,154
Total	-79,659	-40,422	-23,793	-15,008	-36,276
Tax paid	-3,990	18,828	-899	21,992	19,843
Operating cash flow before working capital changes	-83,649	-21,594	-24,692	6,984	-16,433
Cash flow from changes in working capital					
Change in inventories	-151	31	191	9	1,250
Change in operating receivables	39,253	4,587	8,705	-8,555	-89,587
Change in operating liabilities	-42,813	-39,369	-49,989	23,868	-1,481
Cash flow from operating activities	-87,360	-56,345	-65,785	22,306	-106,251
Investing activities					
Acquisition of subsidiaries	-13,181	-	-6,958	-	-
Investments in properties and equipment	-31,872	-42,096	-14,703	-14,467	-63,955
Divestment of properties	31,761	-	17,000	-	-
Acquisition of intangible fixed assets	-892	-327	-285	-92	-427
Acquisition of financial assets	-19,215	-29,736	-19,203	-	-28,987
Cash flow from investing activities	-33,399	-72,159	-24,149	-14,559	-93,369
Financing activities					
Loans raised from credit institutions	-	-	-	-	50,000
Advances received	100,000	-	-	-	100,000
Repayment of loan liabilities	-14,699	-10,857	-9,603	2,261	-110,471
Current loans to associated companies	-25,000	-	26,000	-	-
Cash flow from financing activities	60,301	-10,857	16,397	2,261	39,529
Cash flow for the period	-60,458	-139,361	-73,537	10,008	-160,091
Cash and cash equivalents at the start of the period	234,216	394,307	247,295	244,939	394,307
Cash and cash equivalents at the end of the period	173,758	254,946	173,758	254,946	234,216

Interest received and paid

During the first nine months of the year, the Group received SEK 6.0 million (0.4) in interest income and paid SEK 80.0 million (48.9) in interest expense. In the third quarter, the Group received SEK 2.0 million (0.3) in interest income and paid SEK 46.4 million (3.0) in interest expense.

Cash flows, cash and cash equivalents

Cash flow for the period totalled SEK -60.5 million (-139.4), comprising cash flow from operating activities of SEK -87.4 million (-56.3), investing activities of SEK -33.4 million (-72.2) and financing activities of SEK 60.3 million (-10.9).

Cash flow from operating activities before working capital changes was SEK -83.6 million (-21.6). Non-cash items totalled SEK -26.6 million (111.5). The change in working capital amounted to SEK -3.6 million (-34.8).

Cash flow from investing activities amounted to SEK -33.4 million (-72.2). Investments in properties totalled SEK -31.9 million (-42.1) and divestment of properties totalled SEK 31.8 million (-). In the second quarter, VBT was acquired by Training Partner for SEK 8.1 million. Less cash and cash equivalents in the acquired company, the effect of this acquisition on the cash flow statement is SEK -6.2 million.

In the third quarter, the remaining shares in the joint venture with BRA Bygg were acquired, which means that it moved from being an associate to a subsidiary. The effect of the acquisition on the cash flow statement is SEK -7.0 million. The effect of a sale to Connect Skavsta Property on the cash flow statement was SEK 17 million.

Financing activities affected the cash flow by SEK 60.3 million (-10.9) and include a payment from the Swedish Transport Administration of SEK 100 million included in the item Advances received (see page 21 for more information). Cash and cash equivalents at the end of the period amounted to SEK 173.8 million (254.9).

Adjustments for non-cash items

	Jan–Sept 2024	Jan–June 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Depreciation, amortisation and impairment	25,061	29,540	8,172	5,957	53,224
Capital gains from divestment of properties	-15,223	-	-15,462	-	-
Unrealised changes in property values	-34,447	49,096	-43,946	118,062	40,106
Profit/loss from participation in joint ventures	-1,979	32,858	11,353	5,756	-1,176
Total	-26,588	111,494	-39,883	129,775	92,154

Segment reporting – business areas

Arlandastad Group consists of three business areas, which are also its accounting segments: Property development, Property management and Operating activities.

Property development includes concept development and realisation of the existing land portfolio comprising around 8 million sq.m. split between two of Sweden's largest development projects, Explore Arlandastad and Explore Skavsta. The work consists of land acquisition, detailed planning, project development and the conversion of existing properties into new operations. Property management is responsible for the operation and maintenance of properties, including lease agreements, maintenance, financial management and contact with tenants. Operating activities consist of business-related training, conference and event activities as well as airport operations.

Expenses attributable to property operations previously recognised as expenses from Operating activities are now recognised as property expenses, as a result of a reclassification of property expenses in Skavsta in 2024. SEK 12.1 million has been reclassified for the nine-month period 2023, and SEK 3.0 million for the third quarter. This change also means that the figures in the table for segment reporting have also been reclassified, which has entailed a movement of costs from the Operating activities segment to Property management. The reallocation of payroll costs has also been changed, which means that expenses for the nine-month period of SEK 31.9 million (17.7) and SEK 8.8 million (5.7) for the third quarter have been reallocated from central administrative expenses to expenses from Operating activities.

Group 2024 Jan–Sept, SEK thousands	Property development	Property management	Operating activities	Unallocated Group costs and eliminations	Total
Rental income	3,233	144,733	9,561	-38,190	119,337
Income from Operating activities	-	85	121,108	-85	121,108
Other income	5,085	236	626	450	6,397
Operating income	8,319	145,054	131,295	-37,826	246,842
Property expenses	-1,489	-38,022	-8,087	-	-47,597
Depreciation of properties	-3	-17,984	-1,219	-	-19,205
Expenses from Operating activities	-	-2,851	-191,146	37,296	-156,701
Gross profit	6,827	86,198	-69,156	-530	23,339
Central administrative expenses	-1,579	-15,609	-14,883	-22,286	-54,358
Net financial items	5,333	-70,920	-416	-7,714	-73,718
Profit from divested equipment	-	18	-	-	18
Profit/loss before changes in value	10,581	-313	-84,456	-30,531	-104,719
Profit/loss from participation in joint ventures	1,979	-	-	-	1,979
Realised changes in property values	-	15,223	-	-	15,223
Unrealised changes in property values	-9,297	43,744	-	-	34,447
Pre-tax profit/loss	3,262	58,654	-84,456	-30,531	-53,071
Fair value of properties	3,370,600	2,684,000	556,000	-	6,610,600

Group 2023 Jan–Sept, SEK thousands	Property development	Property management	Operating activities	Unallocated Group costs and eliminations	Total
Rental income	5,347	141,070	9,579	-32,100	123,896
Income from Operating activities	-	-	169,753	-851	168,902
Other income	443	163	2,883	707	4,196
Operating income	5,790	141,233	182,215	-32,244	296,994
Property expenses	-804	-33,995	-7,213	-129	-42,141
Depreciation of properties	-	-18,980	-876	-	-19,856
Expenses from Operating activities	-	-	-194,439	32,055	-162,384
Gross profit	4,986	88,258	-20,313	-318	72,613
Central administrative expenses	-4,341	-21,636	-19,335	-23,837	-69,149
Net financial items	28	-72,013	-1,814	17	-73,783
Profit from divested equipment	-	357	-	-	357
Profit/loss before changes in value	673	-5,034	-41,462	-24,138	-69,962
Profit/loss from participation in joint ventures	-32,840	-	-18	-	-32,858
Unrealised changes in property values	-226,792	177,699	-3	-	-49,096
Pre-tax profit/loss	-258,959	172,665	-41,483	-24,138	-151,916
Fair value of properties	3,356,000	2,590,000	560,000	-	6,506,000

Property management business area

Property management is responsible for the operation and maintenance of properties, including lease agreements, maintenance, financial management and contact with tenants.

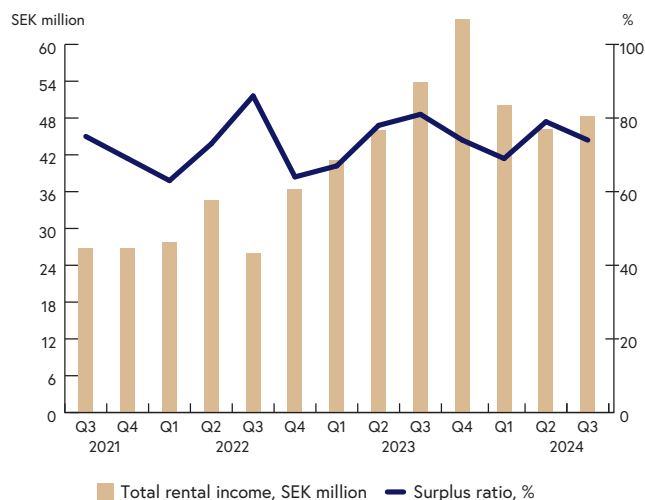
Rental income during the first nine months of the year was SEK 144.7 million (141.1)*. Property costs rose to SEK 38.0 million (34.0) as a result of increased costs for property management, heating, repair and maintenance. Depreciation of owner-occupied properties was SEK 18.0 million (19.0). Gross profit was SEK 86.2 million (88.3), of which SEK 16.4 million (16.3) came from property operations in Skavsta.

The costs for administration stood at SEK 15.6 million (21.6). Financial items totalled SEK -70.9 million (-72.0) and relate primarily to interest expense for loan financing. The average interest rate for the financing was 6.44 per cent (6.16) for the period.

Loss before changes in value was SEK -0.3 million (-5.0). The value of investment properties is established each quarter using external valuations conducted by independent valuation agencies. As at 30 September 2024, the properties were valued by Forum Fastighetsekonomi AB. The average required rate of return for the property portfolio was 6.82 per cent (6.89). The underlying rental value amounted to SEK 2379 million (2378).

* The rental income includes intra-group rents, which are eliminated at the Group level (see tables on page 14).

Rental income and surplus ratio



Key performance indicators, Property management	Accumulated		Quarter		Full year
	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Net operating income, SEK million	106.7	107.1	35.8	43.8	154.3
Surplus ratio, %	74	76	74	81	75
Profit/loss before changes in value, SEK million	-0.3	-5.0	2.1	11.7	18.2
Underlying rental value, SEK million	237.9	221.2	237.9	221.2	237.8
Change in underlying rental value, %	0.0	18.9	0.2	3.5	27.9
Change in underlying rental value adjusted for acquired properties, %	0.0	18.9	-1.3	3.5	27.9
Loan-to-value ratio, %	24	25	24	25	25
Market value of commercial properties, SEK million	2,684	2,590	2,684	2,590	2,593

Property development business area

Property development is the Arlandastad Group business area that handles concept development, along with realisation of the existing land portfolio that the company has at its disposal.

Explore Arlandastad

Explore Arlandastad is a 2.9 million sq.m. development project between Stockholm and Uppsala, next to the E4 motorway and close to Stockholm Arlanda Airport. As at 30 September 2024, less than ten per cent of potential building rights of a gross total area (GTA) of approximately 1.3–1.4 million square metres in Explore Arlandastad had been utilised.

The construction project with BRA Bygg for Bankomat AB was completed during the period. The property was then purchased from the joint venture company. A new joint venture was entered into with BRA Bygg to construct a building for One More AB. The building is expected to be ready for occupancy in the summer of 2025.

Explore Skavsta

Explore Skavsta is a 4.8 million sq.m. development project near Nyköping and Stockholm Skavsta Airport, close to the E4 motorway and the deepest port in the Baltic Sea. It will be connected by train as part of the new East Link railway with a transport hub in Skavsta.

During the period, agreements were signed for the acquisition of 50 per cent of a 57,000 sq.m. piece of land and for a joint venture with Fjellskärs Gård AB. Approximately 7,300 sq.m. of land were sold to Connect Skavsta Property AB for SEK 17 million, corresponding to a land value of SEK 2,329 per sq.m., and with a capital gain of SEK 15.5 million.

The value of building rights and development properties in Arlandastad Group amounts to SEK 3,371 million. This is an increase of SEK 7 million since the beginning of the year and SEK 15 million compared with the same period in 2023. Since the start of the year, the average value of the building rights in Explore Arlandastad has decreased from SEK 3,181 to SEK 3,170 per square metre GTA. During the same period, the average value of the building rights in Explore Skavsta has increased from SEK 287 to SEK 313 per square metre GTA. The total profit for the project was 31 per cent (30).

Key performance indicators, Property development

	30 Sept 2024	30 Sept 2023	31 Dec 2023
Investments, SEK million	13	32	48
Project profit, %	31	30	28
Average value of building rights Arlandastad (SEK/sq.m.)	3,170	3,174	3,181
Average value of building rights Skavsta (SEK/sq.m.)	313	308	287
Market value of development properties, SEK million	3,371	3,356	3,364



Operating activities business area

Operating activities consist primarily of three subsidiaries. Training Partner offers training courses for dealers and general agents in the automotive industry. Scandinavian XPO conducts event activities. Stockholm Skavsta Airport operates the airport in Skavsta.

Revenue from January to September amounted to SEK 121.1 million (169.8). Revenue from training activities amounted to SEK 66.6 million (64.8) and revenue from airport operations amounted to SEK 38.0 million (54.7). Revenue from event activities amounted to SEK 16.5 million (49.3). The decline in revenue from airport operations was due to Wizz Air having fewer aircraft available. The level of event activities was below the comparative period, which included a six-month lease in connection with Sweden's Presidency of the Council of the EU.

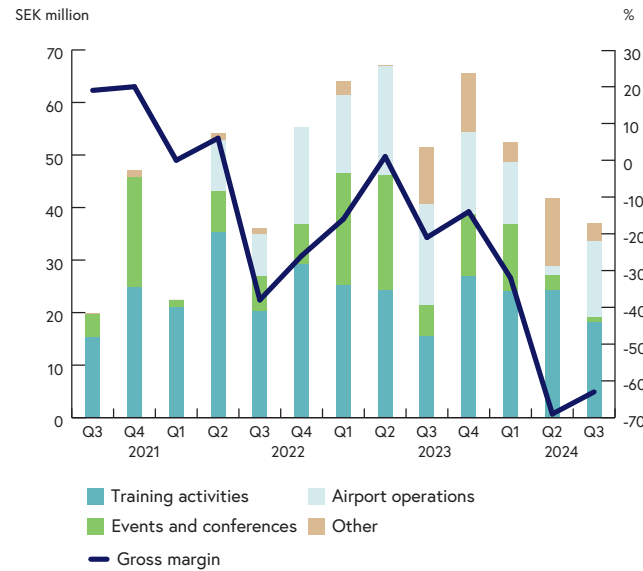
The total order book, pre-booked events and training totalled SEK 99.1 million (74.9) at the end of the period. Of this amount, SEK 69.7 million (63.5) is expected to be included in the accounts in the coming twelve months. Airport operations are not included in the order book. Gross loss increased to SEK -69.2 million (-20.3), mainly due to Stockholm Skavsta Airport. However, airport operation costs fell to SEK 85.4 million (97.1) as a result of restructuring and less traffic. The event activities also reported lower costs as a result of fewer events. However, the lower costs were offset by the reallocation of payroll costs, which means that the SEK 31.9 million (17.7) costs for the nine-month period and SEK 8.8 million (5.7) costs for the third quarter were reallocated from central administrative expenses to expenses from Operating activities.

Key performance indicators, Operating activities

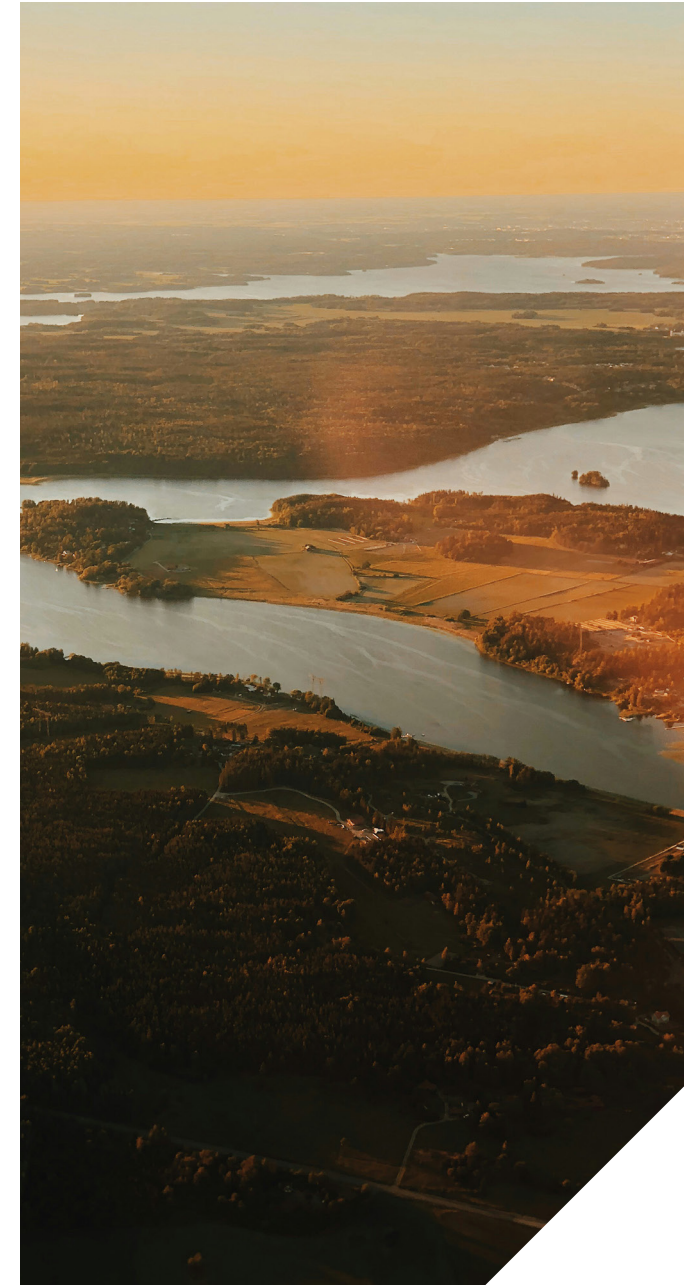
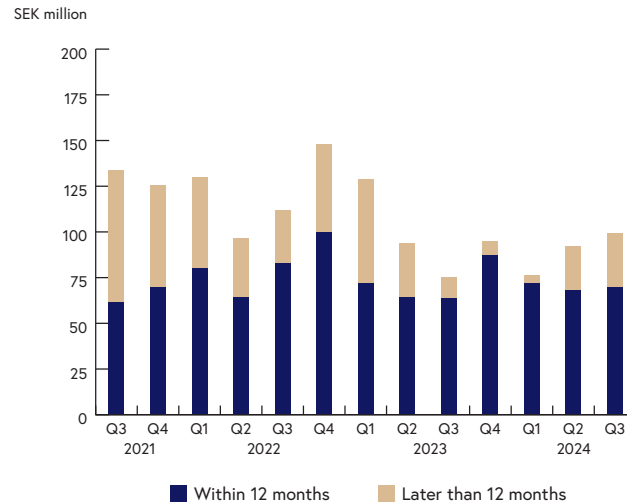
SEK million	Jan– Sept 2024	Jan– Sept 2023	July– Sept 2024	July– Sept 2023	Jan– Dec 2023
Income from Operating activities	121.1	169.8	33.6	40.6	223.2
Gross profit*	-69.2	-20.3	-23.2	-11.0	-37.6
Total order book	99.1	74.9	99.1	74.9	95.1
Order book coming 12 months	69.7	63.5	69.7	63.5	87.5

* Gross profit for the period Jan-Sept 2023 and Jan-Dec 2023 has been recalculated after reclassification of costs

Total income and gross margin



Order book



Condensed income statement for the Parent Company

Amounts in SEK thousands	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Rental income	-	9,989	-	-200	9,989
Other operating income	6,229	8,994	2,325	3,226	11,576
Total revenue	6,229	18,983	2,325	3,026	21,565
Property expenses	70	-5,457	-50	-665	-5,680
Operating surplus	6,299	13,526	2,275	2,361	15,885
Central administrative expenses	-30,844	-32,404	-8,439	-9,453	-44,819
Depreciation and impairment of property, plant and equipment	-296	-2,923	-97	-99	-3,022
Net financial items	-5,450	148,195	-1,608	-1,538	152,977
Profit/loss from investments in Group companies	-136,900	-	-62,700	-	-
Profit from property management	-167,192	126,394	-70,570	-8,729	121,021
Loss from divestment of property	-	-44,641	-	-	-44,641
Appropriations	-	-	-	-	-28,727
Pre-tax profit/loss	-167,192	81,753	-70,570	-8,729	47,653
Tax on profit for the year	-	-	-	-	-4,703
Profit/loss for the period	-167,192	81,753	-70,570	-8,729	42,950
Comprehensive income for the Parent Company					
Profit/loss for the period as per the income statement	-167,192	81,753	-70,570	-8,729	42,950
Other comprehensive income for the period	-	-	-	-	-
Comprehensive income for the period	-167,192	81,753	-70,570	-8,729	42,950

Income statement

The operations of the Parent Company, Arlandastad Group, consist of Group functions and Group administration. Revenues for the period totalled SEK 6.2 million (19.0). Rental income was SEK 0.0 million (10.0). The lack of rental income is due to last year's restructuring of the loan portfolio, whereby properties and loans were moved from the Parent Company to a sub-group. Other operating income of SEK 6.2 million (9.0) primarily consists of management fees and re-invoicing of Group-wide costs to subsidiaries. Central administrative expenses totalled SEK 30.8 million (32.4). Depreciation, amortisation and impairment was SEK 0.3 million (2.9). Net financial items amounted to SEK -5.4 million (148.2). The SEK -136.9 million (0.0) loss from investments in Group companies relates to an impairment loss in investments in Group undertakings, arising from shareholder capital contributions. The Parent Company's loss was SEK -167.2 million (profit: 81.8).

Condensed statement of the Parent Company's financial position

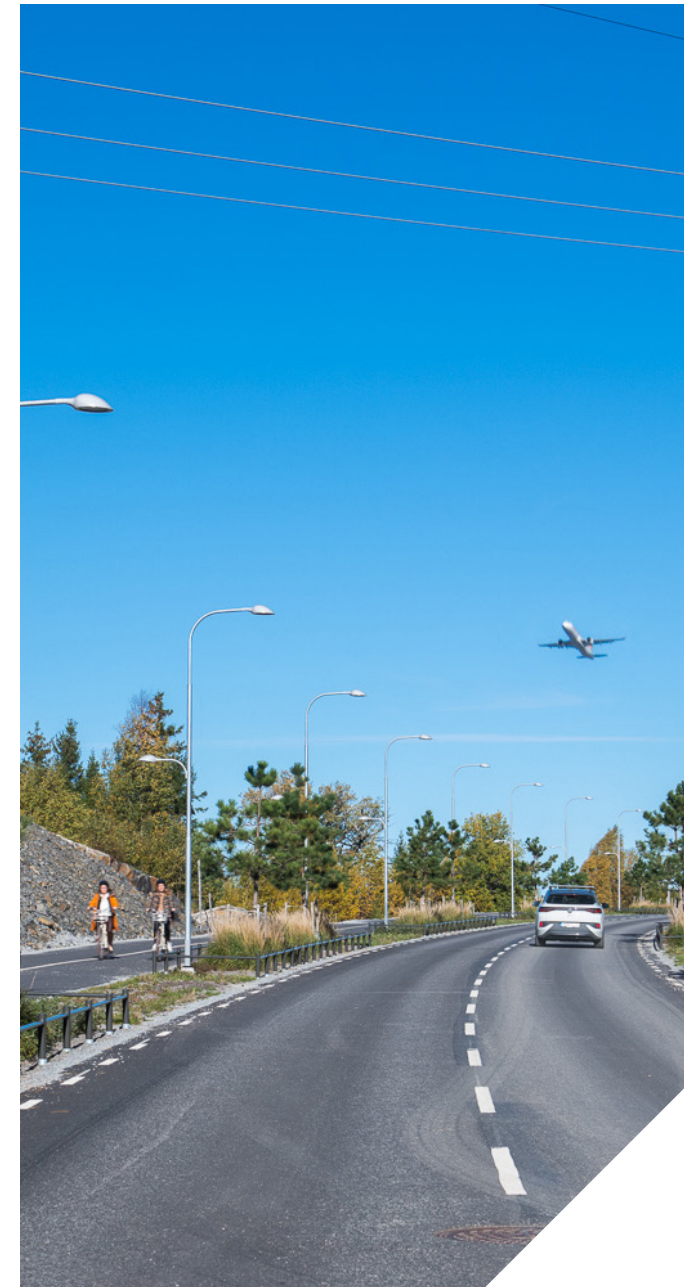
Assets	30/09/2024	30/09/2023	31/12/2023
Amounts in SEK thousands			
Investments in Group companies	58,897	32,197	32,197
Receivables from Group companies	859,740	954,824	1,045,003
Other fixed assets	83,313	64,303	64,312
Fixed assets	1,001,949	1,051,325	1,141,512
Receivables from Group companies	154,176	135,787	66,186
Other current receivables	57,443	39,835	82,072
Cash and bank balances	18,393	163,947	75,581
Current assets	230,012	339,569	223,839
Total assets	1,231,961	1,390,894	1,365,351
Equity and liabilities			
Equity	815,661	1,021,656	982,853
Liabilities to credit institutions	-	150,000	-
Long-term liabilities	-	150,000	-
Liabilities to Group companies	258,390	215,703	218,723
Current liabilities	157,910	3,535	163,775
Current liabilities	416,300	219,238	382,498
Total equity and liabilities	1,231,961	1,390,894	1,365,351

Equity and indebtedness

The Parent Company's balance sheet total was SEK 1,232.0 million, compared with SEK 1,365.4 million at the end of the year and SEK 1,390.9 million for the same period of 2023. Equity was SEK 815.7 million, compared with SEK 982.9 million at the end of the year and SEK 1,021.7 million at the end of the third quarter of 2023. The SEK 157.9 million reported as current liabilities includes interest-bearing subordinated loans of SEK 150.0 million.

Parent Company Statement of Changes in Equity

	Share capital	Other contributed equity	Profit brought forward	Profit/loss for the year	Total equity
Equity 01/01/2023	569	530,918	216,605	191,811	939,903
Transfer of previous year's profit	-	-	191,811	-191,811	-
Profit/loss for the period Jan–Sept 2023	-	-	-	81,753	81,753
Equity 30/09/2023	569	530,918	408,416	81,753	1,021,656
Profit/loss for the period Oct–Dec 2023	-	-	-	-38,803	-38,803
Equity 31/12/2023	569	530,918	408,416	42,950	982,853
Transfer of previous year's profit	-	-	42,950	-42,950	-
Profit/loss for the period Jan–Sept 2024	-	-	-	-167,192	-167,192
Other comprehensive income	-	-	-	-	-
Equity 30/09/2024	569	530,918	451,366	-167,192	815,661



Other information

Employees

At the end of the period, there were 123 (160) full-time employees.

Seasonal variations

Arlandastad Group's operating surplus is affected by seasonal variations in operating costs. In general, costs are higher during the first and last quarters of the year, mainly because of higher costs for heating and property management, such as snow removal. Operating activities are subject to seasonal variations, and there is a decrease in activity over the Christmas and New Year period and during the summer months.

Accounting principles

Arlandastad Group prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). The interim report is prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. Disclosures in accordance with IAS 34 Interim Financial Reporting are presented both in the notes and elsewhere in the interim report. The Parent Company applies the same accounting principles as the Group, but taking into account recommendations from the Swedish Financial Reporting Council, RFR 2, Accounting for Legal Entities. Applied accounting principles and calculation methods are unchanged since the annual report last year.

Related party transactions

In this context, subsidiaries and associated companies are related parties to the Parent Company. During the second quarter, a SEK 25 million loan was made to Bake My Day Holding AB at market interest rates and is due to mature on 31 December 2024. Bake My Day Holding AB is a partner in the associated company Arlandastad Extra Fem AB. For more information on related party transactions, see notes 21 and 22 on page 64 of the Annual Report for 2023.

Revenue from contracts with customers

In order for the Group to be able to report revenue from contracts with customers, each customer contract is analysed in accordance with the five-step model set out in IFRS 15. The Group's revenue that is reported in accordance with IFRS 15 consists of income from training for the automotive industry and income from event activities.

Income from Operating activities

Income from Operating activities is reported in accordance with the requirements of IFRS 15. The income is reported when the Group fulfils a performance commitment, i.e. when the customer assumes control of the product or service. The assessment is that each training session or event constitutes a separate performance commitment.

Comparative figures

Comparative figures in parentheses for profit and loss items refer to the outcome for the corresponding period in the previous year. Comparative figures in parentheses for balance sheet items refer to the outcome at the end of the previous year.

Investment properties

Investment properties are held for the purpose of generating rental income and/or increases in value. Investment properties are initially measured at cost, including directly attributable transaction costs. They are subsequently measured at fair value.

Fair value is primarily based on return-based valuations according to the cash flow model. This means that future cash flows that the property is expected to generate are forecast and discounted to a present value. Building rights are valued based on local price studies, the status of the planning process and determined divestment values. For more information on the valuation of investment properties, see Note 14 Investment properties on pages 61-62 of the Annual Report for 2023.

To ensure that the valuations are accurate, independent external valuation consultants are used. In 2024, Forum Fastighetsekonomi AB was engaged to estimate the fair value of the property holdings. The main method for carrying out valuations is a model where future cash flows and an estimated residual value are subjected to present value calculation (DCF method). For building rights, the market value is assessed using an extended local price method by comparing with contracts for transfers of similar objects.

The property valuation is based on observable and unobservable input data. The observable data that has the greatest impact on the value mainly comprises current rents, actual operating and maintenance costs, planned investments and current vacancy rates. Input data

that can be deemed unobservable includes required rates of return as well as expectations regarding rent and vacancy levels. As in previous years, the property portfolio is valued by external valuers four times a year, at the end of each quarter. All properties are not inspected at each valuation, but with agreed periodicity according to age, use and duration of lease agreements.

Both unrealised and realised changes in value are recognised in the income statement. Unrealised changes in value are calculated on the basis of valuation at the end of the period compared to valuation at the beginning of the period, or acquisition value if the property was acquired during the period, taking into account the investments made during the period. Additional expenditures are capitalised when it is likely that future economic benefits associated with the expenditure will be received by the Group and thus increase the value, and the expenditure can be reliably determined. Other maintenance costs and repairs are recognised in the income statement on an ongoing basis in the period in which they arise. The Group only reclassifies a property from an investment property when there is a change in the area of use. A change in the area of use occurs when the property ceases to meet the definition of an investment property and there is evidence of the change in the area of use.

Owner-occupied properties

Owner-occupied properties are properties held for the Group's production and provision of goods and services, storage and administrative purposes, recognised at cost less depreciation and any impairment loss, as required by IAS 16. When part of a mixed-use property is held for the purpose of generating rental income and/or value increase and another part is used in the business, the company makes an assessment whether the parts can be sold separately. If so, the property is divided into an investment property and an owner-occupied property. If the parts are not deemed to be separately saleable, the company classifies the property as an investment property if the portion used in the business amounts to a maximum of 10 per cent of the total property. Otherwise, the entire property is classified as an owner-occupied property. Depreciation takes place on a straight-line basis over the estimated useful life of the asset. The estimated useful life of owner-occupied properties is 25 years.

Recognition of interest-bearing liabilities

Interest-bearing liabilities are reported at amortised cost. Financial liabilities reported at amortised cost are initially valued at fair value including transaction costs. After initial recognition, they are subsequently measured using the effective interest method.

Reporting of cash flows

There has been a change in the reporting of cash flows whereby the cash flow statement is based on pre-tax profit, in accordance with the requirements of IAS 7. As a result of the restatement of comparative period figures, "Adjustments for non-cash items" has been increased by the change in value of properties and profit/loss from participation in joint ventures.

Damages awarded by the Swedish Transport Administration for work in connection with the planned East Link railway line

In October 2023, Arlandastad Group's subsidiary Stockholm Skavsta Flygplats AB entered into an agreement with the Swedish Transport Administration relating to damages of SEK 385 million for measures that will need to be carried out at the facility in the period 2024–2027 in preparation for the development of the East Link railway project. In December 2023, the company received a first payment under the agreement, amounting to SEK 100 million. In March 2024, a further SEK 100 million was received. A further SEK 185 million will be received in the coming years, with approximately SEK 50 million of that amount in 2024.

In accordance with the requirements of IAS 20, the company will recognise the received amounts as advances for measures that are to be implemented in order to meet the undertakings in the agreement. In this way, income will be recognised as costs for the undertakings arise, so that income is matched against expenses. To the extent that an amount remains, in accordance with the plan for the cost of the compensation, said amount will be recognised as revenue when the size of the cost for remaining undertakings can be assessed with the requisite level of reliability.

Risks and uncertainties

The main priority areas for risk management in the company are property valuation, project operations, financing and letting, taking into account both the complexity and the size of the amounts. The company has procedures in place to evaluate and minimise these risks on an ongoing basis.

Access to borrowed capital has varied in a strained capital market, with rising credit margins as a result. In addition to the above, the Group's and the Parent Company's risks and risk management are described in the Annual Report for 2023. No significant changes have been made to the company's assessment of risks after the publication of the Annual Report for 2023.

Ownership structure

The number of shares outstanding on 30 September 2024 was 63,255,586. The closing price was SEK 34.00 per share, corresponding to a market value of SEK 2,151 million. At 30 September, the largest shareholders in Arlandastad Group AB were Gelba Management AB with 46.6 per cent, Samhällsbyggnadsbolaget i Norden AB with 14.2 per cent and Styviken Invest AS with 9.8 per cent.

Dividend policy

Arlandastad Group will use its ongoing cash flow to finance further realisation of the existing project portfolio and explore potential future acquisitions. The Board of Directors therefore does not intend to propose any dividend within the next few years.

Annual General Meeting

The Board of Directors has set 29 April 2025 as the date for the 2025 Annual General Meeting to be held in Stockholm. An invitation to attend the Annual General Meeting will be sent in due course. Shareholders have the right to have matters addressed at the Annual General Meeting and, if they wish to have a matter considered, should submit a request to the Board of Directors by 13 March 2025.

Events after the balance sheet date

Nomination Committee appointed

Arlandastad Group has convened the Nomination Committee for the Annual General Meeting on 29 April 2025. The members of the Nomination Committee are: Erik Lautmann, Styviken A/S (Chair of the Nomination Committee), Leif West, Gelba and Leiv Synnes, SBB.

TUI started flying from Stockholm Skavsta Airport

The travel company TUI started operating flights from Stockholm Skavsta Airport on 16 October.

East Link railway

The first sod was cut for the construction of the double track East Link railway line on 6 November. The railway will have a transport hub at Stockholm Skavsta Airport.

Declaration

The Managing Director is satisfied that the nine-month report gives a true and fair view of the Parent Company's and the Group's operations, position and earnings, and describes the principal risks and uncertainties facing the Parent Company and the companies that are part of the Group.

Arlandastad, 14 November 2024
Arlandastad Group AB (publ)

Dieter Sand

Managing Director

Arlandastad Group is required under the EU market Abuse Regulation to make this information publicly available. The information was submitted for publication by the contact persons below on 14 November 2024 at 8.00 a.m. CET.

A presentation of the interim report will be audiocast on 14 November 2024 at 10.00 a.m. For further information, please visit <https://arlandastadgroup.se/sv/investerare/finansiella-rapporter-presentationer>.

Calendar

13 February 2025	Year-end report 2024
27 March 2025	Annual and Sustainability Report 2024
29 April 2025	Annual General Meeting
15 May 2025	Interim report January–March 2025

Auditor's Report

Arlandastad Group AB (publ), CRN 556694-0978.

To the Board of Directors of Arlandastad Group AB (publ).

Introduction

We have carried out a review of the condensed set of interim financial statements (the interim report) for Arlandastad Group AB (publ) as at 30 September and the nine-month period ending on that date. The Board of Directors and the Chief Executive Officer are responsible for preparing and presenting this interim report in compliance with IAS 34 and the Annual Accounts Act. Our responsibility is to express a conclusion on the financial statements in this interim report based on our review.

Focus and scope of the review

We conducted our review in accordance with the International Standard on Review Engagements ISRE 2410 Review of Interim Financial Information performed by the entity's auditor. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing practice.

The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report for the Group is not prepared, in all material respects, in accordance with IAS 34 and the Annual Accounts Act and for the Parent Company in accordance with the Annual Accounts Act.

Stockholm, 14 November 2024

Ernst & Young AB

Gabriel Novella

Authorised auditor

Key financial terms and definitions

Average number of shares outstanding

Average number of shares outstanding during the period.

Debt/equity ratio, %

Reported equity at the end of the period as a percentage of the balance sheet total.

Earnings per share, SEK

Profit for the period divided by the average number of shares outstanding for the period.

Gross profit Operating activities

Income from Operating activities less operating costs for these activities.

Gross profit property management

Rental income less costs for property management and depreciation of owner-occupied properties.

Loan-to-value ratio, properties, %

Interest-bearing liabilities, excluding liabilities for finance leases, as a percentage of the properties' fair value at the end of the period.

Interest coverage ratio

Gross profit after finance income divided by finance costs.

Net asset value (NAV), per share, SEK

Reported equity adjusted for the fair value of the entire property portfolio, with reversal of deferred tax, divided by the number of outstanding shares at the end of the period.

Net asset value (NAV) is used to inform stakeholders of Arlandastad Group's long-term net asset value per share calculated in a uniform manner for listed property companies.

Number of shares outstanding

Number of shares registered at the end of the period.

Order book income from Operating activities

Agreed future income for training, meeting and event activities in the Operating activities.

Return on equity, %

Calculated as profit after tax for the period divided by the average total equity attributable to shareholders of the Parent Company in the last twelve-month period.

Property-related definitions

Average required rate of return

Average required rate of return is comprised of the weighted average of the estimated required rate of return for the residual value calculation for each property.

GLA, sq.m.

The Gross Leasable Area of the building(s).

GTA, sq.m.

Gross Total Area refers to the total area of the building, including exterior walls.

Net operating income, Property management

Rental income less costs for property management, excluding depreciation on properties.

Project profit, %

The market value after completed projects less total investment, as a percentage of total investment.

Property expenses

The item includes both direct property expenses and costs for operation, property taxes and depreciation of owner-occupied properties.

Rental income

Rents and additional costs for heating, electricity and property tax.

Rental value

Contracted annual rents, including turnover-based rent, excluding rental surcharges.

Surplus ratio, %

Net operating income, not including depreciation of owner-occupied properties, in the Property management segment, as a percentage of reported rental income.

Derivation of key performance indicators

The company presents certain financial performance indicators that are not defined in accordance with IFRS, but which are common practice in the real estate industry. The company feels that these key performance indicators provide valuable supplementary information to external stakeholders as they are used to describe the development of the business and increase comparability between periods. Because companies calculate key performance indicators in different ways, these key performance indicators are not always comparable to those used by other companies. These key performance indicators should therefore not be viewed as a substitute for key performance indicators defined in accordance with IFRS.

The table below presents key performance indicators that are not defined according to IFRS, unless otherwise stated, as well as reconciliation of the key performance indicators.

Surplus ratio, SEK thousands	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Rental income	144,733	141,070	48,350	53,815	205,134
Property expenses	-38,022	-33,995	-12,563	-9,989	-50,751
Net operating income	106,711	107,075	35,787	43,826	154,383
Surplus ratio	74%	76%	74%	81%	75%

Definition

Net operating income, excluding depreciation on owner-occupied properties, in the Property management segment, as a percentage of reported rental income.

Explanation

Used to highlight ongoing earnings in property management.

Interest coverage ratio, Property management

SEK thousands	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Net operating income	106,711	107,075	35,787	43,826	154,383
Finance costs	-73,979	-72,013	-26,581	-24,891	-94,208
Interest coverage ratio	1.4	1.5	1.3	1.8	1.6

Definition

Net operating income from the Property management segment, excluding depreciation of owner-occupied properties, through finance costs.

Explanation

Used to highlight the company's sensitivity to interest rate changes.

Earnings per share, SEK	Jan–Sept 2024	Jan–Sept 2023	July–Sept 2024	July–Sept 2023	Jan–Dec 2023
Profit/loss for the period	-57,462	-147,586	12,162	-122,429	-127,391
Average number of outstanding shares	63,255,586	63,255,586	63,255,586	63,255,586	63,255,586
Earnings per share	-0.9	-2.3	0.2	-1.9	-2.0

Definition

Profit for the period divided by the average number of outstanding shares for the period.

Explanation

Used to highlight the return on the shares.

Derivation of key performance indicators

Loan-to-value ratio, properties

SEK thousands	30 Sept 2024	30 Sept 2023	31 Dec 2023
Interest-bearing liabilities	1,584,278	1,645,741	1,597,731
Fair value of properties	6,610,600	6,506,000	6,506,125
Loan-to-value ratio	24%	25%	25%

Definition

Interest-bearing liabilities, excluding liabilities for finance leases, as a percentage of the properties' fair value at the end of the period.

Explanation

Used to highlight the company's financial risk.

Return on equity

SEK thousands	30 Sept 2024	30 Sept 2023	31 Dec 2023
Profit for the period (R12)	-37,267	-266,562	-127,391
Opening equity	4,522,406	4,780,867	4,658,968
Closing equity	4,466,752	4,515,600	4,522,406
Average equity	4,494,579	4,648,234	4,590,687
Return on equity	-0.8%	-5.7%	-2.8%

Definition

Profit after tax for the period divided by the average total equity attributable to shareholders of the Parent Company in the last twelve-month period.

Explanation

Shows the company's ability to generate a return on equity invested by the company's owners.

Debt/equity ratio

SEK thousands	30 Sept 2024	30 Sept 2023	31 Dec 2023
Equity	4,476,589	4,513,831	4,534,051
Balance sheet total	7,444,980	7,300,984	7,413,930
Debt/equity ratio	60%	62%	61%

Definition

Reported total equity at the end of the period in relation to the balance sheet total.

Explanation

Used to highlight the company's financial position.

Net asset value (NAV), per share

SEK thousands	30 Sept 2024	30 Sept 2023	31 Dec 2023
Equity	4,476,589	4,513,831	4,534,051
Deferred tax liability	908,582	900,873	904,163
Number of shares outstanding	63,255,586	63,255,586	63,255,586
Net asset value	5,385,171	5,414,704	5,438,214
Net asset value (NAV) per share	85.1	85.6	86.0

Definition

Reported equity with reversal of deferred tax, divided by the number of shares outstanding at the end of the period.

Explanation

Used to provide stakeholders with information on the company's long-term net asset value per share calculated in a uniform manner for listed property companies.

Derivation of key performance indicators

Project profit

SEK thousands	30 Sept 2024	30 Sept 2023	31 Dec 2023
Market value of investment properties	6,054,600	5,946,450	5,956,550
Less market value building rights	-3,370,600	-3,356,450	-3,363,450
Market value of owner-occupied properties	556,000	560,000	558,000
Less book value land	-285,300	-259,437	-270,378
Market value after completed projects	2,954,700	2,890,563	2,880,722
Total investment	2,257,000	2,228,000	2,244,000
Project profit, SEK thousands	697,700	662,563	636,722
Project profit, %	31	30	28

Definition

The market value after completed projects less total investment, as a percentage of total investment.

Explanation

Used to highlight return on investment spent in project development.

For further information, please contact:

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