

KLÖVERN



# Sustainable homes for the future

*Annual and Sustainability Report 2024*



## Sustainable homes for the future

Our vision of sustainable homes for the future is a multi-faceted concept, exploring multiple dimensions of sustainability in current and future residential. As a company, residential developer and partner, we aim to drive positive social change through our actions and lead the way toward sustainable development.



# Contents

## Introduction

KLövern at a glance	2
2024 in brief	3
Significant events	4
KLövern's geography	5
CEO comment	8

## Strategy and market

Global trends	11
Macroeconomic outlook	12
Value-creating business model and strategy	14
KLövern's long-term goals	15
Sustainable development	16
Climate	18
Social impact	20
Employees and culture	22

## Our operations

Tenant-ownership business	25
Rental business	27
The phases of project development	28
Properties in zoning plan	29
With zoning plan determined	30
In production	31
Properties under management	33
Our project properties	34

## Financing and valuation

Financing	37
Property portfolio	38
Valuation of the property portfolio	39

## Directors' report

Directors' report	41
Corporate Governance Report	42
Board of Directors and auditor	47
Management	48
Shareholders	49
Risks and uncertainties	50

## Financial statements

Consolidated income statement and statement of comprehensive income	55
Consolidated statement of financial position	56
Consolidated statement of changes in equity	58
Consolidated statement of cash flows	59
Parent Company income statement, statement of comprehensive income and balance sheet	60
Parent Company statement of changes in equity	61
Parent Company statement of cash flows	62
Notes	63
Auditor's report	86
Multi-year overview	88
Key performance indicators	89
Definitions	90

## Sustainability Report

General disclosures	93
Environmental information	104
Social information	113
Corporate governance	120
Auditor's report on the statutory sustainability report	121

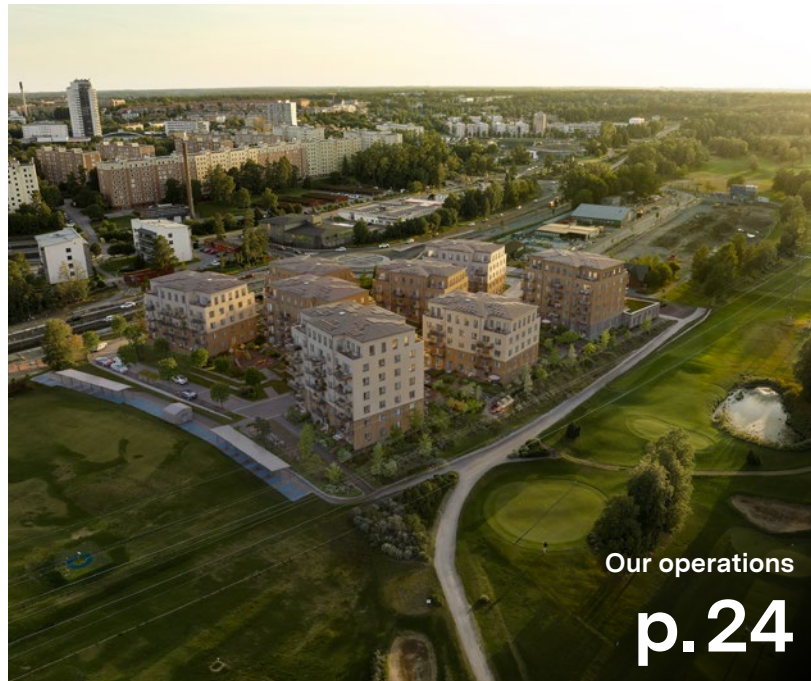
## Other

Financial calendar and contact details	122
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The formal Annual Report comprises pages 41–85.

## Our sustainability initiatives

p. 16



## Our operations

p. 24

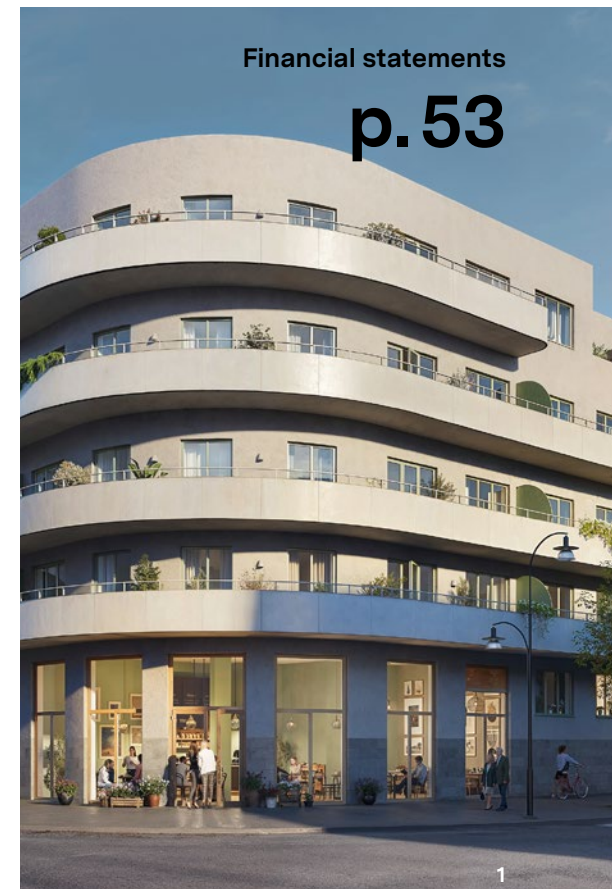


## CEO comment

p. 8

## Financial statements

p. 53





Building rights for  
**18,000**  
residential units

Planned  
residential/  
commercial area  
**870,000**  
sqm

Apartments  
in production  
**1,842**

Klövern is one of the largest residential developers in Nacka, Stockholm.

## Klövern at a glance

Klövern aims to be an inspiring force in residential development on the Swedish market. Through expansive development growth of its housing portfolio and a strong sustainability profile, Klöverner wants to become one of Sweden's leading residential players and drive the industry forward.

Klövern develops, sells and manages residential property. When we develop a residential area, we pay close attention to climate issues and focus on our residents and the neighbourhood. Our portfolio today consists of 468 rental apartments under management, more than 1,800 apartments under production and building rights for 18,000 apartments. The portfolio is concentrated primarily in the Stockholm area, Uppsala, Västerås, Gothenburg, Linköping and Nyköping. In addition, Klöverner has project properties covering 133,000 square metres, with commercial net operating income, that are planned for conversion into housing.

We are a dynamically growing company with proud and driven employees. Our main shareholders – property investor Nrep, along with property companies Corem Property Group and ALM Equity – provide us with a stable financial base for our growth journey.

### Vision

Klövern's vision of creating sustainable homes for the future is not a one-dimensional solution but a multifaceted concept that requires living environments to be ecologically, socially and economically sustainable.

By integrating eco-friendly building materials, smart technology, social responsibility and economic efficiency, sustainable homes can help reduce our ecological footprint while creating better and more inclusive communities for future generations.

### Business concept

We develop, sell and manage sustainable and attractive homes of the future. By implementing innovative solutions and listening to residents, we ensure homes meet modern needs.

### Business model and strategy

Klövern strives to maximizing value growth through transactions, residential development and sales and long-term management of homes. Our strategy is explained in greater detail on page 14.



# 2024 in brief

Increased rental income delivered a higher operating surplus than in 2023. Build-up of the organisation continued according to plan. A positive change in value of the property portfolio contributed to a net profit of SEK 127.2 million.

- Income for the period totalled SEK 221.7 million (203.3).
- The operating surplus for the period totalled SEK 135.7 million (118.1).
- Income from property management during the period was SEK –53.7 million (–4.0). Income from property management was charged with net interest expense totalling SEK 80.0 million (64.4) and central administration expenses of SEK 109.4 million (57.7).
- Unrealised changes in value during the period amounted to SEK 245.9 million (–1,825.1), consisting of an increase of SEK 149.1 million (–1,486.1) in the value of investment properties, the net of reversal and impairment of development projects of SEK 109.4 million (–307.2), an unrealised decrease of SEK –1.1 million (–1.6) in the value of derivatives and impairment of goodwill totalling SEK –11.4 million (–30.1). Klöverns development projects are recognised on the balance sheet at no higher than cost. At the end of the period, the fair value based on external valuations was SEK 320 million higher than cost.
- Net income for the period totalled SEK 127.2 million (–1,886.1).
- Net earnings per share for the period amounted to SEK 0.76 (–13.93).

Key performance indicators	2024	2023
	Jan–Dec	Jan–Dec
Rental income, SEK million	221.4	198.2
Operating surplus, SEK million	135.7	118.1
Income from property management, SEK million	–53.7	–4.0
Book value, Development projects at end of period, SEK million	1,207.5	1,036.2
Fair value, Investment properties at end of period, SEK million	6,757.9	6,120.5
Loan-to-value (LTV), percent	21.4	24.9
Equity ratio, percent	77.7	76.0
Adjusted equity ratio (Equity ratio NAV), percent	80.8	78.4
Profit/loss for the period, SEK per share	0.76	–13.93
Net asset value (NAV) per share	36.54	38.50

In this report, figures in parentheses refer to the corresponding period in the preceding year, the period is 1 January to 31 December 2024 and amounts are stated in millions of Swedish kronor (SEK), unless otherwise indicated.



Träklippan, Nacka, Stockholm.



Birdie, Tyresö, Stockholm.

# Significant events

## Q1

- Klöver starts construction of three properties with a total of 364 apartments. At Ursvik, Sundbyberg, Stockholm, Klöver is building 93 rental apartments, in Uppsala 66 rental apartments and in Tyresö, Stockholm 205 rental apartments.

## Q2

- Acquisition of development project in Solna from Ursus Real Estate. The project, located in the Huvudsta neighbourhood, potentially provides around 500 residential units in five blocks.
- Zoning plans for a total of 585 apartments gain legal force in the Stockholm districts of Bagarmossen, Årstafältet and Skärholmen.
- As of 19 August 2024, Klöver's management team was expanded by the appointment of a Head of Sales, Head of Business Development, Head of Property Management and Head of Communications and Marketing. Mathias Wallestam, Deputy CEO of Klöver, also takes over the role of CFO.

## Q3

- Klöver awarded land allocation with a climate-profile for the Träklippan project. The project encompasses 96 new-build apartments.
- Zoning plan for the 390-apartment Saltsjö-Järla project in Nacka, Stockholm, gains legal force.
- Construction of a further 400 apartments in Kista, Stockholm starts.
- The apartments will be made available on a tenant-owner basis.
- In Tyresö, Stockholm, construction of 145 rental apartments starts.

## Q4

- Klöver signs an agreement on a SEK 1.3 billion loan for the Kista Square Garden project, Stockholm. With the financing finalised, construction of the 873-apartment Kista Square Garden project has begun, with work on 196 of them starting in January 2025.

- Klöver starts production of three more projects with a combined total of 460 apartments. At year-end, starts were made on the production of a total of 1,842 apartments, of which 1,041 are also under construction. In Tyresö, Stockholm, reservation contracts have been signed for tenant-owner apartments in the Birdie project. Klöver has also started work on production of 145 rental apartments in the same area.
- Klöver enters into an agreement on the sale of the Huddinge Tingshuset property, with building rights for 443 apartments. The building is being sold with a view to streamlining Klöver's portfolio of building rights. The agreed value of the property is SEK 165 million, with ownership being transferred to the buyer in 2025.
- In Mälärhöjden, Stockholm, Klöver is awarded a land allocation for 87 apartments.

## After the end of the financial year

- In January 2025, Klöver opened sales for the Viridum project at Telefonplan in Stockholm.



# Klövern's geography

Klövern's portfolio consists of building rights in apartment buildings and is characterised by central locations in the metropolitan regions of Stockholm, Uppsala, Västerås, Gothenburg, Linköping and Nyköping. The building rights are attractively located near workplaces, entertainment venues, higher education institutions and cultural activities.

## Stockholm

The greatest demand and market for housing is in Stockholm. It is here that Klöver's primary focus and portfolio is concentrated.

Klövern's portfolio of around 11,200 residential units in Stockholm is located adjacent to the railway network, near workplaces, higher education institutions, the city centre and cultural activities. The expansion of the metro and tram networks will further develop Stockholm's connections and make new locations more attractive. More than 90 percent of the portfolio's residential units are less than 30 minutes by public transport from Stockholm city centre.

Of Stockholm County's largest ongoing urban development projects and major upcoming additions of approximately 87,000 new residential units, Klöver is involved in the districts of Årstafältet, Barkarbystaden, Nacka stad, Järva, Farsta and Skärholmen.





### Uppsala

In Uppsala, we have four projects totalling almost 900 residential units of various types that are contributing to Uppsala's development. Along Eddagatan in central Uppsala, we are building rental housing that is scheduled for completion in summer 2025. In Ulleråker, Klöver is developing a modern neighbourhood on historic land. On Kungsgatan, in the city centre, we are planning for high-quality tenant-owner apartments and developing a vibrant city centre. Klöver's upcoming project on Vaksalagatan will support the municipality's vision of creating a city street between the central parts of the municipality and the major development area in Gränby.

### Västerås

We are planning 2,300 residential units in Kopparlunden and Öster Mälarstrand in Västerås. Kopparlunden, a neighbourhood in central Västerås, has a strong link to the city's industrial history and a well-preserved industrial environment. In the project, we are planning to build, in several stages, around 1,200 new residential units within easy reach of shopping, restaurants and the travel hub. Buildings of historic or cultural interest will be preserved, with new housing, shops, offices, preschools, parks and squares being sympathetically designed. A brand new neighbourhood is emerging on Öster Mälarstrand, one of the best locations in Västerås. The former industrial area is being transformed into an attractive residential area with parks, squares, businesses, schools and a marina on Lake Mälaren, offering a lively harbour environment.

### Gothenburg

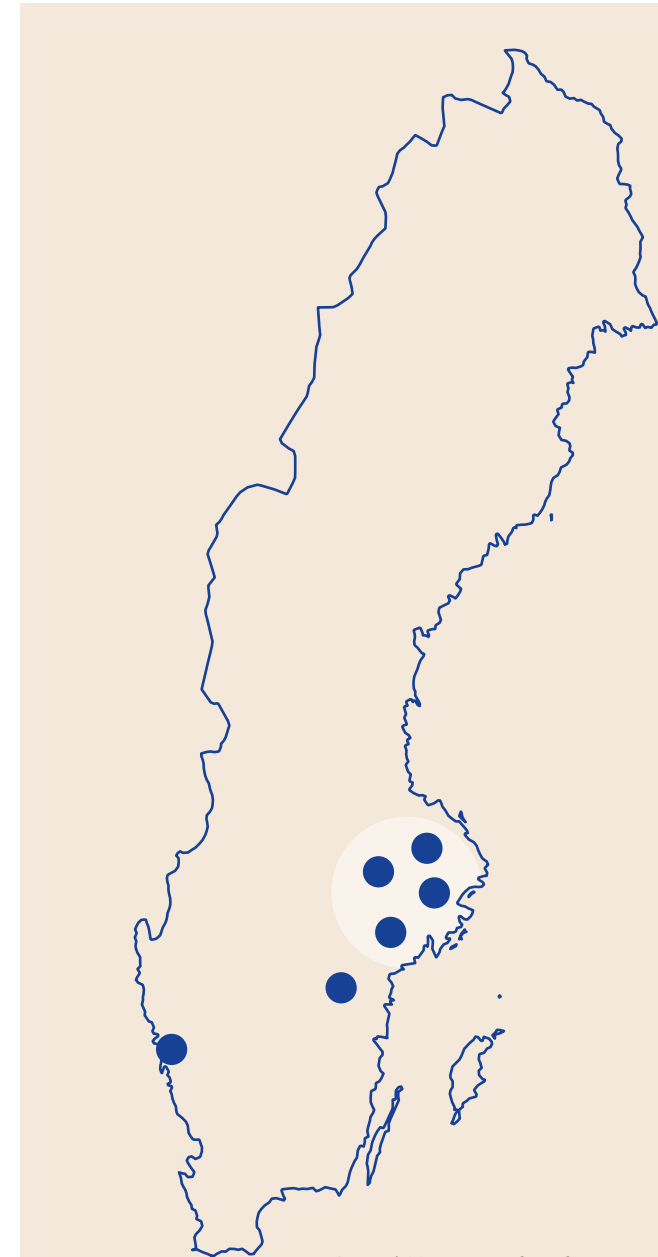
In scenic Askim, we are planning nearly 500 residential units. The area is characterised by mixed development, including apartment buildings and extensive areas of detached housing. This also includes restaurants, services and shops. The homes are not far from a large green area packed with hiking trails, lakes, vantage points and nature reserves.

### Linköping

The Industrigatan project is located near popular Vasastaden, in central Linköping. In the city centre, we are planning 2,000 residential units right next to the travel hub, grocery stores, local restaurants, cafés, padel centre, sports ground, playgrounds and green areas. Nearby, the river Stångån winds through the city, flowing into Lake Roxen. The area also has a canoe and sailing club, and a pleasant path for walks runs alongside the Stångån river.

### Nyköping

In the Spelhagen area, we are planning 650 residential units across several quayside neighbourhoods. The homes will be situated right beside the water by the charming marina and the immediate area hosts local restaurants, grocery stores, a padel centre and pleasant exercise options along the waterfront. Once the neighbourhoods are complete, the quays will be an easily accessible and so will offer a natural walking and cycling route for local residents.



Around 62 percent of our future homes are in the Stockholm region. Our homes are mainly located near public transport connections.



## STILL CONSIDERABLE DEMAND FOR RESIDENTIALS IN STOCKHOLM

The need for residentials in the Stockholm region – where Klöver has more than 60 percent of its building rights – remains high. A majority of the municipalities in the county report a shortage of residentials.

According to the 2024 Housing Market Survey, there is a shortage of residentials in all of the county's municipalities except Nykvarn and Nynäshamn, where the housing stock is viewed as being in balance. Municipalities do not foresee any change in the situation and expect deficits to remain in three years' time.

The strongest demand is for affordable residentials and bigger homes. At the same time, in recent years construction has mostly focused on small residentials. This has created problems for families and other households needing more space.

### Limited construction for specific groups

Construction of residentials for specific groups, such as young people, students and the elderly, remains low, in line with the trend of the past three years. Although 23 out of 26 municipalities report a shortage of residentials for young people, none of the municipalities plans to build for this target group. 14 municipalities report a shortage of student residentials, but only Huddinge is planning to start building student residentials.

### Infrastructure and construction projects

One of Sweden's biggest infrastructure projects – the expansion of the Stockholm metro – is expected to be ready for service around 2030. In addition, a number of other major infrastructure projects are in progress in the county. Stockholm's population continues to grow and the city continues to expand, but the housing shortage remains a major and growing challenge.

### Construction of residentials generally lower

In 2024, starts were made on construction of around 28,350 apartments in Sweden according to Statistics Sweden, representing a decrease of 2 percent from 2023, when starts were made on 28,817 apartments. Regarding apartment buildings alone, a slight increase of 1 percent was evident.

Despite minor growth in the number of apartment buildings, the rate of construction remains low compared with previous years. The current economic situation, with high construction costs and interest rates, is making it difficult for both municipalities and construction companies to get their construction numbers to add up.

### Klöver stepping up the pace of housebuilding

At year-end 2024, Klöver had made construction starts on just over 1,000 residentials. In 2025, we plan to start constructing nearly 1,500 residentials, two-thirds of which will be tenant-owner apartments. This initiative is an important part of the solution to the region's housing challenge, meeting the need for both tenant-owner and rental apartments for a growing population.



Viridum, Telefonplan, Stockholm.



## CEO comment

# Sustainable development for a leading position

With a successful year in terms of sales and construction starts, Klöver was one of Sweden's most active residential developers in 2024. During the year, we laid the foundations for our continued expansion.

The company has undergone considerable changes and we have established a new organisation, expanded our management team and introduced processes and tools to meet the challenges of the future. Change management, combined with rapid expansion and project start-ups, is challenging and demands a great deal from all of us. I am deeply impressed by the commitment and drive shown by our employees and would like to thank everyone sincerely for their hard work and positive attitude during the year.

### One of Sweden's most active residential developers

Since September 2023, we have made construction starts on 1,237 apartments during a period of very few construction starts in the market, and at year-end we launched our first sales of tenant-owner apartments. As yet, overall statistics are not available, but provisional figures indicate that we were among the companies that made most construction starts for new residential during the year, if not the one that made the most starts. We have also begun to get established as a residential developer with our municipalities, gaining more land allocations. The latest one is the Bergshuset project in Mälarhöjden, Stockholm, where we were engaged by the City of Stockholm.

In 2024, we took several important steps in our sustainability work, with the introduction of BREEAM, the setting of new targets and, not least, the production of our new CSRD-based Sustainability Report. As always when faced with new, rather administration-heavy processes, this is not easy. We have come a long way, but we also know that now is the time to start delivering on our goals. Success in this will demand a great deal both from us and from all our partners, because the level of ambition is high.

As part of our efforts to find new sustainable solutions and advance the industry, we gather the contractors with whom we have long-term collaborations for workshops. The aim is to share knowledge and together find solutions for our activities that, in the long term, will promote effective and sustainable development in the residential sector. The response is highly positive and it is inspirational to see how shared knowledge creates solutions.

This applies in particular to the development of processes based on various AI tools. This, to us, presents great opportunities across the board, from speeding up our internal processes to shortening the process from concept to finalised plan and building permit by applying the right skills in working together and by incorporating AI tools into sales and management processes. Quite clearly, AI will change major aspects of our work in the future.

### Lower interest rates and major residential needs

2024 materialised in line with the assumptions we made in our business plan. Interest rates fell and the tenant-ownership market started to recover, albeit slowly. In the rental market, we have observed that yields have fallen in line with interest rates and that the sharp rise in the entry levels of presumptive rents has slowed, which is a positive factor in the long run.

During the year, Statistics Sweden published its latest demographic projections, showing a decline in the rate of population growth. Nevertheless, our view is that residential demand in our operating markets will remain significant.

On the financing side, we have noticed significantly increased interest from banks in funding our projects. Moreover, the bond market, which was more or less closed for business in 2023, has recovered with a surplus of capital to invest.





Profit from property management was SEK –53.7 million. In 2025, we will move to segment reporting to provide a more accurate picture of how our development activities are actually performing. This brings us into line with other market participants.

The geopolitical situation has deteriorated with continuation of wars and increased polarisation. The outcome of the 2025 US elections has created more confusion and uncertainty. The US has shaken up the world order with broken alliances and increased trade tariffs, which may lead to higher inflation and slower interest rate cuts than expected.

### Outlook

In 2025, we will focus on continuing to progress what we have started to build this year, but above all, 2025 will be about delivering all the projects we have in our pipeline. The number of construction starts and sales starts will increase. The volume of tenant-owner projects will expand and thus have a greater impact on earnings. Our judgement is that the residential market will pick up during the year despite the turbulent situation internationally.

One challenge is the effect that the market is having on our municipalities, which is making it difficult for us to move forward with some of our development projects. Municipalities are under pressure and are struggling to deliver what is required of them in our projects. This is a real challenge that we often find difficult to influence, but since we have a large portfolio of projects, we can compensate and adjust some things with what we have. The problem seems to be persisting in the early part of this year and may affect our planned rate of construction starts. However, we are working hard to strengthen our portfolio with new projects that fill in the gaps in the pipeline.

Organisationally, we are continuing to grow, albeit at a slower pace. We laid solid foundations in 2024 and look forward to continuing our journey with the same commitment and dedication.

**Rickard Langerfors**  
Chief Executive Officer



Klövern management team, left to right: Anna-Karin Malmqvist, Teresa Mattisson, Annacarin Björne, Rickard Langerfors, Sofia Bredberg Hanser, Mathias Wallestam, Niklas Malmfors, Erik Ihse.



## Strategy and market

- 11 Global trends
- 12 Macroeconomic outlook
- 14 Value-creating business model and strategy
- 15 Klöver's long-term goals
- 16 Sustainable development
- 18 Climate
- 20 Social impact
- 22 Employees and culture





# Global trends

The climate, digitalisation and urbanisation are three key global trends that impact on our business. These megatrends also form the basis of Klöver's business plan and strategy.

## The climate

The UN Climate Change Conference COP29, held in Baku in 2024, confirmed that global temperatures are continuing to rise, emphasising the need for urgent action to limit climate change. The construction and property sector, which accounts for around 40 percent of global climate emissions, needs to step up its efforts to cut construction-related emissions and energy consumption, and to switch to renewable energy sources.

Leading climate researchers have identified urban development, the circular economy, energy and food as key areas that are critical to solving the global climate crisis. This aligns well with Klöver's long-term goals and strategy, which focus on three of these areas in our efforts to lead the way in sustainable development in the construction and property sector.

## Urbanisation

The trend of urbanisation continues across the globe, with around 55 percent of the world's population living in cities in 2024. This proportion is expected to increase to 70 percent by 2050. In Sweden, urbanisation is following the same pattern, with suburban municipalities around major cities recording faster population growth. For context, the growth rate of Sweden's total population in 2024 was lower than in previous years, as a result of a lower net birth rate and lower net migration from abroad.

Klöver's portfolio is made up of building rights in attractive growth locations, above all suburban municipalities in Stockholm, Uppsala, Västerås, Linköping and Gothenburg. In other words, Klöver is playing an important role by contributing residential and urban development projects where the need is great.



Kista Square Garden,  
Stockholm.

## Digitalisation and artificial intelligence

The digital transformation and advances in artificial intelligence (AI) are creating major opportunities for the property sector in Sweden. AI is impacting several areas of property management, construction and urban development.

Smart buildings with AI-powered monitoring systems, for analysing large volumes of data from sensors and systems in buildings, enable faster identification of maintenance needs and energy efficiency measures. AI algorithms are used to optimise energy consumption by performing real-time adjustment of lighting, ventilation and heating, based on occupancy and weather data. AI and digital twin models make it possible to simulate construction projects before they start, thereby reducing the risk of errors and optimising

use of resources. In what is known as predictive analytics, AI is used to predict costs and manage supply chains more efficiently. Last but not least, automating customer interactions via chatbots and AI-based customer service solutions can deliver faster and more personalised services for tenants and buyers.

In 2024, Klöver defined various criteria for where AI can be used. The company sees great potential for AI to revolutionise the construction and property sector in areas ranging all the way from production of ready-made draft plans that meet standards and requirements, to robots on construction sites and smart automation of customer interactions. The automation of routine processes frees up resources for more strategic activities in the property sector.



# Macroeconomic outlook

Macroeconomic developments remain resilient despite the geopolitical uncertainty. The US economy is strong, while China is slowing down and the eurozone is experiencing cyclical problems. In Sweden, interest rates were cut from 4 percent to 2.5 percent in January 2025, which, together with higher real incomes, is expected to help drive stronger growth, boost residential demand and increase house prices.

In 2024, the rates of inflation fell across the board in both Europe and the United States. The fall in inflation has led central banks to gradually lower their policy rates. In Sweden, the policy rate was cut to 2.50 percent in January 2025 from a peak of 4.0 percent in spring 2024<sup>1)</sup>. Lower interest expenses and higher real income are expected to boost growth in 2025, when household consumption is expected to pick up again.<sup>2)</sup>

The US economy showed surprising strength in 2024. However, the growth rate is expected to fall slightly but remain relatively robust again in 2025. The strong performance in the United States has fuelled expectations of a more moderate cut in the US federal funds rate than previously assumed, which has pushed long-term market rates higher in early 2025.

Overall, macroeconomic developments provide the conditions for a recovery in the Swedish economy during the year, mainly led by higher household consumption. In the eurozone as a whole, growth rates are slowly improving from low levels.

## Inflation and construction costs

After some years of high inflation, the rate of inflation (CPIF) started to decline rapidly in the second half of 2023. In 2024, price increases were moderate and in line with the Riksbank's target. For the full year 2024, CPIF inflation amounted to 1.9 percent.<sup>3)</sup> According to the Riksbank's forecasts

for 2025 to 2027, inflation will now be in line with the two percent target.<sup>4)</sup>

The cost of building residentials, as measured by the construction cost index (CCI), rose sharply in 2022 and rose again in 2023. However, an easing of the trend regarding costs was observed in 2024. CCI did not increase and at year-end 2024 was at the same level as at year-end 2023. With falling interest rates and falling energy prices, developer costs, along with those for transport and fuel, have also fallen. This was counterbalanced by the fact that material and labour costs continued to rise in 2024.<sup>5)</sup>

Residential construction has stopped declining, but with high construction costs, no major upturn in construction is expected in the next few years.<sup>6)</sup>

## Interest rates

In 2024, the Riksbank cut its policy rate on five occasions by a total of 1.5 percentage points. At the Riksbank's meeting in March 2025, the bank left the policy rate unchanged. Uncertainty in the world around us is considered to be very high. According to the Riksbank, the policy rate is expected to be around 2.25 percent by summer 2025.<sup>7)</sup> Partly as a result of the policy rate cuts, STIBOR 3m also declined in 2024. The fall of around 1.5 percentage points is helpful for property companies, as STIBOR 3m is a commonly used reference rate for variable property financing. Further policy rate cuts indicate a continued fall in STIBOR 3m, which is

expected to settle at a level of around 2.3 percent by year-end 2025.<sup>8)</sup>

## Growth

Growth in Sweden remained weak in 2024, with GDP rising by one percentage point. Growth has been fuelled mainly by net exports, with manufacturing as the main driver<sup>9)</sup>. In 2025, however, growth is expected to pick up and rise by 2.2 percent and then by a further 3.1 percent in 2026.<sup>10)</sup>

The trend in the labour market is downward, and in 2024 unemployment increased. The unemployment rate at year-end was 8.4 percent, compared to 7.7 percent at year-end 2023. Higher unemployment may be due to various factors, but employment has also fallen by just over half a percentage point<sup>11)</sup>. In 2025, employment is expected to move sideways and then grow by about half a percentage point in 2026.<sup>12)</sup>

1) Riksbank, *Penningpolitisk uppdatering* (Monetary policy update). January 2025

2) *Konjunkturinstitutet, Konjunkturläget* (National Institute of Economic Research, Economic Situation). December 2024

3) <https://www.scb.se/15/01/2025>

4) Riksbank, *Penningpolitisk uppdatering* (Monetary policy update). January 2025

5) <https://www.scb.se/29/01/2025>

6) *Handelsbanken Fastighetsrapporten* (Handelsbanken Real Estate Report) 15/11/2024

7) Handelsbanken interest rate forecast, 22/01/2025

8) Handelsbanken interest rate forecast, 22/01/2025

9) <https://www.scb.se/28/02/2025>

10) SEB Nordic Outlook, February 2025

11) <https://www.scb.se/25/02/2025>

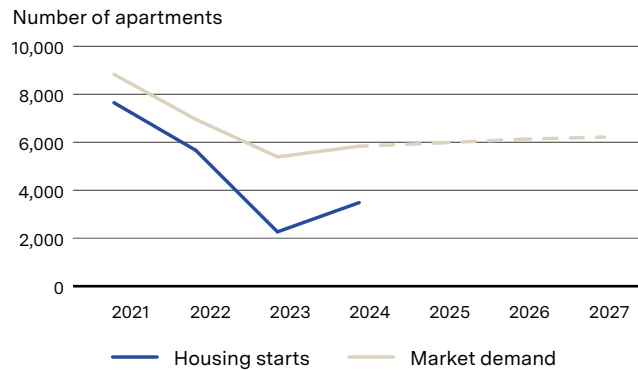
12) SEB Nordic Outlook, February 2025



The population growth rate fell in Sweden over the past year<sup>13</sup>). This was because both net births and net migration from abroad declined. As a result of lower net birth and migration rates, Statistics Sweden has revised its population projections downwards. In total, the amount of population growth by 2025 is expected to be around 350,000 lower in Statistics Sweden's summer 2024 forecast than in the corresponding forecast in 2023.

However, the correlation between residential construction and population growth has been weak in Sweden in recent decades<sup>14</sup>). Instead, residential construction is affected by economic developments in the form of changes in prices on the residential market combined with the cost trends regarding residential construction.

**Figure 1. Level of market demand, Households' capacity for requesting new tenant-owner apartments in Stockholm County, number of residentials per year, forecast 2024–2027, residential starts. 2024 – only quarters 1–2.**



13) <https://www.scb.se/21/02/2025>

14) Report. *Bostadsbyggande – demografi eller ekonomi?* Housebuilding – demographics or economics? *Bofrämjandet* (residential sector advocacy organisation), November 2024.

15) Evidence.

16) Evidence.

17) Report. *Slow recovery. Residential demand and construction in the Stockholm region.* *Fastighetsägarna* (property owners' organisation) November 2024.

### Residential market

In 2024, the purchasing power of households increased as inflation declined and interest rates fell. As a result, residential demand started to recover and activity in the succession market rose to more normal levels.

House prices in central Stockholm rose by around 6 percent in fixed prices over the year.<sup>15</sup> According to forecasts, prices will continue to rise in 2025 when both the Riksbank's interest rate cuts and rising real incomes take effect, and the rate of price increases in a baseline scenario is expected to be around 6 percent annually over the next two to three years.<sup>16</sup>

Households' capacity for requesting newbuild tenant-owner apartments has diminished since 2021 (see figure). In Stockholm County, it is now estimated that households will have the capacity to demand around 5,000 to 6,000 tenant-owned apartments in 2024. At the same time, high construction costs mean that the number of residential starts remains below the level of market demand.<sup>17</sup>

Between 2025 and 2027, housebuilding is expected to recover somewhat, but in 2027 it is still expected to be below the production volumes from 2021.



Vidurum, Telefonplan, Stockholm, with 143 apartments that went on sale in January 2025.



# Value-creating business model and strategy

Our business model and strategy are based on our vision of creating sustainable homes for the future. Klöver shall create the maximum possible value growth through transactions, development, sales and long-term management of residential properties. Sustainability and innovation will permeate every aspect of Klöver's business and operations.

## Value-creating transactions

Klöver develops and optimises the company's property portfolio through strategic transactions for long-term value growth. Klöver operates in the market for building rights and continuously evaluates opportunities for land allocations in new markets.

## Building for the future

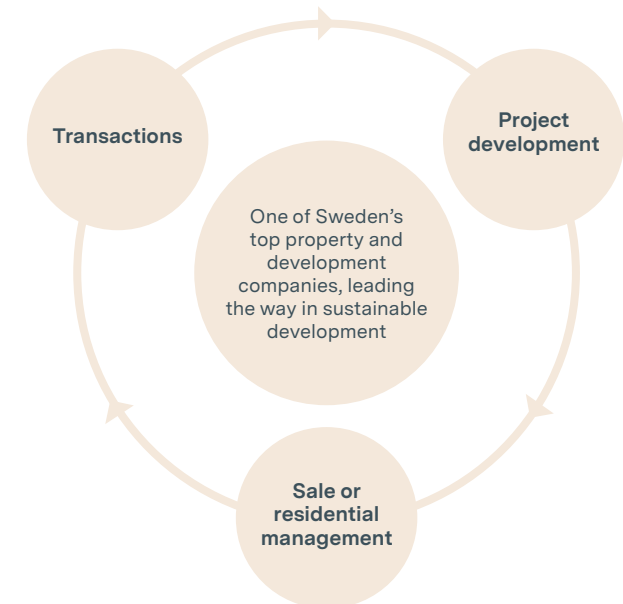
We develop attractive residential, including both tenant-owner apartments and rental apartments, for our customers above all in the growth regions of Stockholm, Mälardalen and Gothenburg. Concept and forms of tenure are adapted to customer preferences and the conditions at the location.



Klöver drives real innovation and development in the sector by constantly striving to go higher than the industry standard and by challenging old tried-and-tested truths. We do this while maintaining a high level of commitment and control over the entire process, thereby ensuring sustainable and cost-effective solutions.

## Customer-oriented sales and management

Klöver provides customer-oriented sales and management with digital solutions to assure increased customer satisfaction. Long-term partnerships with our suppliers facilitate a high-quality, efficient process, plus the ability to continuously learn and improve our products and working methods, and to drive development forward with the focus on our customers.





# Klöver's long-term goals

Based on Klöver's vision, business concept, business model and strategy, we shall become one of Sweden's top property and development companies over the long term, leading the way in sustainable development. Over time, we shall achieve the following operational, financial and sustainability objectives.

## Operational

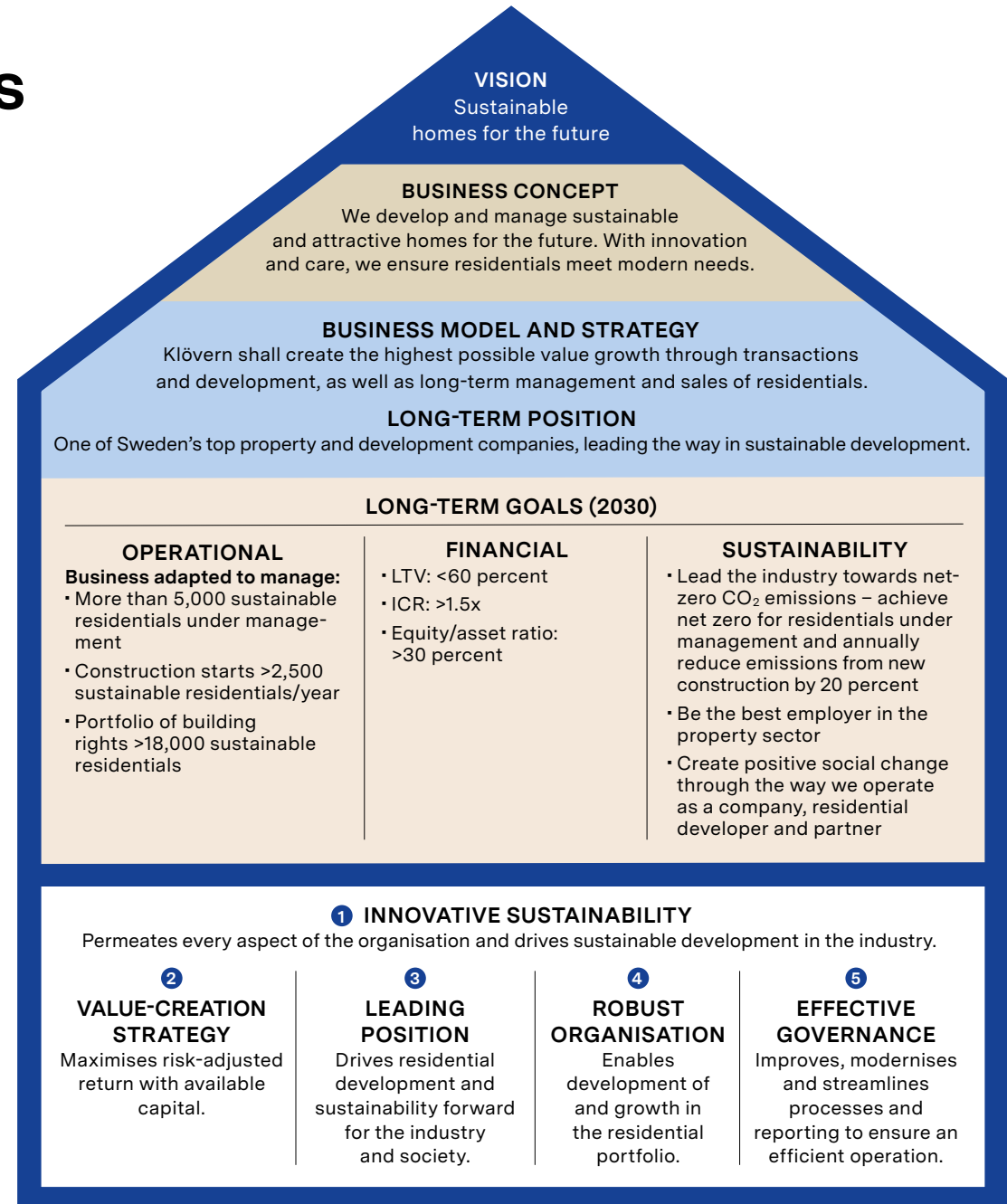
By 2030, we shall have more than 5,000 residential units under management. We shall make construction starts on more than 2,500 residential units every year. Our portfolio of building rights shall comprise more than 18,000 residential units and shall be replenished through transactions as the existing portfolio is developed.

## Financial

Our loan-to-value ratio shall not exceed 60 percent and interest coverage ratio shall exceed 1.5. Our equity/asset ratio shall be higher than 30 percent.

## Sustainability

Klöver shall lead the industry towards reduced climate impact. We shall achieve net zero CO<sub>2</sub> emissions in Klöver-managed residential units by 2030 and annually reduce climate emissions in new construction by 20 percent (see pages 18–23). Klöver shall be the best employer in the industry. With a robust organisation and committed employees, we create the best conditions for optimal development of and growth in the residential portfolio. We shall create positive social change through the way we operate as a company, residential developer and partner.





# Sustainable development

Klöver is a property development company that not only builds and manages residential; we are also part of building a future. By combining innovative project development with responsible management, we are demonstrating that sustainable development is not merely a vision, but a reality that we are working to achieve every day.

To us, sustainability is about more than just following a straight path – it's about seeing the bigger picture. We work diligently and with a long-term perspective from the initial planning stage to the finished residential and on throughout the lifecycle of the residential. We take responsibility for the environment, the people and the local community that our around our residential.

From a holistic perspective, we seek to be a voice that is heard in the industry. We may not always be first, but we make sure we are there, committed and reliable. Our projects and the way we manage properties show the way for how sustainability can be integrated into every aspect of residential development.

To us, sustainability is not just something we talk about – it's something we live by. With the way we work, we create homes and environments where people can thrive, develop and live – today and in the future.

## Sustainability goals

Our long-term, overarching sustainability goals aim to advance sustainable development, with the emphasis on positive social impact and reduced climate impact. Our goals for 2030 are:

- Lead the industry towards net zero CO<sub>2</sub> emissions, and ourselves achieve net zero for residential under management; also to annually reduce emissions from new construction by 20 percent by 2030 (benchmark for 2024, 290 kg CO<sub>2</sub>/sqm GFA\*, LCA stages A1–A5)
- Create positive social change in society through the way we work as a company, residential developer and partner
- Be the best employer in the property sector

## Klöver's sustainability work anchored in research

Klöver's sustainability work shall be based on the sustainability issues for which the company has the greatest impact, both positive and negative, but also on managing the issues with the greatest financial impact on the company. In 2024, Klöver conducted, for the first time, a full-scale double materiality analysis in accordance with ESRS (European Sustainability Reporting Standards). Via the double materiality analysis, Klöver identified and assessed (i) the areas where the company, through its operations and/or its business relationships, has a significant sustainability impact on its surrounding environment, and (ii) the sustainability-related risks and opportunities that arise through the company's operations. The findings from the double materiality analysis were adopted by Klöver's management in June 2024. The

\*The limit for the climate goal is based on the year of the building permit and climate calculation, as provided for in the Swedish Climate Declaration Act of 2022.



” *We need to build sustainable, resilient and people-friendly cities.*

Johan Rockström, Climate Researcher

company's impact has been categorised into a number of sustainability areas key to Klöver's long-term strategy, and has been largely integrated into the company's business strategy, see pages 14–15. Read more about the principles for Klöver's sustainability work and the double materiality analysis in the Sustainability Report on pages 92–121.

Climate researchers, led by Johan Rockström, have identified urban development, the circular economy, energy and food as areas that are critical in terms of solving the global climate crisis. This aligns well with Klöver's findings from its double materiality analysis, as well as the company's long-term goals and strategy, which focus on three of these areas in our efforts to lead the way for sustainable development in the construction and property sector.

### Strategy and goal fulfilment

We operate on the basis of five key strategies, in all project development and as a company, to achieve our long-term sustainability goals:

- **90/10 principle in all we do.** This means that 90 percent of Klöver's projects must be 10 percent more sustainable than the industry standard, and that 10 percent of our projects must be 90 percent more sustainable – our “Earth Shots” and “Social Impact Shots”.
- **Environment and climate always in mind.** We certify all new projects developed in-house using BREEAM-SE Excellent as a starting point. We demand a well thought-out end product with high energy efficiency, material efficiency and modern technology that creates climate benefits and increases the comfort of our residential.

- **Long-term partnerships.** Through long-term partnerships and a clear vision, we can together drive development in the industry. We expect our partners to play their part in this endeavour. We believe in sharing knowledge and experiences.
- **Quality and care.** We build residential that offer quality to residents, the neighbourhood and the local community. All projects develop a sustainability programme that describes the social and environmental sustainability to be achieved in the project.
- **A culture that shows the way.** We are convinced that a corporate culture that allows individuals and partnerships to grow creates the space for the best business.

## GOAL FULFILMENT 2024

	WHAT/INTERIM GOALS	2024	Fulfilment of goals in 2024
LONG-TERM SUSTAINABILITY GOALS	FIGHT CLIMATE CHANGE	<ul style="list-style-type: none"> <li>■ All properties to be supplied with renewable electricity</li> <li>■ All residential projects developed in-house to be environmentally certified under BREEAM-SE Excellent</li> <li>■ Building-related emissions, LCA stages A1–A5, to be below 290 kg CO<sub>2</sub>e/sqm GFA (when building permit issued)</li> </ul>	<ul style="list-style-type: none"> <li>■ All purchased electricity is renewable</li> <li>■ All projects developed in-house are developed in line with BREEAM-SE Excellent</li> <li>■ The average for projects with building permits issued during the year was 276 kg CO<sub>2</sub>e/sqm GFA1</li> </ul>
	BEST EMPLOYER IN THE PROPERTY SECTOR	<ul style="list-style-type: none"> <li>■ Employee engagement shall show positive improvement. Outcome for 2024 shall exceed baseline measurement</li> <li>■ Equal gender distribution in management positions</li> </ul>	<ul style="list-style-type: none"> <li>■ Employee engagement remained stable at a high level during the year, with an eNPS of 57 at year-end</li> <li>■ During the year, the company expanded its management team, adding four new members, with a 50/50 genderbalance</li> <li>■ Work to achieve an even gender balance across other management positions</li> </ul>
	CREATE POSITIVE SOCIAL CHANGE	<ul style="list-style-type: none"> <li>■ All employees shall complete a certified sustainability training programme</li> <li>■ Sustainability shall be integrated into all governance processes</li> </ul>	<ul style="list-style-type: none"> <li>■ All employees completed a sustainability training programme during the year</li> <li>■ Sustainability has been integrated into all governance processes, where appropriate</li> </ul>



## CLIMATE

# Drive development forward

Klöver's 90/10 principle, the BREEAM environmental certification system and long-term partnerships are among the essential elements of Klöver's strategy to drive the industry towards mitigation of environmental and climate impact.

The construction and property sector is responsible for more than a fifth of Sweden's climate emissions and nearly a third of energy consumption. As a result of these emissions, above all from construction, the sector is one of the most carbon-intensive. Setting strict long-term and short-term targets is key to Klöver's work in combating climate change. We shall maintain a focus on consistent environmental thinking and clear requirements for new construction, will continuously measure our impact and work together to push the boundaries of what the industry can achieve.

### Consistent environmental thinking

Klöver's overarching climate goal is to achieve net zero CO<sub>2</sub> emissions in its property management activities and to reduce average CO<sub>2</sub> emissions in new construction projects by 20 percent annually through to 2030. The climate goal for new construction is measured as the portfolio average and for the year the projects submit their building permit application. In 2024, this meant that we set a maximum limit of 290 kg CO<sub>2</sub> per square metre GFA for all new construction projects. The limit applies to life cycle assessment stages A1–A5, which include construction materials, transport and waste in construction production, and applies to the building components as defined in the Swedish Climate Declaration Act. The long-term goal requires Klöver's new construction to achieve an average of no more than 75 kg CO<sub>2</sub> per square metre GFA in embodied carbon by 2030. This challenging goal will place high demands on maintaining a consistent focus on the environment and climate mind throughout the organisation.

In our property management activities, we have focused on ensuring a transition to renewable electricity and increasing our own renewable energy production. In new buildings, this means integrating solar panels and energy-efficient system solutions. Our work in existing buildings during the year included mapping technical performance data, and we signed an electricity contract that means that all purchased electricity is renewable.

### Klöver's 90/10 principle

One fundamental aspect in Klöver's project development activities is our 90/10 principle. The 90/10 principle is our way of defining the approach we take in all project development. 90/10 means that 90 percent of Klöver's projects must be 10 percent more sustainable than the industry standard, and 10 percent of our projects must be 90 percent more sustainable. Innovation is an important driver in enabling concrete change. Klöver's 10/90 projects aim to drive change, innovation and sustainable development. We call these projects our Earth Shots. Klöver's 90/10 project describes our consistent focus on a high basic level in all projects in terms of quality, environment and energy efficiency. Our adoption of the BREEAM certification system is a key element of this work. We develop projects jointly with partners, ensuring that the right investments are made, with a focus on scalability and long-term profitability. Klöver's Earth Shots focus on reducing climate impact and its consequences in the built environment. The first of our in-house developed Earth Shots is the Träklippan project described alongside.

## TRÄKLIPPAN

Träklippan, Nacka, Stockholm, is a pioneering project in which Klöver is challenging the industry and moving it forward. We are creating a climate-neutral neighbourhood of 100 new apartments with a negative carbon footprint over the entire lifecycle. Träklippan's total climate impact will be just a quarter of the limits proposed by the Swedish National Board of Housing, Building and Planning. The Board's proposed limit is 375 kg CO<sub>2</sub>e/m<sup>2</sup> GFA.





## Sustainable housing

To ensure integration of sustainability throughout the project cycle, we conduct a sustainability analysis at an early stage and a sustainability programme throughout the project development phase, which define and embed the vision for the project. Both the value-creating sustainability analysis and the sustainability programme embrace environmental, social and economic aspects. An important tool in active climate and cost optimisation is a life cycle assessment from the early stage and right through implementation of the project. We work to clear requirements at the procurement stage, as well as strict energy requirements and environmental certification in all new construction.

To ensure that Klöver maintains a high basic standard in our projects, in terms of quality, environment and energy efficiency, we maintain a consistent focus on environmental certification.

## BREEAM environmental certification

BREEAM (the Building Research Establishment Environmental Assessment Method) is a world-leading environmental certification system used to assess and improve the sustainability of buildings. It is a framework for measuring how energy-efficient and environmentally friendly a building is, all the way from planning and design to operation. BREEAM-SE Excellent, Klöver's target level for all new construction developed in-house, is one of the highest levels of certification in the BREEAM system.

During the year, Klöver adopted BREEAM due to the system's broad range of environmental and energy aspects, which are systematically addressed and incorporated into the various parts of a construction project. The systematic approach and the high level of actions taken help to increase the quality of the buildings Klöver constructs and the residential we design. Buildings are evaluated on the basis of areas such as energy efficiency, use of water, use of materials, healthy and non-toxic materials, waste, health and well-being, transport, sustainable travel and the ecological values of the project in the outdoor environment.

Our Birdie project in Tyresö, Stockholm, is being developed within the scope of the BREEAM-SE Excellent system. This

BREEAM Excellent is a guarantee of quality for the residents of Birdie, Tyresö.



provides a stamp of quality that is key when buyers of residential choose a property. To buyers of Klöver residential in the Birdie project, Tyresö, our systematic work on environmental certification is an assurance of quality, a good environmental choice and an opportunity to save money over time.

At Birdie, working to the BREEAM standard means, for example, taking action to enhance the biodiversity of the site and optimising material efficiency in order to reduce the environmental impact of material use and waste. In addition, we are implementing "passive energy" solutions such as an improved building envelope – thereby reducing energy consumption in buildings and energy costs for residents.

The residential construction starts in late 2023 are not included in Klöver's BREEAM certification. Kista Square Garden, stages one and two, and Doktoranden in Sundbyberg, Stockholm, have Nordic Swan Ecolabel certification. Södergården in Tyresö and Eddahuset in Uppsala are being certified pursuant to *Miljöbyggnad Silver*.

## Cooperation

As a modern residential developer, and by virtue of our size, we aim to lead the way regarding the sustainable development of cities and communities. Development that we are driving forward with purpose through our actions, our projects and our management. However, we are dependent on partners at all levels to achieve our long-term goals. We believe in solving problems together and sharing knowledge and experience. This applies to cooperation at both entrepreneurial and industry levels.

Klöver is a member of various cooperation forums that promote sustainable development. These forums include *HS30* (Sustainable Stockholm 2030) and *Klimatarena Stockholm* and we have signed up to the construction sector's Roadmap for Fossil-Free Competitiveness. Klöver is also in the process of adapting and having our long-term climate goals validated by SBTi (the Science Based Targets initiative).



## SOCIAL IMPACT

# Community engagement

In the opinion of Klöver, social sustainability means bringing qualities to the neighbourhood and the immediate area in which our residential projects are located. It means making places a little better, and giving them more to offer, than before we started our development.

This may mean creating conditions for a better quality of life, a safer neighbourhood, a more diverse range of services or adding new residential options. To us, social sustainability also means being the best employer and, as a company, contributing to positive social development in a broader perspective through cooperation with the industry and with the neighbouring community.

As with work with the environment, measurability is essential for assessing the impact over time. Starting from the various components of the sustainability programme and other social initiatives, we will over the year ahead develop impact metrics and key performance indicators to ensure that our efforts lead to positive change.

In project development, Klöver uses a model for social value creation where the aim is to add value in four general areas: design and natural values, security and well-being, inclusion and community, and people's health and quality of life. In each primary area, we use various measurable sub-areas. (See figure)





### Kista Square Garden

In Kista, Stockholm, we are currently making our most important contribution to social sustainability through the development of Kista Square Garden and nearly 900 residences in the centre of Kista. The major transformation of Ericsson's former 56,000 square metre offices next to Kista Galleria marks the starting point for the transformation that Kista will undergo in the years ahead, from an area dominated by offices to a vibrant mixed-use town centre.

Together with the City of Stockholm, Citycon, which owns Kista Galleria, and Kista Limitless – a company jointly owned by the five biggest commercial property owners in Kista – we are conducting a joint initiative over two years to create Jan Stenbeck Square, under the supervision of the Centre for AMP.

### Sustainable construction industry

A critical element of our social responsibility is to engage in and contribute to a sustainable construction industry and, in every way, to combat work-related and economic crime in the construction industry. KlöverN has signed the contract annex to the Banking Sector's Sustainable Construction Industry Initiative regarding residential projects under construction.

The initiative is a collaboration aimed at promoting sustainability in the construction industry. It consists of new requirements that may be specified by five of Sweden's largest banks in their loans to construction companies. The requirements are aimed at the borrower, but require compliance by all construction companies involved in a contract to which the requirements apply.

In recent years, work-related crime and human rights violations have steadily increased in the construction sector. Undeclared work has more than doubled over the past decade. Free movement within the EU, a prolonged economic boom from earlier and increased use of subcontractors have been identified as underlying factors, according to *Byggnadskommisionen* (Construction Market Commission). Requirements for national legislation in this area are increasing and the EU is defining the direction through the EU Taxonomy's Minimum Safeguards and the European Commission's proposal for a Corporate Sustainability Due Diligence Directive (CSDDD), which sets out the responsibilities of companies to respect human rights and the environment in their operations and supply chain. The due diligence process is based on the UN Guiding Principles on Business and Human Rights and the OECD Guidelines for Multinational Enterprises.





## EMPLOYEES AND CULTURE

# Values-driven corporate culture

One of our long-term goals is to become the best employer in the industry, and we have started out on that path. In 2024, we doubled our workforce and our employee surveys recorded a high level of engagement.

At Klöver, we are convinced that an organisation that is characterised by supportive leadership, creativity, openness and diversity, along with a clear vision and structure, provides the best conditions for individuals to grow and develop innovativeness.

Our vision, to create sustainable homes for the future, serves as a compass for our corporate culture, where every decision and action reflects our long-term goal. By bringing together environmental sustainability, innovative solutions and social responsibility, this vision sets a clear direction that inspires and engages us in our day-to-day life. It not only guides our business strategy, but also shapes our shared values and the way we work together, empowering us to contribute to a sustainable and inclusive future. In 2024, we began work on defining our common corporate culture – our values.

We value a respectful and open attitude in contacts with each other and our stakeholders. The way we work as employees, a company, a residential developer and a partner is characterised by a long-term perspective, in which we focus on building long-term and strong relationships over time.

### Motivated employees for sustainable growth

Klövern seeks to grow into a leading player in the property and residential development sector in Sweden. To achieve

our goals, we need engaged and professional employees who share our vision of sustainable development.

In 2024, we partnered with HR company &Frankly to start surveying employee engagement through pulse surveys. During the year, we conducted 16 pulse surveys. The surveys show that our employees are positive about the future and their opportunities going forward. Job satisfaction and well-being characterise day-to-day work, and leadership is appreciated and provides employees with a sense of security. Colleagues support and give each other a lift, while our managers enjoy the trust and confidence of their staff. A positive atmosphere pervades the workplace, employees feel secure in their employment and work is felt to be important and rewarding.

Our surveys serve as a tool in our endeavour to become the best employer in the sector. We continuously monitor employee engagement and satisfaction to ensure positive progress. In addition, efforts continue to achieve even gender distribution in management positions in project activities.

Via the pulse surveys, the data obtained include an employee Net Promoter Score (eNPS)\*. This key performance indicator provides a clear indication of how employees view the company as an employer and how likely they are to recommend Klöver as an employer.





Klöver's eNPS was stable through the year and the last survey for the year had a result of 57. We regard this as a very positive finding that reflects strong engagement and a good working environment. For context, the average for companies included in the &Frankly benchmark survey was 15. According to Netigate, the average for the property sector was -20 in 2024.

### Management team in place and continued growth

During the year, we further developed our organisational structure in order to handle the company's strong growth. The management team, which has an equal balance between men and women, consists of the CEO, CFO/Deputy CEO, Head of Business Development, Head of Project Development, Head of Property Management, Head of Sustainability, Head of Communications and Marketing and Head of Sales. As part of the process of developing leadership at Klöver, we are launching a management and leadership training programme for all managers in 2025.

In 2024, we doubled our workforce and continue to grow at a rapid pace. In April, we relocated to new premises to meet the company's growth needs. At year-end, we had 41 employees, with women and men making up equal numbers. During the year, we held three onboarding days to integrate new employees into the company.

eNPS 2024

57

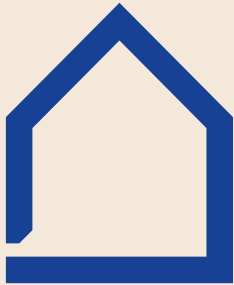
-20

According to available data, the eNPS for the real estate industry showed an average of -20 in 2024, on a scale from -100 to +100.

● Klöver ● Sector index

\*The Employee Net Promoter Score (eNPS) measures employees' willingness to recommend their workplace. It is used to determine engagement and satisfaction within organisations.





## Our operations

- 25 Tenant-ownership business
- 27 Rental business
- 28 The phases of project development
- 29 Properties in zoning plan
- 30 With zoning plan determined
- 31 In production
- 33 Properties under management
- 34 Our project properties





## TENANT-OWNERSHIP BUSINESS

# The customer as a guide

When Klöver develops residentials, our customers are our guide. From concept stage to occupation, we gauge future needs and adapt our residential projects to optimise the unique conditions of each site.

According to Klöver's updated business plan for 2024, our aim is to have a mix of approximately 65 percent tenant-owner apartments and 35 percent rental properties for our portfolio. Over the year ahead, we will develop nearly 11,700 residentials for sale.

Our attractive portfolio of building rights in growth regions, combined with our ability to develop our process from scratch, allows us to create innovative, sustainable and customer-friendly solutions. In 2025, we expect to conduct around 10 sales starts for around 1,500 residentials, mainly in the Stockholm region and Västerås.

In line with our strategy, during the year we built up a forward-looking sales organisation and a digital sales process. We honed our project development process to incorporate customer insights and wishes early in the concept development for the project. The customer journey starts right at the drawing board and post-sale customer insights are carried over into the next residentials project.

Our first sales launch, the Birdie project in Tyresö, illustrates the approach we take in our residential projects. Target group preferences influence the relative shares of apartments, apartment sizes, furnishings and fittings, options and entrances. The result at the launch of sales for the first phase of Birdie was more than 150 expressions of interest.

### Hallmarks of a Klöver residential:

- **Fit-for purpose solutions.** We adapt the accommodation to the wishes of our customers and the possibilities offered by the location. At our Viridum project at Telefonplan,

Stockholm, this means larger apartments for the growing family that wants to stay in the city. In the Birdie project in Tyresö, which is located by the golf course, the focus is on simple living for seniors. Our Väsjön project in Sollentuna, Stockholm, is being developed for the active family with, for example, ample cycle and ski storage facilities. Modern technology, digital and sustainable solutions are a common thread when we develop optimal residential solutions.

- **Welcoming entrances.** Coming home should be a pleasant and welcoming experience. With care and consideration, we develop welcoming entrances, well-designed staircases, inviting courtyards and charming rooftop terraces.
- **Quality guarantee via BREEAM environmental certification.** Under the BREEAM Excellent scheme, Klöver works systematically throughout the project on every aspect, from efficient energy consumption, a healthy indoor environment, water management and transport, to sound material choices, waste management and land use. Customers are guaranteed good environmental choices and the ability to save money over time.
- **Security packages.** Our security packages provide financial security and aid in managing unforeseen situations. Whether it is to cover the costs of delays in the sale of a previous residential or to put off taking possession.
- **A safe tenant-owner association.** A stable and well-managed tenant-owner association is the basis for long-term and secure housing. The association's finances are audited in detail by authorised certifiers. Klöver guarantees financial stability even if not all residentials are sold straight away.





## TYRESÖ RESIDENTS CHOOSE BIRDIE

Tyresö residents Petronella and Rolf Varg chose to move to Klöver's Birdie project. Having nature on their doorstep and at the same time being close to the centre were crucial factors in their choice.

“ We received good, and prompt, answers from Klöver. Now we can't wait to move in.



“We contacted Klöver when we learnt that sales were going to be launched soon. We live down by Tyresö strand but wanted to be closer to the centre. We also wanted to be close to the forest and the countryside at the same time”, says Petronella Varg.

Birdie is part of the new residential area that is taking shape just north of Tyresö Centre, where the community merges with the vast natural expanses of Bäverväcken. All in all, around 600 new residentials will be built. Klöver's project consists of a total of eight buildings right next to Tyresö golf course.

“We see it as a plus having the golf course and golf restaurant nearby. Even though we're not golfers yet, we

appreciate having the golf course next to us, it means a little more life and movement around us”, says Rolf Varg.

The first phase of Birdie, which Klöver put on sale in mid-November 2024, attracted great interest. Rolf and Petronella were the quickest off the mark to book an intelligently-planned two-bedroom apartment with a view of the forest.

“We're at retirement age with kids who have flown the nest, so we've been looking for something smaller and more affordable than the three-bedroom apartment we currently live in. We like the overall look and in general the choice of materials, although there will probably be a few add-ons included as well,” says Petronella.

The couple, who have a dog, really appreciate having the forest and walks nearby. If they could ask for anything else, it would be a supermarket in the neighbourhood and a space in a garage.

“We are in a queue for a parking space and hope it will work out”, says Rolf.

So far, Petronella and Rolf are very satisfied with Klöver's approach and responses.

“We have received good, and prompt, answers from both Klöver and the estate agents. Now, we are hoping that the project will be finished on time. We can't wait to move in”, says Petronella.



## RENTAL BUSINESS

# Digital strategy focused on tenants

When we develop our rental projects, we focus on tenant needs. It's not just about welcoming entrances and pleasant communal spaces, but also sustainable solutions in every residential we develop. A digital management strategy underpins the successful scaling-up of our rental portfolio.



In 2024, Klöver's rental business consisted of two investment properties comprising 468 rental apartments (see page 33) and building rights for around 7,200 rental apartments in the production or planning phase (see pages 29–32). In summer 2025, occupants will move into Klöver's first in-house developed rental properties, Eddahuset in Uppsala and Doktoranden in Ursvik, Stockholm.

But most of Klöver's rental business is in the start-up phase. This provides the company with a unique opportunity to develop a digital management strategy. We perform simple, repetitive tasks digitally, but at the same time create more space for a personalised professional service for important customer issues, for example in the process of taking occupancy. As both a property developer and manager, we assure high quality and minimal climate impact. For example, in 2024, we signed an electricity contract under which all electricity purchased is from renewable sources. In newbuilds, this means solar panels and energy-efficient system solutions.

**Anna-Karin Malmqvist is Head of Property Management at Klöver. This is how she describes Klöver's strategy for the rental business going forward.**

In 2024, we laid the foundation for our growing rental business. The focus was on establishing the structure for a rapid scale-up of rental residential. In parallel, we developed business plans to optimise our project properties for conversion to residential. Both areas are central to Klöver's rental business. Our project

properties provide us with cash flow in the short term. Our forward-looking activities focus on building up an innovative and sustainable system of management for our future tenants, which provides Klöver with cash flows in the long term.

**Close cooperation between property management and project development** Project development and property management work closely together in developing Klöver's rental portfolio. One important part of this work is establishing Klöver's identity in the rental market. What role should we play in the rental market? Our role is based on sustainable, customer-centred solutions. Another factor is an ability to operate digitally from the outset. In many cases, smart digital solutions to simple issues often result in better service to tenants, while freeing up time for personalised service regarding more difficult issues.

**Progression up the property ladder in Klöver residential** Another important aspect of Klöver's rental concept is the ability to be with tenants through the various stages of their lives. With Klöver, people should be able to progress up the property ladder. Small apartments should not be the only choice with us. Even if studio and one-bedroom apartments are the basic offering, two-bedroom and three-bedroom units should be available to allow people to move up as their household grows.

**Leasing of commercial premises** Klöver's property management team also deals with leasing commercial premises in the company's project properties

pending their conversion to residential. In 2024, these project properties generated contracted rental income of SEK 159 million. In the business plans for these properties, we assured established action plans for maintenance and customisation to make the premises easy to let and thereby reduce vacancy rates.

It is just as important to determine the optimal timing for when the properties should be vacated for conversion to residential. Here, we work closely with the project development team. If a construction start is delayed, we can extend the leases of existing customers.

**Contribute to positive social change** Where project properties incorporate both commercial premises and residential properties, Klöver contributes to delivering positive social change through the way we do business. For example, Klöver is a driving force in HS30 (*Hållbart Stockholm* (Sustainable Stockholm) 2030), a forum enabling stakeholders in the residential market in the Mälardalen region to join forces to speed the transition to sustainability. HS30 has, for example, developed proposals for key performance indicators (KPIs) for socially sustainable residential.

Social sustainability is a key issue. This runs through everything we do, from how we design and manage shared areas to helping socially disadvantaged people who find it difficult to get a home of their own through the regular housing queue.



# The phases of project development

Klövern will create sustainable homes for the future. With a long-term focus, we design, conceptualise, build, sell and manage homes. Our aim is to have a positive impact on the area, the residential and the quality of life – from the ground up and throughout the process.

Our property portfolio includes investment properties and building rights representing 18,000 residentials at various stages of construction. Over the next few years, we will develop areas and neighbourhoods for the future, focusing closely on a low carbon footprint and sustainable living over time. By creating vibrant neighbourhoods with a sense of community, services and a range of complementary amenities, we are developing a new way to live.

The first phase is the planning stage, during which apartments undergo a zoning plan development process. At this stage, our team takes into account issues related to demand, the needs of the area and market conditions. This work is conducted in close dialogue with architects, politicians and the development and urban planning office. Together, we draw up proposals for how the area should be developed. On 31 December, 11,200 apartments were in the zoning plan development process.

When a zoning plan becomes legally binding and we have a finalised zoning plan, phase two begins: the concept step. This is when we develop the concept and the product, and produce sketches and proposals for residentials for the area concerned. On 31 December, 4,500 apartments were in the finalised zoning plan phase.

The third phase is production. The volume of our procurement pipeline, our size and our purchasing organisation make for an efficient construction process that is easily managed and controlled. On 31 December, we had just over

1,840 apartments with living space amounting to 80,218 square metres in production.

The fourth phase consists of the sale of tenant-owner apartments or the management of rental apartments. On 31 December, Klöver had around 80 apartments ready for sale and 468 apartments under management, with a total living space of 20,000 square metres.

Klövern has 27 project properties, which on 31 December comprised 133,000 square metres of commercial space. Two project properties in Stockholm, Tappen in Sollentuna and Viridum on Telefonplan, were vacated during the year ahead of the planned production start of conversion to residentials.

Project properties are properties that are rented out until the time they are converted into residentials. These are the same properties for which we are working with a new zoning plan. Commercial management provides us with a stable net

operating income pending conversion of the property into residentials. Tenants consist of a mix of offices, shops, warehouses, schools and hotels. The leases range from three months to seven years, which allows for good flexibility with regard to future conversion.

Contracted rent from Klöver's property portfolio amounted to SEK 210 million at year-end 2024. On 31 December, rent from investment properties amounted to SEK 51.5 million, with a vacancy rate of 0.4 percent.

Contracted rents from the project properties amounted to approximately SEK 159 million, including annualised rent supplements. The ten largest tenants accounted for around 50.3 percent of total contracted rental income. Of the income from project properties, 53 percent is in Stockholm, 26 percent in Västerås and the remaining 21 percent in Linköping and other locations.

## Our property portfolio shows value growth through four different phases:



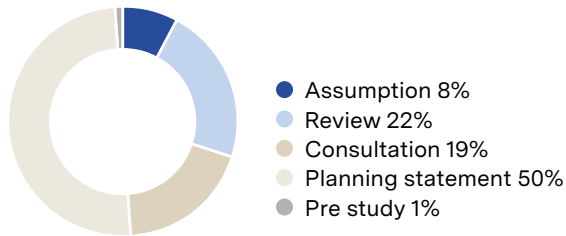


# Properties in zoning plan

Klöver has a unique portfolio of residentials in the zoning plan development process. At year-end, 11,200 apartments were at this stage. Close to 70 percent of the construction portfolio is expected to be ready for construction start in approximately three years.

The zoning plan development process takes two to five years. In 2024, zoning plans determined for 853 apartments acquired legal force.

## Light GFA per phase of planning process



More than 70 percent of the portfolio is ready for a construction start within 3–5 years.



## Isafjord, Kista, Stockholm

Property	Residentials
Number of apartments	500
Planned construction start	2026



## Storängen, Huddinge, Stockholm

Property	Residentials
Number of apartments	600
Planned construction start	2028



## Träklippan, Nacka, Stockholm

Property	Residentials
Number of apartments	97
Planned construction start	2028



## Barkarby Centrum B and C, Järfälla, Stockholm

Property	Residentials
Number of apartments	422
Planned construction start	2026/2027



# With zoning plan determined

On 31 December, Klöver'n had 4,500 apartments in the concept phase called with zoning plan determined. We are developing our portfolio with products that generate the highest possible value over time in long-term management or sales.

## Marievik, Stockholm

Property	Residentials
Number of apartments	331
Planned construction start	2026
Building permit granted	No



## Saltsjö-Järla, Nacka, Stockholm

Property	Residentials
Number of apartments	270
Planned construction start	2026
Building permit granted	No



## Mäläräng, Bergshusen, Stockholm

Property	Residentials
Number of apartments	90
Planned construction start	2025
Building permit granted	No



## Nacka Strand, Nacka, Stockholm

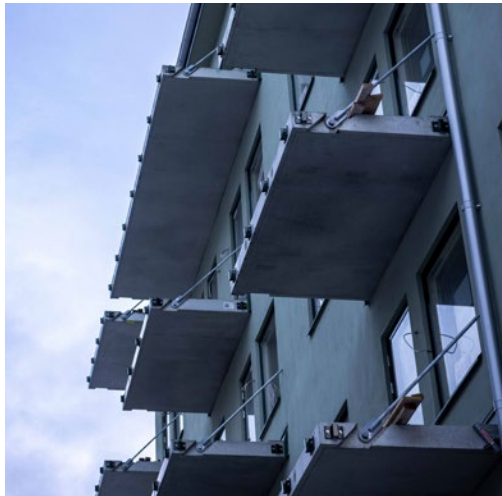
Property	Residentials
Number of apartments	644
Planned construction start	2025/2029
Building permit granted	No



# In production

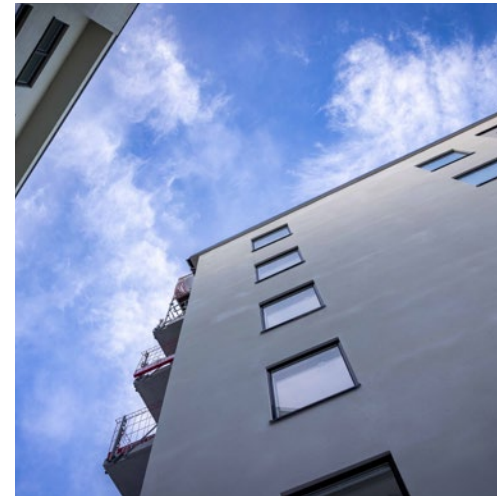
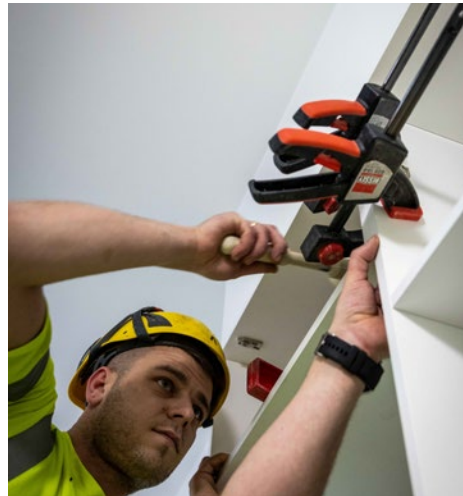
At year-end, Klöver had 1,842 apartments in production; 565 tenant-owner apartments (78 of these also available for sale) and 1,277 rental apartments. The pace of construction depends on factors such as size of projects, market conditions and strategic options.

Value is created as completion of the property progresses.



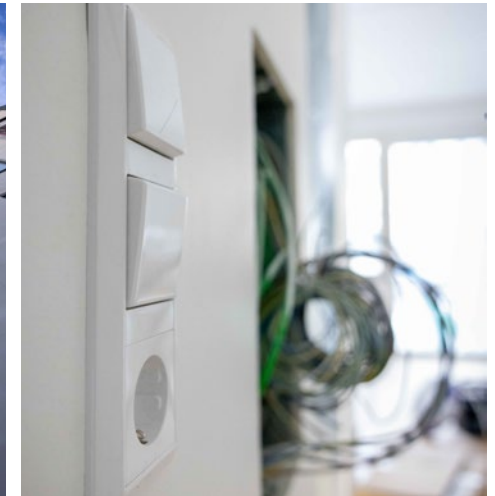
## Doktoranden, Sundbyberg, Stockholm

Property	Residentials
Number of apartments	93
Construction start	2024
Completed	2025



## Eddahuset, Uppsala

Property	Residentials
Number of apartments	66
Construction start	2024
Completed	2025





# In production



**Kista Square Garden, Kista, Stockholm, Stages 1–4**

Property	Residentials
Number of apartments	401
Planned construction start	2024
Completed	2026



**Viridum, Telefonplan, Stockholm**

Property	Residentials
Number of apartments	143
Construction start	2025
Completed	2026



**Birdie, Tyresö, Stockholm**

Property	Residentials
Number of tenant-owner apartments	78
Construction start	2025
Completed	2026



**Bävörn, Tyresö, Stockholm**

Property	Residentials
Number of rental apartments	226
Construction start	2025
Completed	2026



**Södergården, Tyresö, Stockholm**

Property	Residentials
Number of apartments	205
Construction start	2024
Completed	2026



**Schlytersvägen, Aspudden, Stockholm**

Property	Residentials
Number of apartments	124
Planned construction start	2025
Completed	2027



# Properties under management

On 31 December, Klöver had 468 apartments under management with a total living space of approximately 20,000 square metres. We have a service-minded and responsive property management team.



## Vargbacken, VÄRMDÖ, Stockholm

156-apartment project in 4-storey and 2-storey apartment buildings in Brunn, Värmdö Municipality, Stockholm. The residentials are intended for seniors (55+), an attractive target group with a low turnover and stable finances. Vargbacken is a residential area with mixed housing, good public transport and an established range of services. Värmdö Municipality is expanding and is expected to increase in size by around 10,000 (+20 percent) inhabitants over the next 10 years.

Location	Ingarö, Värmdö, Stockholm
Type	Apartment building, senior living
Completed	2021–2023
Number of apartments	156
Living space	11,164
Living space/ Apartment	72

## Rovan, SOLNA, Stockholm

312 apartments in Huvudsta Centre, Solna, Sweden. 292 residential apartments and 20 mini-apartments. Recently renovated, from 2014 onwards. Good selection of commercial services located in Huvudsta Centre, located below the apartments. Public transport in the form of the local metro line. The neighbourhood incorporates apartment buildings, green areas and a park.

Location	Huvudsta, Solna, Stockholm
Type	Apartment building, rental
Completed	1972/73
Number of apartments	312
Living space	8,706
Living space/ Apartment	28





# Our project properties

Our 27 project properties currently include commercial premises that we lease out and that provide a stable net operating income. We have a highly-diversified blend of commercial tenants on leases of varying lengths, thereby providing good flexibility for future conversion into residentials.

Project properties are properties that are rented out pending amendment of the zoning plan, building permits, conversion or construction of new residentials. They are the same properties that are in one of the first two of the four phases described on pages 29–30.

There are approximately 422 contracts on these properties, spread over around 231 different tenants. The contracts comprise schools, offices, industrial premises, shops, garages and car parks.

Contract duration varies, from short-term three-month demolition contracts to longer contracts ranging from five to nine years. Contract duration and form is adapted to maximise net operating income and flexibility, and to ensure the proper timing of development and completion.

As per 31 December 2024, Klöver's project properties consisted of around 133,000 sqm of rentable area and the contractual rent linked to these properties amounted to approximately SEK 159 million on that date. The ten largest tenants account for around 50 percent of total contracted rental income. Of the income from project properties, Stockholm accounts for 53 percent, Västerås for 26 percent and Uppsala, Linköping and other locations for 21 percent.





# A selection of project properties

## NACKA STRAND, STOCKHOLM

Property	Commercial
Floor space, sqm	6,100



## STARTBOXEN – SOLNA, STOCKHOLM

Property	Commercial
Floor area, sqm	19,000



## MARIEVIK, STOCKHOLM

Property	Commercial
Floor area, sqm	4,463



## ACKORDET 10, LINKÖPING

Property	Commercial
Floor area, sqm	4,400



## BILIA – NACKA, STOCKHOLM

Property	Commercial
Floor area, sqm	10,900



## VERKSTADEN – VÄSTERÅS

Property	Commercial
Floor area, sqm	21,000



# Financing and valuation

37 Financing

38 Property portfolio

39 Valuation of the property portfolio





# Financing

Property development and management is a capital-intensive business and successful financing plays a key role at Klöver. Our overarching objectives are to ensure capital supply in the short term and long term, achieve a long-term, stable capital structure and ensure limited exposure to financial risks.

When Nrep acquired the majority of shares in Klöver in August 2023, it also committed to subscribe to directed new share issues in Klöver amounting overall to a value of approximately SEK 4 billion. Other owners also have the opportunity to participate in the new share issues. This secures Klöver's supply of equity for the expansion that we have embarked on and that will enable us to become one of the top property and development companies in Sweden. At the end of the period, new share issues amounting to SEK 1,030 million had been carried out.

Our ambition is to maintain a capital structure at all times that meets both our owners' expectations of good return on equity and the requirement for financial stability. To achieve this aim, we work with a number of Swedish banks. We also work with international credit providers from outside Sweden for both project financing and in due course also to finance investment properties. Klöver works closely with Nrep on loan financing.

In 2024, Sweden's Riksbank cut the interest rate five times, by a total of 1.5 percentage points, from a policy rate of 4 percent at the beginning of the year to one of 2.5 percent in January 2025. Similar changes in interest rates were also made across the rest of Europe. This will have positive impact on Klöver's interest costs next year.

The view now is that the policy rate is expected to level off and remain at around 2–2.5 percent over the years ahead<sup>1)</sup>.

1) Handelsbanken interest rate forecast January 2025.

Capital tie-up, SEK million	31/12/2024	31/12/2023
Within 1 year	1,239.1	103.2
Within 1–2 years	209.1	1,221.3
Within 3–5 years	19.5	200.0

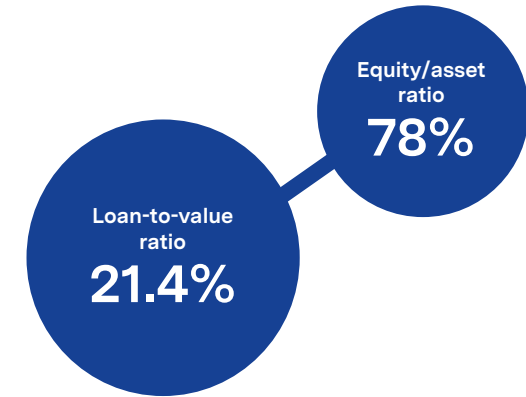
Cash and cash equivalents at the end of the period amounted to SEK 150.3 million (272.7). Cash and cash equivalents are deposited in their entirety in accounts at Swedish banks.

Fixed interest, SEK million	31/12/2024	31/12/2023
Within 1 year	1,367.6	1,158.1
Within 1–2 years	100.0	366.5
Within 3–5 years	-	-

Interest rates are fixed through fixed-rate loans and interest rate derivatives. At year-end, the average interest rate was 4.3 percent (5.2). Interest rate sensitivity to a one percentage point change in loan interest rates amounted to SEK 10.0 million (11.6) at end of the period.

Pledged assets, SEK million	31/12/2024	31/12/2023
Property mortgages	1,796.0	2,252.9
Floating charges	10.3	10.3
<b>Total</b>	<b>1,896.3</b>	<b>2,263.2</b>

In addition to the mortgages pledged, Klöver has mortgages in its custody with a total value of SEK 1,506.1 million (485.6).



## Banking initiative

Klöver aims to play its part in bringing about a sustainable construction industry, free from labour-related crime and workplace accidents. The banking initiative is intended to promote fair conditions in the construction industry. Klöver was among the first property companies to sign up to the banking initiative, which aims to combat crime in the construction industry.

## Klöver's financing as per 31 December 2024

Klöver has taken out loans to finance properties under management and some of the project properties. The loans are secured by mortgages taken out on the properties.

Other properties and development projects are loan-free. In addition to equity, funding for ongoing construction of residentials is provided through construction loans in which the interest is capitalised during the period of construction.

In December, a construction loan for a total of SEK 1.3 billion was taken out to finance the Kista Square Garden project.

Klöver uses interest rate derivatives to fix the borrowing rate over time. At year-end, an interest rate swap for SEK 154 million (154) had been taken out. For 2024, it was decided that there was no benefit in fixing the interest rate in the prevailing interest rate market.



# Property portfolio

Klövern's property portfolio consists of investment properties and development projects with a total value of SEK 7,965 million (7,157). As per 31 December 2024, all properties and development projects are valued by external appraiser. The fair value is recognised in the consolidated statement of financial position. The change in value is recognised in the consolidated income statement.

## Klövern's portfolio consists of:

- Investment properties – properties owned by Klöver. These may in turn be divided into:
  - Project properties – properties on which Klöver intends to build residentials, but which are leased until demolition and construction start. Letting consists primarily of commercial premises and parking spaces, largely on short-term leases and without right of occupancy. These properties represent an important source of income to Klöver until the newbuild residential blocks are completed and can be rented out or sold as tenant-owner apartments. Work is ongoing in parallel to amend the zoning plan for these properties to allow for construction of residentials. The property remains a project property for as long as it is leased, even with an approved zoning plan.
  - Properties in production – Properties under construction for residential purposes.
  - Investment properties – Residential properties held for lease to tenants.
- Development projects are projects in which Klöver has a land allocation or option agreement to acquire a property once a new zoning plan has gained legal force,

or when building permits for residential properties have been obtained, for example. As Klöver does not own the property, the project is classified as a development project. Depending on the stage of the process, projects are in the “in zoning plan” or “with zoning plan determined” phase of the four phases described on page 28. Following acquisition, the development projects are reclassified as investment properties.

- Klöver uses the term “property portfolio” when referring to investment properties and development projects together.

## Property portfolio

The total value of the property portfolio, made up of investment properties and development projects, is SEK 7,965 million (7,157).

## Investment properties

The value of the investment properties at the end of the period amounted to SEK 6,757.9 million (6,120.5). Investment properties are recognised in accordance with IAS 40 and Level 3 of IFRS 13 “Unobservable inputs”.

During the period, SEK 488.3 million (189.2) was invested in new construction, extensions and renovation of investment properties.



# Valuation of the property portfolio

Investment property	31/12/2024	31/12/2023
<b>Opening carrying amount</b>	6,120.5	6,876.9
Acquisition of property	-	384.3
Investments in existing property	488.3	189.2
Sale of property	-	-70.3
Changes in value for the period	149.1	-1,486.1
Reclassifications	-	226.7
<b>Closing carrying amount</b>	<b>6,757.9</b>	<b>6,120.5</b>

Development projects	31/12/2024	31/12/2023
<b>Opening carrying amount</b>	1,036.2	1,604.8
Opening cost	1,716.6	2,140.8
Acquisition of development projects	20.2	-
Costs paid	41.7	8.4
Reclassification as Investment property	-	-326.0
Sales	-	-43.1
Discontinued projects	-	-63.4
<b>Closing cost</b>	<b>1,778.6</b>	<b>1,716.6</b>
<b>Opening accumulated impairment</b>	<b>-680.4</b>	<b>-535.9</b>
Impairment for the period	-31.8	-468.9
Reclassified impairment for the period	-	99.0
Reversal of previous impairment for the period	141.2	203.7
Reversal of previous impairment of discontinued projects for the period	-	21.4
<b>Closing accumulated impairment</b>	<b>-571.0</b>	<b>-680.4</b>
<b>Closing carrying amount</b>	<b>1,207.5</b>	<b>1,036.2</b>
<b>Closing total carrying amount of the property portfolio</b>	<b>7,965.4</b>	<b>7,156.8</b>

## Investment property portfolio

The change in value for the period amounted to SEK 149.1 million (-1,486.1), resulting in a value of SEK 6,757.9 million (6,120.5) at year-end. The increase in value is attributed above all to somewhat higher yield requirements and an estimated higher market value for building rights. Klöver's property portfolio consists of investment properties and development projects.

## Development projects

Development projects were valued at SEK 1,207.5 million (1,036.2) at the financial year-end. Development projects are projects where the Group does not yet own the property but has a right to acquire the property in the future. Development projects are recognised at cost in accordance with IAS 38, taking into account IAS 36 and Level 3 of IFRS 13 "Unobservable inputs".

As per 31 December 2024, a recoverable amount has been determined in accordance with IAS 36. The recoverable amount has been determined at fair value through an external valuation of the development projects. This resulted in an impairment loss of SEK 31.8 million (468.9) during the year. The decline in value is for the most part due to an increase in the risk premium due to the stage in the process the project has reached.

Development projects consist of 13 land allocation agreements, 9 development agreements and 4 share transfer agreements, where closing will take place in accordance with the agreements, i.e. when a building right has been established. The item Investment properties also includes building rights and ongoing zoning plan work aimed at obtaining a building right.

## Valuation of the property portfolio

As per 31 December 2024, all properties and development projects have been externally valued, except where a sale agreement has been entered into. The valuations were

performed by CBRE, an external appraiser. The valuation was prepared in accordance with the RICS Valuation – Global standards ("Red Book Global Standards"), which incorporate international valuation standards. The valuation is based on details of the properties such as lettable area, lease contracts and other rental terms and conditions. It also takes in information about vacant premises and an assessment of the properties' revenue, as well as costs and risk/return from the perspective of a property owner or investor. Each individual investment property and development project is valued separately.

Investment properties have been valued using a cash flow model to calculate the value of the completed property once let. Cash flow deductions, including construction costs, any additional purchase consideration and demolition costs, are made from this value until the building is completed. A deduction to price in the risk in the planning process and construction is also made. The size of the deduction depends on the current stage of the project. Finally, in the case of a project property that is let until construction starts, a supplement is added for any cash flows from letting until the building is demolished. The value calculated is compared with similar property transactions in a locational price analysis, to the extent market statistics are available.

The yield requirement for properties under management at year-end was estimated at an average of approximately 3.9 percent (3.9).

Regarding the valuation of the total property portfolio, the yield requirement has been estimated at an average of approximately 4.3 percent (4.3). The yield requirement for residentials is estimated to average around 4.1 percent (4.1) and for commercial premises between 6.2 and 4.1 percent (6.5 and 4.8). The value of light GFA, based on market statistics, has been estimated at between SEK 4 and 35 thousand, with a weighted average of SEK 14.0 (13.9).



## Directors' report

- 41 Directors' report
- 42 Corporate governance report
- 47 Board of Directors and audit
- 48 Management
- 49 Shareholders
- 50 Risks and uncertainties





# Directors' report

The Board of Directors and the CEO of Klöver AB (publ), company registration number 556733-4379, hereby submit their Annual Report and Consolidated Financial Statements for 2024.

## DESCRIPTION OF THE BUSINESS

Klöver is a residential property company that develops, owns, sells and manages residential properties with the aim of becoming a leading supplier of both tenant-owner apartments and rental apartments in Stockholm and the Mälardalen district. The company's ambition is to develop sustainable and attractive residential through its building rights portfolio. We will achieve this by modernising housing with innovation and consideration. Klöver will create the maximum possible value growth through transactions, residential development, sales and long-term management of residential.

### Vision and business concept

Our vision is to create sustainable homes for the future, which means that residential environments should be ecologically, socially and economically sustainable. We do this through our business concept: "We develop, sell and manage sustainable and attractive homes. Through innovative solutions and consideration for our residents, we bring housing into line with modern needs."

### Long-term goals

Klöver will create the highest possible value growth through transactions and development, as well as long-term management and sales of residential. In the long term, Klöver will position itself as one of Sweden's top property and development companies, leading the way in sustainable development. We describe our long-term goals in more detail on page 15.

### Klöver's sustainability work

Sustainability is integral to Klöver. Klöver builds residential with the ambition of being an enabler for the sustainable society of the future. Economically, environmentally and socially sustainable development lays the foundations for the creation of long-term value. This forms the basis of Klöver's business model and

how Klöver wants to be perceived as a company. Pages 16–23 describe Klöver's sustainability strategy in more detail, as well as what we mean by creating sustainable homes for the future.

### Dividend policy

In the short term, Klöver will create value for its shareholders by reinvesting profits in order to capitalise on business opportunities and achieve its financial and operational targets. Dividends will therefore be low or not paid over the next few years.

### Significant events during 2024

During the year, Klöver completed its first sales launch of tenant-owner apartments in the form of the Birdie project in Tyresö, Stockholm. At year-end, work had been started on the production of a total of 1,842 apartments, of which 1,041 are also under construction. A number of zoning plans gained legal force in the Stockholm area during the year, including in Årstafältet, Bagarmossen and Marievik in Stockholm. Before year-end Klöver was also awarded a land allocation in the Mälärhöjden area of Stockholm. In addition, Klöver acquired a development project in Solna, Stockholm, and signed an agreement to sell the Huddinge Tingshuset property, also in Stockholm.

Klöver has signed a financing agreement for a loan of SEK 1.3 billion for the Kista Square Garden project in Stockholm. With the financing finalised, construction of the 873-apartment Kista Square Garden project has begun.

During the year, Klöver doubled its workforce in order to cope with the company's rate of expansion, as set out in the company's business plan. Klöver's new management team reached full strength and was introduced in August. The focus during the year was on translating the company's business plan into action with organisation building and project launches.

A multi-year overview is provided on page 88.

### Klöver's property portfolio and building rights

Klöver is established above all in the Stockholm region, but also owns building rights, for example in Västerås, Uppsala, Gothenburg, Linköping and Nyköping. Around 90 percent of the building rights in Stockholm are located within a 30-minute commute of Stockholm city centre by public transport. The large number of apartments that Klöver plans

to produce will help to alleviate the current housing shortage through climate-smart residential. On pages 5–6 we describe the locations of the current portfolio in more detail.

Two of the properties are completed residential properties in the Stockholm region, one of which was finished in 2023. By year-end they were fully let.

From a revenue-generating perspective, Klöver's project properties currently represent an important part of the company's operations. These consist of 27 properties that Klöver intends to redevelop as apartment buildings but are leased out until demolition and construction start. The properties are mostly leased out as commercial premises and car parks. These properties are an important source of income for Klöver until the newly constructed residential buildings are completed and can be leased out. At the same time, work is under way to amend the zoning plan to enable the construction of residential buildings, i.e. to develop a building right.

In addition to its investment properties, Klöver has 29 development projects (31) where, for example, land allocation agreements, development contracts or share transfer agreements have been signed. These contracts and agreements stipulate when occupancy will be taken up.

In total, Klöver has building rights for around 18,000 residential in the zoning plan development process or with approved zoning plans. For more information about Klöver's property portfolio, see pages 28–35.

## CORPORATE STRUCTURE

The Group's operations are conducted mainly through subsidiaries and the company is highly dependent on its subsidiaries to generate profit and cash flow. Klöver AB (publ) is the Parent Company of the Group.

The Group's subsidiaries are detailed in Note 18.

## PROPOSED ALLOCATION OF PROFITS

The Board of Directors proposes that the unappropriated funds available for distribution, SEK 8,274,873,187, be carried forward; see also Note 19. It is proposed that no dividend be paid to shareholders.



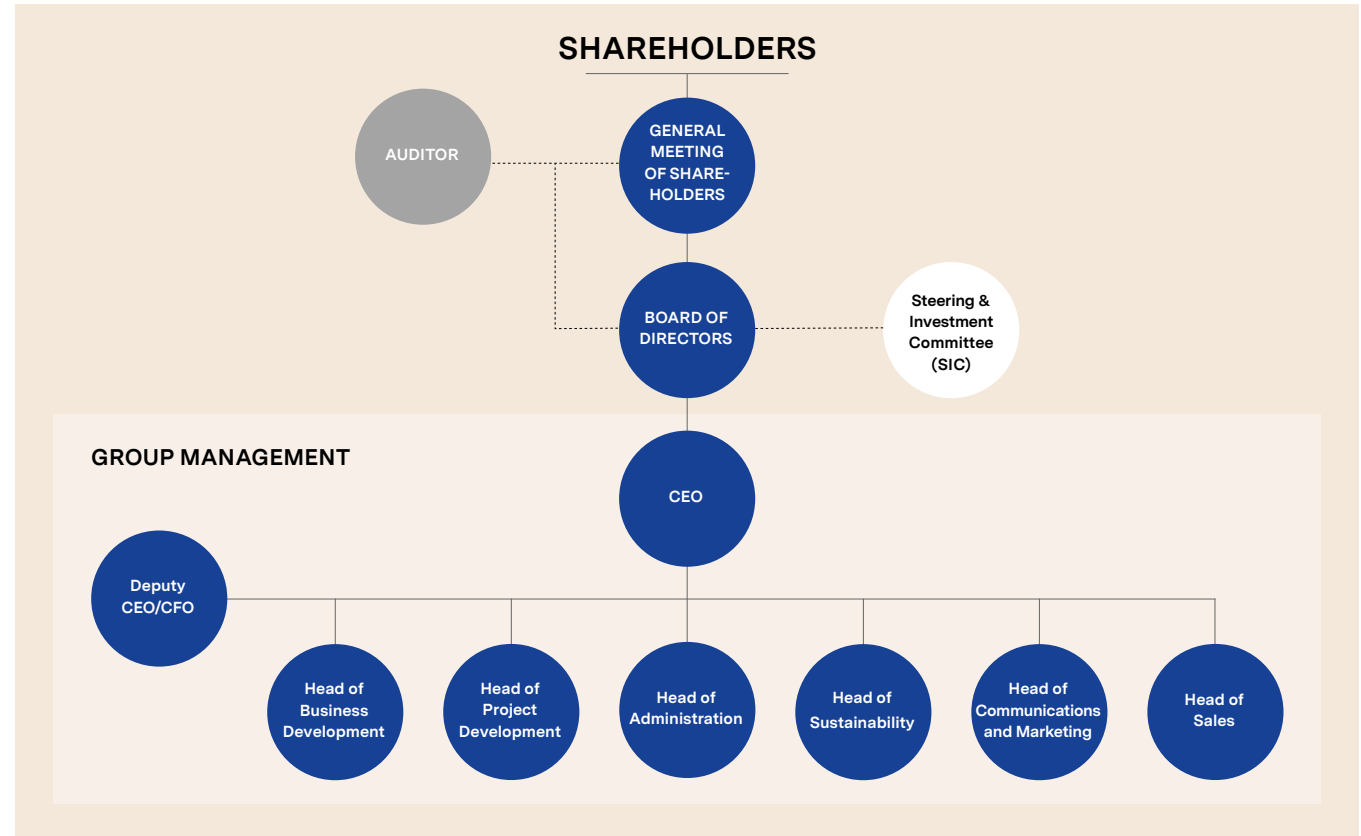
# Corporate governance report

## LEGISLATION, SWEDISH CODE OF CORPORATE GOVERNANCE AND ARTICLES OF ASSOCIATION

Klövern AB (publ) is a Swedish public limited liability company and is governed by Swedish legislation, the company's Articles of Association and its internal rules and instructions. The company applies the provisions of the Swedish Companies Act (2005:551), the Swedish Annual Accounts Act (1995:1554) and the company's Articles of Association, as well as other applicable Swedish and foreign laws and regulations.

On listing, the company also intends to comply with the Nasdaq Nordic Main Market Rulebook for Issuers of Shares, the Swedish Code of Corporate Governance (the "Code") and the Rules on Remuneration to Senior Executives in Incentive Programmes (the "Remuneration Rules"). The Code, which is administered by the Swedish Corporate Governance Board, applies to all Swedish and foreign companies whose shares are listed on a regulated market in Sweden and shall be applied from the date the company's shares are listed on Nasdaq Stockholm. The Code is based on self-regulation and the principle of comply or explain. Its purpose is to establish conditions favouring active and responsible ownership. The Remuneration Rules reflect generally accepted practice on the Swedish stock market with regard to the remuneration of the company's senior executives, as well as share-based incentive programmes, and they complement the Swedish Companies Act with regard to remuneration guidelines and remuneration reports.

The above laws and regulations, together with the Articles of Association, form the external framework for corporate governance at Klöver. The governance structure also includes internal regulations issued by the Board of Directors, the most important of which are the Board's rules of procedure, instructions to the CEO and policies, which provide a framework for day-to-day operations, including risk management and the Code of Conduct.



Klövern's stated goal is to be ready at all times for listing and the company has therefore chosen to organise its corporate governance and internal control in line with the Code and the other regulations described above. Not all elements have been implemented but they can be implemented within six months. Examples of elements not yet implemented are that Klöver has not appointed a Nominating Committee and that no Board members are independent in relation to the company's major shareholders.

## ARTICLES OF ASSOCIATION

The Articles of Association, which are adopted at the general meeting, are a core document that, together with the applicable laws, describe the activities and governance of the company. Klöver is registered under company registration number 556733-4379 and has its registered office and its head office at Kungsgatan 5, 4 tr., in Stockholm. Klöver's business is, directly or indirectly, to invest in, own and manage real and movable property (including equities) and to conduct related



activities. The most recently registered Articles of Association were adopted at an extraordinary general meeting held on 19 June 2024. The Articles of Association were amended with regard to share classes, as Klöver has issued preference shares to three senior executives. The Articles of Association contain, among other things, details of the share capital, the number of Board members and auditors, and provisions concerning the convening of the annual general meeting. They details are available in full at [www.klovern.se](http://www.klovern.se).

### GENERAL MEETING OF SHAREHOLDERS

Pursuant to the Swedish Companies Act, the General Meeting of Shareholders is the highest decision-making body of the company and at the General Meeting of Shareholders the shareholders exercise their voting rights on key matters, such as adoption of the income statement and balance sheet, allocation of the company's profits, discharge from liability of the members of the Board of Directors and the Chief Executive Officer, election of the members of the Board of Directors and the auditors, and remuneration to the members of the Board of Directors and the auditors. Extraordinary General Meetings may be convened in addition to the Annual General Meeting.

All shareholders who are directly registered in the share register maintained by Euroclear six business days before the general meeting, and who have notified the company of their intention to attend the general meeting no later than the date specified in the notice of the general meeting, are entitled to attend the general meeting and to vote on behalf of the number of shares that they hold. Shareholders can participate in the general meeting in person or by proxy and may also bring an assistant. Shareholders can usually register for the general meeting in several ways and these are indicated in the notice of the meeting. Shareholders whose shares are nominee-registered with a bank or other nominee must, in addition to informing the company, request that their shares be temporarily registered in their own name in the share register maintained by Euroclear in order to be entitled to participate in the general meeting. Voting right registrations for nominee-registered shares made no later than four banking days before the meeting will be taken into account in the share register produced. Changes to Klöver's share capital are subject to resolution by the general meeting, either

directly or by granting authorisation to the Board of Directors. The general meeting shall be held in Stockholm.

Shareholders wishing to have a matter considered at the general meeting must submit a written request to the Board of Directors. Any such request should normally be received by the Board of Directors at least seven weeks before the general meeting.

### BOARD OF DIRECTORS

The Board of Directors is the highest decision-making body of the company after the general meeting. Under the Swedish Companies Act, the Board of Directors is responsible for the company's administration and organisation, which means that the Board of Directors is responsible for, among other things, defining goals and strategies, ensuring that procedures and systems are in place for evaluating the goals set, continuously monitoring Klöver's financial position and results and assessing its operational management. The Board of Directors is also responsible for ensuring that the Annual Report, consolidated financial statements and interim reports are prepared in a timely manner. The Board of Directors also appoints the company's Chief Executive Officer.

The members of the Board of Directors are elected each year at the Annual General Meeting or, where applicable, at an extraordinary general meeting, for the period until the end of the next annual general meeting. According to the company's Articles of Association, the Board of Directors, insofar as it is elected by the general meeting, shall consist of a minimum of three and a maximum of seven members, with a maximum of three deputies. The Board follows written rules of procedure that are revised annually and adopted at the statutory Board meeting each year. The rules of procedure govern issues such as the Board's practices, duties and distribution of work between Board members and the CEO. The Board of Directors establishes instructions for financial reporting as well as instructions to the CEO.

The Board meets according to an established schedule. In addition to these meetings, further meetings may be organised to address issues that cannot be referred to a regular meeting. In addition to the Board meetings, the Chair of the Board and the CEO maintain an ongoing dialogue regarding management of the company.

Since the Annual General Meeting of 2024, the Board of Directors has consisted of five ordinary members elected by the general meeting, plus two deputies. A presentation of the Board members is provided in the section entitled "Board of Directors and auditor". During the year, 15 Board meetings with minutes taken were held, along with two extraordinary general meetings.

According to the Nasdaq Stockholm Rulebook and the Code, the majority of the members elected by the general meeting must be independent in relation to the company and the company's management, and no less than two must also be independent in relation to the company's major shareholders. Independence in relation to the company and its principal owners means that no major business relationships exist with the company and that the members of the Board of Directors individually represent less than 10 percent of the maximum number of shares or votes in Klöver. Klöver does not currently satisfy this requirement.

The Board has established a Steering & Investment Committee (SIC) with responsibility for major investment decisions that do not need to be taken by the Board. SIC comprises the CEO, the Deputy CEO and two Board members.

### Chair of the Board

The Chair of the Board is responsible for ensuring that the work of the Board is well organised and conducted efficiently and that the Board performs its duties. The Chair is responsible for maintaining regular contact with the company's CEO and for acting as a sounding board and support for the CEO. The Chair shall receive the views of the shareholders on ownership issues and communicate such to the Board. The Chair shall also ensure that the Board continuously updates and deepens its knowledge of the company and its activities, and otherwise receives the training necessary to enable the Board to perform its work efficiently.

Following consultation with the CEO, the Chair shall draw up the proposed agenda for Board meetings. The Chair shall ensure that the members of the Board of Directors receive from the CEO, on an ongoing basis, the information necessary to monitor the position, financial planning and development of the company and the Group. The Chair is also responsible



for ensuring the effective implementation of the Board's decisions.

The Chair shall ensure that the Board's work is regularly evaluated and that the work of the CEO is evaluated annually by the Board of Directors.

The Chair is responsible for ensuring that a Nominating Committee is established and that it is kept informed of the results of the evaluation of the Board's work.

#### Remuneration committee and audit committee

The Board of Directors has decided to perform itself the tasks that would otherwise be the responsibility of a remuneration committee or an audit committee, as this was considered to be the most appropriate and economical solution for a company of Klövern's size. As a consequence of this decision, the Board's duties include assessing accounting matters that are of importance to the company, ensuring the quality of the company's financial reporting and following up on the results of the external auditors' review.

The Board meets with the company's auditor regularly to be informed of the focus and scope of the audit and to discuss the view of the company's risks. The Board of Directors establishes guidelines for which services, other than solely auditing services, the company may procure from its auditor. The Board evaluates the audit measures implemented and will, as soon as the company has established a Nominating Committee, inform the company's Nominating Committee, or where applicable special Nominating Committee, of the results of the evaluation and assist the Nominating Committee in preparing proposals for the auditor and the remuneration for the auditor's work. The remuneration committee's task of preparing matters relating to the remuneration to the CEO and senior executives is performed by the Board of Directors.

#### NOMINATING COMMITTEE

The company has not yet established a Nominating Committee. A Nominating Committee will be established ahead of any potential listing of the company's shares on Nasdaq Stockholm. It is planned that a Nominating Committee will be made up of the Chair of the Board of Directors (not independent in

relation to the company and the company management) and two further members.

#### CHIEF EXECUTIVE OFFICER AND GROUP MANAGEMENT

The CEO is appointed by the Board of Directors and is first and foremost responsible for the day-to-day management and operations of the company. The division of work between the Board and the CEO is stated in the rules of procedure for the Board of Directors and the instructions to the CEO. The CEO is also responsible for preparing reports and compiling information from management prior to Board meetings and acts in a reporting capacity regarding such material at Board meetings.

According to the instructions to the CEO, the CEO is responsible for financial reporting at the company and consequently must ensure that the Board of Directors receives adequate information in order to enable the Board to continuously monitor Klövern's financial position.

The CEO is required continuously to keep the Board of Directors informed of how Klövern's business is performing, the level of revenue, the company's results and financial position, the liquidity and credit situation, important business events and other circumstances that the company's shareholders might consider to be important for the Board of Directors to be aware of (for example, significant disputes, termination of key contracts and important circumstances relating to Klövern's facilities). In addition to CEO Rickard Lagerfors, Group Management consists of Deputy CEO and CFO Mathias Wallestam, Head of Project Development Erik Ihse, Head of Business Development Sofia Bredberg Hanser, Head of Property Management Anna-Karin Malmqvist, Head of Communications and Marketing Annacarin Björne, Head of Sales Niklas Malmfors and Head of Sustainability Teresa Mattisson.

#### REMUNERATION TO BOARD OF DIRECTORS, SENIOR EXECUTIVES AND AUDITORS; TERMS OF EMPLOYMENT FOR SENIOR EXECUTIVES

##### Remuneration to members of the Board of Directors

The Annual General Meeting held on 25 April 2024 resolved that no Board fees are to be paid for the period until the end of the next Annual General Meeting.

#### Guidelines on remuneration to the CEO and other senior executives

According to the Code, remuneration to senior executives is to be determined in accordance with the company's Guidelines for remuneration to senior executives. Remuneration consists of fixed salary, variable remuneration, pension and other benefits. The general meeting has not adopted any guidelines on remuneration to senior executives. The Board of Directors has resolved on the CEO's remuneration and has delegated to the CEO the task of resolving on the remuneration of the other senior executives. To discourage unhealthy risk-taking by the company's senior executives, a fundamental balance should be maintained between fixed and variable remuneration.

In addition, the company's Annual General Meeting may resolve to offer long-term incentive programmes such as share-based or share-price related incentive programmes. Each senior executive is to be offered a fixed salary that is in line with market conditions and is based on the degree of difficulty of the work and the senior executive's experience, responsibilities, expertise and performance.

In addition, each senior executive may, from time to time, be offered a variable salary (bonus), payable in cash. Variable remuneration is to be based on clear, predefined and measurable criteria, financial performance and predetermined individual and operational targets and is to be structured in such a way as to promote the long-term value creation of the company. The senior executives are to be offered pension terms that are in line with market conditions.

Fixed salary during the notice period and severance pay for the senior managers will not be paid for longer than 24 months. The Board of Directors is authorised to determine whether particular reasons exist in any individual case for the period to exceed 24 months. Prior to each Annual General Meeting, the Board of Directors shall consider whether or not to propose further share-based or share-price related incentive programmes to a general meeting. Such incentive programmes are subject to approval by the general meeting. Incentive programmes must contribute to long-term value growth and align the interests of participating executives with those of the company's shareholders. Issues and transfers of secu-



rities resolved by a general meeting in accordance with the rules contained in Chapter 16 of the Swedish Companies Act (2005:551) are not covered by these guidelines to the extent that the general meeting has taken or will take such decisions.

#### Current terms of employment of the CEO and contracts with senior executives

The current level of remuneration and other terms of employment for Klöver's CEO and other senior executives have been decided by the Board of Directors.

The CEO's employment contract entitles the CEO to annual remuneration of SEK 2,844,000 plus variable remuneration up to a maximum of six months' salary. In addition, Klöver pays monthly market-rate pension premiums for the CEO's pension insurance.

Both Klöver and the CEO must observe a six-month notice period. If Klöver terminates the CEO's employment, Klöver is entitled to remove the CEO from the person's position immediately and to deny access to Klöver's premises and

property. In addition to the notice period, the CEO is entitled to severance pay equivalent to twelve months' salary, based on the CEO's fixed monthly salary, provided that Klöver has terminated the employment contract and the CEO has not been dismissed.

The other senior executives are entitled to variable remuneration of between three and six months' salary, depending on the performance of the company and the individual employee. The variable remuneration is determined annually by the company's CEO and Board. Klöver is required to observe the notice period as specified in the Swedish Employment Protection Act. The other senior executives shall observe the same period of notice, which shall not exceed three or six months.

The CFO is also entitled to severance pay equivalent to a maximum of a further six months' salary, based on the person's fixed monthly salary, provided that Klöver has terminated the employment contract and the CFO has not been dismissed.

SEK m	Year elected	Board fee	Salary, other remuneration (including benefits), pension	Attendance at Board meetings
Petri Valkama, Chairman of the Board	2023	-	-	15/17
Patrik Essehorn, Board member	2018	-	-	17/17
Joakim Alm, Board member	2022	-	-	14/17
Richard Dahlberg, Board member	2023	-	-	16/17
Sebastian Vallgård, Board member	2023	-	-	15/17
Anna Magnusson, Deputy Board member	2024	-	-	17/17
Patrick Lilius, alternate Board member	2024	-	-	17/17
<b>Total</b>		-	-	

#### Remuneration to senior executives in 2024

SEK m	Salaries and other remuneration (including benefits)	Variable remuneration	Pension	Total remuneration and pensions
Rickard Langerfors, CEO	2.9	14.4	0.8	18.0
Other senior executives (7)	7.1	10.0	1.7	18.8
<b>Total</b>	<b>10.0</b>	<b>24.4</b>	<b>2.5</b>	<b>36.8</b>

#### INCENTIVE PROGRAMMES

The employment contracts of all Klöver employees entitle them to participate in bonus programmes when such programmes are adopted by the Board of Directors. At present, no bonus programmes have been adopted by the Board of Directors. In addition to bonuses, all employees are entitled to participate in incentive programmes subject to approval by the Board of Directors.

#### Bonus programme

A bonus programme for all employees is under development. Until a programme is established, a discretionary bonus is awarded to employees who are deemed to contribute particularly well to Klöver's development.

#### Incentive programme for senior executives

On 18 June, Klöver AB's Board of Directors decided to propose an incentive programme for three senior executives. An extraordinary general meeting held on 19 June 2024 resolved in accordance with the proposal. In brief, under the programme an extra variable salary payment of SEK 23.3 million was made and the net salary was used to subscribe for newly issued preference shares in Klöver AB. A total of 162 preference shares were issued at market value to the three senior executives.

#### Incentive programmes for all employees

On 11 February 2025, the Board of Directors of Klöver AB resolved to establish three incentive programmes for all employees at the Klöver Group. The resolution and the terms of the first programme were approved by an extraordinary general meeting held on 21 March 2025. Klöver is offering employees the opportunity to subscribe for warrants for ordinary shares in Klöver AB. The warrants are in effect for four years. Each warrant entitles the employee to acquire one share at a pre-determined subscription price. To obtain a warrant, the employee pays a premium at the time of subscription. The premium and subscription price are determined on the basis of Klöver's current market capitalisation and a market return. The three programmes run from 2025 to 2029, 2026 to 2030 and 2027 to 2031. In the first programme, which was offered to all employees, the General Meeting resolved to issue a maximum of 608,189 warrants.



## INTERNAL CONTROL

The company has not established a specific internal control function and this task is instead performed in the main by the Board of Directors. Internal control includes monitoring Klöverns organisation, procedures and actions. The aim of good internal control is to achieve an efficient organisation that fulfils its goals and to ensure reliable internal and external financial reporting and compliance with applicable laws, regulations, policies and instructions. The Group's internal control structure, based on the COSO framework, consists of the components of control environment, risk assessment, control activities, information and communication, as well as governance and monitoring to achieve effective internal control. The company has adopted a corporate governance policy that includes internal control.

## AUDIT

According to the company's Articles of Association, the company must appoint an auditor without a deputy or a registered audit firm. The company's auditor has been Ernst & Young Aktiebolag since 2024 and the firm was re-elected at the 2024 Annual General Meeting for the period until the end of the 2025 Annual General Meeting. The Key Audit Partner is Gabriel Novella. Daniel Algotsson is an Authorised Public Accountant and a member of FAR. The company's auditor is presented in more detail in the section "Board of Directors and Auditor".

The auditor is required to examine the Annual Report, Sustainability report and accounts of the company, as well as the administration performed by the Board of Directors and the CEO. After each financial year, the auditor shall submit an auditor's report and a Group auditor's report to the Annual General Meeting. "Audit assignment" refers to auditing of the company's Annual Report and accounting records, as well as the administration by the Board and the CEO, other duties that the company's auditor is mandated to perform, and the provision of advice or other assistance as a result of observations made in conjunction with such an examination or the performance of such other duties. Everything else is classified as other assignments.

The total remuneration paid to the company's auditor for the 2024 financial year was SEK 2.0 million.

## STOCK MARKET INFORMATION AND INSIDER RULES

Listing on Nasdaq Stockholm involves a requirement to ensure that all stakeholders on the stock market and the general public have simultaneous access to insider information regarding the company and to ensure that insider rules are in place in order to prevent market abuse.

Among other things, the company's Board of Directors has adopted an information policy and insider information management processes in order to ensure the accuracy and good quality of the company's information and the proper handling of insider information both externally and internally. The Chair of the Board handles general shareholder-related issues, while the Chief Executive Officer bears overall responsibility for the company's external communications. Policies and guidelines on the disclosure of information and insider rules, along with updates and amendments, are made available and known to the personnel affected, while the company management goes through the regulatory framework with the company's employees. The company's regulatory framework is based on Swedish legislation, the Nasdaq Stockholm Rulebook and the Code, as well as the EU Market Abuse Regulation (MAR). After listing, all the company's financial reports and press releases will be posted on the company's website ([www.klovern.se](http://www.klovern.se)) as soon as they are issued.

## OTHER INFORMATION CONCERNING THE BOARD OF DIRECTORS AND SENIOR EXECUTIVES

There are no family ties between any of the Board members or senior executives. There are no conflicts of interest or potential conflicts of interest between the commitments to the company of the Board members and the senior executives, and their private interests and/or other commitments. Also, there are no agreements between Group companies and the members of the company's administrative, management or supervisory bodies with regard to benefits once the respective mandate has ended. Board member Patrik Essehorn is a partner in Walthon Advokater AB, which regularly provides legal advice to the Group.

In addition to the above, no Board member or senior executive has in the past five years (i) been convicted in a fraud case, (ii) represented a company that entered into bankruptcy or liquidation, or was subject to receivership, (iii) been the subject of an indictment and/or sanction by authorities empowered by law or regulation (including recognised professional bodies) or (iv) been disqualified by a court of law from being a member of the administrative, management or supervisory bodies of an issuer or from performing managerial or supervisory functions at an issuer.

All Board members and senior executives may be contacted at the company's address: Klöver AB, Kungsgatan 5, 4 tr., Stockholm, SE 111 43 Sweden.



# Board of Directors and auditor



## Petri Valkama

Chair of the Board of Directors

**Born**  
1984

**Education**  
Master's degree in Engineering (M.Sc.)

**Other assignments/ Board positions**  
Partner & Deputy CIO, Nrep; Chair of the Board, 7R SA.

**Previous experience**  
Partner at Nrep with responsibility for residentials, McKinsey & Co.

Independent in relation to the company and company management. Not independent in relation to the company's major shareholders.



## Patrik Essehorn

Board member

**Born**  
1967

**Education**  
Bachelor of Laws

**Other assignments/ Board positions**  
Chair of the Board, Corem Property Group AB (publ); Managing Partner and Board member, Walthon Advokater AB; Board member, M2 Asset Management AB.

**Previous experience**  
Board member, A Group of Retail Assets AB. Chair of the Board, JR Markteknik AB. Partner in MAQS Advokatbyrå.

Not independent in relation to the company and the company management. Not independent in relation to the company's major shareholders.



## Joakim Alm

Board member

**Born**  
1961

**Education**  
Studied economics at Uppsala University

**Other assignments/ Board positions**  
Founder, Board member and CEO, ALM Equity AB; Board member, Kakelmax; Board member, 3E Property AB.

**Previous experience**  
Founder, Board member and CEO of the free newspapers Bargain Pages Ltd (UK), Admag Holding (India) and Admag Holding (Australia); Business developer, Interline Phone.

Independent in relation to the company and company management. Not independent in relation to the company's major shareholders.



## Rickard Dahlberg

Board member

**Born**  
1961

**Education**  
M.Sc., Real Estate, Finance, Cass Business School; Royal Institute of Technology (KTH)

**Other assignments/ Board positions**  
Nrep, various Board positions/assignments at companies within Nrep and within the South Bay Holding AB Group.

**Previous experience**  
Co-founder, partner, Board member and owner, Nrep; Project manager JVs, Financing & transactions at GE Capital Real Estate; Senior positions at Cushman & Wakefield/DTZ Capital Market.

Independent in relation to the company and company management. Not independent in relation to the company's major shareholders.



## Sebastian Vallgård

Board member

**Born**  
1984

**Education**  
Cass Business School (M.Sc.); Royal Institute of Technology (B.Sc.)

**Other assignments/ Board positions**  
Nrep, various Board positions/assignments at companies within Nrep; Transaction manager at Nrep Sweden.

**Previous experience**  
Transaction consultant, Savills.

Independent in relation to the company and company management. Not independent in relation to the company's major shareholders.



## Daniel Algotsson

Key Audit Partner, Öhrlings PricewaterhouseCoopers AB

**Born**  
1982

**Education**  
Master of Business Administration, School of Business, Economics and Law at the University of Gothenburg; Authorised Public Accountant.

**Other assignments**  
Altora, Coeli, Företagsparken; Stegra; Sixth AP Fund; Urban Partners.



# Management



## Rickard Langerfors

CEO

**Born**  
1972

### Education

Bachelor's degree in Construction and Facility Management, Royal Institute of Technology (KTH)

### Previous experience

Business development and transaction director, Nrep; Deputy CEO, Magnolia Bostad AB; Project Manager, Magnolia Bostad AB; Project Manager, Project Director, Product Supervisor, Skanska Nya Hem; Administrator, Project Manager, HSB Bostad AB.



## Mathias Wallestam

CFO & Deputy CEO

**Born**  
1983

### Education

Stockholm School of Economics, M.Sc. in Economics and Business Administration, Finance

### Previous experience

Head of Business Development in the Project Development business area at Corem Property Group AB; Head of Business Development at Tobin Properties AB; Management consultant at Accenture Strategy; and Equity analyst at Carnegie Investment Bank.



## Sofia Bredberg Hanser

Head of Business Development

**Born**  
1982

### Education

Master's degree in Engineering (M.Sc.), Royal Institute of Technology (KTH)

### Previous experience

Business Developer, Nrep; Business Developer, SSM AB; Business Developer/Project Manager, HSB Bostad AB.



## Erik Ihse

Head of Project Development

**Born**  
1979

### Education

Master's degree in Economics, Stockholm University

### Previous experience

Business developer at Nrep; Acquisitions and Project manager, Ikano Bostad AB; Project Supervisor, Bryggan; Project Supervisor, Lenart Ericsson Fastigheter AB; Marketing Manager, Familjebostäder AB.



## Anna-Karin Malmqvist

Head of Property Management

**Born**  
1988

### Education

Master's degree in Engineering (M.Sc.), Royal Institute of Technology (KTH)

### Previous experience

Head of Residential Property, Genova Property Group AB; Head of Property Management, Region Stockholm/Uppsala Wallenstam AB.



## Teresa Mattisson

Head of Sustainability

**Born**  
1973

### Education

Master's degree in Engineering (M.Sc.), University of Lund

### Previous experience

Former Head of Sustainability at Klöver/Corem Property Group. Managerial background in sales, energy production and investment at E.ON, as well as in CSR and climate-related issues at Sida.



## Annacarin Björne

Head of Communications and Marketing

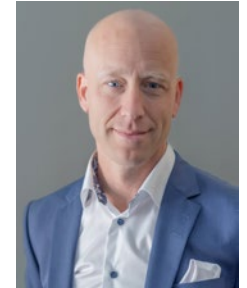
**Born**  
1967

### Education

Schiller International University, BBA International Business and Marketing

### Previous experience

Head of Communications at Fastighets AB Balder; Consultant at Influence and Allies; Head of Branding and Fundraising, Cancerfonden; Head of Press Relations, H&M AB.



## Niklas Malmfors

Head of Sales

**Born**  
1975

### Education

Westerlundska Upper Secondary School, Science Programme

### Previous experience

CEO Österling Bygg AB; Office Manager, Tengbomgruppen AB; Business Manager with responsibility for the Uppsala/Gävle Dala housing business NCC Sverige AB.



# Shareholders

As per 31 December 2024, Klövern had 15 shareholders. Nrep is the largest shareholder with 65.0 percent of the capital and votes. Corem Property Group holds 17.0 percent, ALM Equity 16.0 percent and other shareholders 2.0 percent.

Since Nrep acquired its shares last year, new shares to a total value of SEK 1,030 million have been issued. Corem Property Group and ALM Equity have abstained from participating in these share issues. At acquisition of its shareholding, Nrep committed to subscribe for private placements of shares in Klövern for a total amount of approximately SEK 4 billion over time. During the period, 162 preference shares were also issued.

Shareholders	Number of ordinary shares	Capital, percentage	Votes, percentage
Nrep NSF V	118,655,850	65.03	65.03
Corem Property Group	30,975,369	16.98	16.98
ALM Equity	29,182,659	15.99	15.99
Other shareholders	3,642,874	2.00	2.00
<b>Total</b>	<b>182,456,752</b>	<b>100.00</b>	<b>100.00</b>





# Risks and uncertainties

KLÖVERN's risk management is based on business objectives adopted by the Board of Directors. Effective risk management increases the likelihood of achieving these business objectives.

Risk management is an activity performed in the course of the day-to-day work of KLÖVERN's employees in all parts of the business. It is structured in a way that enables the company to identify and understand its risks in a timely manner and then take action to reduce its risk exposure.

Risks are assessed in order to identify KLÖVERN's most material risks. Members of the management team are interviewed to review the current comprehensive list of risks and to identify new risks. Risks are classified into four categories. Management holds a workshop to assess the company's risks.

Work to identify, analyse, manage and monitor risks is prioritised and is conducted on an ongoing basis following a structured process. The table below summarises KLÖVERN's main risks and risk assessment.

## A more detailed description of risks and uncertainties is provided below

Risk	Likelihood	Impact	Risk score
Rules and regulations	2	1	2
Residential market competition	2	1	2
Transaction/portfolio – Risk in investments, divestments and project developments	1	2	2
Project development and implementation not delivered on time, with the right quality, revenue or costs	2	3	6
Property management/leasing – the company does not achieve expected rent levels/occupancy rates or does not deliver on budgeted costs	2	2	4
The company's property management organisation does not deliver in line with budgeted cost levels	1	2	2
Sales, markets and competition	3	3	9
Climate change and environmental risks	2	2	4
Health and safety, human rights and corruption	2	2	4
Skills and health and safety	1	2	2
IT and information security	2	2	4
Lack of crisis management in a major unforeseen crisis	1	2	2
Liquidity – Risk of not meeting payment obligations when due	1	2	2
Lack of financing	1	2	2
Adverse conditions on the interest rate market	1	2	2
Decline in the value of building rights and property	1	1	1
Company publishes incorrect financial or non-financial information	1	2	2

Likelihood/impact low = 1  
Likelihood/impact medium = 2  
Likelihood/impact high = 3

Risk score low = 1–2  
Risk score medium = 3–5  
Risk score high = 6–9

Risk may be defined as uncertainty about whether an event will occur and its effect/impact on an entity's ability to achieve its business objectives within a given time frame.

### STRATEGIC RISKS

Includes risks that may prevent the company from achieving its vision and goals. Strategic risks are often associated with operating in a specific industry. Also includes macroeconomic risks.

### OPERATIONAL RISKS

Risks associated with efficiency and efficient resource management. Operational risks are the risks that are associated with internal processes, resources, systems and employees.

### COMPLIANCE RISKS

Compliance risks is the risk of financial and legal penalties resulting from non-compliance with laws, rules and regulations.

### FINANCIAL RISKS

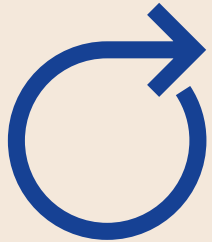
Risks in connection with KLÖVERN's internal and external reporting, as well as the Company's exposure to financial risks such as interest rates, liquidity, credit and currencies.



Category	Area	Description	Management
<b>Compliance</b>	Rules and regulations	The company faces changes in laws, regulations and other rules that may have a significant impact on the company's operations (e.g. building permit rules, construction guidelines and financing rules).	Klöver maintains continuous dialogue with stakeholders who influence the political agenda. This is backed by external analysis that focuses on identifying causes, trends and ongoing changes in laws, regulations and other rules. Whenever significant changes occur, Klöver continuously adapts its processes, decisions and, where necessary, its strategic direction.
<b>Strategic</b>	Residential, market and competition	The company faces changes on the residential market that will affect the supply of land and services, as well as the demand for residential.	The residential market is continuously analysed by internal and external experts in order to anticipate changes in market conditions as early as possible. Klöver gathers information from customers and the market in a structured way and constantly optimises its production costs in order to offer customers and the market the products that they demand.
<b>Operational</b>	Transaction, portfolio	The company makes a number of unfavourable decisions with regard to investments, divestments and project developments. With acquisitions, there is a risk that a property's occupancy rate will not perform as expected, that the technical standard is poorer than anticipated, or that hidden environmental risks emerge. Company acquisitions are also subject to a risk of legal obligations for the acquired company, as well as a tax risk.	Maintaining good contact with the market and a high level of market knowledge are prioritised in order to gain from good opportunities for acquisitions and divestments. Transaction risks are managed by maintaining a broad and high level of knowledge in the property business and by performing customary financial and technical due diligence at each acquisition.
<b>Operational</b>	Project development and execution	The company does not deliver the planned residential production on time, with the right quality, or with the revenues and costs originally projected.	Project development risks are addressed via a structured internal business management process. Klöver assesses and manages risks via well-developed processes and procedures.
<b>Operational</b>	Property management/leasing	The company does not achieve the expected rents or occupancy rates and the customer does not pay its rents on time or is unable to fulfil its obligations.	Market-oriented, space-efficient products suitably adapted to serve a broad customer base and provide geographic spread. Proactive dialogue with the customer, combined with early and prompt management of any deterioration in an ability to pay.
<b>Operational</b>	Management, operation and maintenance	The company does not deliver in line with budgeted cost levels, or properties show a higher-than-expected rate of construction defects and damage.	Klöver maintains a good knowledge of its properties through active management. Maintenance work is performed on an ongoing basis (depending on the age of the property) to maintain and improve the condition of the property, which reduces the risk of any sudden need for major repairs. A close focus is maintained on efficient energy solutions, or energy-saving measures, to control and minimise tariff costs and as part of the company's sustainability work.
<b>Operational</b>	Sale of residential (tenant-owner associations)	The company does not achieve the expected levels of sales or schedules	The residential market and sales statistics are analysed continuously in order to understand and adapt the sales strategy to current market conditions, supply and local-level demand for each project and target group.
<b>Operational</b>	Climate change and environmental risks	The company's activities do not meet internally adopted or externally stipulated sustainability requirements, greater physical climate risks, higher commodity and material costs, as well as environmental risks	Klöver's Sustainability Policy and goals are central to its operations, and the company focuses actively on sustainability in the procurement of contracts, materials and services, as well as in the environmental certification of buildings. When making acquisitions, Klöver carries out climate and environmental surveys to identify potential risks. If there is any uncertainty, Klöver limits its exposure through market-based guarantees. Klöver maps the presence of any environmental pollution in its property portfolio on an ongoing basis.



Category	Area	Description	Management
Operational	Health and safety, human rights and corruption	As a future major player in the construction and property sector, Klöver is exposed to risks relating to health and safety, crime and working conditions, above all at contractor level. An incident may have negative impact on people and may also damage the company's reputation and business.	Klöver's Supplier Code of Conduct forms part of all procurement processes and agreements. Klöver follows a structured process in setting clear requirements, reviewing and monitoring contractors for social risks. It also has an external whistleblower function in place.
Operational	Skills and health and safety	The company does not maintain an attractive and motivating work environment that attracts and retains the skills that Klöver needs to achieve its goals.	Klöver has a structured process for recruitment, skills supply and development, and places great emphasis on developing its reputation as an employer and ensuring a good work-life balance. Klöver offers competitive employment terms and has created a feedback culture that is supplemented by anonymous employee surveys.
Operational	IT and information security	The company's IT environment does not meet operational requirements in terms of functionality, reliability and data security.	The company operates in a modern and supervised IT environment with structure and governance regarding information sharing. Klöver focuses actively on IT security, with procedures and internal controls for information classification, permissions management, backup, cloud services, suppliers etc. Incident management procedures, continuous monitoring of functionality and processes, and the company's business continuity and recovery plan all ensure reliability and functionality for users.
Operational	Unforeseen crisis	The company is not prepared to effectively manage crisis situations, such as a global pandemic.	Klöver has adopted a crisis management policy and established a crisis management plan and a crisis management portal, as well as an agreement with Help24 for external crisis support as needed. The company's management team conducts crisis training and implements processes to ensure crisis readiness and crisis management in accordance with documented policies and procedures.
Financial	Liquidity	The risk of the company being unable to meet its payment obligations when due.	Klöver has a financial policy adopted by the Board of Directors, including targets for capital commitment and loan maturities. Structured process for constant monitoring and forecasting the Group's liquidity with the aim of ensuring the optimum level of financing and liquidity at any given time. Contracting the necessary credit facilities and loans for day-to-day operations. Construction start does not occur on any new projects without secured financing.
Financial	Financing	The company cannot secure its financing needs within the time frame or volume anticipated or at the cost expected.	Being active on the credit market and having access to multiple sources of capital and lenders reduce the risk of being unable to obtain financing. Access to unutilised credit facilities further limits this risk.
Financial	Interest rates	The company faces unfavourable conditions on the interest rate market.	Klöver operates a financial policy incorporating targets for interest rate risk management that are subject to approval by the Board. The risk of sharp rises in interest rates in existing loan agreements is managed through derivatives. To reduce the interest rate risk in new borrowing, the company has access to several different sources of capital and engages with multiple counterparties. The company works pro-actively on reducing its interest costs.
Financial	Values of building rights and properties	The company is exposed to negative changes in the value of its building rights and properties.	All properties are valued quarterly by external partners. By being active on the transaction market, Klöver is well acquainted with the local conditions and the market situation in the locations where Klöver operates. This information is supplemented through continuous analysis of the composition and conditions of the portfolio. Projects to improve revenue and costs and to add value to the investment portfolio are ongoing.
Financial	Inaccurate reporting	The company publishes inaccurate financial and non-financial information for the capital market and public authorities.	Klöver has a structured process and information policy subject to approval by the Board.



## Financial statements

- 55 Consolidated income statement and Statement of comprehensive income
- 56 Consolidated statement of financial position
- 58 Consolidated statement of changes in equity
- 59 Consolidated statement of cash flows
- 60 Parent Company income statement, Statement of comprehensive income and Balance sheet
- 61 Parent Company statement of changes in equity
- 62 Parent Company statement of cash flows
- 63 Notes
- 86 Auditor's report
- 88 Multi-year overview
- 89 Key performance indicators
- 90 Definitions





# Financial statements

Klövern was established in its current form on 28 April 2022. On that day, Corem Property Group's subsidiary Tobin Properties sold all of its subsidiaries to other companies within the Corem Group. Tobin Properties AB (publ) then changed its name to Klöver AB (publ). Later the same day, Klöver acquired properties and building rights through corporate acquisitions from Corem Property Group and ALM Equity.

All financial information prior to 28 April 2022 relates to the business that was conducted as a subsidiary of Corem Property Group under the name Tobin Properties.

This means that Klöver's current business has been conducted since 28 April 2022. Against this background, the multi-year overview of the business activities is not fully comparable.

Amounts in the financial statements and accompanying notes are presented in SEK million unless indicated otherwise.





# Consolidated income statement and Statement of comprehensive income

## Income statement

Amounts in SEK million	Note	2024	2023
Rental income	3	221.4	198.2
Other income		0.3	5.0
Operating expenses	4, 6	-73.6	-71.4
Maintenance	4	-12.4	-13.8
<b>Net operating income</b>		<b>135.7</b>	<b>118.1</b>
Central administration	5, 6, 4	-109.4	-57.7
Financial income	7	2.1	8.2
Financial expenses	8	-82.1	-72.6
<b>Profit from property management</b>		<b>-53.7</b>	<b>-4.0</b>
Result from investments in associates		-	-
Change in value of derivatives	9	-1.1	-1.6
Impairment of goodwill	11	-11.4	-30.1
Impairment and reversal of previous impairment			
Development projects	12	109.4	-307.2
Unrealised changes in value	13	149.1	-1,486.1
Realised changes in value		-	-78.9
<b>Profit/loss before tax</b>		<b>192.3</b>	<b>-1,907.9</b>
Tax on profit for the year	10	-65.1	21.8
<b>Profit/loss for the year</b>		<b>127.2</b>	<b>-1,886.1</b>

## Statement of comprehensive income

Amounts in SEK million	2024	2023
<b>Profit/loss for the year</b>	<b>127.2</b>	<b>-1,886.1</b>
Other comprehensive income	-	-
<b>Comprehensive income for the year</b>	<b>127.2</b>	<b>-1,886.1</b>

## Earnings per share

	2024	2023
Average number of shares, thousands	167,140.9	135,433.5
Earnings per share, SEK (no dilution to report)	0.76	-13.93

## Comments on the Consolidated income statement

KLÖVERN's rental income for the period totalled SEK 221.4 million (198.2), with an operating surplus of SEK 135.7 million (118.1). The increase largely arose through the acquisitions in 2023 and 2024.

Central administration expense increased from SEK 57.7 million in the preceding year to SEK 109.4 million during the period under review. This increase is attributable to a conscious effort to create an organisation designed to achieve KLÖVERN's vision of being one of Sweden's leading property and development companies. The outcome for the period also includes a cost amounting to SEK 30.6 million for incentive programmes.

In the previous year, a decision was taken to resume residential development activities with a view to selling tenant-owner apartments. A start has been made on residential development but as yet there is no income to report (-).

Unrealised changes in value amounted to SEK 245.9 million (-1,825.1) during the 2024 financial year, comprising a change of SEK 149.1 million (-1,486.1) in the value of investment properties, a net writedown and reversal of SEK 109.4 million (-307.2) of a previous impairment in development projects and an impairment of SEK -11.4 million (-30.1) in goodwill. Changes in the value of derivatives are included in the amount of SEK -1.1 million (-1.6).

Tax for the period of SEK -65.1 million (+21.8) consists of estimated current tax of SEK 0.8 million (-1.7) and deferred tax of SEK 64.2 million (+20.1). Income for the year totals SEK 127.2 million (-1,886.1).



# Consolidated statement of financial position

Amounts in SEK million	Note	31/12/2024	31/12/2023
<b>Assets</b>			
<b>Non-current assets</b>			
Intangible assets	11	151.2	161.8
Development projects	12	1,207.5	1,036.2
Investment properties	13	6,757.9	6,120.5
Right-of-use assets	14	91.6	91.6
Derivatives	9, 15	-	1.0
Other non-current assets	15	17.5	1.2
<b>Total non-current assets</b>		<b>8,225.7</b>	<b>7,412.3</b>
<b>Current assets</b>			
Trade receivables	15, 20	5.2	13.8
Other receivables	15, 20	46.5	32.2
Prepaid expenses and accrued income	16	13.4	13.5
Cash and cash equivalents	15, 17	150.3	272.7
<b>Total current assets</b>		<b>215.4</b>	<b>332.3</b>
<b>TOTAL ASSETS</b>		<b>8,441.1</b>	<b>7,744.6</b>

## Comments on the Consolidated statement of financial position

At the end of the period, Klöver owned investment properties and development projects with a book value of SEK 7,965.4 million (7,156.8).

Intangible assets totalled SEK 151.2 million (161.8) at the end of the period, consisting for the most part of goodwill arising from business combinations, as well as from the Klöver brand. See also Note 11 Intangible assets.

Right-of-use assets with a book value of SEK 91.6 million (91.6) consist of capitalised site leasehold agreements where a corresponding amount is recognised under Lease liabilities, site leaseholds. Other fixed assets of SEK 17.5 million (1.2) consist of capitalised office and office equipment leases.



# Consolidated statement of financial position

Amounts in SEK million	Note	31/12/2024	31/12/2023
<b>Equity and Liabilities</b>			
<b>Equity</b>	19		
Share capital		18.2	15.4
Other contributed capital		10,556.0	10,008.7
Retained earnings including profit/loss for the year		-4,014.5	-4,141.7
<b>Total equity attributable to Parent Company shareholders</b>		<b>6,559.7</b>	<b>5,882.4</b>
<b>Non-current liabilities</b>			
Non-current liabilities to credit institutions	15, 20	211.9	1,399.1
Derivatives	9, 15	0.2	-
Lease liabilities, site leaseholds	14	91.6	91.6
Other non-current liabilities	14	12.4	-
Deferred tax liabilities	10	208.4	144.2
<b>Total non-current liabilities</b>		<b>524.5</b>	<b>1,634.9</b>
<b>Current liabilities</b>			
Current liabilities to credit institutions	15, 20	1,234.5	123.7
Trade payables	15, 21	15.2	18.6
Current tax liabilities	21	0.9	18.8
Other current liabilities	15, 21	3.1	1.3
Accrued expenses and deferred income	22	103.2	65.0
<b>Total current liabilities</b>		<b>1,356.9</b>	<b>227.3</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>8,441.1</b>	<b>7,744.6</b>

## Comments on the Consolidated statement of financial position

At the end of the period, the Group's financing consisted primarily of equity totalling SEK 6,559.7 million (5,882.4). The increase compared with the preceding year was the result of the Group's capital being increased through new share issues totalling SEK 550,1 million (453), net of issue costs. No dividend was paid during the period (500).

In addition, the Group had interest-bearing loans totalling SEK 1,446.4 million (1,522.7) from credit institutions. Cash and cash equivalents at the end of the period totalled SEK 150.3 million (272.7). See also the section Financing on page 37.



# Consolidated statement of changes in equity

Amounts in SEK million	Note 19	Attributable to Parent Company shareholders				Non-controlling interests	Total equity
		Share capital	Other contributed capital	Retained earnings incl. profit/loss for the year	Total equity attributable to Parent Company shareholders		
<b>Opening equity, 01/01/2023</b>		12.8	9,558.3	-1,755.6	7,815.5	0.0	7,815.5
Profit/loss for the year		-	-	-1,886.1	-1,886.1	-	-1,886.1
Other comprehensive income		-	-	-	-	-	-
<b>Comprehensive income for the period</b>		-	-	-1,886.1	-1,886.1	-	-1,886.1
<i>Transactions with the Group's shareholders</i>							
Dividend		-	-	-500.0	-500.0	-	-500.0
New share issue		2.6	477.5	-	480.1	-	480.1
Issue costs		-	-27.1	-	-27.1	-	-27.1
<b>Total</b>		<b>2.6</b>	<b>450.5</b>	<b>-500.0</b>	<b>-47.0</b>	<b>0.0</b>	<b>-47.0</b>
<b>Closing equity, 31/12/2023</b>		<b>15.4</b>	<b>10,008.7</b>	<b>-4,141.7</b>	<b>5,882.4</b>	<b>0.0</b>	<b>5,882.4</b>
<b>Opening equity, 01/01/2024</b>		<b>15.4</b>	<b>10,008.7</b>	<b>-4,141.7</b>	<b>5,882.4</b>	<b>0.0</b>	<b>5,882.4</b>
Profit/loss for the year		-	-	127.3	127.3	-	-
Other comprehensive income		-	-	-	-	-	-
<b>Comprehensive income for the period</b>		-	-	<b>127.3</b>	<b>127.3</b>	-	<b>127.3</b>
<i>Transactions with the Group's shareholders</i>							
New share issue		2.8	547.3	-	550.1	-	550.1
Issue costs		-	-	-	-	-	-
<b>Total</b>		<b>2.8</b>	<b>547.3</b>	-	<b>550.1</b>	<b>0.0</b>	<b>550.1</b>
<b>Closing equity, 31/12/2024</b>		<b>18.2</b>	<b>10,556.0</b>	<b>-4,014.5</b>	<b>6,559.7</b>	<b>0.0</b>	<b>6,559.7</b>



# Consolidated statement of cash flows

Amounts in SEK million	Note	2024 Jan-Dec	2023 Jan-Dec
<b>Operating activities</b>			
Operating surplus		135.7	118.1
Result from residential development		-	-
Central administration		-109.5	-57.7
Adjustment for non-cash items	23	0.1	0.1
Interest received		-	-
Interest paid		-78.9	-71.2
Income tax paid		-17.1	1.3
<b>Cash flow from operating activities before changes in working capital</b>		<b>-69.8</b>	<b>-9.3</b>
<b>Cash flow from changes in working capital</b>			
Change in project properties		-	-
Change in current receivables		-10.1	51.8
Change in current liabilities		35.0	18.4
<b>Cash flow from operating activities</b>		<b>-44.8</b>	<b>60.9</b>
<b>Investing activities</b>			
Investments in existing property		-527.1	-197.6
Acquisition of subsidiaries, net effect on liquidity		-20.2	-374.5
Divestment of subsidiaries, net effect on liquidity		-	113.5
Other non-current assets, net		-0.8	0.0
<b>Cash flow from investing activities</b>		<b>-551.0</b>	<b>-458.6</b>

Amounts in SEK million	Note	2024 Jan-Dec	2023 Jan-Dec
<b>Financing activities</b>	23		
New share issue		550.1	220.0
Issue costs		-	-27.1
Dividend		-	-239.9
Repayment of receivable from partner		-	500.0
Interest-bearing liabilities incurred		85.1	508.1
Amortisation		-20.2	-17.9
Repayment of loans		-141.6	-356.9
Other borrowings		-	-
<b>Cash flow from financing activities</b>		<b>473.5</b>	<b>586.3</b>
<b>Cash flow for the period</b>		<b>-122.4</b>	<b>188.6</b>
Cash and cash equivalents at the beginning of the period		272.7	84.1
<b>Cash and cash equivalents at the end of the period</b>	17	<b>150.3</b>	<b>272.7</b>

## Comments on the Consolidated statement of cash flows

Cash flow from operating activities before changes in working capital during the period totalled SEK -69.8 million (-9.3). Cash flow from operating activities during the period amounted to SEK -44.8 million (60.9).

Net investments during the period totalled SEK -551.0 million (-458.6), mainly comprising investments of SEK -527.1 million (-197.6) in existing properties. No sales were made of investment properties and projects during the financial year (113.5). On the other hand, acquisitions of investment properties and development projects were charged to cash flow in the amount of SEK -20.2 million (-374.5) during the period.

The Group's cash and cash equivalents decreased by SEK -122.4 million (188.6) during the period, from SEK 272.7 million (84.1) at the beginning of the period to SEK 150.3 million (272.7) at the end of the period. The Group had no unutilised overdraft facilities at the year-end.



# Parent Company income statement, Statement of comprehensive income and Balance sheet

## Income statement

Amounts in SEK million	Note	2024 Jan–Dec	2023 Jan–Dec
Net revenue	25	42.0	34.6
Operating costs	25	-150.1	-65.4
<b>Operating profit/loss</b>		<b>-108.1</b>	<b>-30.8</b>
<b>Financial items</b>			
Net interest income		1.7	109.7
Allocations	26	78.5	30.3
<b>Profit/loss before tax</b>		<b>-27.9</b>	<b>109.3</b>
Tax	10	-	-
<b>Profit/loss for the year</b>		<b>-27.9</b>	<b>109.3</b>

## Statement of comprehensive income

Amounts in SEK million	2024 Jan–Dec	2023 Jan–Dec
Profit/loss for the period according to statement of income	-27.9	109.3
Other comprehensive income	-	-
<b>Total comprehensive income for the period</b>	<b>-27.9</b>	<b>109.3</b>

The Parent Company's net revenue consists of services invoiced to Group companies. The Parent Company invoices Group companies for project management and administrative services.

Operating costs consist mainly of salaries and other personnel costs, rental of office premises, costs of accounting, reporting and auditing, as well as consultancy fees.

Shareholder contributions were made in the subsidiary Klöver Ben AB during the period in the amount of SEK 1,214.7 million (7,205.3).

## Statement of financial position

Amounts in SEK million	Note	31/12/2024	31/12/2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
Intangible assets		0.8	-
Equipment	28	0.1	0.2
Shares and participations in subsidiaries	18, 27	8,520.1	7,305.4
Other non-current receivables		2.9	-
<b>Total non-current assets</b>		<b>8,523.9</b>	<b>7,305.5</b>
<b>Current assets</b>			
Receivables from subsidiaries	25	55.2	767.9
Current receivables		4.1	0.4
Prepaid expenses and accrued income	16	3.0	1.9
Cash and cash equivalents	17	8.4	192.3
<b>Total current assets</b>		<b>70.7</b>	<b>962.5</b>
<b>TOTAL ASSETS</b>		<b>8,594.6</b>	<b>8,268.1</b>
<b>EQUITY AND LIABILITIES</b>			
Share capital	19	18.2	15.4
Statutory reserve		0.2	0.2
Share premium account		2,606.2	2,058.9
Retained earnings		5,696.4	5,587.1
Profit/loss for the year		-27.9	109.3
<b>Total equity</b>		<b>8,293.1</b>	<b>7,770.9</b>
Untaxed reserves	29	-	9.9
<b>Current liabilities</b>			
Liabilities to Group companies	25	280.4	468.1
Other liabilities	21	1.0	8.3
Accrued expenses and deferred income	22	20.1	10.9
<b>Total liabilities</b>		<b>301.5</b>	<b>487.3</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>8,594.6</b>	<b>8,268.1</b>



# Parent Company statement of changes in equity

## Attributable to Parent Company shareholders

Amounts in SEK million	Note 19	Share capital	Statutory reserve	Share premium account	Retained earnings incl. profit/loss for the year	Total equity
<b>Opening equity, 01/01/2023</b>		12.8	0.2	1,608.4	6,087.2	7,708.6
Profit/loss for the year		-	-	-	109.3	109.3
Other comprehensive income		-	-	-	-	-
<i>Transactions with the Group's shareholders</i>						
Dividend		-	-	-	-500.0	-500.0
New share issue		2.6	-	477.5	-	480.1
Issue costs		-	-	-27.1	-	-27.1
<b>Total</b>		2.6	0.2	450.5	-390.7	-47.0
<b>Closing equity, 31/12/2023</b>		15.4	0.2	2,058.9	5,696.5	7,770.9
<b>Opening equity, 01/01/2024</b>		15.4	0.2	2,058.9	5,696.5	7,770.9
Profit/loss for the year		-	-	-	-27.9	-27.9
Other comprehensive income		-	-	-	-	-
<i>Transactions with the Group's shareholders</i>						
New share issue		2.8	-	547.2	-	550.1
Issue costs		-	-	-	-	-
<b>Total</b>		2.8	-	547.2	-27.9	522.2
<b>Closing equity, 31/12/2024</b>		18.2	0.2	2,606.2	5,668.5	8,293.1



# Parent Company statement of cash flows

Amounts in SEK million	Note	2024 Jan-Dec	2023 Jan-Dec
<b>OPERATING ACTIVITIES</b>			
Profit/loss before financial items		-108.2	-30.8
Adjustment for non-cash items		0.0	0.0
Interest received		1.7	117.7
Interest paid		-0.3	-8.0
Income tax paid		-7.6	1.0
<b>Cash flow from operating activities before changes in working capital</b>		<b>-114.4</b>	<b>80.0</b>
<b>Cash flow from changes in working capital</b>			
Change in current receivables		1.2	15.8
Change in current liabilities		1.9	1.6
<b>Cash flow from operating activities</b>		<b>-111.3</b>	<b>97.4</b>
<b>Investing activities</b>			
Loans to subsidiaries		-	103.9
Contributions to subsidiaries		-618.9	-
Acquisition of subsidiaries, net effect on liquidity		-	-
Divestment of subsidiaries		-	-
Other non-current assets, net		-3.7	0.0
<b>Cash flow from investing activities</b>		<b>-622.7</b>	<b>103.9</b>

Amounts in SEK million	Note	2024 Jan-Dec	2023 Jan-Dec
<b>Financing activities</b>			
Dividends from subsidiaries		-	-
Dividend		-	-239.9
Share issues		550.1	220.0
Issue costs		-	-27.1
<b>Cash flow from financing activities</b>		<b>550.1</b>	<b>-47.0</b>
<b>Cash flow for the period</b>			
Cash and cash equivalents at the beginning of the period		192.3	38.0
Cash flow for the period		-183,8	154.3
<b>Cash and cash equivalents at the end of the period</b>	<b>17</b>	<b>8.4</b>	<b>192.3</b>



# Notes

## NOTE 1 Significant accounting policies

Klövern AB (publ), company registration number 556733-4379 (Klövern), is a Swedish limited liability company that has its registered office in Stockholm. The company's business concept is to own and manage properties primarily in Stockholm and the Mälardalen area. The business operates through subsidiaries.

The Parent Company is a limited liability company that is registered and domiciled in Stockholm, Sweden. The address of the company's head office is Kungsgatan 5 4 tr., SE-111 43 Stockholm. Sweden.

The Annual Report and consolidated financial statements were approved by the Board of Directors on 3 April 2025 and submitted for adoption at the Annual General Meeting on 29 April 2025.

*We have elected to use bold italic script to emphasise key information on the policies applied. Other information on the policies applied is considered useful for readers of our financial statements.*

### Basis of preparation of the financial statements

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and adopted by the European Union (EU), as well as their interpretations issued by the IFRS Interpretations Committee (IFRS IC). The consolidated financial statements have also been prepared in accordance with Swedish law by application of the Swedish Annual Accounts Act (1995:1554) and the Swedish Financial Reporting Board's recommendation RFR 1 Supplementary Accounting Rules for Groups.

### Valuation principles

*The consolidated accounts have been prepared on a going concern basis.* Assets and liabilities are measured at cost unless otherwise stated in the notes below.

### Functional currency and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The functional currency of the Group companies is the Swedish krona (SEK), which is also the presentation currency of the Group. Unless otherwise stated, all amounts are expressed in millions of Swedish kronor (SEK m) to one decimal place.

### Judgements and estimates in the financial statements

The preparation of financial statements in accordance with IFRS requires judgements in the application of accounting policies and estimates in the measurement of assets, liabilities, income and expenses. Estimates and assumptions are based on historical experience and other factors deemed to be relevant. Estimates and assumptions are reviewed regularly and compared with actual outcomes. The areas that involve a high degree of judgement or complexity and areas where assumptions and estimates are of material significance to the consolidated financial statements are set out in Note 2 Significant estimates and judgements.

## Changes to accounting policies as a result of new or amended IFRS

Amendments have been made to IAS 1 with regard to the classification of liabilities as current or non-current and these are effective from 2024. At the same time, new disclosure requirements have been introduced for loan liabilities that are subject to covenants over the subsequent twelve-month period. The amendments have not had any material impact on the consolidated financial statements.

### New or amended IFRS not yet applied

IFRS 18 Presentation and Disclosure in Financial Statements introduces new requirements for the presentation of financial statements from 1 January 2027. It replaces IAS 1 Presentation of Financial Statements. IFRS 18 sets out new requirements for the presentation of the income statement and general requirements regarding the presentation of accounts and notes. The current options in terms of the presentation of the statement cash flows will no longer apply under the new standard. In 2025, Klövern will start work on identifying the restructuring that will be required in the financial statements in order to separate income and expenses in operations, investments and financing. The work will also include related amendments required via other IFRS, including IAS 7 Statement of Cash Flows.

No further new standards or interpretations effective after 31 December 2024 are expected to have any material impact on the consolidated financial statements.

### Consolidation

#### Subsidiaries

Subsidiaries are all companies that are under a controlling influence of Klövern. A controlling influence exists where the Parent Company, directly or indirectly, has influence over the investment object, is exposed or entitled to a variable return on its investment and is able to exert its influence over the investment in such a way as to affect the return. Subsidiaries are included in the consolidated financial statements from the date on which the controlling influence is transferred to the Group, and are excluded from the consolidated financial statements from the date on which the controlling influence ceases.

#### Acquisitions

When a company is acquired, it is either an asset acquisition or a business combination. An acquisition is an asset acquisition if it relates to property, with or without a lease, but does not include the organisation and the processes required to carry out the property management activities. All other acquisitions are business combinations.

#### Business combinations

Business combinations by the Group are accounted for using the acquisition method. The consideration paid for acquisition of a subsidiary comprises the fair value of cash and cash equivalents or other assets transferred, as well as liabilities to previous owners of the acquired subsidiary, and any shares issued by the Group. The purchase consideration also includes the fair value of all assets or liabilities resulting from any contingent consideration agreement. Identifiable assets acquired and liabilities



assumed in a business combination are initially measured at their fair value at the acquisition date. Acquisition-related costs are recognised in the income statement as they arise. Deferred tax on temporary differences is recognised at the nominal tax rate. In the case of business combinations where the consideration transferred exceeds the fair value of the assets acquired and the liabilities assumed, which are recognised separately, the difference is recognised as goodwill. Where the difference is negative, in a “bargain purchase”, the difference is recognised directly in profit and loss for the year.

### Asset acquisitions

When the acquisition of a subsidiary involves the acquisition of net assets that do not constitute a business, the cost is allocated to the individual identifiable assets and liabilities based on their fair value at the time of acquisition. The cost is allocated proportionally to the assets acquired and the liabilities assumed based on their fair value. In an asset acquisition, transaction costs are added to the cost of the net assets acquired. Deferred tax on temporary differences is not recognised initially. Klövern recognises any tax negotiated rebates as a reduction in the property's cost. This means that changes in value in subsequent valuations are affected by the tax rebate. The full deferred tax is recognised on temporary differences that arise after the acquisition. Changes in the value of contingent considerations are added to the cost of the assets acquired. Acquired investment property is recognised on the next reporting date at fair value, which may differ from cost.

### Operating segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). CODM is the function responsible for allocating resources and assessing the performance of the operating segment. Within the Group, this function has been identified as the Group Management. An operating segment is a part of the Group that engages in revenue-generating activities, that can incur costs and for which separate financial information is available. *Group Management monitors the entire business as one segment.* The business is monitored with regard to its operating activities and regular reports are made to Group Management. Group Management monitors operating performance and, on the asset side, the value of properties and investments.

### Rental income

*Leases are classified in their entirety as operating leases*, as Klövern, based on the economic substance of the leases, judges that the Group retains the economic benefits and economic risks associated with the ownership of the properties until they are sold. Rent supplements for services, property taxes and other costs are considered to be an integral part of the rental income as they are not independent services. Rebates, where applicable, have been subtracted from the amount of revenue recognised. Major rent rebates are amortised on a straight-line basis over the term of the lease. Compensation paid by tenants in connection with early vacation of property is recognised as income when the contractual relationship ends and no obligations remain for Klövern, which is normally when the tenant moves out.

### Revenue from residential development

The Group recognises revenue when the Group fulfils a performance obligation, which is when a promised good or service is delivered to the customer and the customer assumes control of the good or service. Control of a performance obligation may be transferred over time or at a specific point in time. The revenue is the amount the company expects to receive in exchange for transferred goods or services. In order to recognise revenue from contracts with customers, the Group analyses each

customer contract in accordance with the five-step model described in IFRS 15:

- Step 1: Identify a contract between at least two parties where there is a right and an obligation.
- Step 2: Identify the different promises (performance obligations) contained in the contract.
- Step 3: Determine the transaction price, i.e. the amount of consideration to which the company expects to be entitled in exchange for transferring promised goods or services to a customer. The transaction price must be adjusted for variable elements, such as any rebates.
- Step 4: Allocate the transaction price to each performance obligation.
- Step 5: Recognise revenue when a performance obligation is satisfied, i.e. when control is transferred to the customer. This is done at a point in time or over time if any of the criteria specified in the standard are satisfied.

The Group's material revenue from residential development derives from contracts with customers for the development and sale of tenant-owner apartments. *The sale of residentials to private individuals takes place through tenant-owner associations, which Klövern has judged to be subject to consolidation since the Group has a controlling influence over the tenant-owner associations.* Klövern considers the buyer of the residential to be the customer in the contract and has identified a distinct performance obligation: completion of the tenant-owner apartment. The transaction price is, in its entirety, fixed. Revenue is recognised when the customer has gained control of the tenant-owner apartment. *Klövern has made the judgement that control of a tenant-owner apartment is transferred to the customer at a point in time when the buyer of the tenant-ownership gains access to the residential*, which usually takes place over a relatively short period of time for all tenant-owner apartments once the residential property is completed.

### Operating costs

The Group's operating costs comprise operating, maintenance and central administration expenses. Operating expenses consist of the costs of heating, water, property maintenance, cleaning and insurance, for example. Maintenance comprises expenses relating to the maintenance of the property portfolio. Central administration consists of costs for Group-wide functions and ownership of the Group's subsidiaries. Operating costs also include residential development costs.

### Employee benefits

#### Short-term benefits

Short-term employee benefits such as salaries, bonuses, social security contributions and holiday pay are calculated without discounting and expensed as the employees render their services. The expected cost of bonus payments is recognised as an accrued cost when the Group has a binding legal or constructive obligation to make such payments as a result of services received from employees and the obligation can be measured reliably.

#### Termination benefits

A cost for termination benefits is recognised only if the company is demonstrably obligated, without realistic possibility of withdrawal, by a formal detailed plan to terminate employment before the normal retirement date.

### Financial income and expenses

Financial income comprises interest income on bank deposits and receivables, plus any capital gains on financial assets. Interest income is recognised using the effective interest method. The effective interest rate is the rate that discounts the estimated future receipts and disbursements during the



financial instrument's expected term, to the net carrying amount of the financial asset or liability. Financial income is recognised in the period to which it relates. Dividend income is recognised when the right to receive payment has been established.

Interest expense includes both the cost of borrowings and the accrued amount of direct transaction costs for borrowings. Interest expense is calculated using the effective interest method. *The cost of taking out mortgages is not considered to be a financial expense but is instead capitalised as a property investment. Borrowing costs that are directly attributable to land acquisition, construction or production of major new buildings, extensions or conversions are capitalised over the period of production.* Realised changes in the value of interest rate derivatives include interest coupons accrued and paid and are recognised as a financial expense. In the event of realised and unrealised gains and losses on financial investments and derivative instruments used in financing activities, these are recognised as changes in value under a separate heading in profit and loss. Financial expenses are recognised in the period to which they relate.

### Income taxes

Income taxes consist of current tax and deferred tax. Income taxes are recognised in the profit and loss for the year except where the underlying transaction is recognised in other comprehensive income or in equity, in which case the associated tax effect is recognised in other comprehensive income or in equity.

Deferred tax is calculated using the balance sheet method on the basis of temporary differences between the carrying amounts and tax bases of assets and liabilities. Temporary differences are not recognised for differences arising on the initial recognition of assets and liabilities that are considered to be asset acquisitions and that at the time of acquisition affect neither the accounting profit nor the taxable profit. Valuation of deferred tax is based on how and in which jurisdiction the underlying assets or liabilities are expected to be realised or settled. Deferred tax is calculated using the tax rates that have been enacted or substantively enacted at the balance sheet date.

When shares in subsidiaries are acquired, such acquisition is either a business combination or an asset acquisition. In the case of a business combination, deferred tax is recognised at the nominal tax rate applicable without discounting, according to the principles above. In the case of an asset acquisition, no separate deferred tax is recognised at the time of acquisition. The asset is instead recognised at a cost corresponding to the asset's fair value less any tax rebates negotiated. On subsequent measurement of the acquired property at fair value, the tax rebate will be offset in whole or in part by a recognised change in the value of the property. After the acquisition date of an asset acquisition, deferred tax is recognised only on changes in the carrying amount and changes in the tax base that occur after the acquisition date.

Deferred tax assets relating to deductible temporary differences and loss carry-forwards are recognised only to the extent that it is probable that they can be utilised. The value of deferred tax assets is reduced when it is no longer considered probable that they can be utilised. Deferred tax assets and deferred tax liabilities are offset when there is a legal right to offset current tax assets and current tax liabilities and when the deferred tax relates to the same entity within the Group and the same tax authority.

### Intangible assets

#### The Klöver brand

The Klöver brand was taken over from Corem Property Group on the acquisition of properties and building rights when Klöver was established in its current form.

#### Goodwill, deferred tax

The goodwill arising in the preparation of the consolidated financial statements consists of the difference between the consideration paid and the fair value of the net assets acquired. The Group's goodwill arose in the business combination from ALM Equity and is recognised in accordance with IFRS 3 Business Combinations. The goodwill arising from this acquisition has been reduced by amounts corresponding to the reduction in deferred tax due to a decline in value since acquisition, and the difference is recognised in profit or loss.

#### Development projects

In addition to the goodwill and brand acquired, on 28 April Klöver acquired 23 land allocation agreements, 5 development contracts and 7 share transfer agreements where closing will take place once a new zoning plan has gained legal force, i.e. a building right has been established.

A land allocation means a party has the right to be granted the opportunity by the municipality to develop projects within a defined area over a period of time, subject to certain predefined conditions. It also includes the opportunity to acquire or use the land concerned through a site leasehold agreement. To give a developer considering construction on the property owner's land the confidence to invest resources in a particular project, the developer is granted a land allocation. This means that Klöver is not yet the owner of the property but has the contractual right to acquire it once a new zoning plan has gained legal force. Upon acquisition of the property, the development project is reclassified as investment property.

*Development projects are projects where the Group does not yet own the property but has a right to acquire the property in the future.* IAS 40 therefore does not apply.

*Development projects are instead recognised in accordance with IAS 38, taking into account IAS 36 and Level 3 of IFRS 13 "Unobservable inputs".* When Klöver acquires the property, the book value of the development project is reclassified as investment property.

#### Impairment testing

*The useful lives of goodwill, brands and development projects have been judged to be indefinite and as a result these are not subject to amortisation. Their value is instead tested annually for impairment or whenever there are indications of a loss of value.* Goodwill arising on acquisitions that are not considered to be asset acquisitions is tested for impairment for each property or balance sheet item to which goodwill has been allocated at the acquisition date.

### Investment properties

#### Definition and valuation

Investment properties are properties that are held for the purpose of obtaining rental income, an increase in value or a combination of these two. Investment properties include buildings, land, land improvements and property inventories. Properties under construction and in redevelopment that are intended to be used as investment properties when the works are completed are also classified



as investment properties. Properties under construction also include land allocations and their associated building rights.

**Investment properties are recognised at fair value in accordance with the IAS 40 accounting standard.** Investment properties are initially recognised at cost, which includes transaction costs directly attributable to the acquisition. Fair value is determined principally using yield-based valuations according to the cash flow model, whereby the future cash flows that the property is expected to generate are forecast and discounted to present value.

For more information about the valuation of investment properties, see Note 15 Investment properties.

### Changes in the value of investment properties

Unrealised and realised changes in the fair value of investment properties are recognised in profit or loss. Calculation of the unrealised change in value is based on the valuation at the end of the period compared with the valuation at the beginning of the period or with the cost if the property was acquired during the period, taking into account investments made during the period.

### Additional expenditure

Additional expenditure is added to the carrying amount of investment properties only if it is probable that the future economic benefits associated with the expenditure will accrue to the company, and the cost can be estimated reliably. All other additional expenditure is recognised as an expense in the period in which it arises. Expenditure for the replacement of identified components and the addition of new components is added to the carrying amount when it fulfils the criteria above. Repairs and maintenance are recognised as an expense when the expenditure arises.

### Current assets

#### Project properties

Properties in the process of being converted into tenant-owner apartments are classified as project properties. Such properties are recognised in accordance with IAS 2 Inventories, which means that they are measured at the lower of cost or net realisable value. **A property is recognised as a project property when there is a binding agreement to sell the property as a tenant-owner apartment.** In the absence of any such binding agreement, the property is recognised as an investment property. A project is reclassified from investment property to project property at the value at which the property was recognised at the time of reclassification, which subsequently constitutes the cost of the project property. The production costs of project properties include the direct costs and a reasonable proportion of the indirect costs.

### Leases

For information about the Group as a lessor, see the accounting policy on Revenue recognition.

The Group is a lessee as the holder of site leaseholds. **Site leaseholds have been judged to have a perpetual life and no depreciation is therefore to be applied; the entire ground rent is deemed to constitute interest. Site leaseholds are discounted in perpetuity using the same discount rate as for the valuation at the time of acquisition or renegotiation of the site leasehold.** The discounted value is recognised as a right-of-use asset under non-current assets. A corresponding amount is recognised as a lease liability under non-current liabilities. Ground rent is recognised as interest under financial expenses.

### Impairment of non-financial assets

The Group conducts impairment testing whenever there are indications of a reduction in the value of tangible or intangible assets, i.e. whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. IAS 36 is applied to the impairment of property, plant and equipment, and intangible assets.

If there is an indication of impairment, the recoverable amount of the asset is calculated as below. If it is not possible to determine separately identifiable cash flows for an individual asset, and its fair value less selling expenses cannot be used, the assets are grouped for impairment testing at the lowest level at which it is possible to determine separately identifiable cash flows – the cash-generating unit. An impairment loss is recognised when the carrying amount of an asset or cash-generating unit exceeds the recoverable amount. The recoverable amount is the higher of the fair value, less selling expenses, and the value in use. In calculating the value in use, future cash flows are discounted using a discount rate that takes into account the risk-free interest rate and the risk associated with the specific asset. An impairment loss is recognised as a cost in profit or loss.

Previously recognised impairment is reversed if the recoverable amount is deemed to exceed the carrying amount. However, a reversal can never result in a carrying amount being greater than it would have been, had no impairment been recognised in previous periods. Any reversal is recognised in profit or loss.

### Financial assets and financial liabilities

A financial instrument is any form of contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments recognised in the statement of financial position are included in the following assets: other short-term receivables, trade receivables, other receivables and accrued income, as well as cash and cash equivalents. Liabilities include interest-bearing liabilities, trade payables, liabilities to the Parent Company, liabilities to associates and other liabilities and accrued expenses. The accounting treatment depends on how the financial instruments have been classified.

A financial asset is recognised in the statement of financial position when the Group becomes party to the contractual terms of the instrument. Transactions in financial assets are recognised on the transaction date, which is the date when the Group undertakes to acquire or divest the assets. A receivable is recognised when the company has performed and there is a contractual obligation on the counterparty to pay, even if an invoice has not yet been sent. Trade receivables are recognised in the statement of financial position when the invoice has been sent. Liabilities are recognised when the counterparty has performed and there is a contractual obligation to pay, even if the invoice has not yet been received. Trade payables are recognised when the invoice is received.

However, a financial asset is derecognised from the statement of financial position when the rights under the contract are realised, expire or the Group loses control of them. The same applies to part of a financial asset. A financial liability is derecognised from the statement of financial position when the obligation under the contract is discharged or otherwise extinguished. The same applies to part of a financial liability.



A financial asset and a financial liability are offset and presented net in the statement of financial position only when there is a legal right to offset the amounts and an intention to settle the items net or to realise the asset and settle the liability simultaneously. Gains and losses arising from derecognition from the statement of financial position and modification are recognised in profit or loss. At each reporting date, the company assesses the need for impairment with regard to expected credit losses for a financial asset or group of financial assets, as well as any other existing credit exposure.

### Classification and measurement

The classification of financial instruments determines how the financial assets and liabilities are measured and recognised. The Group's policies for classifying and measuring financial assets are based on an assessment of both (i) the Group's business model for managing financial assets, and (ii) the characteristics of the contractual cash flows of the financial asset. The instruments are classified at:

- Amortised cost,
- Fair value through other comprehensive income, or
- Fair value through profit or loss.

Financial assets classified at amortised cost are debt instruments that are held under the business model for collecting contractual cash flows that are solely payments of principal and interest on the principal amount outstanding. Financial assets classified at amortised cost are measured initially at fair value plus transaction costs. After initial recognition, the assets are measured using the effective interest method. The assets are covered by a provision for expected credit losses. The Group's financial assets that are debt instruments classified at amortised cost are detailed in Note 17 Financial instruments.

The Group's financial assets are classified at amortised cost because the assets are held as part of a business model whose objective is to hold financial assets for the purpose of collecting contractual cash flows and the contractual terms of those assets give rise to cash flows at specified points in time that are payments only of principal and interest on the principal amount outstanding.

The Group does not hold any financial assets classified at fair value through other comprehensive income or at fair value through profit or loss. *The Group does not use hedge accounting.*

Financial liabilities are classified at amortised cost. Financial liabilities recognised at amortised cost are measured initially at fair value including transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date. Borrowing costs are recognised in profit or loss in the period to which they relate. Accrued interest is recognised as part of current borrowings from credit institutions if the interest is expected to be settled within 12 months of the balance sheet date.

### Impairment of financial assets

The provision for expected credit losses is calculated and recognised for financial assets measured at amortised cost. Impairment of credit losses under IFRS 9 is forward-looking and a provision for loss is made when there is an exposure to credit risk, usually on initial recognition of an asset or

receivable. Expected credit losses reflect the present value of all shortfalls in cash flows attributable to default either for the next 12 months or for the expected remaining term of the financial instrument, depending on the asset class and the credit deterioration since initial reporting.

In the case of trade receivables, a simplified method and provision for credit losses is applied and recognised initially and continuously, based on the expected credit losses for the entire remaining term, irrespective of whether or not the credit risk has increased materially. Expected credit losses are calculated primarily on the basis of information regarding historical losses for similar receivables and counterparties. This historical information is constantly evaluated and adjusted based on the current situation and the Group's expectations of future events. Historically, the Group has incurred insignificant credit losses on its receivables.

For other items included in expected credit losses, a three-stage impairment model is applied. Initially, and at each balance sheet date, a loss allowance is recognised for the subsequent 12 months, or shorter period depending on the remaining term (stage 1). If there has been a significant increase in the credit risk since initial recognition, resulting in a rating below investment grade, a loss provision is recognised for the remaining term of the asset (stage 2). For assets considered to be credit-impaired, a provision continues to be made for expected credit losses for the remaining term (stage 3). For credit-impaired assets and receivables, calculation of the interest income is based on the carrying amount of the asset, net of loss provision, as opposed to the gross amount as in the previous stages. The Group's assets have been classified in stage 1, i.e. there has been no material increase in credit risk.

Impairment testing for credit risk also covers cash and cash equivalents consisting of short-term deposits at credit institutions with a high credit rating.

Financial assets are recognised in the statement of financial position at the net amount of their gross value and loss allowance. Changes in loss provisions are recognised in profit or loss.

### Derivatives

Derivative instruments are recognised in the statement of financial position on the contract date and are measured at fair value on an ongoing basis in accordance with Level 2 in IFRS 13. All derivatives are recognised as assets if the fair value is positive and as liabilities if it is negative. Gains or losses arising from any change in value are recognised in the statement of income. Derivatives are only used for risk management within the framework of the financial policy and electricity trading.

### Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and immediately available balances at banks and similar institutions, as well as short-term liquid investments with a maturity of less than three months from the acquisition date, that are exposed to only an insignificant risk of changes in value. Amounts held in escrow accounts are funds held as collateral for the repayment of loans, or for the financing of investments in property, and are not recognised as cash but as other receivables. Cash and cash equivalents are classified as a financial asset and are subject to loss provision requirements for expected credit losses.



## Equity

The Group's shares consist of ordinary shares and preference shares, which are recognised as share capital. The share capital is recognised at its quota value and any surplus amount being recognised as other contributed capital. Transaction costs directly attributable to the issue of new shares are recognised, net after tax, in equity, as a deduction from the issue proceeds.

## Receivables

Rent receivables, trade receivables and other receivables are measured at amortised cost equal to the amount expected to be received, i.e. net of expected credit losses.

## Contingent liabilities

A contingent liability is recognised when there is a possible obligation arising from past events and whose existence will be confirmed only by one or more uncertain future events beyond the control of the Group, or when there is an obligation that is not recognised as a liability or provision because it is unlikely that an outflow of resources will be required or the amount cannot be measured with sufficient reliability.

## Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to the Parent Company's shareholders by the weighted average number of shares outstanding during the year.

Diluted earnings per share are calculated by dividing the net profit attributable to the Parent Company's shareholders by the sum of the weighted average number of ordinary shares and potential ordinary shares that may have a dilutive effect. The dilutive effect of potential ordinary shares is recognised only if conversion to ordinary shares would result in a decrease in diluted earnings per share.

## Cash flow

The statement of cash flows is prepared using the indirect method. In this method, profit is adjusted for transactions that did not result in inflows or outflows of cash, as well as for income and expenses attributable to investing and/or financing activities.

## Parent Company

The Parent Company has prepared its annual accounts in accordance with the Swedish Annual Accounts Act (1995:1554) and recommendation RFR 2 Accounting for Legal Entities issued by the Swedish Sustainability and Financial Reporting Board. This recommendation requires the Parent Company to apply all IFRS and statements approved by the EU in the annual report of the legal entity as far as possible within the framework of the Swedish Annual Accounts Act and taking into account the relationship between accounting and taxation. The presentation of the income statement and the statement of financial position is in line with the Swedish Annual Accounts Act.

## NOTE 2 Significant estimates and judgements

In preparing the financial statements, the company management and the Board of Directors are required to make certain judgements and assumptions that affect the carrying amounts for assets and liabilities, income and expenses, as well as other disclosures. The judgements are based on experience and assumptions that management and the Board of Directors consider reasonable in the current circumstances. Actual outcomes may subsequently differ from these judgements should other circumstances arise. The estimates and assumptions are evaluated on an ongoing basis and are not expected to involve any major risk of material adjustments to the carrying amounts of assets and liabilities over the next financial year. Changes in estimates are recognised in the period in which the change is made if the change only affects this period, or in the period in which the change is made and future periods if the change affects both the current period and future periods. The most material judgements made in the preparation of the consolidated financial statements are described in the following.

### Consolidation of tenant-owner associations

It is Klöver's judgement that each tenant-owner association is under the control of the Group until the time when the customers (private individuals) take possession of their residentials. The tenant-owner associations are thereby consolidated into the Group. Related income and costs are recognised when the Group's performance obligation to the customer is fulfilled. In the case of tenant-owner apartments, this is considered to be when the delivery of the residential takes place. If a project consists of several phases, the obligation is considered to be fulfilled as each phase is delivered to the customers.

### Valuation of investment properties and development projects

The value of the investment properties and development projects is based on external valuations conducted by certified valuers. These valuations are based on a combination of actual data and assumptions. Although the assumptions are based on expert judgements based on property transactions under similar conditions, there is an element of uncertainty in the assumptions made. Should such judgements prove inaccurate, this could have a material impact on the statement of financial position.



### NOTE 3 Rental income

Leases are classified as operating leases and have relatively short terms until the agreements expire or are cancelled for future projects. The contractual rents are paid monthly and quarterly.

Leases are agreed for a fixed term, which means that changes in market rents do not have a direct impact on rental income. The rent levels agreed are formally valid until the respective lease falls due for renegotiation. Where applicable, leases include an indexation clause, which means that the rent is increased by a certain percentage based on inflation during the previous year.

Rental income	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
Total rental income	221.4	198.2
<b>Rental income according to the statement of income</b>	<b>221.4</b>	<b>198.2</b>

Maturity structure of rental contracts	31/12/2024		31/12/2023	
	Annual rent	Percent of total	Annual rent	Percent of total
2024	-	-	59.4	27
2025	62.7	30	59.7	27
2026	39.1	19	19.9	9
2027	26.9	13	12.9	6
2028	23.4	11	0.0	0
2029–2033	56.6	27	65.4	30
<b>Total</b>	<b>208.7</b>	<b>100</b>	<b>217.4</b>	<b>100</b>

The Group's operations are organised into operating segments based on the various parts of the business. Monitoring by the company's Chief Operating Decision-Maker is based on the "management approach". Group Management monitors the entire business as a segment. This assessment is based on the reporting that Group Management obtains in order to monitor and analyse operations, and on the information gathered in order to make strategic decisions. No tenant accounted for more than 10 percent of revenue. The ten largest tenants accounted for around 50 percent (40) of total contracted rental income.

### NOTE 4 Operating expenses

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
Property management costs	49.3	51.8
Repairs and maintenance	12.4	13.8
Property tax	13.0	13.1
Other property costs	11.3	6.5
<b>Total operating and maintenance costs</b>	<b>86.0</b>	<b>85.2</b>
<b>Central administration</b>		
Personnel costs	81.4	50.9
Premises and office costs	11.2	4.2
Annual report and interim reports	1.1	1.4
Marketing	1.5	0.2
Audit fees	2.0	2.1
Depreciation and amortisation	0.1	0.0
Capitalised in projects and management costs	-18.9	-17.2
Consultancy	23.6	7.9
Other costs	7.4	8.1
<b>Total central administration</b>	<b>109.4</b>	<b>57.7</b>

### NOTE 5 Auditor's fees

PWC (EY)	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
Audit assignment	2.0	2.1
Other services	-	-
<b>Total</b>	<b>2.0</b>	<b>2.1</b>

Audit assignment refers to the statutory auditing of the Annual Report and consolidated financial statements, the accounting records and the administration performed by the Board of Directors and the CEO, as well as audits and other reviews carried out in accordance with agreements or contracts. This includes other tasks that are incumbent on the company's auditor, as well as advisory services and other assistance resulting from the findings of such reviews or the performance of such other tasks. Other services relate mainly to advisory services and preparatory reviews in connection with the preparation for listing.



## NOTE 6 Employees, salaries and social security contributions

Average number of employees, all employees	01/01/2024–31/12/2024			01/01/2023 – 31/12/2023		
	Average number of employees	Of which women, percentage	Of which men, percentage	Average number of employees	Of which women, percentage	Of which men, percentage
Parent Company	33	48	52	25	50	50
Subsidiaries in Sweden	-	-	-	-	-	-
<b>Total for Group</b>	<b>33</b>	<b>48</b>	<b>52</b>	<b>25</b>	<b>50</b>	<b>50</b>

### Salaries and social security contributions in Group and Parent Company

Only the Parent Company has employees, which means that the information on personnel costs in the Group is the same as for the Parent Company.

	01/01/2024–31/12/2024	01/01/2023–31/12/2023
<i>All employees</i>		
Salaries and other benefits	54.7	29.4
Social security contributions	24.4	14.2
of which, pension costs	7.3	4.9
Other personnel costs	0.5	0.4
<b>Total</b>	<b>79.5</b>	<b>44.0</b>
<i>of which, Board of Directors and other senior executives</i>		
Salaries and other benefits	34.3	7.9
Social security contributions	13.8	4.4
of which, pension costs	3.0	1.9
Other personnel costs	0.1	0.1
<b>Total</b>	<b>48.2</b>	<b>14.3</b>

Gender distribution, Board of Directors and senior executives	31/12/2024			31/12/2023		
	Number at balance sheet date	Of which women, percentage	Of which men, percentage	Number at balance sheet date	Of which women, percentage	Of which men, percentage
Board members	5	0	100	5	0	100
Chief Executive Officer and other senior executives	8	50	50	5	20	80
<b>Total for Group</b>	<b>13</b>	<b>31</b>	<b>69</b>	<b>10</b>	<b>10</b>	<b>90</b>

## Salaries and benefits of the Board of Directors and senior executives

01/01/2024–31/12/2024	Basic salary, Board fees	Variable remuneration	Pension cost	Total
<b>Chair of the Board of Directors</b>				
Petri Valkama	-	-	-	-
<b>Board member</b>				
Patrik Essehorn	-	-	-	-
Joakim Alm	-	-	-	-
Sebastian Vallgård	-	-	-	-
Rickard Dahlberg	-	-	-	-
<b>Chief Executive Officer</b>				
Rickard Langerfors	2.9	14.4	0.8	18.0
Other senior executives	7.1	10.0	1.7	18.8
<b>Total</b>	<b>10.0</b>	<b>24.4</b>	<b>2.5</b>	<b>36.8</b>

01/01/2023–31/12/2023	Basic salary, Board fees	Variable remuneration	Pension cost	Total
<b>Chair of the Board of Directors</b>				
Petri Valkama, from 17/08/2023	-	-	-	-
Patrik Essehorn, to 17/08/2023	0.3	-	-	0.3
<b>Board member</b>				
Patrik Essehorn, from 17/08/2023	-	-	-	-
Joakim Alm	0.2	-	-	0.2
Sebastian Vallgård, from 17/08/2023	-	-	-	-
Rickard Dahlberg, from 05/09/2023	-	-	-	-
Eva Landén, to 17/08/2023	0.2	-	-	0.2
Hanna Wachtmeister	0.2	-	-	0.2
Maria Wideroth	0.2	-	-	0.2
Johan Unger	-	-	-	-
Katarina Bolander Apazidis	-	-	-	-
<b>Chief Executive Officer</b>				
Rickard Lagerfors, from 11/09/2023	0.8	-	0.2	1.0
Patrik Mellgren, to 11/09/2023	1.9	0.1	0.6	2.6
Other senior executives (three)	4.0	-	1.1	5.0
<b>Total</b>	<b>7.8</b>	<b>0.1</b>	<b>1.9</b>	<b>9.8</b>

### Remuneration to members of the Board of Directors

At the Annual General Meeting held on 25 April 2024, it was resolved that no Board fees would be paid.



### Current terms of employment of the CEO and contracts with senior executives

The current level of remuneration and other terms of employment for Klöver's CEO and other senior executives have been adopted by the Board of Directors.

The CEO's employment contract entitles the CEO to annual remuneration of SEK 2,844,000 plus variable remuneration up to a maximum of six months' salary. In addition, Klöver pays monthly market-rate pension premiums for the CEO's pension insurance.

Both Klöver and the CEO must observe a six-month notice period. If Klöver terminates the CEO's employment, Klöver is entitled to remove the CEO from the person's position immediately and to deny access to Klöver's premises and property. In addition to the notice period, the CEO is entitled to severance pay equivalent to twelve months' salary, based on the CEO's fixed monthly salary, provided that Klöver has terminated the employment contract and the CEO has not been dismissed.

The other senior executives are entitled to variable remuneration amounting to between three and six months' salary, depending on the performance of the company and the individual employee. The variable remuneration is determined annually by the company's CEO. Klöver is required to observe the notice period as specified in the Swedish Employment Protection Act. The other senior executives shall observe the same period of notice, which shall not exceed three, or six, months.

The CFO is also entitled to severance pay equivalent to a maximum of a further six months' salary, based on the person's fixed monthly salary, provided that Klöver has terminated the employment contract and the CFO has not been dismissed.

### Incentive programmes

The employment contracts of all Klöver employees entitle them to participate in bonus programmes when such a programme is adopted by the Board of Directors. At present, no bonus programmes have been adopted by the Board of Directors.

In addition to bonuses, all employees are entitled to participate in incentive programmes adopted by the Board of Directors. The Board has resolved to adopt four separate incentive programmes. A description of the programmes is provided under the heading Incentive Schemes on page 45.

## NOTE 7 Financial income

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<i>Assets measured at amortised cost:</i>		
Interest income	0.2	0.2
Interest income calculated using the effective interest method	1.9	8.0
Other financial income	-	-
<b>Total financial income</b>	<b>2.1</b>	<b>8.2</b>

All interest income in the Group consists of items carried at amortised cost.

## NOTE 8 Financial expenses

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<i>Liabilities measured at amortised cost:</i>		
Interest expenses on liabilities to credit institutions	75.5	70.2
Other interest expenses	0.0	2.4
Other financial expenses	6.6	0.0
<b>Total financial expenses</b>	<b>82.1</b>	<b>72.6</b>

All interest expenses in the Group relate to items carried at amortised cost.

## NOTE 9 Derivative instruments

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<b>Opening balance</b>	1.0	2.6
Interest rate swaps, change in value	-1.1	-1.6
<b>Closing balance</b>	<b>-0.2</b>	<b>1.0</b>

Derivative instruments are recognised in the statement of financial position on the contract date and are measured at fair value in accordance with Level 2 in IFRS 13. All derivatives are recognised as assets if the fair value is positive and as liabilities if it is negative. Gains or losses arising from any change in value are recognised in the statement of income. Derivatives have been used only to manage the fixed-interest period. See also Fixed interest in Note 20.



## NOTE 10 Tax

	Group		Parent Company	
	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<b>Current tax</b>				
Current tax on profit/loss for the year	-0.8	1.7	-	0.0
	<b>-0.8</b>	<b>1.7</b>	<b>-</b>	<b>0.0</b>
<b>Deferred tax</b>				
Deferred tax arising from temporary differences	-68.6	5.8	-	-
Deferred tax on untaxed reserves	4.4	14.3	-	-
	<b>-64.2</b>	<b>20.1</b>	<b>-</b>	<b>-</b>
<b>Tax recognised in statement of income</b>	<b>-65.1</b>	<b>21.8</b>	<b>0.0</b>	<b>0.0</b>
<b>Reconciliation of effective tax rate</b>				
<b>Profit/loss before tax</b>	<b>192.3</b>	<b>-1,907.9</b>	<b>-27.9</b>	<b>109.3</b>
Tax at rate applicable to Parent Company, 20.6 percent	-39.6	393.0	5.8	-22.5
Tax effect of:				
Non-deductible change in value	-3.9	-349.6	-	-
Interest deduction limitations	-14.7	-10.6	-	22.7
Tax-deductible depreciation/amortisation	8.3	10.6	-	-
Other non-deductible expenses	-9.5	-27.5	0.3	-5.7
Non-taxable income	0.9	-0.2	-	-
Result from investments in associates		-	-	-
Change in tax for previous year	-0.8	3.2	-	-
Change in tax loss carry-forwards without corresponding capitalisation of deferred tax	-6.3	-0.1	-6.1	5.6
Utilisation of previously uncapitalised tax loss carry-forwards	0.5	3.0	-	-
<b>Tax recognised</b>	<b>-65.1</b>	<b>21.8</b>	<b>0.0</b>	<b>0.0</b>
Effective tax rate, percentage	<b>34</b>	<b>-1</b>	<b>0</b>	<b>0</b>

Klövern does not recognise any tax items in Other comprehensive income.

### Information regarding deferred tax asset and liability

Deferred tax liability	Investment properties	Financial assets	Untaxed reserves	Total
<b>Opening carrying amount 01/01/2024</b>	<b>139.6</b>	<b>0.2</b>	<b>4.4</b>	<b>144.2</b>
<i>Recognised:</i>				
Acquired/Divested net				
In profit or loss	68.8	-0.2	4.4	64.2
<b>Closing carrying amount 31/12/2024</b>	<b>208.4</b>	<b>-</b>	<b>-</b>	<b>208.4</b>
<b>Deferred tax liability</b>				
<b>Opening carrying amount 01/01/2023</b>	<b>144.7</b>	<b>0.5</b>	<b>19.0</b>	<b>164.3</b>
<i>Recognised:</i>				
Acquired/Divested net	-	-	-	-
In profit or loss	-5.1	-0.3	-14.7	-20.1
<b>Closing carrying amount 31/12/2023</b>	<b>139.6</b>	<b>0.2</b>	<b>4.4</b>	<b>144.2</b>

The statement of financial position includes tax loss carry-forwards for which deferred tax assets have not been recognised in the amount of SEK 315.7 million (268.6).



## NOTE 11 Intangible assets

	Brand		Goodwill, deferred tax		Capitalised expenses, system implementation	
	2024	2023	2024	2023	2024	2023
<b>Opening carrying amount</b>	<b>50.0</b>	<b>50.0</b>	<b>141.9</b>	<b>141.9</b>	-	-
Opening cost	-	-	-	-	-	-
Acquisitions for the year	-	-	-	-	0.8	-
Divestment	-	-	-	-	-	-
<b>Closing cost</b>	<b>50.0</b>	<b>50.0</b>	<b>141.9</b>	<b>141.9</b>	<b>0.8</b>	-
Accumulated amortisation and impairment						
Opening accumulated amortisation and impairment	-	-	-30.2	-	-	-
Amortisation for the period	-	-	-	-	-	-
Divestment	-	-	-	-	-	-
Impairment	-	-	-11.4	-30.2	-	-
<b>Closing accumulated amortisation and impairment</b>	<b>-</b>	<b>-</b>	<b>-41.6</b>	<b>-30.2</b>	<b>-</b>	<b>-</b>
<b>Closing carrying amount</b>	<b>50.0</b>	<b>50.0</b>	<b>100.3</b>	<b>111.8</b>	<b>0.8</b>	<b>-</b>

The Klöver brand was taken over from Corem Property Group on the acquisition of properties and building rights when Klöver was established in its current form.

Goodwill for deferred tax arises from the business combination with Birkin Holding AB. These values were analysed during the quarter and the deferred tax recognised at the time of acquisition was written down by SEK 11.4 million (30.2), giving a value at year-end of SEK 100.3 million (111.8).

## NOTE 12 Development projects

Development projects are projects where Klöver does not yet own the property but has a right to acquire the property. Development projects are instead recognised at cost in accordance with IAS 38, taking into account IAS 36 and Level 3 of IFRS 13 "Unobservable inputs".

Since 17 August 2023, Klöver has had all properties and development projects externally valued at the end of each quarter. As per 31 December 2024, all investment properties and development projects were valued by CBRE, an external appraiser.

Development projects	2024	2023
<b>Opening carrying amount</b>	<b>1,036.2</b>	<b>1,604.8</b>
Opening cost	1,716.6	2,140.7
Acquisition of development projects	20.2	-
Costs paid	41.7	8.4
Reclassification as investment property	-	-326.0
Sales	-	-43.1
Discontinued projects	-	-63.4
<b>Closing cost</b>	<b>1,778.6</b>	<b>1,716.6</b>
Accumulated impairment		
Opening accumulated impairment	-680.4	-535.9
Impairment for the period	-31.8	-468.9
Reclassified impairment for the period	-	99.0
Reversal of previous impairment for the period	141.2	203.7
Reversal of impairment of discontinued projects for the period	-	21.4
<b>Closing accumulated impairment</b>	<b>-571.0</b>	<b>-680.4</b>
<b>Closing carrying amount</b>	<b>1,207.5</b>	<b>1,036.2</b>

As per 31 December 2024, a recoverable amount were determined in accordance with IAS 36. The recoverable amount has been determined at fair value through an external valuation of the development projects. The same valuation model as for Investment Properties has been used to value Development Projects; see Note 13. On impairment testing, this resulted in an impairment loss of SEK -31.8 million (-468.9) during the period. The carrying amount after impairment is SEK 1,207.5 million (1,036.2). The fall in value is mainly the result of increased yield requirements. At the same time, projects are in progress with a fair value that exceeds their cost by SEK 320.1 million (115). These have been recognised at cost in the statement of financial position.

Development projects consist of 14 land allocation agreements, 10 development contracts and 5 share transfer agreements where closing will take place once a new zoning plan has gained legal force, i.e. a building right has been established. The item "Investment properties" also includes building rights and ongoing zoning plan work aimed at obtaining a building right.



### NOTE 13 Investment properties

Investment properties are recognised in accordance with IAS 40 and Level 3 of IFRS 13 “Unobservable inputs”.

The fair value of all Klöverns investment properties and development projects is determined via external valuations. As per 31 December 2024, all investment properties and development projects were valued by CBRE, an external independent appraiser.

Investment properties	31/12/2024	31/12/2023
<b>Opening carrying amount</b>	6,120.5	6,876.9
Acquisition of property	-	384.3
Investments in existing property	488.3	189.2
Reclassifications	-	226.7
Sale of property	-	-70.3
Changes in value for the period	149.1	-1,486.1
<b>Closing carrying amount</b>	<b>6,757.9</b>	<b>6,120.5</b>

During the period, SEK 488.3 million (189.2) was invested in new construction, extensions and renovation of investment properties. Investments in existing property includes capitalised interest of SEK 3.0 million (7.0). The unrealised change in value of investment properties amounted to SEK 149.1 million (-1,486.1) during the period and is recognised in the income statement on the line “Unrealised changes in value”. The change in value is mainly attributable to an estimated higher fair value for building rights. The value after change in value corresponds to the carrying amount of SEK 6,757.9 million (6,120.5).

Klövern has entered into development contracts with municipal authorities involving a binding commitment to pay SEK 1,183 million (1,234). Klövern has entered into binding construction or acquisition agreements for properties to a value of SEK 1,691 million (-) at the financial year-end.

Tax assessment values and residual tax value	31/12/2024	31/12/2023
Tax assessment value of investment properties, of which	2,422.3	2,384.3
<i>Buildings</i>	1,311.5	1,272.6
<i>Land</i>	1,110.8	1,111.7
Residual tax value	3,662.0	3,243.8

### Valuation model

The valuation was prepared in accordance with the RICS Valuation – Global standards (“Red Book Global Standards”), which incorporate international valuation standards. It is based on details of the properties, such as lettable area, leases and other rental terms and conditions, information about vacant premises and an assessment of the properties’ revenue, as well as costs and risk/return from the perspective of a property owner or investor.

Each individual investment property and development project is valued separately. The valuation was based on a cash flow model to calculate the value of the completed property once let. Cash flow deductions, including construction costs, any additional purchase consideration and demolition costs, are made from this value until the building is completed. A deduction is also made to price in the risk in the planning process or construction. The amount of the deduction depends on the current stage of the project. Finally, in the case of an investment property that is let until construction start, any cash flows from letting until the building is demolished are added. The value calculated is compared with similar property transactions in a locational price analysis to the extent market statistics are available. Most of Klöverns building rights and future building rights have been valued on the basis of market statistics following this comparison. The range and the weighted average value per above-ground GFA are shown in the table below.

Valuation assumptions	31/12/2024	31/12/2023
Calculation period, number of years	20	20
Annual inflation over the calculation period, percentage	2.0	2.0
Residential rent growth, percentage per year over the calculation period	1.0	1.0
Imputed interest, percentage	6.3	6.4
Yield requirement for residentials, percentage	4.1	4.1
Yield requirement for commercial premises, percentage	5.8	4.8–6.5
Rental value, SEK/sqm	3,149	3,096
Operating and maintenance costs year 1, SEK/sqm	419	412
Value of building rights for above-ground GFA based on market statistics, SEK thousand	Max/min weighted average	4.0–35.0 3.5–24.0
	14.0	13.9

### Sensitivity analysis

The fair value of a property can only be determined when it is sold. Property valuations are estimates based on accepted principles and certain assumptions. The value range indicated in a property valuation, which in a functioning market is mostly within +/- 5 to 10 percent, should be seen as a measure of the uncertainty inherent in the assumptions and calculations made. In a less liquid market, the range may be wider.

The table below shows the difference in value in the event of a change in some of the key parameters in the valuations.

Sensitivity analysis, change in the value of Investment properties and development projects combined, SEK million	31/12/2024	31/12/2023
Yield requirement +/- 0.5 percent	-426 /+474	-366/+429
Rental value, +/- 10 percent	+952/-958	+858/-857
Operating and maintenance costs, +/- SEK 50	-171/+165	-152/+152



## NOTE 14 Leasehold and other right-of-use assets

Group assets	Site leasehold		Other long-term receivables		Total	
	2024	2023	2024	2023	2024	2023
At beginning of year	91.6	91.6	-	-	91.6	91.6
New and renewed leases	-	-	17.9	-	17.9	-
Depreciation and amortisation	-	-	-4.5	-	-4.5	-
<b>Closing balance</b>	<b>91.6</b>	<b>91.6</b>	<b>13.4</b>	<b>-</b>	<b>105.0</b>	<b>91.6</b>

Group liabilities	Site leasehold		Other non-current liabilities		Total	
	2024	2023	2024	2023	2024	2023
At beginning of year	-91.6	-91.6	-	-	-91.6	-91.6
New and renewed leases	-	-	-17.9	-	-17.9	-
Amortisation	-	-	5.5	-	5.5	-
<b>Closing balance</b>	<b>-91.6</b>	<b>-91.6</b>	<b>-12.4</b>	<b>-</b>	<b>104.0</b>	<b>-91.6</b>

Right-of-use assets are site leaseholds that are recognised at a value discounted in perpetuity using the same discount rate as in the valuation at the time of acquisition or renegotiation of the site leasehold. Ground rent is recognised as interest under financial expenses. Annual ground rent totals SEK 2.5 million (2.5).

In the case of other leases, which consist of leases for commercial premises and office equipment, a liability is recognised in which the fixed payments are discounted by the interest rate implicit in the contract. A right-of-use asset equal to that amount is recognised. Amortisation of the right-of-use asset is calculated on a straight-line basis and recognised in central administration, while interest is recognised in financial expenses. Lease costs for leases with a term of less than 12 months or minor leases on an underlying low-value asset are not recognised as right-of-use assets.

Of the value-in-use at year-end, SEK 88.1 million derives from a lease that runs until 2077 but for which price changes in 2027 and SEK 3.5 million that runs until 2044 but for which the price changes in 2026.

Contracted future lease payments *	Group		Parent Company	
	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
Due within 1 year	6.0	-	6.0	-
Due within 2–5 years	6.4	-	6.4	-
Due after more than 5 years	-	-	-	-
<b>Total</b>	<b>12.4</b>	<b>-</b>	<b>12.4</b>	<b>-</b>

## NOTE 15 Financial instruments

Measurement of financial assets and liabilities in the Group

Financial assets	Financial instruments measured at fair value through profit or loss		Financial instruments measured at amortised cost		Total carrying amount	
	2024	2023	2024	2023	2024	2023
Receivables from associates	-	-	-	-	-	-
Receivable from owner(s)	-	-	-	-	-	-
Other long-term receivables	-	-	17.3	1.0	17.3	1.0
Trade receivables	-	-	5.2	13.8	5.2	13.8
Other receivables	-	-	46.5	32.2	46.5	32.2
Accrued income	-	-	13.4	0.8	13.4	0.7
Derivative instruments	-	1.0	-	-	-	1.0
Cash and cash equivalents	-	-	150.3	272.7	150.3	272.7
<b>Total</b>	<b>-</b>	<b>1.0</b>	<b>232.7</b>	<b>320.5</b>	<b>232.7</b>	<b>321.5</b>

### Financial liabilities

Liabilities to credit institutions	-	-	1,446.4	1,522.7	1,446.4	1,522.7
Derivative instruments	0.2	-	-	-	0.2	-
Trade payables	-	-	15.2	18.6	15.2	18.6
Other current liabilities	-	-	4.0	20.0	4.0	20.0
Accrued expenses	-	-	103.2	65.0	103.2	65.0
<b>Total</b>	<b>0.2</b>	<b>-</b>	<b>1,568.7</b>	<b>1,626.3</b>	<b>1,568.9</b>	<b>1,626.3</b>

Receivable from owner(s) was measured at amortised cost in accordance with IFRS 9. Derivative instruments are measured at fair value through profit or loss in accordance with Level 2 of IFRS 13. Other carrying amounts correspond to the estimated fair value in accordance with IFRS 7.29.

The outstanding liabilities to credit institutions include covenants requiring specified key performance indicators to be maintained at above or below a certain level. The covenants vary from one lender to another but usually include a limit on the outstanding loan amounts compared with the current valuation of the mortgaged property. Minimum levels are also stipulated for the Group's equity/asset ratio and interest coverage ratio. Klöveren satisfied the covenants in the loan agreements at the end of the period.



## NOTE 16 Prepaid expenses and accrued income

Accumulated cost	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Prepaid rent rebates	7.2	8.2	-	-
Accrued income	1.0	0.8	-	0.0
Other prepaid expenses	5.2	4.5	3.0	1.9
<b>Carrying amount at year-end</b>	<b>13.4</b>	<b>13.5</b>	<b>3.0</b>	<b>1.9</b>

## NOTE 17 Cash and cash equivalents

Accumulated cost	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Cash and bank deposits	150.3	272.7	8.4	192.3
<b>Carrying amount at year-end</b>	<b>150.3</b>	<b>272.7</b>	<b>8.4</b>	<b>192.3</b>

## NOTE 18 Group companies

The holdings of the Parent Company, Klöver AB (publ), in direct and indirect subsidiaries included in the consolidated financial statements are shown in the table below.

Klöver Ben AB is the only subsidiary that is directly owned by the Parent Company as per 31 December 2024. Klöver Ben is carried in the Parent Company at the amount of SEK 8,520.1 million (7,305.4); see also Note 27.

Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klöver AB (publ)	556733-4379	Stockholm	Parent Company	Parent Company
Klöver Ben AB	559352-4167	Stockholm	100	100
<b>Indirect subsidiaries</b>				
Klöver Barkarby Centrum Kv B AB	559507-6752	Stockholm	100	-
Klöver Barkarby Centrum Kv C AB	559507-6760	Stockholm	100	-
Bostadsrättsföreningen Kista Square Garden	769631-9560	Stockholm	100	100
Bostadsrättsföreningen Kista Square Garden 1	769635-4989	Stockholm	100	100
Bostadsrättsföreningen Kista Square Garden 2	769635-4971	Stockholm	100	100
Bostadsrättsföreningen Kista Square Garden 3	769635-4963	Stockholm	100	100
Bostadsrättsföreningen Kista Square Garden 4	769635-4955	Stockholm	100	100
Bostadsrättsföreningen Klöver Nacka Orminge 1:59	769631-7010	Stockholm	100	100
Bostadsrättsföreningen Klöver Nacka Sicklaön 361:1	769631-9586	Stockholm	100	100
Bostadsrättsföreningen Klöver Sollentuna Eldstrålen 2	769633-5996	Stockholm	100	100
Bostadsrättsföreningen Klöver Stockholm Majblomstret 7	769631-9362	Stockholm	100	100
Bostadsrättsföreningen Klöver Stockholm Skalholt 4	769642-2356	Stockholm	100	100
Bostadsrättsföreningen Klöver Stockholm Skalholt 5	769642-2323	Stockholm	100	100
Bostadsrättsföreningen Klöver Stockholm Ångskampen 4	769631-9339	Stockholm	100	100
Bostadsrättsföreningen Klöver Tyresö Bävern 7	769632-9015	Stockholm	100	100
Bostadsrättsföreningen Klöver Tyresö Bävern 8	769632-9023	Stockholm	100	100
Bostadsrättsföreningen Tappen 12	769642-4493	Stockholm	100	100
Brf Klöver Nacka Sicklaön 13:138 1	769642-2372	Stockholm	100	100
Brf Klöver Nacka Sicklaön 13:138 2	769642-2349	Stockholm	100	100



Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klövern Bägersta Byväg AB	559507-6745	Stockholm	100	-
Ek förening Klövern Nacka Sickla-ön 1	769642-2299	Stockholm	100	100
Ek förening Klövern Nacka Sickla-ön 2	769642-2281	Stockholm	100	100
Eken & Aspen Fastighets AB	559361-7615	Stockholm	100	100
Klövern Ekholmsvägen AB	559507-6729	Stockholm	100	-
Ekonomisk förening Klövern Uppsala Svartbäcken 1:18	769628-9136	Stockholm	100	100
Ekonomiskförening H ALM taket 39	769631-9438	Stockholm	100	100
Fyrsidan 2 AB	559115-2110	Stockholm	100	100
Fyrsidan Fastighets AB	556994-3490	Stockholm	100	100
Fyrsidan Holding AB	556990-6711	Stockholm	100	100
Fyrsidan Projekt AB	559091-2357	Stockholm	100	100
Golfbäcken Mark I AB	559099-1757	Stockholm	100	100
Golfbäcken Mark II AB	559099-1732	Stockholm	100	100
Huddinge Tingshuset Holding 2 AB	559068-9328	Stockholm	100	100
Huddinge Tingshuset Holding 3 AB	559068-9336	Stockholm	100	100
Huddinge Tingshuset Holding AB	559068-9310	Stockholm	100	100
Huvudsta Lägenheter AB	559056-3259	Stockholm	100	100
Ingarö Bostad AB	559341-1530	Stockholm	100	100
Klövern Islandstorget Kv D AB	559507-6703	Stockholm	100	-
Klövern Islandstorget Kv E AB	559507-6711	Stockholm	100	-
Klövern Julklappen AB	559507-6646	Stockholm	100	100
Klövern Karlsviks Strand Kv C AB	559507-6661	Stockholm	100	-
Klövern Karlsviks Strand Kv D AB	559507-6679	Stockholm	100	-
Klövern Karlsviks Strand Kv E AB	559507-6687	Stockholm	100	-
Kista Qvadrat Kommanditbolag	916511-5057	Stockholm	100	100
Kista Square Garden Kommersiellt AB	559174-2993	Stockholm	100	100
Klövern Nacka Strand DP3 AB	559121-8515	Stockholm	100	100
Klövern Askim AB	559148-3317	Stockholm	100	100
Klövern Aspudden Utveckling AB	556976-6354	Stockholm	100	100
Klövern Bergholmsbacken AB	559336-9688	Stockholm	100	100
Klövern Birkin Andelsägare 1 AB	559362-7127	Stockholm	100	100
Klövern Birkin Andelsägare 2 AB	559362-7135	Stockholm	100	100
Klövern Birkin Holding AB	559348-5351	Stockholm	100	100
Klövern Byggrätts AB	559272-6417	Stockholm	100	100

Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klövern Claudia AB	559252-1370	Stockholm	100	100
Klövern Eddahuset AB	556831-8405	Stockholm	100	100
Klövern Förrådet 23 AB	559350-5463	Stockholm	100	100
Klövern Haninge Söderbymalm 3:485 AB	559038-0514	Stockholm	100	100
Klövern Holding 100 AB	556828-8624	Stockholm	100	100
Klövern Holding 101 AB	556902-7914	Stockholm	100	100
Klövern Holding 102 AB	556989-3554	Stockholm	100	100
Klövern Holding 103 AB	559016-5188	Stockholm	100	100
Klövern Holding 104 AB	559039-3012	Stockholm	100	100
Klövern Holding 105 AB	559164-7267	Stockholm	100	100
Klövern Holding 106 AB	559164-8422	Stockholm	100	100
Klövern Holding 107 AB	559157-3448	Stockholm	100	100
Klövern Holding 108 AB	559337-1692	Stockholm	100	100
Klövern Holding 109 AB	559336-9670	Stockholm	100	100
Klövern Holding 110 AB	559361-7607	Stockholm	100	100
Klövern Holding 111 AB	559352-6972	Stockholm	100	100
Klövern Holding 112 AB	559350-5455	Stockholm	100	100
Klövern Holding 113 AB	559350-5398	Stockholm	100	100
Klövern Holding 114 AB	559350-5414	Stockholm	100	100
Klövern Holding 115 AB	559352-6964	Stockholm	100	100
Klövern Holding 116 AB	559350-5406	Stockholm	100	100
Klövern Holding 117 AB	559350-5448	Stockholm	100	100
Klövern Holding 118 AB	559350-5380	Stockholm	100	100
Klövern Holding 119 AB	556985-9316	Stockholm	100	100
Klövern Holding 120 AB	556985-9282	Stockholm	100	100
Klövern Holding 121 AB	559385-0752	Stockholm	100	100
Klövern Holding 122 AB	559385-0778	Stockholm	100	100
Klövern Holding 123 AB	559300-0515	Stockholm	100	100
Klövern Holding 124 AB	559102-0424	Stockholm	100	100
Klövern Holding 125 AB	559288-0529	Stockholm	100	100
Klövern Holding 126 AB	559003-1869	Stockholm	100	100
Klövern Holding 128 AB	559252-1404	Stockholm	100	100
Klövern Holding 129 AB	559354-2540	Stockholm	100	100
Klövern Holding 130 AB	559104-9019	Stockholm	100	100
Klövern Holding 131 AB	559104-9027	Stockholm	100	100



Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klövern Holding 132 AB	559104-9043	Stockholm	100	100
Klövern Holding 133 AB	559104-9001	Stockholm	100	100
Klövern Holding 134 AB	559252-1412	Stockholm	100	100
Klövern Holding 135 AB	559090-3935	Stockholm	100	100
Klövern Holding 136 AB	559428-6113	Stockholm	100	100
Klövern Holding 140 AB	559091-2324	Stockholm	100	100
Klövern Holding 142 AB	559461-7358	Stockholm	100	100
Klövern Holding 143 AB	559461-7374	Stockholm	100	100
Klövern Holding 144 AB	559463-4916	Stockholm	100	100
Klövern Holding 146 AB	559463-4932	Stockholm	100	100
Klövern Holding 147 AB	559463-4940	Stockholm	100	100
Klövern Holding 148 AB	559471-7679	Stockholm	100	100
Klövern Holding 149 AB	559471-7695	Stockholm	100	100
Klövern Holding 150 AB	559471-7711	Stockholm	100	100
Klövern Holding 151 AB	559471-7745	Stockholm	100	100
Klövern Holding 152 AB	559478-4828	Stockholm	100	100
Klövern Holding 153 AB	559478-4794	Stockholm	100	100
Klövern Holding 154 AB	559507-1563	Stockholm	100	-
Klövern Holding 155 AB	559507-6570	Stockholm	100	-
Klövern Holding 156 AB	559507-6612	Stockholm	100	-
Klövern Holding 157 AB	559507-6653	Stockholm	100	-
Klövern Holding 158 AB	559507-6695	Stockholm	100	-
Klövern Holding 159 AB	559507-6737	Stockholm	100	-
Klövern Holding 160 AB	559507-6778	Stockholm	100	-
Klövern Holding 161 AB	559507-1472	Stockholm	100	-
Klövern Holding 162 AB	559510-7573	Stockholm	100	-
Klövern Holding 163 AB	559510-7599	Stockholm	100	-
Klövern Holding 164 AB	559510-7607	Stockholm	100	-
Klövern Holding 165 AB	559510-7615	Stockholm	100	-
Klövern Holding 166 AB	559512-5724	Stockholm	100	-
Klövern Holding 167 AB	559512-5732	Stockholm	100	-
Klövern Holding 168 AB	559512-5740	Stockholm	100	-
Klövern Holding 169 AB	559512-5757	Stockholm	100	-
Klövern Holding 170 AB	559512-5765	Stockholm	100	-
Klövern Holding 171 AB	559512-5773	Stockholm	100	-

Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klövern Holding 172 AB	559512-5781	Stockholm	100	-
Klövern Holding 173 AB	559512-5799	Stockholm	100	-
Klövern Holding 174 AB	559512-5807	Stockholm	100	-
Klövern Holding 175 AB	559512-5815	Stockholm	100	-
Klövern Holding 176 AB	559512-5823	Stockholm	100	-
Klövern Holding 177 AB	559512-5831	Stockholm	100	-
Klövern Holding 178 AB	559512-5849	Stockholm	100	-
Klövern Holding 179 AB	559512-5856	Stockholm	100	-
Klövern Holding 180 AB	559512-5864	Stockholm	100	-
Klövern Huddinge Förrådet 19 AB	556274-0836	Stockholm	100	100
Klövern Huddinge Tingshuset 2 AB	559493-0702	Stockholm	0	0
Klövern Internkapital AB	559463-4924	Stockholm	100	100
Klövern Järfälla Veddesta 2:8 AB	556951-6692	Stockholm	100	100
Klövern Järfälla Veddesta 2:9 AB	556465-7277	Stockholm	100	100
Klövern Kista Square Garden 1 Ek.för.	769642-2273	Stockholm	100	100
Klövern Kista Square Garden 2 Ek.för.	769642-2315	Stockholm	100	100
Klövern Kolkajen AB	559229-6700	Stockholm	100	100
Klövern Lilja AB	559300-0481	Stockholm	100	100
Klövern Linköping Oboisten 2 AB	556797-0644	Stockholm	100	100
Klövern Nacka Sicklaön 13:138 AB	559006-0868	Stockholm	100	100
Klövern Nacka Sicklaön 356:1 AB	556751-7023	Stockholm	100	100
Klövern Nacka Sicklaön 369:33 AB	559006-0835	Stockholm	100	100
Klövern Nacka Sicklaön 369:39 AB	559006-0843	Stockholm	100	100
Klövern Nacka Strand 1 AB	559478-4802	Stockholm	100	100
Klövern Nyab 127 AB	559428-6121	Stockholm	100	100
Klövern Nyab 137 AB	559428-6139	Stockholm	100	100
Klövern Nyab 138 AB	559385-0760	Stockholm	100	100
Klövern Nyab 139 AB	559428-6147	Stockholm	100	100
Klövern NYAB 162 AB	559509-5018	Stockholm	100	100
Klövern NYAB 163 AB	559509-5026	Stockholm	100	100
Klövern Nyköping Spelhagen 1:7 AB	559148-3259	Stockholm	100	100
Klövern Projektutveckling AB	559483-9515	Stockholm	100	100
Klövern Saltsjö-Järla AB	556903-4647	Stockholm	100	100
Klövern Schlytersvägen AB	559331-6234	Stockholm	100	100
Klövern Skärholmsdalen AB	559165-1921	Stockholm	100	100



Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Klövern Sollentuna Tappen 12 AB	559076-2935	Stockholm	100	100
Klövern Solna Rovån 2 AB	556987-2947	Stockholm	100	100
Klövern Solna Startboxen 3 AB	556625-3521	Stockholm	100	100
Klövern Spelhagen 2 & 3 AB	559148-3309	Stockholm	100	100
Klövern Stockholm Isafjord 1 AB	556923-4221	Stockholm	100	100
Klövern Stockholm Jämlikheten 2 Ekonomisk förening	769630-1428	Stockholm	100	100
Klövern Stockholm Marievik 22 Ekonomisk förening	769633-2472	Stockholm	100	100
Klövern Stockholm Marievik 29 AB	556684-0913	Stockholm	100	100
Klövern Stockholm Skaftå 1 AB	556922-4230	Stockholm	100	100
Klövern Stockholm Skalholt 2 AB	559471-7729	Stockholm	100	100
Klövern Stockholm Skalholt 3 AB	559471-7737	Stockholm	100	100
Klövern Stockholm Skalholt 4 AB	559471-7687	Stockholm	100	100
Klövern Stockholm Skalholt 5 AB	559471-7703	Stockholm	100	100
Klövern Stockholm Skalholt 6 AB	559471-7752	Stockholm	100	100
Klövern Stockholm Skalholt 7 AB	559471-7760	Stockholm	100	100
Klövern Stockholm Skalholt 8 AB	559472-4626	Stockholm	100	100
Klövern Stockholm Skalholt 9 AB	559472-4634	Stockholm	100	100
Klövern Stockholm Stambanan 2 AB	559510-7581	Stockholm	100	-
Klövern Stockholm Stambanan 3 AB	559510-7623	Stockholm	100	-
Klövern Stockholm Stambanan 4 AB	559510-7631	Stockholm	100	-
Klövern Stockholm Stambanan 5 AB	559510-7649	Stockholm	100	-
Klövern Sundbyberg Doktoranden 1 AB	559350-5422	Stockholm	100	100
Klövern Tyresö Näsby 4:1159 AB	556931-2050	Stockholm	100	100
Klövern Uppsala Kungsängen 24:3 AB	556921-4389	Stockholm	100	100
Klövern Vallentuna Åby 1:182 AB	559161-0646	Stockholm	100	100
Klövern Värmdö Brunn 1:852 AB	559180-1294	Stockholm	100	100
Klövern Västerås Kryssen Regattan AB	559252-1388	Stockholm	100	100
Klövern Västerås Verkstaden 11 Handelsbolag	916623-1507	Stockholm	100	100
Klövern Årstafältet 4 AB	559337-1700	Stockholm	100	100
Klövern Kombo AB	559507-6638	Stockholm	100	-
Klövern Kärrtorp AB	559507-6620	Stockholm	100	-
Klövern Orminge AB	559507-6802	Stockholm	100	-
Popaul Ekonomisk förening	769629-6263	Stockholm	100	100

Name of company 31/12/2024	Company registration number	Registered office	Share of capital/votes	
			31/12/2024 percentage	31/12/2023 percentage
Samur Fastighet 1 AB	559083-0831	Stockholm	100	100
Samur Fastighet 2 AB	559083-0864	Stockholm	100	100
Samur Handelsbolag	916672-8171	Stockholm	60	60
Klövern Skarpnäs Sportfält AB	559507-6604	Stockholm	100	-
Klövern Skärgårdskogen AB	559507-1498	Stockholm	100	-
SNB Kista Fastighet 2 AB	559030-7871	Stockholm	100	100
SNB Kista Fastighet 3 AB	559030-7939	Stockholm	100	100
Klövern Stora Sköndal AB	559507-1480	Stockholm	100	-
Surban AB	559507-6810	Stockholm	100	100
Klövern Träklippan AB	559507-6596	Stockholm	100	-
Klövern Tumsaxen AB	559507-6588	Stockholm	100	-
Tuss Fastighets AB	559194-8962	Stockholm	100	100
Tyresö Näsby 4:1616 AB	559461-7366	Stockholm	100	100
Tyresö Näsby 4:1617 AB	559461-7382		100	100
Klövern Ulleråker AB	559507-6794	Stockholm	100	-
Klövern Årstafältet Valla 1A AB	559507-1571	Stockholm	100	-
Klövern Årstafältet Valla 2 AB	559507-6562	Stockholm	100	-
Klövern Årstafältet Valla 2A AB	559507-1589	Stockholm	100	-



## NOTE 19 Equity

### Share capital

The registered share capital of SEK 18.2 million (15.4) is represented by 182,456,752 (153,646,560) ordinary shares. The quota value of the shares is SEK 0.10.

Holders of ordinary shares are entitled to dividends and their shareholding entitles them to one vote per share at general meetings. Dividends are subject to resolution at the Annual General Meeting. All shares have equal entitlement to Klöver's remaining net assets. All shares are fully paid up and no shares are held for transfer. No shares are held in treasury or by its subsidiaries.

Ordinary shares (million)	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
Number of shares outstanding at the beginning of the year	153.6	128.0
New issue of ordinary shares 17/08/2023	-	13.9
New issue of ordinary shares 28/09/2023	-	5.9
New issue of ordinary shares 14/11/2023	-	5.9
New issue of ordinary shares 25/04/2024	13.3	-
New issue of ordinary shares 19/06/2024	0.0	-
New issue of ordinary shares 28/08/2024	15.5	-
<b>Number of shares outstanding at year-end</b>	<b>182.4</b>	<b>153.6</b>

### Dividend

After the balance sheet date, the Board of Directors has proposed that the funds available for distribution, SEK 8,274,873,187, be carried forward. It is proposed that no dividend be paid to shareholders. The allocation of funds available for distribution will be submitted to the Annual General Meeting for approval on 29 April 2025.

### Funds at the disposal of the Annual General Meeting, SEK

Contributed capital	8,508,576,210
Share premium account	2,606,153,821
Retained earnings	-2,811,932,975
Profit/loss for the year	-27,923,869
	<b>8,274,873,187</b>

### Proposed allocation of profit, SEK

To be carried forward	<b>8,274,873,187</b>
For distribution to shareholders as dividends	-
	<b>8,274,873,187</b>

## NOTE 20 Financial risks

Klöver's earnings, financial position and cash flow are affected both by changes in the external environment and by Klöver's own actions. Risk management aims to clarify and analyse the risks faced by the company and, as far as possible, to prevent and limit any negative impact. The Board of Directors bears overall responsibility for Klöver's management of risks, including financial risks. Risk management involves identifying, assessing and evaluating the risks that Klöver faces. Priority is given to the risks that, in an overall assessment of their possible impact, likelihood and consequences, are deemed to have potentially the most negative effect on Klöver. Klöver's risk analysis is presented in the section on risks and uncertainties on pages 50–52.

Klöver is exposed to various types of financial risk through its operations: credit risk, market risks (interest rate risk, currency risk and other price risk), liquidity risk and refinancing risk. Klöver's overall objective regarding financial risks is to provide cost-effective financing and liquidity management and to ensure that all payment obligations are managed in a timely manner.

### Credit risk

Credit risk is the risk that Klöver's counterparty in a financial instrument will be unable to fulfil its obligation and so cause a financial loss to Klöver. Klöver has only very limited exposure to credit risk in its trade receivables and rent receivables, as these receivables totalled SEK 5.2 million (13.8) on the balance sheet date. Historically, Klöver has not suffered any material credit losses relating to trade receivables and rent receivables. As per the balance sheet date, Klöver had no significant overdue trade receivables or rent receivables.

The risk of credit losses relating to cash and cash equivalents is considered to be low, as cash and cash equivalents as per 31 December 2024 amounted to SEK 150.3 million (272.7), consisting solely of bank deposits at Swedish commercial banks. Klöver aims to maintain continuous monitoring of credit risk relating to investments. As regards investments in bank accounts, the objective is that the counterparty should have a high, investment grade credit (S&P) rating or higher.

Klöver assesses the credit risk in existing exposures at each reporting date, taking into account historical information and forward-looking factors.

### Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. IFRS classifies market risks into three types: currency risk, interest rate risk and other price risk.

### Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The objective is to avoid exposure to future fluctuations in interest rates affecting Klöver's cash flows and earnings that is greater than Klöver can manage. A key factor affecting the interest rate risk is the fixed-interest period. Klöver is mainly exposed to interest rate risk in relation to Klöver's loans to the Parent Company and loans to credit institutions.



## NOTE 20 - Continued

### Liquidity risk and refinancing risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by cash or other financial asset. Klöver manages liquidity risk by continuously monitoring its operations, using regular forecasts of future cash flows in different scenarios to ensure financing is arranged on time.

Being active on the credit market and having access to multiple sources of capital and lenders reduce the risk of being unable to obtain financing. Of the loans to be refinanced in 2025, we are engaged in ongoing dialogues and a number of credit decisions. Klöver's contractual repayments of financial liabilities are shown in the tables below. These liabilities have been included in the earliest period in which repayment can be required.

Shown below are the credit agreements/frameworks that Klöver has entered into in order to utilise the credit.

	Amount		Utilised	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
<b>Maturity analysis</b>				
Construction credits	1,875.3	104.6	151.1	-

The table below shows a breakdown of the capital commitment and fixed interest periods for liabilities to credit institutions.

<b>Capital commitment</b>	<b>31/12/2024</b>	<b>31/12/2023</b>
Within 1 year	1,239.1	103.3
Within 1-2 years	209.1	1,221.3
Within 3-5 years	19.5	200.0

<b>Fixed interest</b>	<b>31/12/2024</b>	<b>31/12/2023</b>
Within 1 year	1,367.6	1,158.1
Within 1-2 years	100.0	366.5
Within 3-5 years	-	-

## NOTE 21 Other liabilities

	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Tax liabilities	0.9	18.8	-	5.4
Trade payables	15.2	18.6	0.8	0.7
Other liabilities	3.1	1.3	0.2	2.2
<b>Carrying amount at year-end</b>	<b>19.2</b>	<b>38.6</b>	<b>1.0</b>	<b>8.3</b>

## NOTE 22 Accrued expenses and deferred income

	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Prepaid rents	20.3	17.6	-	-
Accrued interest expenses	2.9	3.6	-	0.3
Accrued personnel costs	12.1	16.9	12.1	4.0
Accrued operating expenses, property	5.4	6.6	-	-
Accrued project costs	54.1	13.1	-	-
Other accrued expenses	8.5	7.3	8.0	6.6
<b>Carrying amount at year-end</b>	<b>103.2</b>	<b>65.0</b>	<b>20.1</b>	<b>10.9</b>



## NOTE 23 Statement of cash flows

	Group		Parent Company	
	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<b>Adjustments for non-cash items</b>				
Depreciation and amortisation	0.1	0.1	0.0	0.0
<b>Carrying amount</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>	<b>0.0</b>

### Change in the Group's liabilities from financing activities

Maturity analysis	01/01/2024	Cash flows from financing activities	Non-cash adjustments			31/12/2024
			Accrual of borrowing costs and surplus value of bonds	Reclassification	Offsetting of receivable/liability	
Interest-bearing liabilities	1,522.8	-76.7	0.3	-	-	1,446.4
Liabilities to Group companies/associates	-	-	-	-	-	-
<b>Total liabilities from financing activities</b>	<b>1,522.8</b>	<b>-76.7</b>	<b>0.3</b>			<b>1,446.4</b>

Maturity analysis	01/01/2023	Cash flows from financing activities	Non-cash adjustments			31/12/2023
			Accrual of borrowing costs and surplus value of bonds	Reclassification	Offsetting of receivable/liability	
Interest-bearing liabilities	1,388.0	133.3	1.5	-	-	1,522.8
Liabilities to Group companies/associates	-	-	-	-	-	-
<b>Total liabilities from financing activities</b>	<b>1,388.0</b>	<b>133.3</b>	<b>1.5</b>			<b>1,522.8</b>



## NOTE 24 Pledged assets and contingent liabilities

Pledged assets	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Floating charges	10.3	10.3	10.3	10.3
Property mortgages	1,922.1	2,252.9	-	-
<b>Total</b>	<b>1,932.4</b>	<b>2,263.2</b>	<b>10.3</b>	<b>10.3</b>

Contingent liabilities	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Guarantees on behalf of subsidiaries	-	-	2,900.2	3,017.6
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,900.2</b>	<b>3,017.6</b>

Guarantees at the Parent Company consist primarily of the bank loans of subsidiaries and the provision of collateral for commitments at subsidiaries to municipal authorities under development contracts. In addition to property mortgages, the company has mortgage totalling SEK 1,380.0 million (485.6) in its own custody.

## NOTE 25 Related party transactions

### Group

Group subsidiaries are companies that are closely related to the Parent Company.

All transactions between Klöver AB (publ) and its subsidiaries have been eliminated in the consolidated accounts. Transactions have been priced on a market basis.

Klöver purchased accounting services from ALM Equity at a cost of SEK 3.6 million (4.1) during the period. Klöver also purchased legal services from Walthon Advokater, at which Board member Patrik Essehorn is a partner, at a cost of SEK 3.7 million (5.0). In addition, Klöver purchased services from Corem at a cost of SEK 0.3 million (2.4) and from Alm Equity at a cost of SEK 3.7 million (5.6), as well as construction services at a cost of SEK 128.4 million (26.1) from companies in the ALM Equity Group during the period. Klöver made project payments totalling SEK 17.6 million to Corem Property Group and payments totalling SEK 1.0 million to Alm Equity.

## Parent Company

A list of the Group's subsidiaries, which are also parties closely related to the Parent Company, is provided in Note 18. All transactions between Klöver AB (publ) and its subsidiaries have been eliminated in the consolidated financial statements.

For information regarding remuneration to senior executives, see Note 6 Employees, salaries and personnel costs.

### Summary of Parent Company's transactions with closely-related parties

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<b>Group companies</b>		
Revenue from goods/services	42.0	34.6
Net interest income	-	110.0
Group contributions	68.7	30.3
Liability at balance sheet date	280.4	468.1
Receivables at balance sheet date	55.2	767.9
<b>Other closely-related parties</b>		
Purchase of goods/services	4.8	4.6

Intra-Group income consists of the costs of management, development and governance invoiced by the Parent Company to Group companies. Of the Parent Company's sales during the financial year, 100 percent (100) relates to sales to Group companies. The Parent Company does not purchase any services from its subsidiaries.

## NOTE 26 Appropriations

	01/01/2024– 31/12/2024	01/01/2023– 31/12/2023
<b>Parent Company</b>		
Group contributions	68.7	30.3
Change in the tax allocation reserve	9.9	-
<b>Total</b>	<b>78.5</b>	<b>30.3</b>



### NOTE 27 Participations in subsidiaries

Parent Company's participations in directly-owned subsidiaries	31/12/2024	31/12/2023
<b>Opening recognised cost</b>	<b>9,205.4</b>	<b>2,000.1</b>
Acquisitions for the year	-	-
Additions	1,214.7	7,205.3
Sales	-	-
<b>Closing recognised cost</b>	<b>10,420.1</b>	<b>9,205.4</b>
<b>Opening accumulated impairment</b>	<b>-1,900.0</b>	<b>-1,900.0</b>
Impairment	-	-
Reversal of impairment items	-	-
<b>Closing carrying amount</b>	<b>8,520.1</b>	<b>7,305.4</b>

The Parent Company's only directly-owned subsidiary is Klöver Ben AB.

### NOTE 28 Equipment

	Group		Parent Company	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
<b>Opening carrying amount</b>				
Opening cost	0.2	0.2	0.2	0.2
Purchases	-	-	-	0.0
Sales and disposals	-	-	-	0.0
<b>Closing cost</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>
Opening accumulated impairment	-0.0	-0.0	-0.0	-0.0
Sales and disposals	-	-	-	0.0
Depreciation for the year	-0.1	-0.0	-0.1	-0.0
Closing accumulated impairment	-0.1	-0.0	-0.1	-0.0
<b>Closing carrying amount</b>	<b>0.1</b>	<b>0.2</b>	<b>0.1</b>	<b>0.2</b>

Equipment consists of office equipment.

### NOTE 29 Untaxed reserves at the Parent Company

	31/12/2024	31/12/2023
<b>Opening recognised cost</b>	<b>9.9</b>	<b>9.9</b>
Reversal/allocation to the tax allocation reserve	-9.9	-
<b>Closing carrying amount</b>	<b>0.0</b>	<b>9.9</b>

### NOTE 30 Events after the closing date

In January 2025, sales started for the Viridum project at Telefonplan, Stockholm.

In January 2025, the General Meeting approved a resolution to effect a new issue of up to 8,532,423 ordinary shares.



The undersigned hereby certify that the consolidated financial statements and the Annual Report have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and generally accepted accounting principles; that they provide a fair presentation of the financial position and results of the Group and of the company; and that the management report for the Group and the Parent Company provides a fair presentation of the development of the operations, financial position and results of the Group and of the company and describes the significant risks and uncertainties faced by the companies included in the Group. The Annual Report also includes the sustainability reporting of the Group and of the Parent Company in accordance with Chapter 6, Section 11 of the Swedish Annual Accounts Act; see pages 92–121. For sustainability reporting based on the Corporate Sustainability Reporting Directive (CSRD), see General Information on page 93.

Stockholm, 3 April 2025

The Board of Directors of Klöver AB (publ), company registration number 556733-4379

Petri Valkama  
Chair of the Board

Joakim Alm  
Board member

Patrik Essehorn  
Board member

Rickard Dahlberg  
Board member

Sebastian Vallgård  
Board member

Rickard Langerfors  
CEO

Our audit report was issued on 3 April 2025.

Öhrlings PricewaterhouseCoopers AB

Daniel Algotsson  
Authorised Public Accountant



# Auditor's report

To the general meeting of the shareholders of Klöver AB, corporate identity number 556733-4379

## Report on the annual accounts and consolidated accounts

### Opinions

We have audited the annual accounts and consolidated accounts of Klöver AB for the year 2024, except for the corporate governance report on pages 42–48. The company's annual accounts and consolidated accounts are included on pages 40–85 of this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and give a true and fair view, in all material respects, of the financial position of the parent company as of 31 December 2024 and of 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 give a true and fair view, in all material respects, of the financial position of the group as of 31 December 2024 and of its 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 report on pages 42–48. The 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 group.

### 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.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

### Other information

The audit of the annual accounts and consolidated accounts for 2023 was performed by another auditor who submitted an auditor's report dated 3 April 2024, with unmodified opinions in the Report on the annual accounts and consolidated accounts.

### Other information than the annual accounts and consolidated accounts

This document also contains information other than the annual report and consolidated financial statements and is found on pages 1–40 and 88–121. The Board of Directors and the CEO 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, and the Annual Accounts Act. 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 and group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, cease operations or has no realistic alternative to doing any of this.

### 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.



# Auditor's report

A further description of our responsibility for the audit of the annual accounts and consolidated accounts is available on the Swedish Inspectorate of Auditors' website: [www.revisorsinspektionen.se/revisornsansvar](http://www.revisorsinspektionen.se/revisornsansvar). This description is part of the auditor's report.

## Report on other legal and regulatory requirements

### 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 Klöver AB for 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 and group's type of operations, size and risks place on the size of the parent company's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the management of the company's affairs. This includes among other things continuous assessment of the company and 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.

A further description of our responsibility for the audit of the administration is available on the Swedish Inspectorate of Auditors' website: [www.revisorsinspektionen.se/revisornsansvar](http://www.revisorsinspektionen.se/revisornsansvar). This description is part of the auditor's report.

### The auditor's examination of the corporate governance statement

It is the Board of Directors who is responsible for that the corporate governance statement on pages 42–48 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's auditing 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.

Stockholm the date indicated by our electronic signature

Öhrlings PricewaterhouseCoopers AB

Daniel Algotsson  
Authorized Public Accountant

*This is a translation of the Swedish language original. In the event of any differences between this translation and the Swedish language original, the latter shall prevail.*



# Multi-year overview

	2024	2023	2022	2021	2020
<b>Income statement</b>					
Rental income	221.4	198.2	115.1	15.5	12.1
Other income	0.3	5.0	5.1	-	-
Net operating income	135.7	118.1	77.1	-2.3	-2.1
Central administration	-109.4	-57.7	-34.6	-9.2	-29.6
Financial income and expenses	-79.9	-64.4	-32.7	-23.7	-26.2
Profit from property management	-53.7	-4.0	9.8	-35.2	-57.8
Result from residential development	-	-	-7.8	-49.0	-30.8
Result from investments in associates	-	-	3.7	9.4	7.2
Unrealised changes in value and impairment	245.9	-1,825.1	-1,721.2	1,043.6	-
Profit/loss for the year	127.2	-1,886.1	-1,735.4	753.7	-83.3
<b>Statement of financial position</b>					
Intangible assets	151.2	161.8	191.9	1.7	2.9
Development projects	1,207.5	1,036.2	1,604.8	-	-
Investment properties	6,757.9	6,120.5	6,876.9	2,209.9	-
Other non-current assets	108.9	93.8	662.9	483.6	672.4
Project properties	-	-	-	63.4	1,071.3
Other current assets	65.1	59.6	124.3	108.8	210.5
Cash and cash equivalents	150.3	272.7	84.1	44.6	33.8
Total equity	6,559.7	5,882.4	7,815.5	1,426.0	672.3
Balance sheet total	8,441.1	7,744.6	9,545.0	2,912.1	1,990.8
<b>Key performance indicators</b>					
Equity/asset ratio, percent	77.7	76.0	81.9	49.0	33.8
Net asset value (NAV) per share	36.54	38.5	61.2	13.4	5.5
Surplus ratio of investment property under management, percent	67.2	72.0	71.2	n/a	n/a

Klöver was established in its current form on 28 April 2022. All amounts prior to this date refer to the business that was operated under the name Tobin Properties. This means that no meaningful comparison can be made with previous periods in terms of assessing the development of Klöver's current operations.



# Key performance indicators

	2024 Jan-Dec	2023 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec
<b>Related to investment property under management</b>				
Surplus ratio, percent	67.2	72.0	71.2	n/a
Loan-to-value (LTV) ratio, percent	61.0	61.1	56.9	n/a
Occupancy rate, percent	100	99	96	n/a
Lettable area, sqm	19,767	19,951	15,931	n/a
Number of apartments at end of period	468	468	420	n/a
Fair value at end of period, SEK million	952	961	957	n/a
<b>Related to investment properties under construction</b>				
Number of apartments at end of period	1041	-	48	n/a
Fair value, SEK million	781	-	124	n/a
<b>Financial</b>				
EBITDA margin, percent	11.9	30.5	31.1	n/a
Loan-to-value (LTV) ratio, percent	21.4	24.9	20.2	n/a
Interest coverage ratio (ICR), times	0.3	0.9	0.8	-3.6
Equity/asset ratio at balance sheet date, percent	77.7	76.0	81.9	49.0
Adjusted equity/asset ratio (equity/asset ratio NAV) at balance sheet date, percent	80.8	78.4	84.2	56.4
Average interest rate at balance sheet date, percent	4.3	5.2	4.3	n/a
Net interest-bearing liabilities at balance sheet date, SEK million	1,296	1,250	1,304	104
Cash flow from operating activities before changes in working capital, SEK million	-69.8	-9.3	-12.3	-73.2
<b>Share-based</b>				
Profit/loss for the period, SEK per share	0.76	-13.93	-13.79	6.14
NAV, SEK per share	36.5	38.5	61.24	13.38

For the calculation of alternative key performance indicators, see [klovern.se](https://www.klovern.se)



# Definitions

The Annual Report presents a number of financial key performance indicators and measures that are not defined in accordance with IFRS. Klöver believes that these key performance indicators and metrics provide valuable supplementary information to investors and Klöver's management for analysis of the company's business. Not all companies calculate financial key performance indicators and metrics in the same way and so these are not always comparable. Definitions for selected key performance indicators and metrics are presented below. An additional calculation appendix is provided at [klovern.se](http://klovern.se) for the key performance indicators that are not directly identifiable from the financial statements.

## Related to investment properties

The key performance indicators under this heading relate only to completed investment properties.

### Surplus ratio of investment properties, percent

Operating surplus divided by rental income. Stated to illustrate the current earnings from property management activities.

### Loan-to-value (LTV) ratio of investment properties, percent

Net interest-bearing liabilities for investment properties divided by the fair value of investment properties at the balance sheet date. Stated to illustrate Klöver's financial risk.

### Occupancy rate of investment properties, percent

Contracted area divided by the area of completed investment property at the balance sheet date.

### Lettable area, sqm

Lettable area in completed investment properties, excluding area of garages and parking spaces, at the balance sheet date.

### Number of apartments at end of period

The number of lettable apartments in completed investment properties at the balance sheet date.

### Fair value at end of period, SEK million

The estimated fair value of completed investment properties at the balance sheet date. This estimate has taken into account income from current leases and the current level of operating expenses, as well as a market-based assessment of future rental income and operating expenses.

## Related to investment properties under construction

The key performance indicators under this heading refer to properties under construction.

### Number of apartments at end of period

The number of lettable apartments in investment properties under construction that will be available for rent once the property is completed. Used to illustrate the volume in property under construction.

### Fair value of property under construction at end of period, SEK million

The estimated fair value of property under construction less estimated remaining costs. Used as a metric for the volume of investment property under construction.

## Financial key performance indicators

The key performance indicators under this heading relate to Klöver as a whole.

### EBITDA margin, percent

EBITDA divided by rental income. Stated to illustrate the current earnings from property management activities.

### Loan-to-value (LTV) ratio, percent

Interest-bearing liabilities divided by the fair value of investment properties at the balance sheet date. Stated to illustrate Klöver's financial risk relating to the property portfolio.

### Interest coverage ratio (ICR), times

EBITDA divided by net financial income. Used to illustrate Klöver's sensitivity to changes in interest rates.

### Equity/asset ratio at balance sheet date, percent

Equity divided by total assets at the balance sheet date. Used to illustrate Klöver's financial stability.

### Adjusted equity (NAV), SEK million

Reported equity with reversal of goodwill attributable to deferred tax, derivatives and deferred tax. This metric illustrates the long-term net asset value.

### Adjusted equity/asset ratio (equity/asset ratio NAV) at the balance sheet date

NAV divided by total assets less goodwill attributable to deferred tax and right-of-use assets. Used to illustrate Klöver's long-term financial stability.

## Profit from property management

Profit from property management is the profit or loss from property management, including central administration and financial income and expenses, but before both realised and unrealised changes in value and tax. Income from property management is a measure of the profit from ongoing property management.

### Average interest rate, percent

Volume-weighted interest rate for interest-bearing liabilities and derivatives at the balance sheet date. Stated to illustrate Klöver's financial risk by indicating the current interest rates on loans at the end of the period.

### Net interest-bearing liabilities at balance sheet date, SEK million

Interest-bearing liabilities less cash and cash equivalents. Stated to illustrate Klöver's financial risk excluding IFRS 16.

### Cash flow from operating activities before changes in working capital, SEK million

Operating surplus adjusted for non-cash items and less central administration expenses, net financial expenses and taxes paid. Stated to illustrate the current earning capacity of cash and cash equivalents.

## Share-based key performance indicators

### NAV, SEK per share

Ratio of NAV to the number of ordinary shares outstanding at the balance sheet date.



# Definition of the property portfolio and its phases

Klöver's property portfolio consists of investment properties and development projects. Investment properties are properties owned by companies that are part of the Klöver Group. Development projects are projects aimed at purchase of a property. Such projects may consist of a land allocation or an option contract with a right to acquire a property once a town plan has been established or a building permit has been obtained. Klöver also uses different terms for properties and development projects, depending on what stage the project has reached in the value-creation process.

## Investment properties

Investment properties – properties that Klöver owns.

For accounting purposes, investment property is recognised in accordance with IAS 40 and Level 3 of IFRS 13 “Unobservable inputs”.

Investment properties may, in turn, be classified according to different processing phases.

- Project properties are properties where Klöver intends to build residential buildings, but which are leased out until their demolition and the construction start. The majority of properties that are leased out are commercial premises and parking spaces, mostly on short-term leases and without any right of possession. These properties are an important source of income for Klöver until the newly constructed residential buildings are completed and can be leased out. At the same time, work is ongoing regarding amendment of the zoning plan to enable the construction of residential buildings. Klöver terms properties “project properties” when referring to the rental business, and “properties in the zoning plan development process” when referring to a project that will lead to an amended zoning plan. Once the zoning plan is approved, it is regarded as a property with a zoning plan determined, but also a project property as long as the property is leased out prior to commencement of the project.

- Properties and apartments where work is in progress to amend the zoning plan to enable the construction of residential buildings. These are termed properties in with a “zoning plan in progress” or properties “with a zoning plan determined”, depending on the stage of the process they are in. A property at either of these development phases may also constitute a project property if it is leased out.
- Properties and apartments are recognised as being in production when a signed construction contract is in place and the contractor has started work, i.e. production has started. The contract may include conditions that allow production to be paused or cancelled. Production is divided into design and construction.
- Properties and apartments are recognised as under construction when there is a binding contract in place with a contractor to construct a building without conditions that would allow the production to be unilaterally suspended.
- Properties and apartments that have been completed and are rented out as residential are termed “properties under management” by Klöver.

## Development projects

Development projects are projects in which Klöver has a land allocation or option agreement to acquire a property once a new zoning plan has gained legal force, or when building permits for residential properties have been obtained, for example. As Klöver does not own the property, the project is

classified as a development project. For accounting purposes, development projects are instead recognised in accordance with IAS 38, taking into account IAS 36 and Level 3 of IFRS 13 “Unobservable inputs”.

Depending on the stage of the process, projects are referred to as being in the “in zoning plan” phase or “with zoning plan determined” phase. Following acquisition, the development projects are reclassified as investment properties.

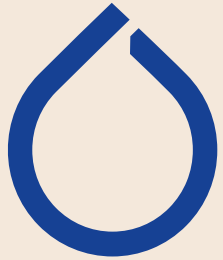
## Property portfolio

Klöver uses the term “property portfolio” when referring to investment properties and development projects together.

## Planned apartments

The term “planned apartments” is used to describe apartments where Klöver has an ongoing zoning plan process or a legally valid zoning plan and the apartments have not yet been completed.

The term may refer to a property or site leasehold that Klöver owns and where a residential building is planned or under construction, i.e. in production. It may also refer to a land allocation or an option to buy a company that owns a property where the production of apartments is planned.



## Sustainability report

- 93 General disclosures
- 104 Environmental information
- 113 Social information
- 120 Corporate governance
- 121 Auditor's report on the statutory sustainability report





# ESRS 2 – General disclosures

## Basis for preparation

### BP-1: General basis for preparation of the sustainability statement

### BP-2: Disclosures in relation to specific circumstances

Klöver's sustainability work for the 2024 financial and accounting year is described in accordance with the legal requirement for sustainability reporting. Klöver was established in 2022 and this is the company's third sustainability report. The next report on the company's sustainability work will be published in spring 2026. Information on sustainability work at the overarching level is also available at [www.klovern.se](http://www.klovern.se).

For 2024, Klöver has started to report in accordance with ESRS (the European Sustainability Reporting Standards), to prepare for reporting in accordance with CSRD (the Corporate Sustainability Reporting Directive). The report for the year 2024 is not a report that is fully ESRS-compliant. The information on which the report is based was collected through reporting systems and internal reporting processes. Limitations regarding reporting are specified for each ESRS disclosure requirement.

The sustainability report includes Klöver's wholly owned subsidiaries. The scope of the sustainability report aligns with that of the financial reporting. No divestments or acquisitions were made during the year that affect the sustainability reporting or the material sustainability issues. The Annual and Sustainability Report covers the period 1 January to 31 December 2024. The sustainability report is not subject to external review.

## Reporting under the EU Taxonomy Regulation

Klöver is not subject to the disclosure requirements of the 2024 Taxonomy Regulation. Klöver intends to report according to the taxonomy in the years ahead.

## Disclosures required by the Swedish Annual Accounts Act

Area	Examples of Klöver's sustainability work	Page reference
Material issues	In 2024, Klöver conducted a double materiality analysis in accordance with the requirements of CSRD and ESRS. The materiality analysis will be subject to annual review.	99
Environment	Klöver's top environmental priority is to reduce greenhouse gas emissions. Klöver is engaged in a structured programme to increase energy and resource efficiency throughout the organisation.	104
Social conditions	Klöver's point of departure is to create vibrant and safe neighbourhoods that residents enjoy, and where they like to stay. The company operates in a structured way, including social value creation analysis in all project development.	113
Personnel	Klöver is to be a workplace where all employees thrive and feel included, respected and safe. We have a policy of zero tolerance for any form of discrimination, victimisation or harassment.	113
Human rights	We continue to strive for greater equality and diversity in our own operations and in the value chain. We set clear requirements to promote good working conditions and labour rights in the company's supply chain.	113
Anti-corruption	Klöver works preventively to combat corruption and bribery. We continue to focus on developing corporate culture, training in codes of conduct and policies, and monitoring suppliers and partners. We have a whistleblower function and any offences reported are followed up.	120
Business model	Klöver's business model is to create value growth through transactions, development, sales and long-term management of residential properties.	96
Policies	Reviews of the company's policy documents and further development of its internal procedures are performed annually.	94
Risks	Klöver analyses risks and reviews action plans for managing risks on an ongoing basis. Climate risk analyses are performed in accordance with TCFD at construction level and EU Taxonomy reporting is gradually being developed.	94



## Governance

**GOV-1: The role of the administrative, management and supervisory bodies**

**GOV-2: Information provided to and sustainability matters addressed by the undertaking's administrative, management and supervisory bodies**

Sustainable development is fundamental to and a guiding principle of all operations conducted at Klöver. Sustainability work is integrated into every aspect of the company's operations. This is based on applicable laws, regulations, international frameworks and internal policies and goals, as described in the overarching policy document Sustainability Policy and the Code of Conduct.

The Sustainability Policy and Code of Conduct set out Klöver's positions and values in terms of economic, social and environmental responsibility. Along with our values, the starting point is the UN Global Compact's Ten Principles on Human Rights, Labour, Environment and Corruption.

The focus of strategic and operational sustainability work is on the prioritised sustainability areas identified in Klöver's double materiality analysis (DMA), see pages 99–101.

### Board of Director's work on sustainability issues

Every year, Klöver's Board of Directors establishes overarching policies, strategies and long-term goals, and ensures that the company's strategy and investments align with established sustainable development guidelines. The Board also responsible for approval of the DMA. The Board thus exercises a supervisory role and sets the framework for sustainability work through policy, business strategy and long-term goals.

In addition, the Board annually considers for adoption a policy setting out the overall principles of corporate governance, the Corporate Governance Policy. This policy aims to tie the strategy to the internal rules and processes that are used to manage the organisation. The company's governance and monitoring process includes identifying and managing both risks and opportunities, and ensuring progress towards the goals and commitments that have been adopted. Klöver's overall sustainability goals are integrated with other business

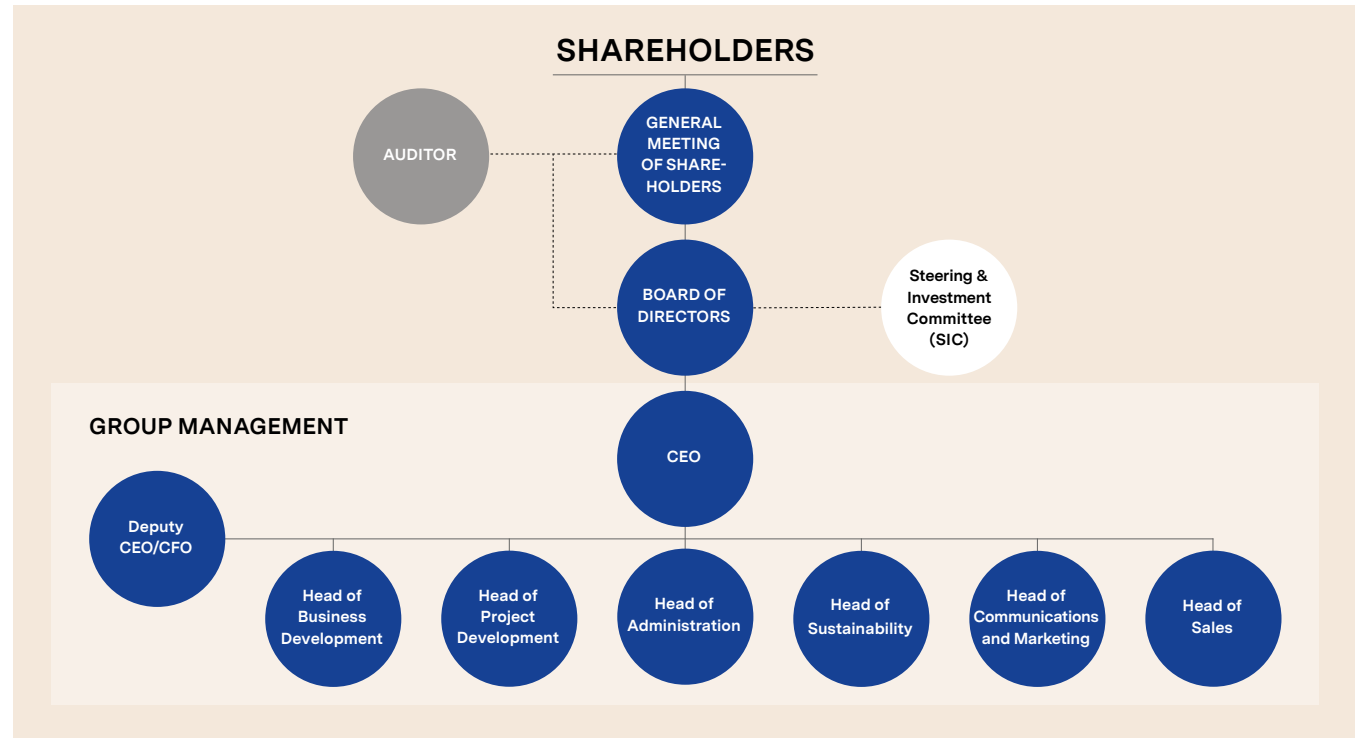


Table showing how Klöver's policies apply to different sustainability areas

Document	Decision and review	Policy owner	E1	E4	E5	S1	S2	S3	G1
Financial policy	Board of Directors annually	CEO							●
Investment policy	Board of Directors annually	CEO							
Conflict management policy	Board of Directors annually	CEO							●
Crisis management policy	Board of Directors annually	CEO				●	●		●
Health and safety policy	Board of Directors annually	CEO				●	●		
Personal data processing policy	Board of Directors annually	CEO							
Information policy	Board of Directors annually	CEO							●
Sustainability policy and Code of Conduct	Board of Directors annually	CEO	●	●	●	●	●	●	●
Corporate governance policy	Board of Directors annually	CEO	●	●	●	●			●
Risk policy	Board of Directors annually	CEO							●
Valuation policy	Board of Directors annually	CEO							●
IT and information security	Board of Directors annually	CEO							●

E1 - Climate change E4 - Biodiversity E5 - Circular economy S1 - Own workforce  
S2 - Workers in the value chain S3 - Affected communities G1 - Business conduct



and operational goals, which means they form part of the annual process of business planning, risk analysis and strategy.

The Board of Directors is responsible for establishing fit-for-purpose and effective risk management and internal control systems. Risks in the broader area of sustainability are integrated as a risk category among other operational and business risks and, as such, form part of the annual risk analysis and business planning process. Klövern identifies, evaluates and manages risks that threaten Klövern's core values, vision, business concept and business. Risks are assessed annually in terms of the categories of strategic risks, operational risks, compliance risks and financial risks. Every year, the CEO presents an updated risk analysis for discussion by the Audit Committee (Board of Directors), followed by finalisation and approval by the Board. Klövern also performs an annual risk assessment of the risks in its business processes. Control activities to address the most material risks identified in the risk assessment are then determined. These control activities serve as a starting point for the minimum level of control to be established and functioning in Klövern's identified business processes. A self-assessment of the minimum level of control in the business processes is to be carried out annually and reported to the Audit Committee (Board). The Deputy CEO is responsible for the self-assessment process.

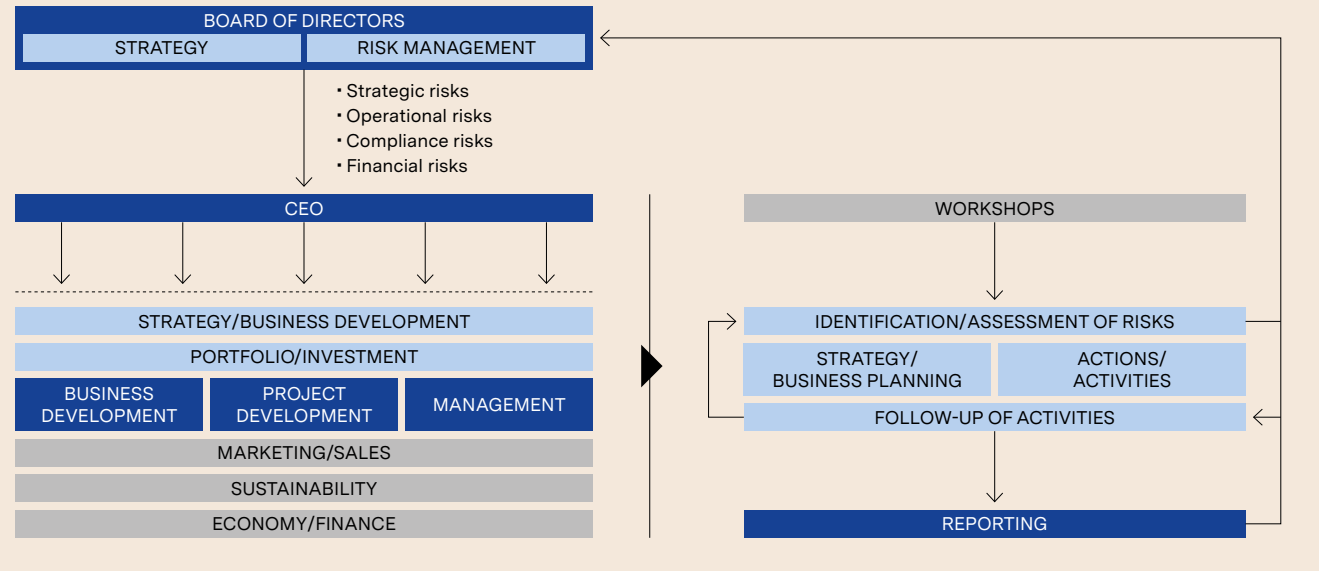
In addition to the policies that govern sustainability work, additional steering documents approved by the CEO apply, as well as guidelines and processes, including the Supplier Code of Conduct, Health and Safety Manual and equal treatment guidelines.

#### Management's approach to sustainability issues

Sustainability work is based on the company's strategy and long-term goals, as well as its three-year business plan, which is revised annually by Management and subject to approval by the Board of Directors. The focus is on the prioritised sustainability areas identified in Klövern's DMA.

The CEO bears overall responsibility for the strategy and business plan and has delegated responsibility for driving and developing sustainability work to the Head of Sustainability, who is a member of the company's management team. The management team decides, and is responsible for, the annual operational goals, as well as for implementing and monitor-

### Risk management process



ing them. The management team is responsible for annually reviewing the DMA after discussion and for ensuring that strategic direction and operational goals are in line with the materiality analysis.

Management has also established a dedicated crisis management function. Klövern must be prepared for a crisis of any kind and must have a crisis management plan and a business continuity plan in place for the organisation. The CEO bears responsibility for crisis management in the organisation.

#### Sustainability organisation

The Head of Sustainability leads the strategic and operational process, coordinates work with other areas of expertise and operational areas, and reports to Management and the Board. The Head of Sustainability is also responsible for compiling sustainability data and producing the annual sustainability report and other sustainability communication. In 2024, the sustainability function was expanded with two new members specialising in energy and technology and environmental

certification. At operational level, each business manager, supported by the sustainability function, is responsible for integrating sustainability issues and ensuring that goals are achieved.

#### GOV-3: Integration of sustainability-related performance in incentive schemes

Klövern's incentive system consists of an annual bonus that may be payable according to the employee's position, and is calculated on the employee's targets. In 2024, 50 percent of the bonus was based on an evaluation of the outcome measured against Klövern's goals at company level. These consisted of operational, financial and sustainability goals.

#### GOV-4: Statement on due diligence

Due diligence involves identifying, preventing, mitigating and disclosing how the actual and potential adverse impacts of the company's activities on people and the environment are addressed. At Klövern, this means above all striving for sustainable supply chains by ensuring that the value chain



becomes more sustainable in terms of the environment, human rights, health and safety, labour law and business ethics. Klöver's due diligence process will undergo further development in 2025.

#### GOV-5: Risk management and internal controls over sustainability reporting

The sustainability reporting process and preparation of the 2024 Sustainability Report has been documented and risks in the process and risks of errors in reporting, along with suitable control activities, have been identified. Such control activities have been linked to aspects of the process and for the most part centre on data collection and data quality, underlying calculations and estimations, and textual accuracy. Internal control over sustainability reporting is under development and will undergo further development in the years ahead. This aspect mainly involves collection systems and data quality.

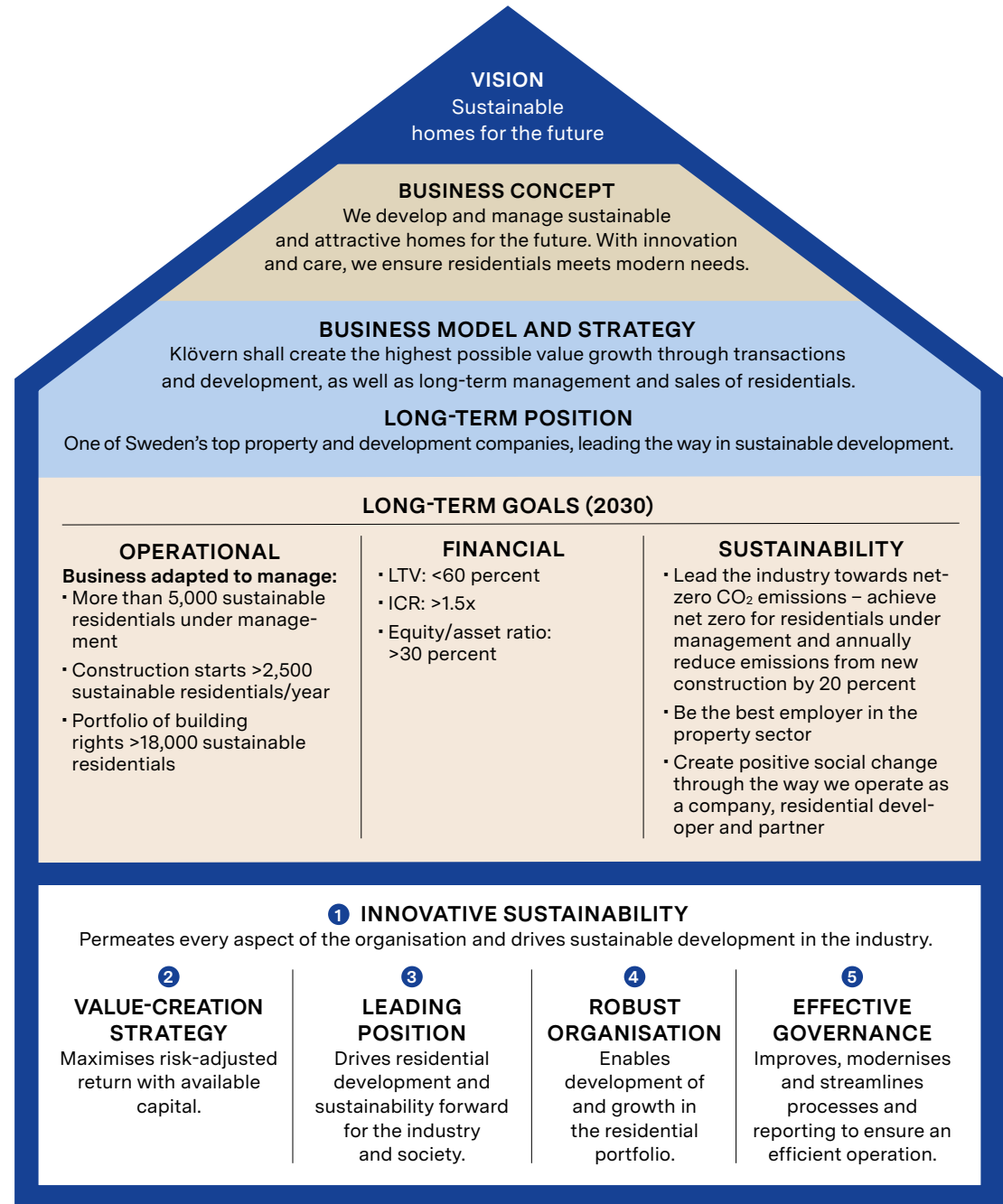
## Strategy

### SBM-1: Strategy, business model and value chain

Klöver is a housing company that develops sustainable homes for sale or own management. Klöver's property portfolio consists of 468 rental apartments under management, 1,842 apartments in production, building rights for 18,000 residential units and 27 project properties, producing commercial net operating income, that will eventually be developed into homes.

### Value-creating business model and strategy

Klöver's business model and strategy are based on Klöver's vision of creating sustainable homes for the future. Klöver's business model requires the company to create the maximum possible value growth through transactions, residential development, sales and long-term management of residential properties. The business strategy is based on five priority areas, each with their underlying strategy, of which Innovative Sustainability is one. This is the only strategy that figures consistently in all prioritised areas, and is thus the strategy that will permeate every aspect of Klöver's business and operations, see diagram, right. This will ensure that Klöver achieves the long-term position it seeks – one of Sweden's top property and development companies, leading the way in sustainable development.





Sustainability work is an integral part of the business as a whole and is further embodied in Klöver's sustainability strategy. This is implemented operationally via goals, processes, working practices and business plans on the project development and management side, which are followed up in internal and external reporting.

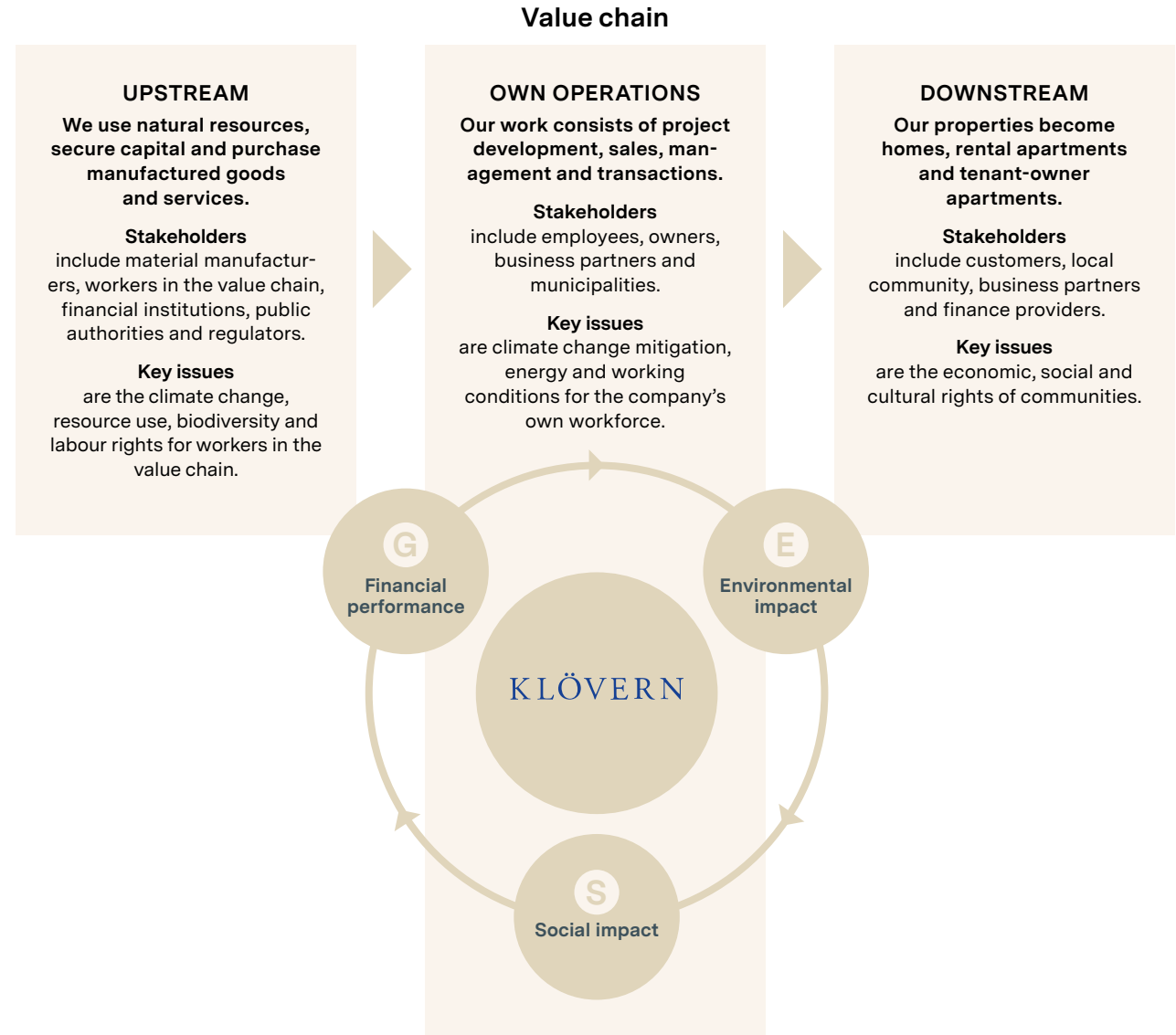
#### Commitment and external frameworks governing sustainability

Overarching sustainability governance is based on international sustainability frameworks and guidelines. The aim is to ensure that sustainability work contributes to achievement of the Sustainable Development Goals and the Paris Agreement and complies with the UN Global Compact and the UN Guiding Principles on Business and Human Rights.

Operational activities are based on international and national frameworks such as the Science Based Targets initiative (SBTi) for climate targets, environmental certification schemes for energy and environmental targets, and the Sustainable Construction Banking Initiative. Read more about how these frameworks are integrated into the organisation in the sections on each thematic standard.

#### Value chain

Klöver creates value for customers, owners, partners and society at large through the development, sale and long-term management of residential properties. Through our activities, we have an economic, social and environmental impact on the world around us. At the same time, the organisation needs to be resilient to external impacts and risks. In its sustainability work and sustainability reporting, Klöver must take its value chain as a whole into account. This means that the company needs to look beyond its own operations and also include stakeholders and activities that are involved, for example, in the production and distribution of products and services on which it is indirectly dependent. Through the company's work on its DMA, and using the value chain as a starting point, stakeholders, direct and indirect impacts, risks and opportunities have been identified. The figure, right, illustrates this broader perspective, outlining key environmental (E), social (S) and governance (G) sustainability issues across the value chain.





## SBM-2: Interests and views of stakeholders

Klöver's key stakeholders include both internal and external parties who help us create value and for whom we generate value. A continuous dialogue with our stakeholders informs us of our strategic decisions and daily operations in areas such as market demands, sustainability efforts, procurement practices, and strategic partnerships.

Each stakeholder group has unique needs and perspectives, and their relationships with us can lead to both positive and negative impacts. We intend to stay informed and act on opportunities and risks identified through our engagement and dialogue with key stakeholders. Views and interests of our key stakeholders are continuously discussed internally in relevant context.

Our stakeholders include customers, local authorities and communities, lenders and investors, suppliers and business partners, employees and shareholders. Our approach to stakeholder engagement varies depending on the stakeholder group, and we utilise a mix of informal and formal channels and methods to maintain dialogue.

In addition to the stakeholder dialogue, we perform business intelligence and analyse stakeholder priorities. Within the scope of this year's DMA, in-depth interviews were carried out with key stakeholders and subject-matter experts with in-depth knowledge in areas such as environmental matters related to our business model. Our DMA and the information in the sustainability statements underscore the most important topics for our stakeholders as it considers the identified interdependencies, IROs related to our value chain.

## SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model

The point of departure for Klöver's sustainability work are the ESG-aspects that has the most significant impact on our business. In 2024, Klöver conducted a full-scale DMA in accordance with CSRD for the first time. Via the analysis, Klöver identified and assessed sustainability-related opportunities, risks, and positive and negative impact in the value

chain. The outcome of the DMA was adopted by the Management in June 2024 and confirmed by the Board of Directors.

The company's impact has been categorised into a number of sustainability areas key to Klöver's long-term strategy and largely integrated into the business plan, see SBM-3 table on page 101. Overall, our material IROs relate to the core activities of our business model and are primarily concentrated close to our own operations. This also constitutes the basis for the sustainability statement. In connection with the annual DMA review the Board of Directors will be informed to ensure action and ongoing development of our strategy and business model aligned with the material sustainability aspects.

Sustainability risks identified that may have a financial impact also fall within the company's risk management process, where they represent risk drivers in Klöver's overall risk categories, see description in Risks and uncertainties on pages 48–50. Measures to address these risks are described in more detail under each thematic standard in this sustainability report.

A more detailed description of material impacts is provided in the section on each thematic standard, i.e. material sustainability issue, later in this sustainability statement. For more information on the DMA process, see the next section, IRO-1.

## SBM-2 Interest and views of stakeholders

Stakeholders	Examples of dialogues/sources of information	Priority areas
Shareholders	Governance forum, shareholder instruction, general meeting	Growth and returns, sustainability in new construction, sustainable long-term management
Customers (tenant-owner buyers and tenants)	Customer meetings	Product quality, affordability, well-being and safety, long-term costs
Employees	Employee surveys, performance reviews, briefings	Health and safety and working conditions, well-being and engagement, profitability, sustainability
Municipalities and community (legislators, public authorities, politicians, partners, stakeholder organisations)	Coordination meetings, consultations/dialogue meetings, participation in network meetings and industry forums, external reviews, dialogues with stakeholders and specialists on various sustainability issues	Socially and environmentally sustainable urban development, power to execute, business ethics
Finance providers and investors	Interviews, meetings, financial reports	Sustainable company profile, social sustainability in the supply chain, environmental and climate impact of operations
Suppliers and business partners	Supplier events, meetings, interviews	Professional and responsible relationships, setting of environmental and climate requirements, safe work environment, good working conditions and fundamental human rights



## IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities

### Double materiality analysis (DMA)

To identify material impacts, risks and opportunities, Klöverner has performed a double materiality analysis. The double materiality analysis aims to identify and assess sustainability issues – environmental, social and governance (ESG) – that have a material impact on the company from a financial and/or impact perspective.

Financial materiality focuses on the impact of ESG issues on the company's financial performance. It takes into account factors such as regulatory changes, market trends, stakeholder expectations and climate risks that may affect the company's revenues, costs and overall financial status. The material impact perspective instead looks at how the company's activities affect the world around it, i.e. the environment, society and the economy. It takes into account the company's contribution to ESG factors such as climate change, resource use and social justice.

### Process and implementation

Klöverner's first ESRS double materiality analysis was performed in 2024. The analysis will be reviewed annually and updated in the light of external developments, new policies, best practices and organisational changes. Where new material issues are identified, Klöverner's Sustainability Policy and Code of Conduct are also updated and referred to the Board for adoption.

Implementation of the double materiality analysis is a five-phase process:

- 1 Understanding the value chain and stakeholders
- 2 Identification of material sustainability issues
- 3 Assessment of materiality and impact, risks and opportunities
- 4 Compilation and finalisation
- 5 Validation and integration into business strategy

In the process of the DMA, each phase was validated by Klöverner's management team and the final result was adopted by the company's Board of Directors. The materiality analysis was based on the stakeholders' most material issues, previously conducted materiality analysis, value chain analysis and ESG issues addressed in ESRS.

### Phase 1. Analysis of the value chain and stakeholders

The first step in identifying and assessing the impacts, risks and opportunities material to the company was to map and understand Klöverner's business model and value chain from an ESG perspective. Resources and key stakeholders were mapped against key activities in the value chain, creating a clearly defined scope for the assessment.

### Phase 2. Identification of material sustainability issues

The second step in the process was to identify material sustainability issues. The key issues were identified and mapped by involving, examining and taking into account stakeholders' perspectives and views throughout the process, along with business intelligence and trend scouting. Experts in relevant areas, representatives of selected stakeholder groups, company management and owners were interviewed in depth and involved in the work in order to understand Klöverner's impact, as well as the impact of the outside world on Klöverner as a company. The process then went on to analyse and determine where in the value chain the impact, risk or opportunity arises, whether the impact is positive/negative and actual/potential, and the relevant timeframe.

### Phase 3. Assessment of materiality and impact, risks and opportunities

A materiality assessment was then carried out. The assessment criteria were established in line with the requirements of ESRS. The assessment looked at scale, scope and recoverability, as well as severity and probability. Based on the assessment of material impact and financial materiality, a threshold was identified to define which issues should be considered material.

### Phase 4. Compilation and finalisation

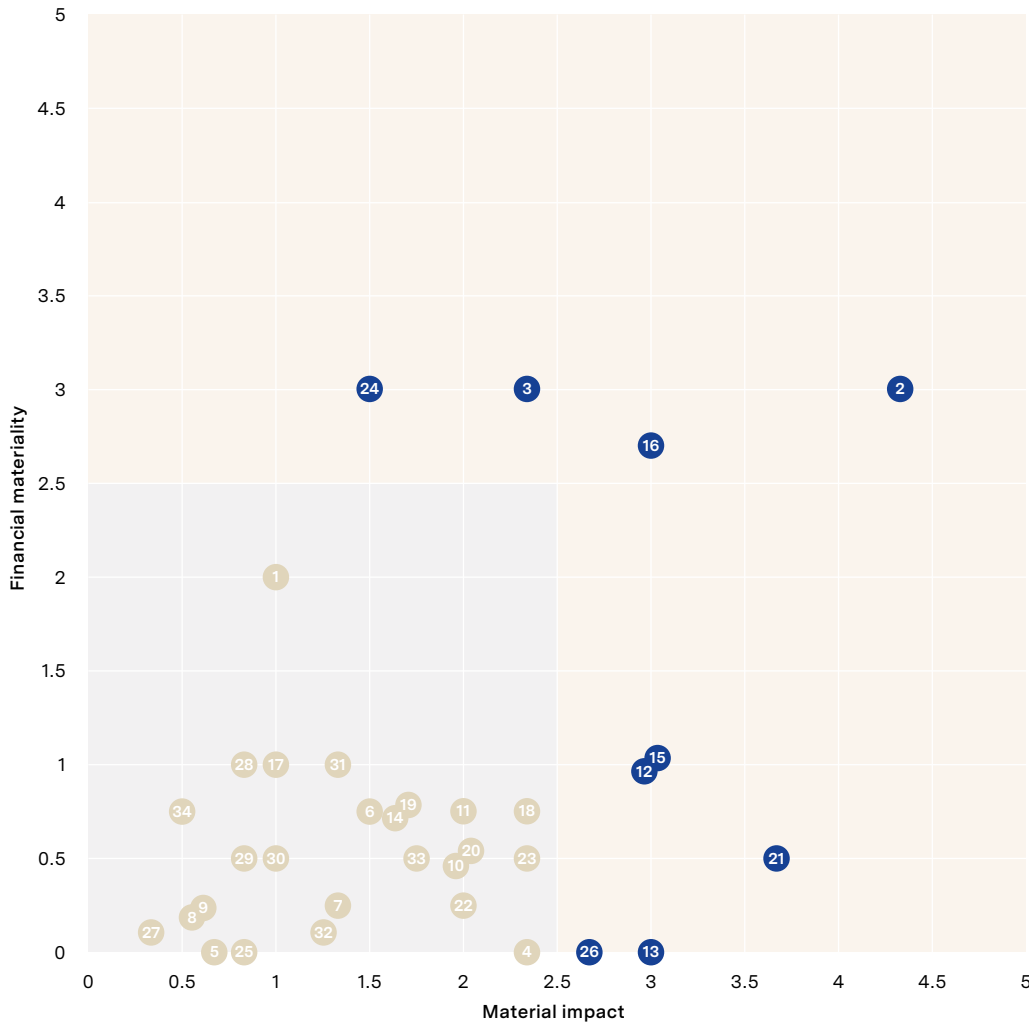
Finally, the findings from the double materiality analysis were documented and summarised in a matrix, see chart on the next page. The Board of Directors adopted the materiality analysis and it is presented in the Sustainability Report in the Annual Report.

### Phase 5. Integration into business strategy

The final step is to review of how well the information gathered from the stakeholder dialogue and materiality assessment is integrated into the company's overall strategy and decision-making processes. This ensures that sustainability issues are taken into account in the company's long-term planning and risk management. In this year's materiality analysis, we found that most of the material issues have been well integrated into the strategy and business plan. For the business plan and strategic work in the years ahead, the strategic management of risks that may arise in the indirect value chain needs to be developed.



### Outcome of double materiality analysis



#### Material issues

##### Highest priority

- 2 Climate change mitigation (E1)
- 3 Energy (E1)
- 16 Resource inflows, including resource use (E5)
- 24 Economic, social and cultural rights of communities, social and cultural rights (S3)
- 12 Direct impact drivers of biodiversity loss (E4)
- 13 Impacts on the status of species (E4)
- 15 Impacts of and dependencies on ecosystem services (E4)
- 21 Working conditions (workers in the value chain) (S2)
- 26 Rights of indigenous peoples (S3)

##### Non-material issues

- 1 Climate change adaptation (E1)
- 4 Pollution of air (E2)
- 5 Pollution of water (E2)
- 6 Pollution of soil (E2)
- 7 Pollution of living organisms and food resources (E2)
- 8 Substances of concern (E2)
- 9 Substances of very high concern (E2)
- 10 Microplastics (E2)
- 11 Water (E3)
- 14 Impacts on the extent and condition of ecosystems (E4)
- 17 Resource outflows related to products and services (E5)
- 18 Waste (E5)
- 19 Working conditions (own workforce) (S1)
- 20 Equal treatment and equal opportunities for all (own workforce) (S1)
- 22 Equal treatment and equal opportunities for all (own workforce) (S2)
- 23 Other labour rights (employees in the value chain) (S2)
- 25 Civil and political rights of communities (S3)
- 27 Information-related impacts on consumers and/or end-users (S4)
- 28 Personal safety of consumers and/or end-users (S4)
- 29 Social inclusion of consumers and/or end-users (S4)
- 30 Community engagement
- 31 Corporate culture (G1)
- 32 Protection of whistle-blowers (G1)
- 33 Management of relationships with suppliers including payment practices (G1)
- 34 Corruption and bribery (G1)



## SBM-3 Material issues, their link to business strategy and related goals

Klöver's material issues under the DMA and selected disclosure requirements over and above the DMA	Alignment with business strategy and goals	Klöver's overall sustainability goals 2030	Goal 2024	Goal achievement 2024	Goal 2025
<b>E1, E4, E5</b>					
Climate change mitigation	Total	Klöver is to lead the industry towards net-zero CO <sub>2</sub> emissions, itself achieve net zero for homes under management, and annually reduce emissions from new construction by 20 percent	Building-related emissions, LCA stages A1–A5, are to be below 290 kg CO <sub>2</sub> e/sqm GFA <sup>1</sup>	The average for projects awarded building permits during the year was 276 kg CO <sub>2</sub> e/sqm GFA <sup>1</sup>	Building-related emissions, LCA stages A1–A5, are to be reduced by 20 percent to less than 232 kg CO <sub>2</sub> e/sqm GFA <sup>1</sup>
Resources inflow, including resource use	Total				
Energy	Total		All electricity purchased is to be renewable	All electricity purchased is from renewable sources	
Direct impact drivers of biodiversity loss	Part		All residential projects developed in-house are to be environmentally certified under BREEAM-SE Excellent	All projects started in 2024 are being developed with the goal of BREEAM Excellent certification	All residential projects developed in-house are to be environmentally certified under BREEAM-SE Excellent
Impacts on the status of species	Part			Included in BREEAM for projects	
Impacts and dependencies on ecosystem services	Part			Included in BREEAM for projects	
<b>S1</b>					
Own workforce	Total	Klöver is to be the best employer in the property sector	Employee engagement is to achieve positive progress over the year	eNPS was stable at a high level during the year and finished the year at 58	Employee engagement is to show positive improvement. eNPS is to exceed 52, with a response rate exceeding 80 percent
			Klöver is to maintain an equal gender distribution in management positions	Management team 50/50	The Workplace Inclusion index is to exceed 95
					All managers are to undergo leadership training
<b>S2, S3, G1</b>					
The economic, social and cultural rights of communities	Part	Create positive social change through our the way we operate as a company, residential developer and partner			Klöver's social KPIs are to be defined and measured three months after first occupancy of rented residential units
Business conduct	Total		All employees are to complete a certified sustainability training programme	Implemented	A social initiative is to be implemented with the aim of helping people to find their own home or employment
			Sustainability is to be integrated into all governance processes	Implemented	
Working conditions for workers in the value chain	Part	All suppliers are to sign the Supplier Code of Conduct	Implemented	All suppliers are to be monitored regarding the Supplier Code of Conduct	
Rights of indigenous peoples	Not applicable				

1) The limit for the climate goal relates to the time of award of the building permit. Construction phases covered fall within the scope of the 2022 Swedish Climate Change Act.



## IRO-2: Disclosure Requirements in ESRS covered by the undertaking's sustainability statement

Below is a list of the disclosure requirements that the sustainability report contains, according to the finding from the DMA and disclosure requirements selected by Klöver over and above material issues identified such as G1, Business conduct and S1, Own workforce. Business ethics and corporate responsibility, G1, and Klöver's own workforce, S1, were not deemed to be material based on the threshold established in the DMA. These issues are of paramount importance in terms of the company's operations and will be added at review of the DMA. They also fall within the company's overall risk analysis and on that basis we have chosen to include them in the sustainability report.

ESRS	Disclosure requirement	Page	
<b>ESRS 2 – General disclosures</b>	BP-1: General basis for preparation of the sustainability statement	93	
	BP-2: Disclosures in relation to specific circumstances	93	
	GOV-1: The role of the administrative, management and supervisory bodies	94	
	GOV-2: Information provided to and sustainability matters addressed by the undertaking's administrative, management and supervisory bodies	94	
	GOV-3: Integration of sustainability-related performance in incentive schemes	95	
	GOV-4: Statement on due diligence	95	
	GOV-5: Risk management and internal controls over sustainability reporting	96	
	SBM-1: Strategy, business model and value chain	96	
	SBM-2: Interests and views of stakeholders	98	
	SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model	98, 101	
	IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities	99	
	IRO-2: Disclosure Requirements in ESRS covered by the undertaking's sustainability statement	102	
	<b>E1 - Climate change</b>	ESRS 2 General Disclosures	104
		GOV-3: Integration of sustainability-related performance in incentive schemes	104
E1-1: Transition plan for climate change mitigation		104	
E1 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model		105	
E1 IRO-1: Description of the processes to identify and assess material climate-related impacts, risks and opportunities		105	
E1-2: Policies related to climate change mitigation and climate change adaptation		106	
E1-3: Actions and resources in relation to climate change policies		106	
E1-4: Climate change mitigation and climate change adaptation goals		107	
<b>E4 – Biodiversity and ecosystems</b>	ESRS 2 General Disclosures	108	
	E4-1: Transition plan and consideration of biodiversity and ecosystems in strategy and business model	108	
	E4 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model	109	
	E4 IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities in biodiversity and ecosystems	110	
	E4-2: Policies related to biodiversity and ecosystem	110	
	E4-3: Actions and resources related to biodiversity and ecosystems	110	
	E4-4: Biodiversity and ecosystem goals	110	
	E4-5: Measures of impacts related to changes in biodiversity and ecosystems	110	
	E4-6: Anticipated financial impacts from biodiversity and ecosystem-related risks and opportunities	110	
	ESRS 2 General Disclosures	111	
<b>E5 – Resource use and circular economy</b>	E5 IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities in resource use and circular economy	111	
	E5 (SBM-3): The circular economy – impacts, risks and opportunities	111	
	E5-1: Policies related to resource use and the circular economy	111	
	E5-2: Actions and resources related to resource use and the circular economy	111	



	E5-3: Targets related to resource use and the circular economy	112		S1-16: Compensation metrics (pay gap and total compensation)	116		S3-5: Targets related to managing material negative impacts, advancing positive impacts and managing material risks and opportunities	119
	E5-4: Resource inflows	112		S1-17: Incidents, complaints and severe human rights impacts and incidents	116			
	E5-5: Resource outflows	112						
	E5-6: Anticipated financial effects from material resource use and circular economy-related risks and opportunities	112						
<b>S1 – Own workforce</b>	ESRS 2 General Disclosures	113	<b>S2 – Workers in the value chain</b>	ESRS 2 General Disclosures	116	<b>G1 – Business conduct</b>	ESRS 2 General Disclosures	120
	S1 SBM-2: Interests and views of stakeholders	113		S2 SBM-2: Interests and views of stakeholders	116		GOV-1: The role of the administrative, supervisory and management bodies	120
	S1 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model	113		S2 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model	117		G1 IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities	120
	S1-1: Policies related to own workforce	113		S2-1: Policies related to value chain workers	117		G1-1: Corporate culture and business conduct policies	120
	S1-2: Processes for engaging with own workforce and workers' representatives about impacts	113		S2-2: Processes for engaging with value chain workers about impacts	117		G1-2: Management of relationships with suppliers	121
	S1-3: Channels for own workers and workers' representatives to raise concerns	113	S2-3: Processes to remediate negative impacts and channels for value chain workers to raise concerns	117	G1-3: Prevention and detection of corruption or bribery	121		
	S1-4: Taking action on material impacts on own workforce, and approaches to mitigating material risks and pursuing material opportunities related to own workforce, and effectiveness of those actions	114	S2-4: Taking action on material impacts on value chain workers, and approaches to managing material risks and pursuing material opportunities related to value chain workers, and effectiveness of those actions	117	G1-4: Confirmed incidents of corruption or bribery	121		
	S1-5: Targets related to managing material negative impacts, advancing positive impacts, and managing material risks and opportunities	114	S2-5: Targets related to managing material negative impacts, advancing positive impacts and managing material risks and opportunities	118				
	S1-6: Characteristics of the undertaking's employees	115						
	S1-7: Characteristics of non-employee workers in the undertaking's own workforce	115	<b>S3 –Affected communities</b>	ESRS 2 General Disclosures	118			
	S1-8: Collective bargaining coverage and social dialogue	115		S3 SBM-2: Interests and views of stakeholders	118			
	S1-9: Diversity metrics	115		S3 (SBM-3): Affected communities– impacts, risks and opportunities	119			
	S1-10: Adequate wages	115		S3-1: Policies related to affected communities	118			
	S1-11: Social protection	115		S3-2: Processes for engaging with affected communities about impacts	118			
	S1-13: Training and skills development indicators	115		S3-3: Processes to remediate negative impacts and channels for affected communities to raise concerns	118			
	S1-14: Health and safety indicators	116		S3-4: Taking action on material impacts on affected communities, and approaches to managing material risks and pursuing material opportunities related to affected communities, and effectiveness of those actions	119			
	S1-15: Work-life balance indicators	116						



# E Environmental information

Klöver has both a direct and potential impact on climate and the environment through its operations. The impact is direct, through its own activities, and indirect when all dimensions of the value chain are included. Klöver aims to reduce its negative climate and environmental impact across its entire business and work to develop the industry to achieve the greatest possible positive impact within the framework of its business model, strategy, and long-term goals. The greatest opportunity for influence lies within its own operations in the new construction of residential buildings and the management of existing properties. This is also reflected in Klöver's most material sustainability issues, which are presented on the following pages: climate change, energy use, biodiversity, and material use and circularity.

<b>E1 – Climate change</b>	<b>Pages 104–108</b>
<b>E4 – Biodiversity</b>	<b>Pages 108–110</b>
<b>E5 – The circular economy</b>	<b>Pages 111–112</b>

## E1 – Climate change

### ESRS 2 General Disclosures

The construction and property sector is responsible for more than a fifth of Sweden's climate emissions and nearly a third of energy consumption. As a result of these emissions, above all from construction, the sector is one of the most carbon-intensive. In 2021, the sector accounted for 21.7 percent of Sweden's total greenhouse gas emissions, which equates to 18.9 million tonnes of carbon dioxide equivalents, including 7.8 million tonnes through imported goods.

Klöver recognises the risks associated with climate change, and is aware that reducing greenhouse gas emissions and switching to fossil-free energy sources are crucial to the global climate transition. Carbon emissions must be drastically reduced if the 1.5 degree target of the Paris Agreement is to be achieved. Key to Klöver's work in combating climate change is the setting of tough targets, both long and short term, adopting consistent environmental thinking and clear requirements in new production, measuring impact continuously and working together to push the boundaries of what the construction and property industry can achieve.

### Governance

#### GOV-3: Integration of sustainability-related performance in incentive schemes

Klöver's climate targets form a significant part of the company's overall sustainability goals, which are tied to bonuses for all employees.

### Strategy

#### E1-1: Transition plan for climate change mitigation

Klöver's property portfolio consists of 27 managed properties and building rights for approximately 18,000 residential units at various stages of development.

Emissions from managed properties are largely related to energy consumption in operations. To minimize operational emissions, ongoing work is being conducted to control and optimize energy usage, as well as a gradual transition to renewable energy and increased production of self-generated electricity through solar panels. Additionally, each property has a business plan that includes energy efficiency measures and investments in energy projects aimed at reducing energy consumption through modern technology.

Operational emissions are limited compared to emissions related to new construction of buildings. Over the next few years, a large portion of Klöver's building rights portfolio will be developed. Property development will constitute the largest share of the company's climate footprint. This means that the company will focus most on working to reduce these emissions in the coming years. In 2024, Klöver also began the process of aligning and verifying its overall climate goals in line with SBTi (Science Based Targets initiative). Klöver is working with a clear strategy to reduce climate impact and achieve the long-term goal of a 20% annual reduction in CO<sub>2</sub> emissions from construction activities by 2030.

- **Consistent environmental and climate thinking:** We certify all new construction with BREEAM-SE Excellent as a starting point. We require a well-thought-out final product with high energy efficiency, material efficiency, and modern technology that creates climate and environmental benefits.
- **Klöver's 90/10 principle:** This means that 90% of Klöver's projects should be 10% more sustainable than the industry standard, and 10% of the projects should be 90% more sustainable, our innovative or leading-edge projects.
- **Long-term partnerships:** Through long-term collaborations with construction contractors and other stakeholders, and with a clear vision, we can together drive development towards reduced climate impact.



### E1 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model

Contributing to the reduction of climate impact is one of Klöver's most important strategic priorities. This is confirmed by the DMA, which identifies climate change and energy as the biggest risks for the company but also highlights significant opportunities for the company by working towards reduced climate impact. The core of Klöver's business model is to be one of Sweden's leading property and development companies, leading the way for sustainable development. Innovative sustainability and a leading position in reducing climate impact are identified as key components of the business strategy and long-term goals.

### Impact, risk and opportunity management

#### E1 IRO-1: Description of the processes to identify and assess material climate-related impacts, risks and opportunities

The process for determining and assessing material impacts, risks, and opportunities follows different procedures depending on the activity within the company. The overall management of assessing climate-related risks and opportunities is conducted through Klöver's central work with the DMA, which includes stakeholder and environmental analysis, as well as consequential and financial assessments. Through this work, the overarching company strategy, and goals for managing both risks and opportunities are established. All company activities are aligned with these goals and integrate objectives into their respective operations.

Project-related risks and opportunities follow the company's real estate development process. Klöver analyses and identifies the material sustainability factors of investments and how they should be considered to manage sustainability risks and return opportunities. For each real estate project, a sustainability program is developed early on, outlining the goals to be achieved in terms of climate impact, any specific focus on actions, and energy objectives. The sustainability program states that all self-developed projects must be environmentally certified with BREEAM-SE Excellent, whose manual provides substantial support for systematically managing risks associated with climate change.

### E1 - SBM-3 Climate change – impacts, risks and opportunities

Climate impact	Description	Value chain step			Time horizon			Probability of occurrence	
		Upstream	Own operations	Downstream	Short	Medium	Long	Percentage	
<b>Description</b>	Climate impact includes the greenhouse gas emissions generated by the organisation both through its own operations and throughout the value chain, which in turn contribute to global warming.								
<b>Material impact, negative</b>	Klöver has a major negative impact on the climate through its use of materials and construction methods, leading to high carbon emissions.		●			●	●	100	
	Materials such as concrete, steel and gypsum boards account for more than 70 percent of Klöver's climate impact.		●			●	●		
<b>Financial risk</b>	Cost increases in production. Materials with a lower climate impact are more expensive and in limited supply.							100	
	Price volatility of materials in general, not least for more sustainable materials.	●	●		●	●	●		
	Legal requirements for new buildings that may result in higher investment costs, e.g. limit for carbon dioxide emissions related to materials in construction production, requirements for solar cells.	●			●	●	●		
	Possibility that new carbon taxes on materials will push up prices.		●			●			
<b>Financial opportunity</b>	The strategy of being a leader, i.e. leading the industry towards reduced climate impact, can lead to increased land allocations, greater attractiveness to owners and partners, higher selling prices and lower financing costs.		●	●	●	●		90	
<b>Climate change adaptation</b>									
<b>Description</b>	Climate resilience means how resilient a building is in terms of withstanding the risks of climate change.								
<b>Financial risk</b>	Acute physical climate risks, such as flooding due to torrential rainfall or rising sea levels, landslides and landslips, erosion, and ground and forest fires.						●	50	
	Systematic physical climate risks such as heat stress or permanent rises in water levels.						●		
<b>Energy</b>									
<b>Description</b>	This area deals with energy use and energy mix, i.e. the energy used in operations and the origin of energy, such as fossil fuels, renewable energy sources and nuclear power.								
<b>Financial risk</b>	Energy efficiency in buildings may be key to lowering the cost of capital.				●	●	●	●	100
	Legislation such as the Energy Performance of Buildings Directive may lead to stricter energy efficiency and renovation requirements.		●		●		●	●	
	Energy costs are expected to rise and investing in in-house energy solutions involves risks and uncertainties regarding return on capital, and efficiency.	●			●		●		
	The transition to fossil-free production in the value chain will take time and involve significant costs for new technologies.	●						●	



## E1-2: Policies related to climate change mitigation and adaptation

Klöver's sustainability policy forms the foundation for the company's overall efforts to mitigate climate change. The policy states, among other things, that Klöver is committed to protecting the environment for current and future generations by reducing negative environmental and climate impacts to the greatest extent possible in our operations – along the entire value chain, throughout the entire lifecycle. The policy covers the entire company's operations and all employees. The policy is updated annually and adopted by the board of directors.

In addition to the sustainability policy, the company's efforts to limit and adapt to climate change are governed by Klöver's detailed environmental and climate goals, as well as the BREEAM system's manual and the company's pre-determined certification plan for all projects.

## E1-3: Actions and resources in relation to climate change policies

Klöver's measures for mitigating and adapting to climate change are based on sustainability goals and the core strategies for reducing climate impact. Through long-term collaborations with construction contractors and with a clear vision, Klöver ensures that the project portfolio over time meets Klöver's goal of limiting climate impact. The implementation of measures and resource availability is ensured through requirements set in construction contracts.

### Systematic approach to environmental issues and climate change

All self-developed new construction projects are environmentally certified with BREEAM-SE level Excellent. BREEAM (Building Research Establishment Environmental Assessment Method) is a world-leading environmental certification system used to assess and improve the sustainability of buildings. It is a framework for measuring how energy-efficient and environmentally friendly a building is, from planning and design to operation. BREEAM-SE Excellent, Klöver's target level for all self-developed new constructions, is one of the highest certification levels within the BREEAM system.

Klöver has chosen to use BREEAM for its broad range of environmental and energy aspects, which are systematically worked through and integrated into all parts of a construction project. The systematic approach and high level of measures considered contribute to improving the quality of the buildings we construct and the homes we design. The building is evaluated in several areas such as energy efficiency, water use, material use, healthy and non-toxic materials, waste, health and well-being, transportation, sustainable travel, and the project's ecological values in the outdoor environment.

Since all projects are environmentally certified, it is the project managers who are responsible for ensuring that resources are available for implementation. The sustainability team is available as an internal resource and supports the project managers in the environmental certification process and other sustainability-related work. Additionally, external consultants licensed to conduct environmental certification according to BREEAM (known as AP, Advisory Professional, and Assessor) are used. Klöver has developed a standardized certification plan for all projects. This means that all projects must work with predefined areas/indicators. In addition to the overall project management requirements, Klöver's certification plan within the area of climate change mitigation and adaptation includes the following indicators:

- **Energy:** Reduced energy consumption, energy monitoring, design for low carbon emissions, energy-efficient equipment, and power management.
- **Materials:** The building's climate impact, responsible sourcing of building materials, design for sustainability and resilience, material efficiency, and hazardous substances.
- **Climate Adaptation:** Climate risk and vulnerability analysis, integration of measures into design, functional adaptability.
- **Health and Well-being:** Thermal comfort, sound environment, and radon.

By working with BREEAM and a sustainability program for each project, each project is designed to achieve the lowest possible climate impact, the highest possible energy efficiency, and local climate adaptation measures based on the project's return opportunities.

In addition to the measures implemented as part of the BREEAM certification, Klöver requires that all newly built houses achieve at least energy class B based on measured energy values, i.e., after the building has been commissioned. Furthermore, solar panels should be installed on all new houses, provided that building permits are obtained.

### Long-term collaborations

A core idea in Klöver's goal to lead the industry toward a net-zero CO<sub>2</sub> development is our intention to collaborate long-term with other industry players, as well as a selection of construction contractors and suppliers who share our desire to make a difference. Through long-term collaboration agreements with construction contractors and suppliers, and with a clear vision of where we want to be in 2030 regarding climate impact, we can together change how we build the cities of the future. Changing and driving the development of the industry will require a lot from everyone involved. We expect our partners to contribute their part in this work. We believe in sharing knowledge and experience. Open and honest business relationships will generate new ideas and opportunities that will, eventually, help slow down climate change.

### Innovation

Innovation is a key driver for enabling concrete changes. Klöver's 90/10 principle means that one out of every ten projects should be an innovative flagship project that over time will lead to scalability, profitability, and new standards for the industry. The focus of Klöver's flagship projects is to reduce climate impact or its consequences in the built environment in various ways. This includes, for example, working with climate-efficient materials and construction methods, circularity and reuse, future energy systems, innovative technology, and digitization. Klöver's first self-developed flagship project is Träklippan, which can be read about on page 18.



## Metrics and targets

### E1-4: Targets related to climate change mitigation and adaptation

Klöver's overall climate goal is to achieve net-zero carbon dioxide emissions in operations by 2030, and to reduce average carbon dioxide emissions in new construction by 20 percent annually. Our baseline year is 2024.

For the year 2024, the average climate impact from new construction projects must be below 290 kg CO<sub>2</sub> per m<sup>2</sup> GFA. The goal refers to the life cycle analysis stages A1-A5, which include building materials, transportation, and waste in construction production. The climate goal's limit value is based on the year of the building permit, that is, the year when the main design is conducted, and the climate calculation parts follow the climate declaration law from 2022. After that, the objective is for the climate impact to decrease by 20 percent annually. The long-term goal means that Klöver aims to reach an average limit value of 75 kg CO<sub>2</sub> per m<sup>2</sup> GFA in embodied carbon by 2030. This is a challenging goal that sets high demands for consistent environmental and climate thinking throughout the business.

In 2025, an adjustment to the climate goals will be made to align them with the SBTi sector-based targets for the construction and real estate sector, and the calculation of construction-related emissions will include more building parts.

In operations, the focus is on ensuring a transition to renewable energy and increased self-production of renewable energy. This is done by investing in solar panels, working on energy efficiency measures, and optimizing existing proper-

ties, as well as converting project properties that currently rely on fossil fuel-based heating to alternative heating methods. The goal for 2024 is for all purchased electricity to be renewable. During the year, all electricity has been procured from one supplier and with 100 percent renewable origin.

### E1-5: Energy consumption and mix

The reported energy consumption is based on the management of two residential properties and 27 commercial properties. Klöver has collected data from the properties through measurements and readings. The energy consumption in a building consists of the energy related to the property's needs and the electricity purchased and used by the tenants. Klöver generally does not have sub-metering for tenants' energy use, so the division between tenant electricity and property electricity is based on the energy declarations or, in cases where no declaration is available, estimates based on standard values. In 2023, Klöver did not report electricity consumption divided into property electricity and tenant electricity.

#### E1-5 – Energy consumption and mix

	2024	2023
<b>Total energy purchased, MWh</b>	18,462	21,431
of which renewable, %	67	-
Electricity, MWh	5,369	7,442
of which renewable, %	100	-
Heating, MWh	12,300	13,219
of which renewable, %	50	-
District cooling, MWh	792	770
of which renewable, %	100	-

### E1-4 Targets related to climate change mitigation and adaptation

	Target 2024	Outcome 2024
<b>Climate impact</b>	All residential projects developed in-house are to be environmentally certified to BREEAM-SE Excellent standard	All developments commencing in 2024 are being developed with the aim of achieving BREEAM-SE Excellent certification
	Building-related emissions, LCA stages A1-A5, are to be below 290 kg CO <sub>2</sub> e/sqm GFA <sup>1)</sup>	The average for projects awarded building permits during the year was 276 kg CO <sub>2</sub> e/sqm GFA <sup>1)</sup>
<b>Energy</b>	All electricity purchased is to be renewable	All electricity purchased is from renewable sources

1) The limit for the climate target relates to the time of award of the building permit. Construction phases covered fall within the scope of the 2022 Swedish Climate Change Act.

### E1-6: Gross Scopes 1, 2, 3 and total GHG emissions

Klöver reports greenhouse gas emissions according to the Greenhouse Gas Protocol (GHG). The reporting covers all emission categories within the organization and the most significant categories outside the organization based on size and ability to influence, in accordance with the Swedish Property Federation's guidelines "Reporting of Scope 3 emissions for property owners."

- **Scope 1** primarily consists of emissions from own heat production. This refers to properties that use heating oil for heating. Klöver still had an onsite boiler in operation with heating oil as fuel in 2024. Scope 1 also includes direct emissions from refrigerant leaks from local heat pumps and refrigeration machines.
- **Scope 2** consists of emissions from purchased electricity, district heating, and district cooling. The emissions are primarily based on specific emissions data for energy use, although assumptions have been made based on square meters for certain properties. The specific emissions data is obtained from the District Heating Market Committee's statistics, Energy Companies, and the energy companies' own data.
- **Scope 3** reports indirect emissions in the value chain. All categories according to the GHG protocol have been included, covering calculations for property management and development, fuel and energy-related activities, waste management, commuting, business travel, tenant electricity consumption, and investments. The calculations are largely based on estimates derived from cost analysis or leased area and industry-specific data from the Procurement Authority, the Swedish Environmental Protection Agency, IVL Swedish Environmental Research Institute, the Swedish Energy Agency, the Energy Markets Inspectorate, and the Swedish National Board of Housing, Building, and Planning. Specific emissions data has been used for climate calculations for energy and travel.



#### Direct and indirect emissions under the GHG Protocol, tonnes of CO<sub>2</sub>e

	2024	2023	Method of calculation
<b>SCOPE 1</b>	<b>37.8</b>	<b>39.5</b>	
Own heat production	34.7	39.5	Measured data
Refrigerant leakage	3.1	0	Supplier specific
<b>SCOPE 2</b>	<b>295.9</b>	<b>668.8</b>	
Heating (market based)	295.9	602.5	Measured data
Heating (location based)	622.3	653.2	
District cooling (market based)	0	0	Measured data
District cooling (location based)	0	0	
Property electricity (market based)	0	66.3	Measured data/assumption
Property electricity (location based)	2,814.0	520.9	
<b>SCOPE 3, Upstream</b>	<b>425.3</b>	<b>143.1</b>	
Purchased goods and services	325.3	-	Cost methodology
Capital goods	20.0	-	Cost methodology
Fuel and energy related activities (Scopes 1 and 2)	53.1	143.1	Measured data
Transportation and distribution	1.9	-	Cost methodology
Waste management	19.7	-	Cost methodology
Business travel	2.9	-	Cost methodology
Staff commuting journeys	2.4	-	Estimated data
<b>SCOPE 3, Downstream</b>	<b>82.0</b>	<b>0</b>	
Leased assets (tenant energy consumption)	82.0	0	Standard-formula method based on leased area
<b>GHG emissions, total</b>	<b>841.0</b>	<b>851.4</b>	

#### E1-7: GHG removals and GHG mitigation projects financed through carbon credits

None of Klöver's projects are financed via carbon credits.

#### E1-8: Internal carbon pricing

Klöver does not apply internal carbon pricing systems.

#### E1-9: Anticipated financial effects from material physical and transition risks and potential climate-related opportunities

Klöver has not calculated the financial impact of risks related to energy consumption, nor climate-related risks and opportunities that may arise in connection with the business.

## E4 –Biodiversity and ecosystems

### ESRS 2 General Disclosures

Biodiversity refers to the variety of life forms found on Earth. It includes all living organisms, from microorganisms to plants and animals. Ecosystems are the natural habitats that provide the foundation for all life. Biodiversity and well-functioning ecosystems are essential to human well-being, as well as to the stability of societies, businesses, and economies. They play a vital role in supporting natural processes such as food production and the purification of air and water.

The loss of biodiversity is driven by underlying causes such as the excessive use of natural resources, which often results from growing demand for food, raw materials, clothing, housing, infrastructure, and energy. Although the intensive use of these resources may bring short-term economic gains, it can lead to the permanent loss of essential ecosystems in the long term. Biodiversity loss is not only an environmental concern, but also a social and economic risk. Communities that are most dependent on natural resources for their livelihoods are usually the first and most severely affected. Safeguarding biodiversity is therefore crucial to ensuring a sustainable future for both nature and people.

### Strategy

#### E4-1: Transition plan and consideration of biodiversity and ecosystems in strategy and business model

Klöver's potential negative impact on biodiversity and ecosystems occurs in two areas along the company's value chain; indirect through the extraction of materials used in construction, for example mining and forestry and direct through the use of undeveloped land for property development. In most cases, development takes place on previously exploited land, which instead creates an opportunity to promote biodiversity and ecological values through careful and responsible design.



In new development projects, Klöver operates within the framework of zoning plans, national legislation, and applicable regulations. Species protection is included in Swedish law, and before any development plan is approved or a building permit granted, an environmental impact assessment is conducted. Compliance with regulations significantly reduces the risk of negative effects. In projects where there is an opportunity to develop new block and courtyard areas on previously exploited land, this is managed at the project level through the preparation of sustainability programmes.

Klöver's sustainability strategy is primarily focused on reducing direct greenhouse gas emissions within the company's operations, which in the long term contributes to limiting

climate change. This also leads to a gradual reduction in the risk of negative impacts on biodiversity and ecosystems. However, the impact associated with the production of construction materials used in the company's activities, such as habitat loss caused by mining and unsustainable forestry, needs to be further integrated into the company's strategy and transition planning. Klöver closely monitors developments in this area through environmental scanning and dialogue with industry partners.

#### E4 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model

Klöver has identified three areas of significant impact related to the loss of biodiversity and ecosystems.

As all areas are connected to the extraction and production of materials used in construction, our ability to influence is primarily through dialogue and setting requirements for the construction contractors we work with. These contractors, in turn, have a direct influence on their supply chains through their choice of materials.

In addition, Klöver has a direct impact and an opportunity to protect and enhance ecosystems and biodiversity on a smaller scale through property development projects where we have control over the design and development of courtyards and block areas. These aspects are addressed on a case-by-case basis in each project.

### E4 - SBM-3 Biodiversity and ecosystems – impacts, risks and opportunities

Description	Direct impact factors that clearly affect biodiversity and ecosystems.	Value chain step			Time horizon			Probability of occurrence
		Upstream	Own operations	Downstream	Short	Medium	Long	Percentage
<b>Direct impact drivers of biodiversity loss</b>								
<b>Description</b>	Direct impact factors that clearly affect biodiversity and ecosystems.							
<b>Material impact, negative</b>	There is an impact on biodiversity loss in the Klöver value chain via the materials used in construction production. This arises above all from materials and raw materials linked to underground or large quarries in connection with materials such as steel, gypsum, lime, cement and other metals. Impacts also occur from other heavy materials: carcassing materials, flooring materials, tiles and clinker.	●					●	100
	Today, many forest plantations are monocultural and in Sweden, clear-cutting is used for felling. This has a negative impact on species diversity in forestry areas. The polarising debate on forests as raw materials and the role of forests in the climate transition, as well as possible EU regulations, affect the availability of wood as a building material.	●				●	●	
<b>Impact on species</b>								
<b>Description</b>	Impacts on the status of species may be described as the effects or consequences of various factors and activities that affect, for example, the size of the population of species and the risk of global extinction.							
<b>Material impact, negative</b>	Habitat loss due to deforestation, urbanisation, mining and quarrying.	●					●	100
	Climate change affecting ecosystems and species.	●				●	●	
	Loss of species makes ecosystems less resilient to changes such as disease, climate change and extreme weather events.	●			●	●	●	
<b>Impact and dependence on ecosystem services</b>								
<b>Description</b>	Impact and dependence on ecosystem services consists of both the effects of human activities on ecosystem services and, at the same time, dependence on such services to maintain the well-being and functioning of human societies.							
<b>Material impact, negative</b>	Climate change, climate regulation and resilience to natural disasters.	●		●		●	●	100
	Climate regulation, ecosystems such as forests and oceans that store carbon dioxide is declining, accelerating climate change.	●		●		●	●	
	Habitat loss due to deforestation, urbanisation, mining and quarrying.	●					●	
	Pollutants affecting habitats.	●					●	



## Managing impacts, risks and opportunities

### E4 IRO-1: Description of the processes to identify and assess material biodiversity and ecosystem-related impacts, risks and opportunities

The assessment and determination of Klöver's general significant impacts, risks and opportunities are conducted through the double materiality analysis. See IRO-1 under General Disclosures and under E1 for a description of the process.

The assessment of opportunities within individual projects follows the company's property development process. For each project, a sustainability programme is developed at an early stage, specifying the goals to be achieved in areas such as climate impact, resource efficiency and waste, biodiversity, and energy, as well as any specific focus on targeted measures. The sustainability programme states that all in-house development projects must be certified according to BREEAM-SE Excellent. This certification system provides strong guidance for improving local ecological values.

### E4-2: Policies related to biodiversity and ecosystems

Klöver's sustainability policy forms the foundation for the company's overall efforts toward climate transition. The policy states, among other things, that Klöver is committed to protecting the environment for current and future generations by limiting negative environmental and climate-related impacts as far as possible throughout our operations – across the entire value chain and throughout the full life cycle. In addition to the sustainability policy, the company's impact on biodiversity and ecosystems is guided by Klöver's certification plan for BREEAM-SE.

### E4-3: Actions and resources related to biodiversity and ecosystems

Klöver's concrete actions to promote biodiversity and strengthen ecosystems take place in property development projects. These actions are site-specific and are developed through a systematic approach within the framework of BREEAM-SE. In all projects, an ecological value survey is conducted by a trained ecologist, which forms the basis for an action plan integrated into the design and implementation phases. The following areas are addressed within the BREEAM-SE Excellent framework concerning land use and ecology:

- Ecological value of the site and protection of elements with ecological value
- Improvement of the site's ecological value
- Long-term impact on biodiversity

## Metrics and targets

### E4-4: Biodiversity and ecosystem goals

Klöver's goals for biodiversity and ecosystems include certifying all new construction projects with BREEAM-SE Excellent level. This means that all projects are required to conduct an ecological value survey and develop an action plan. The projects must also implement a certain proportion of the proposed measures to improve the property's ecological value and positively impact biodiversity in the long term.

### E4-5: Impact metrics related to biodiversity and ecosystems change

As Klöver's construction activities have only just begun, no actions have been implemented, and therefore no actions can be reported in this year's sustainability report.

### E4-6: Anticipated financial effects from biodiversity and ecosystem-related risks and opportunities

According to the DMA, the impact on biodiversity and ecosystems does not constitute a significant risk for Klöver, and the area is therefore assessed to have a limited financial effect on the company.



## E5 – Resource use and circular economy

### ESRS 2 General Disclosures

The construction and real estate sector accounts for a significant portion of society's total material usage and waste. Klöver's operations have an actual negative impact due to material usage in the construction of residential buildings, both in terms of climate impact and raw material consumption in material production. Resource use also poses financial risks in the short, medium, and long term. In recent years, the world has experienced significant volatility in supply chains and raw material prices due to natural disasters related to extreme weather events and geopolitical instability. Shortages of key raw materials and new regulations on materials, particularly from outside the EU, could lead to increased prices and delays in construction projects. Strategies to reduce the amount of new material used and strengthen the resilience of supply chains will become increasingly important. Klöver also needs to ensure that the materials used do not contain hazardous substances that risk spreading to nature or the indoor environment in buildings. The company is affected by environmental legislation in several areas and must adhere to the precautionary principle.

Furthermore, there is both a direct and indirect negative impact related to waste generated in connection with property development. The waste that arises within Klöver's own operations due to property management activities and tenant waste is not considered significant compared to the waste from construction projects managed by contractors.

### Managing impacts, risks and opportunities

#### E5 IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities in resource use and circular economy

The assessment and determination of Klöver's overall significant impacts, risks, and opportunities are conducted through the double materiality analysis. See IRO-1 under General Disclosures and section E1 for a description of the methodology.

The assessment of risks and opportunities in individual projects follows the company's property development process. In each project, a sustainability programme is developed at an early stage, outlining the targets to be achieved in areas such as climate impact, resource efficiency and waste, biodiversity, energy, and any specific focus areas for measures. The sustainability programme states that all in-house development projects must be certified under BREEAM-SE Excellent, whose guidelines provide strong support for working with resource efficiency throughout all stages of a property development project.

#### E5-1: Policies related to resource use and the circular economy

In line with Klöver's sustainability policy, the company shall strive to reduce hazardous substances and use resource-efficient materials. Through systematic and preventive efforts, material use can be minimised. In addition to the sustainability policy, the company's impact on resource use and circularity is governed by external legal requirements and Klöver's sustainability targets.

#### E5-2: Actions and resources related to resource use and the circular economy

##### Material efficiency

As Klöver's climate targets become more ambitious, they will increasingly drive the company toward greater material efficiency and lower climate impact. Reducing the amount of materials used, and increasingly incorporating reused building materials or products made from renewable or recycled resources, will over time become important measures in construction projects.

### E5 (SBM-3) The circular economy – impacts, risks and opportunities

		Value chain step			Time horizon			Probability of occurrence
		Upstream	Own operations	Downstream	Short	Medium	Long	Percentage
<b>Resources inflow, including resource use</b>								
<b>Description</b>	Resource inflows and use refers to the purchase and use of physical resources within an organisation. Such resources include products (including packaging) and materials, as well as water, facilities and equipment.							
<b>Material impact, negative</b>	The construction industry consumes very high volumes of materials. Because practically all materials have a major environmental impact, the consequences are far-reaching.	●				●	●	100
	Generally speaking, raw materials are difficult to trace if they do not originate in the EU. Even recycled materials, such as copper pipes, are difficult to trace.	●				●	●	
<b>Financial risk</b>	In recent years, the world has experienced significant volatility in both supply chains and commodity prices as a result of extreme weather events and geopolitical unrest. More of the same may be expected in the years ahead.	●	●		●	●	●	90
	Shortages of key raw materials may lead to higher prices and delays in construction projects.	●	●		●	●	●	
	Regulatory measures may also affect the prices of certain materials. For example, aluminium and sheet metal mostly originate from the EU and may be affected by new legislation.	●					●	



Klöver's goal is for all new development to be certified according to BREEAM-SE Excellent. BREEAM sets requirements for material efficiency, responsible sourcing of construction products, the phasing out of hazardous substances, and reducing the building's climate impact. The use of environmental certification systems also entails requirements for maintaining a materials and products logbook. This logbook evaluates and compiles construction-related products based on their chemical content and environmental impact throughout their life cycle. By requiring the implementation of a materials logbook, projects are also steered toward more sustainable material choices.

### Waste management

Waste volumes and management are governed by applicable legal requirements, the EU Waste Framework Directive, and the EU Taxonomy. In order to meet Klöver's targets and achieve BREEAM-SE Excellent certification, additional requirements also apply regarding how recycling and waste management must be conducted.

### Deconstruction and demolition

The work on circular resource flows also includes preventive aspects, such as flexible and adaptable solutions in buildings, aimed at limiting environmental impact during deconstruction or demolition. Through the use of BREEAM, requirements are set to address the building's entire life cycle and functional adaptability, enabling a transition toward more sustainable use.

## Metrics and targets

### E5-3: Targets related to resource use and circular economy

No quantitative targets have been implemented at company level regarding resource use and the circular economy. However, resource efficiency, circularity, and reuse are key focus areas in Klöver's efforts to achieve our ambitious climate goals.

In new development projects, there are project-specific targets for waste, focusing on sorting rates and the amount of waste generated per square meter.

Klöver has not yet begun measuring total material use in weight per newly constructed square meter.

### E5-4: Resource inflows

Klöver's resource inflows related to significant impacts and risks primarily concern products and materials.

### E5-5: Resource outflows

Klöver's resource outflows related to significant impacts and risks primarily concern waste generated from property development, demolition, and dismantling of buildings.

### Waste

Waste from new development projects is reported upon project completion. In 2024, Klöver had no completed projects. For 2024, Klöver does not have statistics on waste generated from its property management operations. To estimate the climate impact from this category, a spend- or cost-based method has been used.

### Products and materials

Not applicable to Klöver's operations.

### E5-6: Anticipated financial effects from material resource use and circular economy-related risks and opportunities

Klöver has not calculated the financial impact of risks related to resource use and the circular economy for its operations.



# S Social information

Through its operations, Klöverner has an actual and potential impact on its own employees, value chain workers and the local communities in which we operate. Sustainability work is focussed on the social areas that have been assessed as the most essential and most significant in terms of the company's development. These are the commitment and well-being of our own employees, the working conditions and work environment of value chain workers and the development of sustainable communities. As a major property developer and long-term owner, Klöverner has considerable opportunities to help bring about positive social development through the way we act responsibly as a company. It may also contribute to the development of neighbourhoods and positive local impact in and around the properties that Klöverner owns, develops and manages.

<b>S1 – Own workforce</b>	<b>Pages 113–116</b>
<b>S2 – Workers in the value chain</b>	<b>Pages 116–118</b>
<b>S3 – Affected communities</b>	<b>Pages 118–119</b>

## S1 – Own workforce

### ESRS 2 General Disclosures

Klöverner's long-term goal is to be the best employer in the industry. This means having committed employees, good leadership and an inclusive, equal and safe workplace.

### Strategy

#### S1 SBM-2: Interests and views of stakeholders

Klöverner's employees represent one of the company's most important stakeholder groups, and a robust organisation is one of Klöverner's value-creating strategies for the business plan period 2025–2027.

#### S1 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model

Klöverner is convinced that an organisation characterised by engagement and equality, paired with a clear structure and mandate, offers the best conditions for individuals and the company alike to grow. Klöverner plans to continue to develop its organisation over the year ahead. Establishment of new geographical areas and products will also affect the structure over time. If the company does not maintain an attractive and motivational work environment that attracts and retains skills, the company will find it difficult to achieve its goals.

### Managing impacts, risks and opportunities

#### S1-1: Policies related to own workforce

Klöverner's health and safety policy and goals govern the company's health and safety work. They set out the company's ambition for health and safety management and aim to promote health and prevent accidents in the organisation. Klöverner's health and safety policy forms the basis for creating a healthy and safe work environment in the company and applies to all employees. The policy lays down overarching

guidelines for health and safety management and responsibilities. Similarly, Klöverner's approach to and values in social responsibility, such as human rights, equality and diversity, are described in the company's Sustainability Policy and Code of Conduct. Klöverner's crisis management policy sets out guidelines for how we should act in the event of a situation of crisis.

Klöverner's policies are reviewed annually and are subject to approval by the Board. Read more under S1-4.

#### S1-2: Processes for engaging with own workers and workers' representatives about impacts

The formal dialogue between employers and employees takes place via the employee dialogue and the collaborative dialogue.

#### Employee dialogue

Managers and employees engage in an annual dialogue to establish goals and a development plan for the year ahead. This is continuously followed up through regular dialogues, in which employees and managers review goals and expectations, highlight successes and lessons learned, and re-order priorities where necessary. In addition, the company holds annual salary reviews.

#### Collaborative dialogue

Health and safety developments are also monitored on an ongoing basis in various forums, including workplace meetings and construction meetings. In 2025, a health and safety group up with representatives of employer and employees will be established. The group will address health and safety, gender equality, working conditions and security issues.

#### S1-3: Channels for own workers and workers' representatives to raise concerns

In addition to regular dialogues between employees and managers, regular employee surveys are performed. These are a tool for developing and following up improvements in the organi-



sation. They provide important information about, for example, employee engagement and satisfaction, organisation and leadership, collaboration and efficiency in and between work groups, and Klöver's attractiveness as an employer. Employee surveys also provide an opportunity for employees to make their voice heard. With the findings from employee surveys, action plans can be created for development areas and improvement activities. The surveys are completed anonymously, and all responses are processed by an external provider.

Any injustices or instances of discrimination are to be reported via the various existing channels for reporting irregularities, for example, the immediate manager, HR function or whistleblower service.

#### **S1-4: Taking action on material impacts on own workforce, and approaches to mitigating material risks and pursuing material opportunities related to own workforce, and effectiveness of those actions**

##### **Equality, diversity and non-discrimination**

Klövern's sustainability policy and Code of Conduct set out our approach to human rights, diversity and equal opportunities. The policy makes clear that there is zero tolerance for any form of discrimination, victimisation or other harassment. In addition, work to combat discrimination and victimisation is described in the Health and Safety Manual as support for the organisation. Work on diversity and equal treatment is led by the company's HR function and management, but each manager is responsible for establishing a set of groups that are characterised by well-being and diversity, and for ensuring that no employees experience discrimination. All employees also have a responsibility to contribute to a pleasant workplace and to prevent, intervene in and act on any form of discrimination or victimisation. Any cases of discrimination must be reported through the immediate manager, the HR function or Klöver's external whistleblower function.

##### **Health and safety and working conditions**

Klövern's health and safety management is based on legislation and official regulations and is described in general terms in Klöver's health and safety policy. New or updated legal requirements are regularly identified, a process that ensures that procedures and work methods are continuously updated

to comply with such requirements. All in all, this indicates how systematic health and safety management is performed and how responsibilities are allocated. Procedures, action plans and guidelines are described in detail in Klöver's manual for systematic health and safety management, the Health and Safety Manual. All employees must be familiar with the Health and Safety Manual and are personally responsible for complying with the established procedures. The company's pension and insurance policy describes the employee's social protection in the event of injury or illness.

Having a good work environment and healthy employees is a given at Klöver. Klöver takes a preventive approach, via a number of health-promotion options. All employees are offered a wellness allowance, communal exercise sessions, private health insurance and a health check-up at intervals based on the employee's age. Klöver also organises a number of communal activities, with the emphasis on social interaction, which are offered on an optional basis to employees. The well-being of employees and their perception of their working environment are monitored through employee surveys and employee/manager dialogue. A formal health and safety inspection is conducted annually.

##### **Organisation**

To ensure that the business plan delivers growth, the organisation and structure must undergo further development. A recruitment plan per function has been developed for the 2025–2027 period to make the business plan viable. Functionality and skills provision are assured in each area to manage planned growth. Customisation and new features can be created according to needs, rate of growth and current volumes. Outsourced functions can also be customised as needed.

Klövern has a structured process for recruitment, skills supply and development, and places great emphasis on enhancing its reputation as an employer and ensuring competitive employment conditions.

##### **Training**

During the year, a wide-ranging sustainability training programme was held across the organisation, and new employees undergo a number of mandatory training courses.

## **Metrics and targets**

### **S1-5: Targets related to managing material negative impacts, advancing positive impacts and managing material risks and opportunities.**

Klövern's long-term goal is to be the best employer in the property sector. The sub-goals set for 2024 were that employee engagement would develop in a favourable direction over the year, with a high response rate to employee surveys, and that the company would have gender balance in management roles.

During the year, Klöver conducted 16 employee surveys. Employee engagement is measured in terms of eNPS (employer Net Promoter Score) and the response rate is also measured in each round. Employee engagement remained stable throughout the year, with an outcome of 58 at year-end.

In 2024, Klöver's management team was at full strength. In January, the management team consisted of three men and one woman. At year-end, three more women had been recruited, to the roles of Head of Business Development, Head of Communications and Marketing and Head of Administration.

Data on employee engagement, perceived work environment and health and leadership is compiled via Klöver's employee survey tool &Frankly.

#### **S1-5 Klöver's employee survey**

	<b>Outcome 2024</b>	<b>Benchmark &amp;Frankly</b>
eNPS	58	15
Leadership and management	88	-
Development opportunities	80	-
Employee well-being	74	-



### S1-6: Characteristics of the undertaking's employees

Information pertaining to employees' employment terms is obtained from Klöver's HR system. At year-end, Klöver had 20 women and 20 men employees. During the year, 23 people were taken on as employees and 9 people left the company.

### S1-7: Characteristics of non-employee workers in the undertaking's own workforce

Klöver engages consultants as needed for tasks that would otherwise be performed by an employee, such as during peak periods or between the time when an employee has left their position and a new employee is in place. In 2024, Klöver engaged 16 consultants in finance, project development, communication, sales and HR.

### S1-6 Number of employees by gender and type of employment

	2024			2023		
	Women	Men	Total	Women	Men	Total
Average number of employees	20	20	40	13	13	26
Number of permanent employees	20	20	40	13	13	26
Number of temporary employees	0	0	0	0	0	0
Number of hired resources	5	11	16	1	1.5	2.5
Number of full-time employees	20	20	40	13	13	26
Number of part-time employees	0	0	0	0	0	0

### S1-9 Diversity metrics

	Employees	AMSB	Management team		Board of Directors	
	2024	2024	2024	2023	2024	2023
Total	29	11	8	4	5	5
Percentage of women employees	57%	36%	50%	20%	0%	0%
Percentage of men employees	43%	64%	50%	80%	100%	100%
Age distribution						
Proportion of age 50 years–	20%	45%	40%	50%	50%	50%
Proportion of age 30–49 years	80%	55%	60%	50%	50%	50%
Proportion of age –29 years	0	0	0	0	0	0

### S1-8: Collective bargaining coverage and social dialogue

All employees are white-collar workers covered by employment contracts with conditions adhering to the same levels as the industry's collective agreements.

### S1-9: Diversity metrics

The composition of the Board of Directors, management and other employees is reported on the basis of gender and age as per 31 December 2024.

### S1-10: Adequate wages

Klöver's policy on pay states that pay-setting is to on an individual basis, and in line with the market. Pay differentials must not be based on gender, ethnic origin, trade union member-

ship or other factors that are not clearly linked to the employee's performance and skills. In addition, pay is to be based on clear performance criteria that are known to employees. These criteria, along with procedures and responsibilities for pay-setting, are set out in Klöver's HR Manual and are mandatory for Klöver managers and employees.

Klöver conducts a salary survey annually to ensure that all employees, regardless of gender, are treated equally when pay is set. After mapping and analysis, an assessment is made as to whether any gender-related differentials exist in pay between women and men doing the same or equivalent work. Findings are reported to management, which is responsible for taking any action necessary.

### S1-11: Social protection

All employees are included within the scope of the social security system. Sickness benefits are paid in line with the rules in force at any one time, as required by the law and the occupational pension scheme concerned. Along with Klöver's pension benefits, employees are entitled to benefits under the Swedish National Insurance Act, i.e. compensation in the event of sickness in addition to the statutory benefits, for days 2–14. Klöver provides occupational group life insurance including life assurance, occupational injury protection insurance, health insurance and private medical insurance. Employees also have the option of contracting voluntary group insurance to cover employees' dependants. In addition, Klöver provides extra remuneration for parental leave.

### S1-13: Training and skills development indicators

At Klöver, skills development takes place above all via work in the form of new tasks, problem solving, feedback and working with managers and colleagues. Development and training needs that cannot be met in this way can be provided for through formal training, such as courses and programmes. Employees themselves are responsible for informing their manager of perceived skills gaps and training needs.



### S1-14: Health and safety indicators

All employees are covered by Klöver's systematic health and safety management system, which is described in the health and safety policy and Klöver's systematic health and safety management handbook.

#### S1-14 Health and safety

	2024	2023
Employees covered by the company's health and safety system, %	100	100
Number of fatalities caused by work-related injuries or illnesses	0	0
Number of work-related accidents	0	0
Total sickness absence, %	1.3	4.05
of which long-term sickness absence, more than 15 days, %	75.9	86.3

In 2024, there were no reports of work-related accidents involving Klöver's own employees, or employees in the supply chain performing work in our properties or on our construction sites.

### S1-15: Work-life balance indicators

In addition to the statutory benefits for parental leave and care of close relatives, Klöver offers extra remuneration for parental leave to all employees, after completion of at least one year of employment. In 2024, 12 employees – 7 women and 5 men – exercised the option of taking family-related leave.

### S1-16: Compensation metrics (pay gap and total compensation)

The total remuneration ratio, i.e. the total annual salary of the highest paid employee compared to the median salary of the other employees, has not been calculated for 2024.

#### Gender pay gap

	2024	2023 <sup>2)</sup>
Pay gap between women and men <sup>1)</sup> , %	14%	-

1) The difference between men's and women's gross average earnings, expressed as a percentage of men's gross average earnings. The pay gap may range from -100% to +100%, with a positive figure indicating the higher percentage of pay for men relative to women. A negative figure would show the percentage of higher pay for women relative to men.

2) No analysis was performed in 2023.

### S1-17: Incidents, complaints and severe human rights impacts

Any injustices or instances of discrimination should be reported via the various existing channels for reporting irregularities, for example, the immediate manager, HR function or anonymously via employee surveys or the whistleblower service. In 2024, no such case related to harassment, discrimination or other human rights violations was reported.

## S2 – Workers in the value chain

### ESRS 2 General Disclosures

The value chain workers area refers to the employment conditions and the working environment for value chain workers. This includes aspects such as secure employment conditions and fair pay, the possibility of collective bargaining and freedom to organise in trade unions, health and safety issues at the workplace, working hours and work-life balance. The construction industry is a sector susceptible to accidents, with serious occupational accidents every year. According to the Swedish Work Environment Authority, workplace accidents rose in 2023, compared with the previous year, and 12 fatalities were reported at workplaces in the construction sector.

In addition, the sector is one in which where labour-related crime is relatively common. Labour-related crime consists for the most part of fraud, infringement of regulations, financial crime and exploitation of workers. Labour-related crime typically exploits low-skilled workers in labour-intensive industries, including construction, cleaning, hospitality and transport, as well as health and social care. Labour-related crime feeds through into negative impacts on workers, businesses and society. Workers often risk exposure to unsafe working conditions, lower wages and other serious violations of their rights.

## Strategy

### S2 SBM-2: Interests and views of stakeholders

Interest and views of stakeholders have been taken into account through dialogue with experts in the field, such as industry associations and specialists in various fields, who may be considered to represent the collective sum of knowledge on occupational health and safety, labour-related crime and human rights in the value chain. See ESRS 2 SBM-2 for more information.



### S2 SBM-3: Material impacts, risks and opportunities and their interaction with strategy and business model

Klövern is a major player in residential development and in the construction sector risks exist, above all at contractor level, with regard to health and safety, crime and working conditions. An incident may have negative impact on workers and may also damage the company's reputation and business.

In addition, a risk is always present that materials used in construction production may be associated with child labour, forced labour or the like. Where the raw material is sourced from determines the risk, with raw materials from Asia, and especially those linked to mines, representing the highest risks.

#### S2-1: Policies related to value chain workers

Klövern's Supplier Code of Conduct sets out clearly how we as a company and business partner expect our suppliers and partners to act responsibly from the economic, environmental and social perspectives.

Through the Code of Conduct, we want to ensure that all goods and services purchased are produced under sustainable and responsible conditions and that the supplier's behaviour meets Klöverns expectations as described in the Code of Conduct.

As a result, the supplier must respect the Code of Conduct, do its utmost to fulfil the Code's requirements within its own

organisation and actively work to ensure compliance by subcontractors. Klöverns Supplier Code of Conduct is based on Klöverns sustainability policy and the Swedish Property Federation's joint Supplier Code of Conduct. Goods and services supplied are to be compatible with the 10 principles of the UN Global Compact, see [www.unglobalcompact.org](http://www.unglobalcompact.org).

#### S2-2: Processes for engaging with value chain workers about impacts

In construction contracts, Klöverns agrees that responsibility for the work environment and coordination lies with the contractor managing the work. Klöverns Supplier Code of Conduct forms part of all procurement processes and agreements. Klöverns follows a structured process in setting clear requirements, reviewing and monitoring contractors for social risks. It also has an external whistleblower function in place. Accidents and incidents that occur within a contract are reported to Klöverns through a special procedure.

#### S2-3: Processes to remediate negative impacts and channels for value chain workers to raise concerns

Klövern follows a structured process in setting clear requirements, reviewing and monitoring contractors for social risks. It also has an external whistleblower function in place. Klöverns can also halt work at a site if shortcomings are discovered. Actions are to be taken immediately by the contractor if shortcomings are discovered.

### S2-4: Taking action on material impacts on value chain workers, and approaches to managing material risks and pursuing material opportunities related to value chain workers, and effectiveness of those actions

In contracting work, health and safety requirements are set by contract. The contractor is responsible for ensuring that its own work and that of its subcontractors is planned and designed to provide a safe work environment. The contractor is to work systematically and preventively to continuously improve the work environment and health. Accidents and occupational injuries are to be prevented and all incidents are to be reported. Any incidents or accidents that occur during work for Klöverns must be reported to Klöverns without delay. Everyone working on behalf of the supplier must be regularly trained in safe working practices and appropriate information must be easily accessible in a language that all workers understand. Health and safety inspections are performed at all workplaces and Klöverns, as the developer, halts work at a construction site if shortcomings are discovered at a workplace.

Employees are to receive training on the potential health risks of their work, including fire safety, hazardous operations and first aid. Employers must, as far as possible, provide appropriate protective equipment and ensure that health and safety information is easily accessible in the workplace. The contractor must ensure that alcohol and drugs are not used during working hours at the workplace, and all workers irrespective of their form of employment or contract, must be covered by accident insurance.

## S2 - SBM-3 Value chain workers – impacts, risks and opportunities

Working conditions	Description	Value chain step			Time horizon			Probability of occurrence
		Upstream	Own operations	Downstream	Short	Medium	Long	Percentage
Material impact, negative	Refers to the working environment and employment conditions of workers throughout the value chain. This includes aspects such as secure employment conditions and fair pay, the possibility of collective bargaining and freedom to organise in trade unions, as well as health and safety issues at the workplace.							
	Labour-related crime such as illegal work, undeclared work and labour exploitation are widespread problems in the construction industry.		●		●	●		50
	The construction industry is the most susceptible of all industries to accidents, with a hazardous work environment and the highest number of fatal accidents.		●		●	●		
	Controlling what happens throughout the value chain is difficult and there is always a risk that materials are associated with child labour, forced labour or the like. Where the raw material is sourced from determines the risk, with raw materials from Asia, and especially those linked to mines, representing the highest risks.	●			●	●	●	



By setting procurement requirements, conducting thorough follow-ups and establishing close cooperation with our suppliers, we create safe workplaces and ensure fair working conditions.

Several industry initiatives aimed at reducing labour crime are in progress. In the Fair Building scheme developers work together to promote fair competition and crime-free construction. In November 2023, several major banks agreed on common terms and conditions for lending for construction projects under the title of the Sustainable Construction Banking Initiative. The conditions aim to promote fair competition and prevent abuses in the construction industry. The terms and conditions set by the banks have been developed in consultation with representatives of the industry, the Swedish Construction Clients organisation and Fair Building. In the construction contracts that Klöver has in progress, it has signed up to the Sustainable Construction Banking Initiative, which means, for example, that a suitable control and monitoring system at a construction site must be in place and that contractors and subcontractors must be pre-notified and checked for F-tax, tax liabilities and employer's contributions. The conditions also require the developer to ensure that unannounced physical inspections of the construction site are carried out.

## Metrics and targets

### S2-5: Targets related to managing material negative impacts, advancing positive impacts and managing material risks and opportunities

At Klöver, establishing fair working conditions and minimising health and safety risks in our construction contracts are what we do naturally. Although ultimate responsibility lies with the contractors we engage, we have a great deal of influence by engaging in active dialogue within the industry and setting tough requirements in contracts. Our goal for 2024 was to ensure that all suppliers sign Klöver's Supplier Code of Conduct, and this aim was achieved. In 2025, we intend to start monitoring sustainability aspects in the supply chain.

## S3 – Affected communities

### ESRS 2 General Disclosures

People and organisations are increasingly concentrated in major cities around the world. It is no longer migration from rural areas but a rising global population that is now driving urbanisation. Today, around 55 percent of the world's population live in cities, a figure that is expected to rise to 70 percent by 2050. The same trend is evident in Sweden, with the largest population growth being seen in suburban municipalities around the country's major cities. According to Statistics Sweden, the reasons for this development are good commuting opportunities, knowledge-intensive jobs and the completion of major residential construction projects.

Urban design and people's living environment directly impact well-being and health. Proximity to workplaces, services, care, public transport, cultural activities and green spaces enhance the quality of life and increase the sense of well-being. The design of the physical environment can also create the conditions for social relationships between people, improve safety and promote meetings between groups in society. With its large portfolio of building rights for around 18,000 apartments, mainly in metropolitan areas, Klöver can help create sustainable urban development.

### S3 SBM-2: Interests and views of stakeholders

Urban planning in Sweden is governed by the Planning and Building Act, which includes several processes that aim to create a democratic and transparent planning process that gives various stakeholders an opportunity to have a say. These processes include a consultation process within the zoning plan process and the possibility for stakeholders to submit comments in the building permit process. Alongside statutory consultation processes, an ongoing dialogue is conducted with municipalities and stakeholders directly affected by any property development that Klöver is engaged in.

## Managing impacts, risks and opportunities

### S3-1: Policies related to affected communities

The sustainability policy sets out Klöver's ambition to contribute to society by engaging locally in the communities where we operate and maintaining a dialogue with our stakeholders. Our responsibility is characterised by being long-term, its contribution to a better society, the difference it makes and the commitment of our employees.

### S3-2: Processes for engaging with affected communities about impacts

The detailed development planning process is the process used to produce a zoning plan. This is the legally binding document that governs how land can be used and built on in a particular area. The process, driven by the municipality, starts with a municipality, a property owner or a property developer initiating development in a particular area and drawing up or amending a zoning plan. Once a draft plan has been prepared, it is sent out for consultation to interested parties, such as various public authorities, experts and local residents. All interested parties are given the opportunity to express their views, enabling opinions to be collected and impacts addressed before a plan can become legally binding. Similarly, closely-related stakeholders have the opportunity to provide input during the building permit process. The building permit process is the process in which the municipality decides whether a construction project may be carried out, in accordance with laws, regulations and the applicable zoning plan. The process involves the stakeholders concerned and so may influence the scope of the construction project and its impact on the neighbourhood.

### S3-3: Processes to remediate negative impacts and channels for affected communities to raise concerns

The zoning plan process is an important part of democratic urban planning, giving the public, public authorities and property developers the opportunity to influence decisions that shape society. Consultation and scrutiny are used to balance different interests before a plan is finally adopted.



### S3-4: Taking action on material impacts on affected communities, and approaches to managing material risks and pursuing material opportunities related to affected communities, and effectiveness of those actions

The Stockholm region has just over 2.4 million inhabitants. At the forecast rate of growth, the county will have 2.6 million inhabitants in 2030 and more than 3 million in 2050. The underlying future trend of residential demand in the region is high. In the 2023 Housing Market Survey, nearly every municipality in the Stockholm region reported residential shortages. The sharp slowdown in residential construction is an effect of a downturn in the economy. High inflation, higher energy prices and rising interest rates are a drain on household purchasing power and are driving up production costs, according to Boverket's (the National Board of Housing, Building and Planning) regional residential market analysis for 2023. Stockholm is constantly evolving, but the residential shortage has been, and is, a major, growing and unresolved challenge. Klöver is going against the flow here, making starts on building just over 1,100 residential units in 2024, above all rental

residential. A year on, and we are picking up the pace and building more and more tenant-owner apartments.

With more than 2,500 construction starts annually, going forward, Klöver is well on the way to becoming one of Sweden's leading property and development companies, with a probable market share of more than 10 percent. By virtue of our size, we will add momentum to driving residential development forward and show the way to sustainable development of cities and communities.

An important part of the project development process is the use of social value creation analysis, that is, highlighting social aspects of the development in order to reinforce the social values and qualities of the area. This includes aspects such as proximity to services, public transport, green spaces and safety. Over and above the work of social value creation analysis, Klöver uses the *Bo Tryggt 2030* (Live Safe 2030) handbook to ensure that safety aspects are taken into account during every phase of the project.

### Metrics and targets

#### S3-5: Targets related to managing material negative impacts, advancing positive impacts and managing material risks and opportunities

Klöver's goal is to become one of Sweden's foremost residential companies and to show the way to sustainable development. We will get there by developing, selling and managing the homes of the future, maintaining a high level of social, environmental and economic responsibility. Klöver's long-term business and sustainability goals reflect this ambition.

### S3 – SBM-3 Affected communities– impacts, risks and opportunities

		Value chain step			Time horizon			Probability of occurrence
		Upstream	Own operations	Downstream	Short	Medium	Long	Percentage
<b>The economic, social and cultural rights of communities</b>								
<b>Description</b>	Economic, social and cultural rights represent a set of fundamental rights that aim to ensure people's well-being and dignity, including having their own home and security.							
<b>Financial opportunity</b>	By creating new homes and businesses, and as a result creating better neighbourhoods, Klöver can make a positive contribution to the economic, social and cultural rights of the local community. If Klöver succeeds in developing attractive and sustainable residential areas, demand for Klöver's homes will increase, leading to higher revenues and profitability. In the long term, the company's reputation and brand is enhanced, which may lead to better business opportunities.		●	●		●	●	75
	By creating areas that improve local communities, Klöver can increase confidence in its business, attract new customers and boost customer loyalty. This may increase the company's market share and revenue, and reduce the risk of opposition from local communities and stakeholders, which may in turn result in faster project implementation and lower costs.		●	●		●	●	
<b>Rights of indigenous peoples</b>								
<b>Description</b>	The rights of indigenous peoples include specific rights that protect their cultural, social, economic and political characteristics. These rights play a vital role in preserving their identity and traditions, as well as giving them a stronger role in decision-making processes that affect their future.							
<b>Material impact, negative</b>	According to a study by the Stockholm Environmental Institute, the Swedish mining industry has "extreme impact on the reindeer herding, culture and fundamental rights of the Sami people".	●				●	●	50
	There is a conflict of interest between the Swedish forest industry and the Swedish Sami villages over land ownership where forestry and the area used by the Swedish Sami villages overlap.	●				●	●	



# Corporate governance

Klövern is a fast-growing company and seeks to serve as an inspirational force in residential development on the Swedish market. An efficient organisation, a stable financial base and responsible behaviour provide the foundation for sustainable value creation. This value benefits shareholders, but it also benefits customers, employees, partners, municipalities, suppliers, creditors and other stakeholders. In order to continue to develop and create long-term value for the company's stakeholders, strict demands are placed on a corporate culture that is characterised by sound values, collective entrepreneurship and ethical business conduct.

**G1 – Business conduct**

**Pages 120–121**

## G1 – Business conduct

### ESRS 2 General Disclosures

Corporate responsibility is about businesses making a positive contribution to economic, environmental and social progress. According to the OECD Guidelines for Multinational Enterprises on Responsible Business Conduct, it is important that companies take responsibility for their actions and take their impact on workers, human rights, the environment and corruption into account. Klöver's position in the residential market offers great opportunities, but also involves great responsibility. As a leading player in the industry, Klöver can and must use its influence to contribute to increased sustainability and to improve human rights throughout the value chain, prevent corruption and economic crime and contribute to fair competition. That is what Klöver means by corporate responsibility. By conducting business responsibly, we play our part in making a better and more sustainable world, while ensuring that the company and our stakeholders do not suffer the very serious consequences of not complying with the relevant legislation, rules and standards.

### Governance

#### GOV-1: The role of the administrative, supervisory and management bodies

Klövern is a Swedish public limited liability company and is governed by Swedish legislation, the company's articles of association and its internal rules and guidelines. The company applies the rules contained in the Swedish Companies Act, the Swedish Annual Accounts Act and the company's Articles of Association, as well as other applicable Swedish and foreign laws and regulations. On listing, the company also intends to comply with Nasdaq's rules, the Swedish Code of Corporate Governance (the "Code") and the Rules on Remuneration to Senior Executives in Incentive Programmes

(the "Remuneration Rules"). The Code, which is administered by the Swedish Corporate Governance Board, applies to all Swedish and foreign companies whose shares are listed on a regulated market in Sweden and is to be applied from the date the company's shares are listed on Nasdaq Stockholm. The Code is based on self-regulation and the principle of comply or explain. Its purpose is to establish favourable conditions for active and responsible ownership. The above laws and regulations, together with the Articles of Association, form the external framework for Klöver's corporate governance and responsible business. In addition to the above-mentioned, internal rules issued by the Board of Directors apply, the most important of which are the Board's rules of procedure, instructions to the CEO and policies, which provide a framework for day-to-day operations, including risk management and the Code of Conduct. See also GOV-1 under ESRS 2 General disclosures, pages 94–95.

### Managing impacts, risks and opportunities

#### G1 IRO-1: Description of the processes to identify and assess material impacts, risks and opportunities

Breaches of business ethics are a risk area covered by the company's overall risk management policy. Risks at contractor level are above all those that are considered material. See the section on risk in the Management report on pages 48–50 for a description of the process for determining and assessing business risks.

#### G1-1: Corporate culture and business conduct policies

Klövern's sustainability policy and Code of Conduct set out the overarching principles and minimum requirements that constitute Klöver's general commitment to responsible business. Good business ethics and high ethical standards must permeate every aspect of Klöver's operations and characterise the company's relationship with customers, suppliers and partners. The Code of Conduct lays down the guidelines,



expectations and requirements that Klöver has for everyone who acts on behalf of the company. A sound approach to risk-taking is an essential prerequisite in business and Klöver strives for a corporate culture where risks are handled very seriously, via an open and honest dialogue.

As a company, Klöver does not offer any benefits or compensation that contravene laws or that are incompatible with good business practice. The Code of Conduct applies to everyone at Klöver, from the Board of Directors and management to individual employees. It is everyone's responsibility to ensure that we understand and act in line with the Code. Should someone act in contravention of the Code of Conduct, or any of our other policies or guidelines, this should in the first instance be reported to and followed up by the immediate manager. Support is also available from the management team. The matter may be reported anonymously to Klöver's whistleblower service.

#### G1-2: Management of relationships with suppliers

Klöver's Supplier Code of Conduct forms part of all procurement processes and agreements. Klöver follows a structured process in setting clear requirements, reviewing and monitoring contractors regarding social risks. It also has an external whistleblower function in place. The Code of Conduct states that suppliers are to observe good business practice, promote free competition and act ethically in their work and in relations with customers, business partners and other stakeholders. Suppliers must not offer any benefits or compensation that conflict with laws or that are incompatible with good business practice. No form of corruption, bribery, money laundering or unauthorised restriction of competition is allowed. If there is a suspicion that something is not right, this must be reported. Either to Klöver's Compliance Officer function or to the company's external whistleblower function, which is available on an anonymous basis to all employees, partners, suppliers or subcontractors. If a supplier deviates from the terms of the Code of Conduct and if improvements are not made within the agreed period of time, the business arrangement can be terminated.

#### G1-3: Prevention and detection of corruption or bribery

All suppliers and suppliers' suppliers are investigated, verified and followed up with regard to compliance with legislation, financial situation and Board of Directors, and to ensure that the supplier has engaged in collective bargaining agreements or operates in accordance with collective bargaining agreement-like forms to ensure conditions for the employees. By accepting Klöver's Supplier Code of Conduct, the supplier consents to verification of compliance with the Code of Conduct. Such verification may also be performed by an independent third party.

Klöver was among the first developers to sign the Sustainable Construction Banking Initiative's special contractual terms and conditions of agreement in conjunction with construction beginning on projects in late 2023. The Sustainable Construction Banking Initiative is an initiative established by banks and credit institutions working closely with the industry organisations *Byggherrarna* (the Swedish Construction Clients) and *Byggföretagen* (the Swedish Construction Federation). The initiative aims to combat crime and create healthy competition in the construction industry. Klöver considers it crucial to counteract this trend by maintaining good control over our building contractors and their subcontractors. Close cooperation between the purchasing and sustainability functions is essential in working with sustainable supply chains in order to create a clear and distinct buyer organisation. By setting procurement requirements, conducting thorough follow-ups and establishing a close cooperation with our suppliers, we create safe workplaces and ensure fair working conditions.

#### Metrics and targets

##### G1-4: Confirmed incidents of corruption or bribery

Klöver has zero tolerance for any and all forms of business ethics violations. No reports of corruption or bribery were received during the year.

## Auditor's report on the statutory sustainability report

To the general meeting of the shareholders in Klöver AB, corporate identity number 556733-4379

#### Engagement and responsibility

It is the board of directors who is responsible for the statutory sustainability report for the year 2024 on pages 92–121 and that it has been prepared in accordance with the Annual Accounts Act according to the prior wording that was in effect before 1 July 2024.

#### The scope of the audit

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 substantially different and 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.

#### Opinion

A statutory sustainability report has been prepared.

Stockholm on the date indicated by our electronic signature  
Öhrlings PricewaterhouseCoopers AB

Daniel Algotsson  
Authorized Public Accountant

*This is a translation of the Swedish language original. In the event of any differences between this translation and the Swedish language original, the latter shall prevail.*



# Financial calendar and contact information



## Financial calendar

Annual General Meeting	29 April 2025
Q1 2025	30 April 2025
Q2 2025	16 July 2025
Q3 2025	23 October 2025

## Contact

### Headquarters

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S-111 43 Stockholm, Sweden

### Klöver AB (publ)

Corporate identity number: 556733-4379  
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### Rickard Langerfors

CEO  
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*This is a translation of the Swedish original. In the event of any differences, the Swedish version shall prevail.*

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