

Aros Bostad's Year-end Report shows strong growth of operating profit and large excess value in the building rights portfolio

The interim report for Aros Bostadsutveckling AB publ ("Aros Bostad") shows a strong quarter and the best year-end result in the history of the company. The year ended with nine projects in production, corresponding to 886 apartments, which exceed the company's production target. Five new project opportunities were acquired during the year, corresponding to 450 new building rights, resulting in a total building rights portfolio of 4,861 building rights with an excess value of 2.6 billion SEK or 45 SEK per share. During the year, two projects were sold as rental apartment projects.

Magnus Andersson, VD Aros Bostad:

"To summarize, 2021 delivered the best operating profit in the history of Aros Bostad, corresponding to a 42% increase, as a result of strong sales, dedicated work to increase the number of project starts and more projects within our own balance sheet. Based on the fact that we have a large building rights portfolio with good initial values, a well-tuned organisation and a large number of new projects waiting to get started, I really look forward to the continued growth journey."

The period January – December 2021

- According to the segment reporting, the net revenue amounted to 98,838 TSEK (45,166) and income from associated companies to 39,755 TSEK (57,899). The total operating income amounted to 140,805 TSEK (106,480).
- According to the segment reporting, operating profit amounted to till 61,981 TSEK (44,481) and the operating margin was 62.7 percent (7.8). The profit for the period, according to segment reporting amounted to 58,988 TSEK (41,962).
- Operating income for the period, according to IFRS, was 126,863 TSEK (24,617) and profit before taxes was 47,385 TSEK (-37,891). Operating margin according to IFRS was 46.5 percent (neg). The profit for the period, according to IFRS, amounted to 44,631 TSEK (-40,280). Revenue recognition according to IFRS is created at the time when the main part of the units have been handed over to customers. Handover and profit recognition, according to percentage of completion method, was done for Link Järva Krog during the first quarter, essentially leading to higher profit compared to the same period previous year.
- 277 (134) apartments have been handed over to buyers during the period, the number of profit recognized apartments, according to IFRS, were 316 (95).
- The number of sold units during the period amounts to 466 (301), the number of booked units amounts to 127 (76).
- The number of projects, including projects in associated companies, amounts to 32 (29), of which 9 (6) are in production. During the year, five projects have been acquired; Slottsparken Bro, Femöringen Järva Krog, Bälänge I and II, along with Edsviken. The projects Link Järva Krog and Nockebyrn have been completed during the period.
- A total of 75 percent (65) of the units in production are sold or booked.

The October – December 2021

- According to the segment reporting, the net revenue amounted to 24,403 TSEK (7,724) and income from associated companies to 17,890 TSEK (25,726). The total operating income amounted to 42,884 TSEK (34,451).
- According to the segment reporting, operating profit amounted to till 22,734 TSEK (17,241) and the operating margin was 93.2 percent (223.2). The profit for the period, according to segment reporting amounted to 21,867 TSEK (16,517).

- Operating income for the period, according to IFRS, was 40,919 TSEK (21,783) and profit before taxes was 3,661 TSEK (4,223). Operating margin according to IFRS was 22.5 percent (159.8). The profit for the period, according to IFRS, amounted to 1,882 TSEK (3,680).
- 61 (69) apartments have been handed over to buyers during the period.
- The number of sold units during the period amounts to 16 (133), the number of booked units amounts to 50 (0).

This information is information that Aros Bostad is obliged to make public pursuant to the EU Market Abuse Regulation (EU 596/2014).

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About Aros Bostad

Aros Bostad is a residential developer within the Stockholm area focusing on developing modern, functional and sustainable residential housing in attractive geographical areas, with timeless choices of materials and designs. The Company acquires and develops land into building rights and subsequently into residential housing. With a long-term perspective and responsibility for the entire value chain, Aros Bostad creates a safe deal for home buyers as well as stable returns for the investors.

The Company was founded in 2006 and its primary geographical market is the greater Stockholm area and Uppsala. Aros Bostad had, as per Q4 2021, above 30 residential development projects in different stages of development corresponding to ca 4,900 units. Aros Bostad is listed on Nasdaq First North Growth Market. The Certified Adviser for Nasdaq First North Growth Market is Erik Penser Bank. Financial information is to be found at www.arosbostad.se/investerare