

Interim Report January–June 2022



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JANUARY – JUNE 2022

Revenue increased to SEK 7,644m (7,056).

Operating profit decreased to SEK 898m (1,015). The operating margin decreased to 11.8 percent (14.4).

Gains from sale of properties and from joint venture of SEK 1m (178) are included in the operating profit.

Profit before tax decreased to SEK 868m (984), and profit after tax decreased to SEK 687m (812).

Return on equity for the past twelve months amounted to 20.9 percent (23.1). Earnings per share for the first six months amounted to SEK 10.10 (11.60).

Consolidated cash flow including net investment in properties amounted to SEK –251m (884).

The number of residential units sold amounted to 1,727 (2,471), and housing starts to 1,527 (1,727).

APRIL – JUNE 2022

Revenue amounted to SEK 3,790m (3,719).

Operating profit decreased to SEK 432m (609). The operating margin decreased to 11.4 percent (16.4).

Gains from sale of properties and from joint venture of SEK –6m (167) are included in the operating profit.

Profit before tax decreased to SEK 418m (594), and profit after tax decreased to SEK 331m (503).

Consolidated cash flow including net investment in properties amounted to SEK –525m (792).

The number of residential units sold amounted to 732 (1,210), and housing starts to 719 (800).

ACCORDING TO SEGMENT REPORTING SEK M

| | JANUARY–JUNE | | APRIL–JUNE | | JULY–JUNE | FULL YEAR |
|---|--------------|-------|------------|-------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 7,644 | 7,056 | 3,790 | 3,719 | 15,197 | 14,608 |
| Operating profit | 898 | 1,015 | 432 | 609 | 2,099 | 2,216 |
| Operating margin, % | 11.8 | 14.4 | 11.4 | 16.4 | 13.8 | 15.2 |
| Profit before tax | 868 | 984 | 418 | 594 | 2,042 | 2,158 |
| Cash flow from operating activities | –251 | 884 | –525 | 792 | 1,152 | 2,287 |
| Return on equity, % | | | | | 20.9 | 21.9 |
| Equity/assets ratio, % | 48 | 47 | | | | 50 |
| Earnings per share, SEK | 10.10 | 11.60 | 4.90 | 7.20 | 24.30 | 25.90 |
| Number of residential units sold ^{1) 2)} | 1,727 | 2,471 | 732 | 1,210 | 3,504 | 4,248 |
| Number of housing starts ^{3) 4)} | 1,527 | 1,727 | 719 | 800 | 3,772 | 3,972 |
| Number of residential units in current production | 7,823 | 7,353 | | | | 8,094 |
| Revenue according to IFRS | 7,503 | 7,603 | 3,668 | 4,058 | 15,550 | 15,650 |
| Operating profit according to IFRS | 866 | 1,038 | 410 | 586 | 2,056 | 2,227 |
| Earnings per share according to IFRS, SEK | 9.60 | 11.80 | 4.50 | 6.80 | 23.70 | 26.00 |
| ¹⁾ Of which rental units in JM Property Development | – | 320 | – | 320 | – | 320 |
| ²⁾ Of which residential units in JM International to investors | 231 | 359 | 103 | 94 | 455 | 583 |
| ³⁾ Of which rental units in JM Property Development | – | – | – | – | 341 | 341 |
| ⁴⁾ Of which residential units in JM International to investors | 231 | 359 | 103 | 94 | 377 | 505 |

For the Group's income statement and balance sheet in accordance with IFRS, IFRS 15 Revenue from Contracts with Customers is applied, which means that revenue and profit/loss from JM's operations outside of Sweden, JM International, are reported according to the completed contract method. Segment reporting and project management are reported according to the percentage of completion method. The Group's calculations according to IFRS are presented on pages 22–23. For definitions of key financial figures, see "Definitions Key Financial Figures" at jm.se/investerare

The financial statements are presented in Swedish krona (SEK), which is also the reporting currency for the Parent Company. All amounts are rounded to the nearest million unless otherwise specified. The figures in the report are based on the Group's consolidation system, which is in SEK thousand. Due to rounding of figures in tables, total amounts may not correspond to the sum of the initial rounded whole numbers. Unless otherwise specified, the analysis and comments in this Interim Report are based on JM's segment reporting. This Interim Report is a translation of the original text in Swedish which is the official version.

Good sales and profitability in a cautious market

Despite increasing uncertainty in the global market due to the ongoing war in Ukraine and rising inflation during the spring, we continued to have stable demand at good price levels in all our markets. At the end of the second quarter, we had a very high share, 74 percent, of residential units in current production that were reserved or sold.

After having exceeded the target for housing starts in 2021, the level decreased slightly during the first six months of 2022. This decrease is primarily due to a lower level of housing starts in Stockholm, where the absence of necessary decisions by authorities delayed four projects totaling 350 residential units.

Our business in Stockholm as well as in the rest of Sweden, Norway and Finland continued to develop favorably with good profitability and an increasing number of residential units in production. The profit for the comparison period 2021 contained gains from property sales of SEK 162m

During the second quarter, an agreement was signed for the sale of the ongoing office project K1 Karlbergs Strand to the Swedish Fortifications Agency for SEK 2.4bn where the transaction is conditional on a government approval.

At the same time, it is clear that the macroeconomic conditions for our business changed during the spring, with the market dynamics in our three countries developing differently. On the Swedish housing market, customers have become cautious and the supply on the existing home market increased at the same time as the supply of new production continues to be historically low and cost inflation continues to be in line with the trend in recent quarters. In Norway, demand is more stable and prices continue to increase while cost inflation is an even larger challenge in an economy with a high activity level, which also affects JM's ongoing projects. In Finland demand is also more stable, with stable housing prices, even if the war in Ukraine is noticeably impacting consumers' future outlook.

We are seeing that there are conditions for continued housing starts in all our markets. An increased level of housing starts continues to be a highly prioritized goal for JM to both meet demand from our customers and to continue to generate a stable cash flow. We expect a higher level of housing starts during the second half of the year in both Stockholm and the Group as a whole.

Good sales in Stockholm

We saw high demand in Stockholm during the first six months with good sales of our residential units in current production, but the market was cautious at the end of the period.

In the second quarter, 230 residential units were sold compared to 264 in the first quarter of 2022. The housing business in Stockholm continued to have good profitability but a low level of housing starts during the first six months. An increase in the number of housing starts is planned for the rest of the year



"We continued to have stable demand at good price levels in all our markets"

Good sales in Norway, Finland and the rest of Sweden

The housing business in the rest of Sweden showed good sales and profitability and a high level of housing starts during the first six months.

In Norway, prices on the existing home market continued to increase at the same time as the market was slightly cautious during the second quarter.

In Finland, activity on the housing market continued to stay at a good level, with stable prices on the existing home market during the first six months.

The international business continued to develop very well during the first six months in terms of both revenue and profit with an increased level of housing starts.

Good project portfolio and strong financial position

We are well-positioned with a good project portfolio that is continuously developed for the housing of the future at the same time as our strong financial position allows us freedom of action. The balance sheet allows both growth in JM's business and the continued buy-back of our own shares. Despite the current global uncertainty, the fundamental and long-term conditions are favorable for our business, and I expect continued good development, assuming a market that is relatively stable, for the remaining part of 2022.

Johan Skoglund,
President and CEO

Market, sales and housing starts

JANUARY – JUNE 2022

The housing market in Stockholm continued to be at a good level during the first six months but became cautious at the end of the period.

Profitability in Stockholm continued to be good during the first six months, with a good level of residential units sold but a low number of housing starts. An increased number of housing starts is planned for the rest of the year.

The housing business in the rest of Sweden continued to show good profitability and sales and a high level of housing starts.

In Norway, activity on the housing market continued to develop favorably, with increasing prices during the first six months but a slightly cautious market during the second quarter. In Finland, activity on the housing market continued to be at a good level, with stable prices.

Population growth in our main markets coupled with high employment supports demand for housing.

The number of residential units sold in the form of signed contracts was 1,727 (2,471)^{1) 2)}. The percentage of sold and reserved residential units in relation to current production amounted to 74 percent (78), with an interval of 60–65 percent considered normal. JM Residential Stockholm sold 494 residential units (689), JM Residential Sweden sold 665 (621), JM International sold 568 (841), and JM Property Development sold 0 (320).

The number of housing starts was 1,527 (1,727)^{3) 4)}. JM Residential Stockholm started production on 251 residential units (537), JM Residential Sweden on 619 (639), JM International on 657 (551) and JM Property Development on 0 (0).

In addition to demand, planning processes continue to be an important factor for the rate of housing starts.

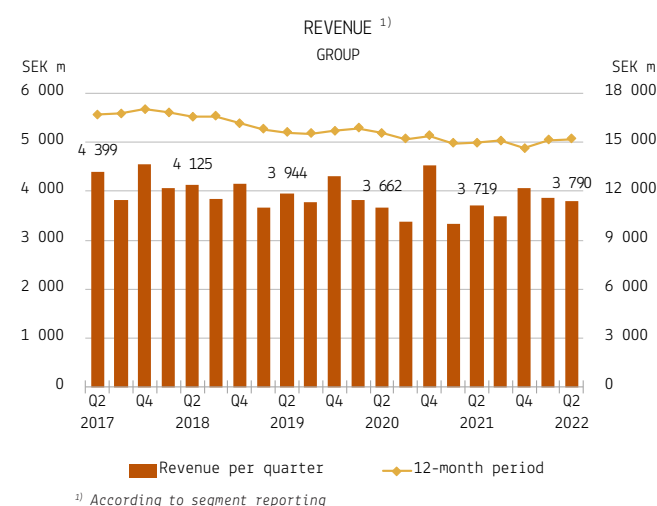
The number of residential units in current production increased to 7,823 (7,353), of which 484 rental units (335) in JM Property Development.

¹⁾ Of which 0 rental units (320) in JM Property Development

²⁾ Of which 231 residential units (359) in JM International for investors

³⁾ Of which 0 rental units (0) in JM Property Development

⁴⁾ Of which 231 residential units (359) in JM International for investors



Revenue, operating profit and operating margin

JANUARY – JUNE 2022

Consolidated revenue according to segment reporting increased to SEK 7,644m (7,056) for the first six months. Revenue restated according to IFRS decreased to SEK 7,503m (7,603). The increase in revenue is primarily attributable to a higher level of current production in the JM International business segment.

Operating profit according to segment reporting decreased to SEK 898m (1,015), and the operating margin decreased to 11.8 percent (14.4). Operating profit restated according to IFRS decreased to SEK 866m (1,038). The restatement is related to JM International, with a negative effect on earnings of SEK –43m (12), and leases according to IFRS 16, with a positive effect on earnings of SEK 11m (11).

During the first six months, no properties were sold, and gains from joint venture amounted to SEK 1m (16).

Rental income from JM's project properties was SEK 14m (21). Net rental income was SEK 2m (10).

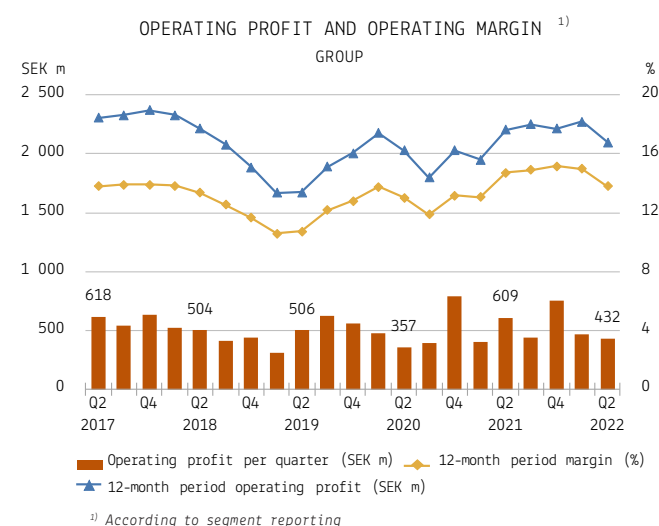
APRIL – JUNE 2022

Consolidated revenue according to segment reporting during the second quarter was to SEK 3,790m (3,719). Revenue restated according to IFRS decreased to SEK 3,668m (4,058).

Operating profit according to segment reporting decreased to SEK 432m (609), and the operating margin decreased to 11.4 percent (16.4). Operating profit restated according to IFRS decreased to SEK 410m (586). The restatement is related to JM International, with a negative effect on earnings of SEK –28m (–30), and leases according to IFRS 16, with a positive effect on earnings of SEK 5m (7).

During the second quarter, no properties were sold and gains from joint venture amounted to SEK –6m (6).

Rental income from JM's project properties was SEK 14m (11). Net rental income was SEK –8m (6).



| OPERATING PROFIT BY BUSINESS SEGMENT, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------------|------------|------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 372 | 378 | 182 | 196 | 757 | 763 |
| JM Residential Sweden | 359 | 337 | 185 | 177 | 684 | 662 |
| JM International | 206 | 165 | 101 | 98 | 456 | 415 |
| JM Property Development | -18 | 157 | -22 | 153 | 232 | 407 |
| JM Construction | 8 | 6 | 4 | 3 | 21 | 20 |
| Group-wide expenses | -29 | -28 | -18 | -18 | -51 | -50 |
| TOTAL | 898 | 1,015 | 432 | 609 | 2,099 | 2,216 |
| Of which property sales | - | 162 | - | 161 | 234 | 396 |
| Of which income from joint venture | 1 | 16 | -6 | 6 | 25 | 40 |

| OPERATING MARGIN BY BUSINESS SEGMENT, % | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 15.0 | 14.8 | 15.2 | 14.9 | 15.4 | 15.3 |
| JM Residential Sweden | 15.4 | 15.3 | 15.3 | 15.3 | 15.3 | 15.3 |
| JM International | 8.5 | 8.5 | 8.4 | 9.0 | 9.1 | 9.2 |
| JM Construction | 1.4 | 1.3 | 1.4 | 1.3 | 2.0 | 2.1 |

| RESIDENTIAL UNITS IN CURRENT PRODUCTION | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|-----------|------------|------------|
| Number of residential units in current production ^{1) 2)} | 7,823 | 7,353 | 8,094 |
| Percentage of sold residential units in current production, % ³⁾ | 65 | 62 | 64 |
| Percentage reserved residential units in current production, % | 9 | 16 | 13 |
| Percentage sold and reserved residential units in current production, % | 74 | 78 | 76 |

¹⁾ Of which rental units and residential care units in current production in JM Property Development - not included in the percentage of sold and reserved residential units in current production

484 335 484

Including residential units in projects where costs incurred are only reported as project properties under construction

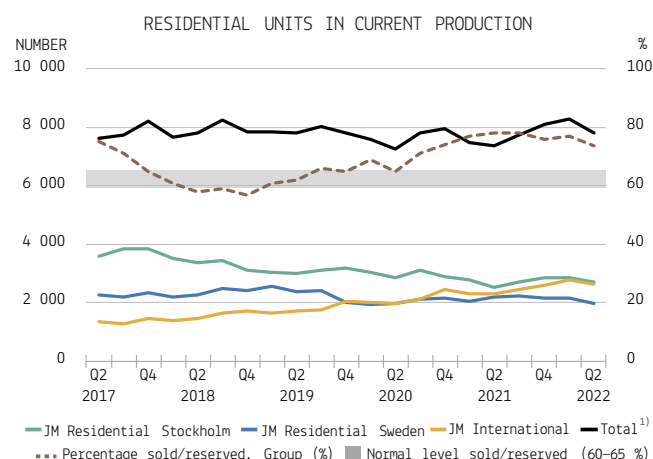
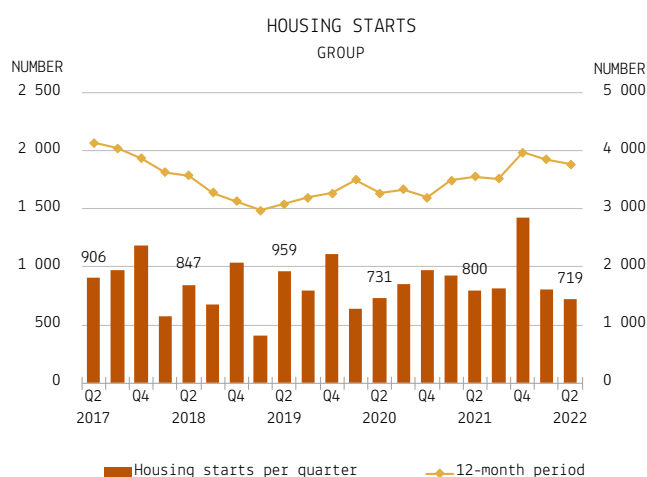
341 320 341

²⁾ Beginning with production start-up through final occupancy according to plan.

³⁾ Percentage of sold residential units expressed as binding contract with the end customer.

| UNSOLD UNITS | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|--|-----------|------------|------------|
| Completed production, number of unsold units ¹⁾ | 87 | 97 | 91 |
| The number of unsold residential units in the balance sheet recognized as "Participations in tenant-owners associations, etc." | 77 | 70 | 67 |

¹⁾ After final occupancy according to plan.



¹⁾ Including rental units and residential care units in JM Property Development not included in percentage of sold/reserved

Residential building rights

JANUARY-JUNE 2022

The number of available building rights at the end of the first six months amounted to 38,400 (37,300), of which 21,300 (19,700) are recognized in the balance sheet. Capital tied up in building rights (development properties in the balance sheet) for residential units increased to SEK 8,324m (8,139).

JM acquired development properties for residential units during the first six months for SEK 800m (828), of which SEK 334m relates to JM Residential Stockholm, SEK 313m to JM Residential Sweden and SEK 152m to JM International.

Financial items

JANUARY-JUNE 2022

Net financial items remained the same compared to last year.

Total interest-bearing liabilities according to segment reporting were SEK 2,550m (2,726), of which the provision for pension liabilities comprised SEK 1,686m (1,708). At the end of the first six months, the average interest rate for the total interest-bearing loan stock including pension liabilities was 2.1 percent (1.5). The average term for fixed-rate loans excluding the pension liability was 0.4 years (0.4).

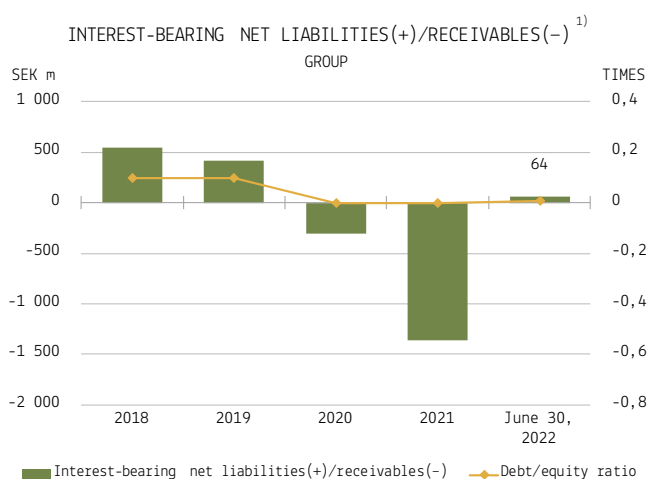
Consolidated available liquidity was SEK 5,281m (5,769). Aside from cash and cash equivalents of SEK 2,481m (2,969), this includes unutilized overdraft facilities and credit lines totaling SEK 2,800m (2,800), where credit agreements for SEK 2,400m had an average maturity of 2.8 years (2.6).

Interest-bearing net liabilities including pension liabilities according to segment reporting totaled SEK 64m (-244) at the end of the period. Non-interest-bearing liabilities for completed property acquisitions amounted to SEK 437m (502). Of these liabilities, SEK 64m (130) were current.

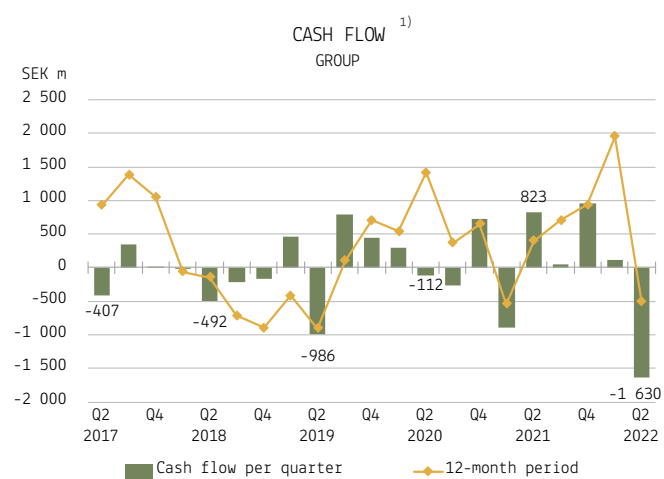
The valuation of financial assets and liabilities shows no significant difference between carrying amount and fair value.

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------------------------------|--------------|------------|------------|------------|------------|------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Financial income | 7 | 1 | 4 | — | 10 | 4 |
| Financial expenses | -37 | -32 | -18 | -15 | -67 | -62 |
| Financial income and expenses | -30 | -31 | -14 | -15 | -56 | -58 |

| ACCORDING TO SEGMENT REPORTING, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--|---------------|-------------|---------------|-------------|-------------|---------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Interest-bearing net liabilities (+)/receivables (-) at beginning of period | -1,363 | -300 | -1,466 | 449 | -244 | -300 |
| Change in interest-bearing liabilities/-receivables | 1,428 | 56 | 1,530 | -693 | 308 | -1,063 |
| Interest-bearing net liabilities (+)/receivables (-) at end of period | 64 | -244 | 64 | -244 | 64 | -1,363 |



¹⁾ According to segment reporting



¹⁾ Total cash flow for the period

Cash flow

JANUARY – JUNE 2022

Cash flow from operating activities according to segment reporting was SEK –251m (884). Net investments in development properties resulted in a negative cash flow of SEK –314m (–356). The change in holdings of unsold residential units in the balance sheet resulted in a cash flow of SEK 3m (94). Consolidated cash flow attributable to project properties (sales minus investment) during the first six months was SEK –395m (262).

APRIL – JUNE 2022

Cash flow from operating activities was SEK –525m (792) during the second quarter. Net investments in development properties resulted in a cash flow of SEK –381m (–128). The increased holdings of repurchased residential units resulted in a cash flow of SEK –66m (138). Consolidated cash flow attributable to project properties (sales minus investment) amounted to SEK –312m (401).

During the second quarter, SEK 922m was paid out in dividend, and own shares were bought back for SEK 200m.

Risks and uncertainty factors

JM's risks and risk management are presented in the 2021 Annual Report on pages 35–40 and 87. Aside from the uncertainty related to COVID-19, uncertainty has arisen regarding the Swedish cement supply, the effects of the ongoing war in Ukraine and increased uncertainty with a cautious housing market as a result of rising inflation and higher interest rates.

COVID-19 and its effects have created uncertainty and risks for some time, where the risks are judged to have decreased in 2021 and further in 2022 and not resulted in any significant negative impact on JM's operations.

Cement supply and local cement production through the operation of a limestone quarry has been exposed to risk in Sweden due to an uncertain licensing process between a market-leading producer and related authorities. An amendment to the law has been adopted to enable the continuation of local cement production through the government review of a time-limited license to operate a limestone quarry. The amendment to the law made it possible to extend the licenses in question.

Ukraine

The ongoing war in Ukraine has created uncertainty, but it is too early to assess the extent to which the situation could impact JM's operations.

JM has no framework agreement suppliers in Russia, Belarus or Ukraine. Even though JM has long-term agreements and is prioritized by our agreed suppliers, they in turn may be dependent on input goods whose access is impacted by the war in Ukraine. There are currently no indications of a significant impact in JM's current projects.

Exposure to commodity prices and increased cost pressure

The price of steel and wood increased in 2021. Long-term agreements with JM's suppliers mean this is having a limited impact on the income statement. Concrete prices were stable in 2021 for JM, but increased prices have been implemented in 2022. Cost increases on raw materials are offset in part through regular streamlining.

For JM's Swedish operations, pure steel and wood constitute around 4 percent and 2 percent, respectively, of total costs. The material cost for pure concrete is estimated to constitute around 2 percent of the total cost, which includes cement, ballast and additives.

In general, we see greater cost pressure in the building sector in Sweden, as well as in Norway and Finland.

Buy-back, elimination and holdings of own shares

After the Annual General Meeting on March 31, 2022, 952,000 shares were bought back for SEK 200m. Holdings of treasury shares subsequently total 2,429,650. The number of outstanding shares, excluding holdings of treasury shares, at June 30, 2022, totals 67,326,841.

The Annual General Meeting on March 31, 2022, resolved to eliminate 1,477,650 treasury shares through a decrease in the share capital for allocation to unrestricted equity. The elimination of shares and decrease in the share capital is expected to be registered in July 2022.

The Annual General Meeting also resolved to authorize the Board of Directors, during the period up to the next Annual General Meeting and on one or more occasions, to decide to buy back shares so that the Company's holdings do not at any point in time exceed 10 percent of all the shares in the Company. Acquisition should take place on Nasdaq Stockholm within the applicable share-price interval at the time of purchase.

Personnel

The number of employees increased to 2,499 (2,460) in the first six months. The number of wage-earners decreased to 886 (908), and the number of salaried employees was 1,613 (1,552). Current staffing is aligned with the current and increasing project volume, and adjustments are made on a regular basis. Demand on the labor market for qualified project development skills continued to be strong.

JM Residential Stockholm

The JM Residential Stockholm business segment develops residential projects in Greater Stockholm. Operations include acquisitions of development properties, planning, pre-construction, production and sales of residential units.

The average prices on the existing home market decreased during the second quarter. The total supply of residential units increased during the quarter, but the supply of newly produced residential units continues to be at a low level.

Competition for well-situated land for housing is still considered to be at a high level. Prices continued to be at a level that requires selective acquisition.

The housing market in Stockholm was cautious during the second quarter. Customers, however, continue to show interest in JM's projects with good sales in the quarter, which, however, continued to be limited by available supply. The willingness of customers to sign a contract early in the process was below normal, though.

Housing starts in Stockholm during the second quarter were supported by a normal level of reservations, and profitability continued to be good in the current production volume. The level of land transfers to projects was low during the quarter.

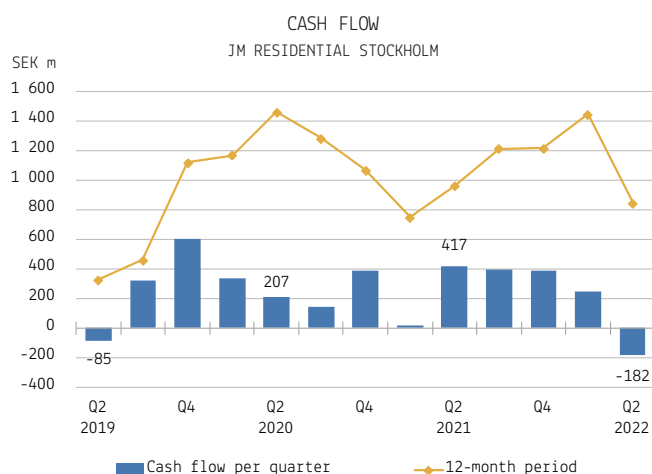
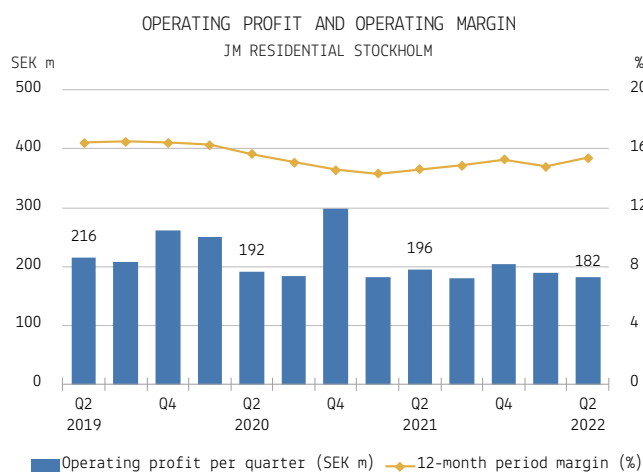
The lack of necessary authority decisions had a negative impact on the business segment's housing starts. This currently relates to four projects with a total of 350 residential units, of which around 130 residential units have gained final approval of the detailed plan during the second quarter. Housing starts in forthcoming phases for one of these projects have been indirectly delayed. An increase in the number of housing starts is planned for the rest of the year.

Cash flow during the first six months is burdened by investments in development properties.

Production was started in the second quarter on 178 residential units in apartment buildings in Järfälla and Nacka and in single-family homes in Södertälje.

Around 600 building rights were acquired in Huddinge in the second quarter.

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------|------------|-------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 2,481 | 2,560 | 1,196 | 1,312 | 4,911 | 4,990 |
| Operating profit | 372 | 378 | 182 | 196 | 757 | 763 |
| Operating margin, % | 15.0 | 14.8 | 15.2 | 14.9 | 15.4 | 15.3 |
| Average operating capital | | | | | 4,548 | 4,771 |
| Return on operating capital, % | | | | | 16.6 | 16.0 |
| Operating cash flow | 61 | 433 | -182 | 417 | 842 | 1,214 |
| Carrying amount, development properties | 4,143 | 4,361 | | | | 4,051 |
| Number of available building rights | 12,900 | 11,500 | | | | 11,700 |
| Number of residential units sold | 494 | 689 | 230 | 332 | 1,111 | 1,306 |
| Number of housing starts | 251 | 537 | 178 | 239 | 867 | 1,153 |
| Number of residential units in current production | 2,709 | 2,526 | | | | 2,855 |
| Number of employees | 821 | 810 | | | | 806 |



JM Residential Sweden

The JM Residential Sweden business segment develops residential projects in growth areas in Sweden, excluding Greater Stockholm. Operations include acquisitions of development properties, planning, pre-construction, production and sales of residential units.

Average prices on the existing home market remained the same or decreased slightly in the business segment's submarkets during the second quarter.

The total supply of newly produced residential units continued to be at a low level during the second quarter. The supply of newly produced residential units in the second quarter was lower in Malmö, Gothenburg and Uppsala compared to the corresponding period last year.

Competition for land for residential purposes continued to be high in the second quarter for most of the business segment's submarkets.

The high number of housing starts in the first six months

resulted in good sales during the second quarter. Customers' willingness to sign a contract early in the process is at a normal level, but was more cautious at the end of the second quarter.

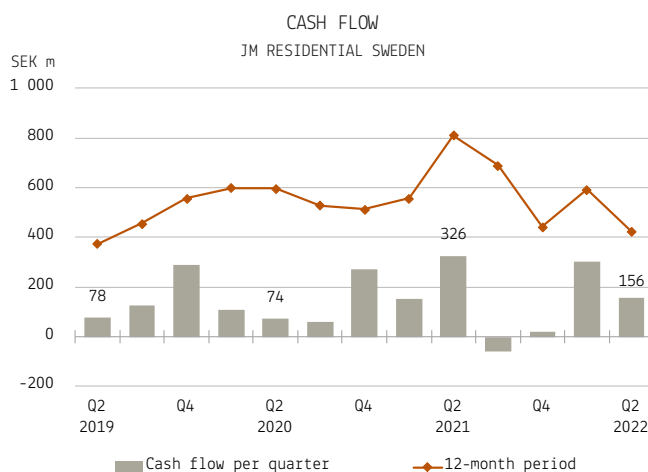
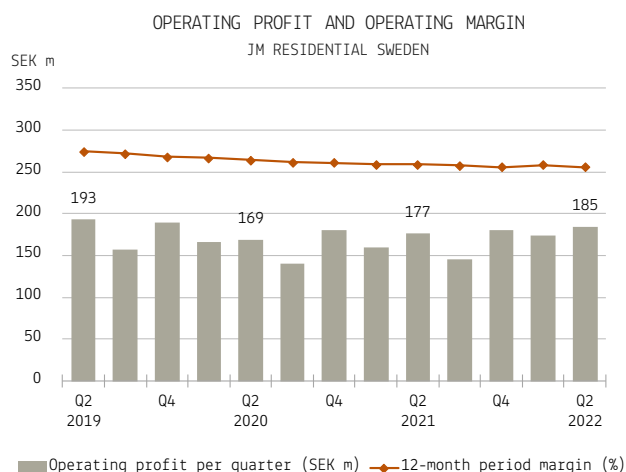
The business segment reports a continued good profit level and margin.

A decrease in working capital had a positive impact on cash flow for the first six months.

Production was started in the second quarter on 262 residential units in apartment buildings in Gothenburg, Örebro, Västerås and Uppsala.

Around 300 building rights were acquired in Lund, Lomma and Landskrona in the second quarter.

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------|------------|-------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 2,332 | 2,196 | 1,205 | 1,154 | 4,454 | 4,317 |
| Operating profit | 359 | 337 | 185 | 177 | 684 | 662 |
| Operating margin, % | 15.4 | 15.3 | 15.3 | 15.3 | 15.3 | 15.3 |
| Average operating capital | | | | | 1,377 | 1,354 |
| Return on operating capital, % | | | | | 49.7 | 48.9 |
| Operating cash flow | 460 | 480 | 156 | 326 | 422 | 442 |
| Carrying amount, development properties | 1,704 | 1,439 | | | | 1,669 |
| Number of available building rights | 10,100 | 10,400 | | | | 9,900 |
| Number of residential units sold | 665 | 621 | 290 | 263 | 1,165 | 1,121 |
| Number of housing starts | 619 | 639 | 262 | 362 | 1,157 | 1,177 |
| Number of residential units in current production | 1,991 | 2,178 | | | | 2,154 |
| Number of employees | 568 | 580 | | | | 564 |



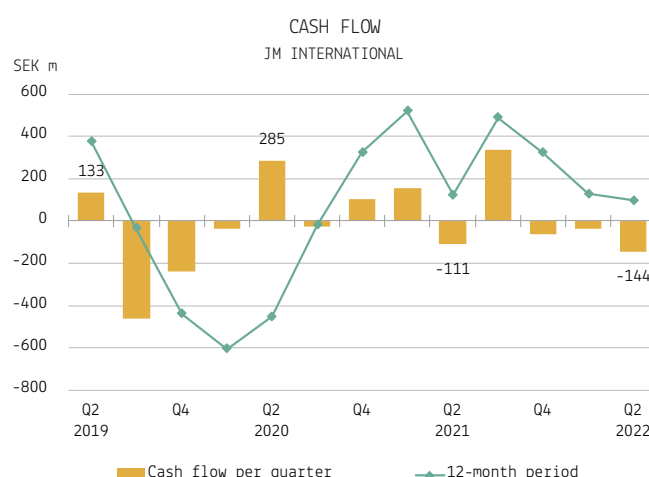
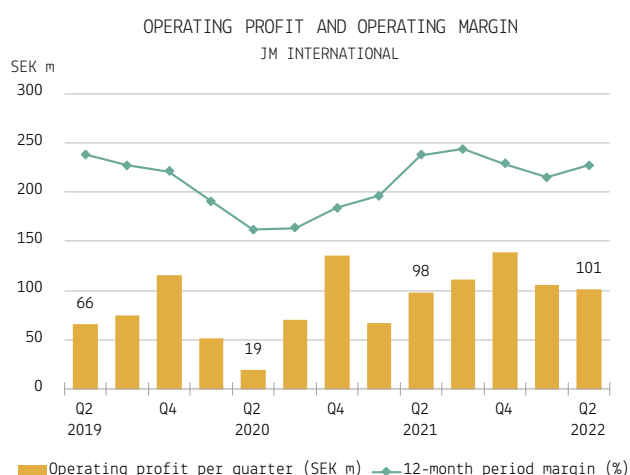
JM International

The JM International business segment develops residential projects in Norway and Finland. Operations include acquisitions of development properties, planning, pre-construction, production and sales of residential units. Revenue recognition for the business segment is reported using the percentage of completion method.

Business segment revenue is at a higher level compared to the previous year. Operating profit increased to SEK 206m (165). The higher profit is due primarily to a strong market, good sales and an increase in the level of residential units in current production.



| JM INTERNATIONAL, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------|------------|-------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 2,427 | 1,940 | 1,196 | 1,084 | 5,018 | 4,531 |
| Operating profit ¹⁾ | 206 | 165 | 101 | 98 | 456 | 415 |
| Operating margin, % | 8.5 | 8.5 | 8.4 | 9.0 | 9.1 | 9.2 |
| Average operating capital | | | | | 3,635 | 3,405 |
| Return on operating capital, % | | | | | 12.5 | 12.2 |
| Operating cash flow | -181 | 45 | -144 | -111 | 97 | 323 |
| Carrying amount, development properties | 2,467 | 2,329 | | | | 2,462 |
| Carrying amount, project properties | 18 | 111 | | | | 17 |
| Number of available building rights | 13,500 | 14,000 | | | | 12,900 |
| Number of residential units sold ²⁾ | 568 | 841 | 212 | 295 | 1,228 | 1,501 |
| Number of housing starts ³⁾ | 657 | 551 | 279 | 199 | 1,407 | 1,301 |
| Number of residential units in current production | 2,639 | 2,314 | | | | 2,601 |
| Number of employees | 565 | 526 | | | | 551 |
| ¹⁾ Of which property sales | - | 1 | - | - | 4 | 4 |
| ²⁾ Of which residential units to investors | 231 | 359 | 103 | 94 | 455 | 583 |
| ³⁾ Of which residential units to investors | 231 | 359 | 103 | 94 | 377 | 505 |



JM Norway

The prices on the existing home market increased also in the second quarter. The supply of residential units on the existing home market has normalized.

There continues to be strong cost pressure in the Norwegian construction sector, with higher prices on raw materials and other inputs.

The housing market in Norway was slightly cautious during the second quarter. Demand for JM's residential units was good, but the number of residential units sold is slightly lower than normal in the quarter due to a low number of housing starts. Operating profit and the operating margin were weakened by the increase in production costs.

Cash flow during the first six months is burdened by payments made for occupied acquisitions of development properties.

During the second quarter, 93 residential units (137) were sold, and production started on 34 residential units (75) in Nordre Follo outside of Oslo. The number of residential units in current production amounted to 1,147 (1,103).

During second quarter, 83 building rights (385) were acquired in Bergen and Oslo.

JM Finland

Activity on the housing market in the Helsinki region continued to be at a good level despite some uncertainty among customers related to the ongoing war in Ukraine. Customers are continuing to show interest in JM's projects, and the willingness to sign contracts early in the process was at a normal level during the first six months. The prices on the existing home market in the Helsinki region were stable during the first six months.

The profit and margin levels in the business unit increased compared to the corresponding period last year.

Cash flow in the first six months is burdened by an increase in working capital.

During the second quarter, 119 residential units (158) were sold and production started on 245 residential units (124) in apartment buildings in the Helsinki region. Of the sold residential units and housing starts, 103 residential units (94) are to investors. The number of residential units in current production amounted to 1,492 (1,211).

During the second quarter, approximately 1,260 building rights (128) were acquired.

| JM NORWAY, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|-------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 1,602 | 1,311 | 747 | 675 | 3,322 | 3,030 |
| Operating profit ¹⁾ | 134 | 119 | 61 | 67 | 315 | 300 |
| Operating margin, % | 8.3 | 9.1 | 8.1 | 9.9 | 9.5 | 9.9 |
| Average operating capital | | | | | 2,165 | 2,178 |
| Return on operating capital, % | | | | | 14.5 | 13.8 |
| Operating cash flow | -62 | 217 | -2 | 128 | 392 | 671 |
| Carrying amount, development properties | 1,391 | 1,436 | | | | 1,468 |
| Number of available building rights | 7,400 | 8,500 | | | | 7,800 |
| Number of residential units sold | 287 | 313 | 93 | 137 | 648 | 674 |
| Number of housing starts | 284 | 162 | 34 | 75 | 758 | 636 |
| Number of residential units in current production | 1,147 | 1,103 | | | | 1,280 |
| Number of employees | 375 | 388 | | | | 377 |
| ¹⁾ Of which property sales | - | - | - | - | 4 | 4 |

| JM FINLAND, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|-------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 824 | 629 | 449 | 409 | 1,696 | 1,501 |
| Operating profit ¹⁾ | 74 | 46 | 41 | 31 | 148 | 122 |
| Operating margin, % | 9.0 | 7.3 | 9.1 | 7.6 | 8.7 | 8.1 |
| Average operating capital | | | | | 1,399 | 1,151 |
| Return on operating capital, % | | | | | 10.6 | 10.6 |
| Operating cash flow | -117 | -172 | -141 | -239 | -304 | -358 |
| Carrying amount, development properties | 1,009 | 814 | | | | 930 |
| Number of available building rights | 6,100 | 5,500 | | | | 5,100 |
| Number of residential units sold ²⁾ | 281 | 528 | 119 | 158 | 580 | 827 |
| Number of housing starts ³⁾ | 373 | 389 | 245 | 124 | 649 | 665 |
| Number of residential units in current production | 1,492 | 1,211 | | | | 1,321 |
| Number of employees | 190 | 138 | | | | 174 |
| ¹⁾ Of which property sales | - | 1 | - | - | - | 1 |
| ²⁾ Of which residential units to investors | 231 | 359 | 103 | 94 | 455 | 583 |
| ³⁾ Of which residential units to investors | 231 | 359 | 103 | 94 | 377 | 505 |

JM Property Development

The JM Property Development business segment primarily develops rental and residential care units and commercial properties in Greater Stockholm. The business segment's entire portfolio comprises project development properties. The operations include JM@home, which offers economic and technical management services to tenant-owners associations as well as housing services.

Business segment revenue decreased to SEK 112m (117), of which rental income was SEK 13m (21). Contracting revenue and sales of services amounted to SEK 99m (96). Operating profit amounted to SEK –18m (157), of which gains from joint venture was SEK 1m (16).

Operating profit is burdened by costs for the continued establishment and development of JM@home.

Net rental income for project properties was SEK 1m (10).

Cash flow during the first six months is negative due to ongoing investments in project properties and acquisitions of properties for development of rental projects.

Three rental projects are in production, of which two in JM's own balance sheet: Kvarter 8 in Järfälla and Dyrvers Kulle in Sundbyberg with 218 and 123 rental units, respectively. Occupancy is ongoing in the Valla Park project in Sundbyberg, which has 143 rental units, and completion is planned for third quarter of 2022, at which point the rental property will be

transferred to the external orderer.

Production is also ongoing on the office project K1 Karlbergs Strand in Karlberg, Solna, which covers approximately 20,000 m². In May 2022, an agreement was signed for the sale of the office project K1 Karlbergs Strand to the Swedish Fortifications Agency for SEK 2.4bn. The transfer of the legal title is estimated for the first quarter of 2025, and the transaction is conditional on a government approval. The revenue and profit from the transaction will be recognized gradually over the course of the project after the government approval has been obtained. Before the government decision has been obtained, the transaction continues to be recognized in JM's own balance sheet.

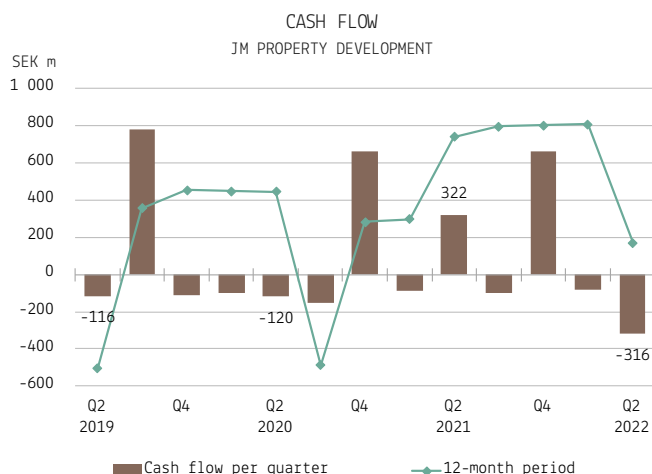
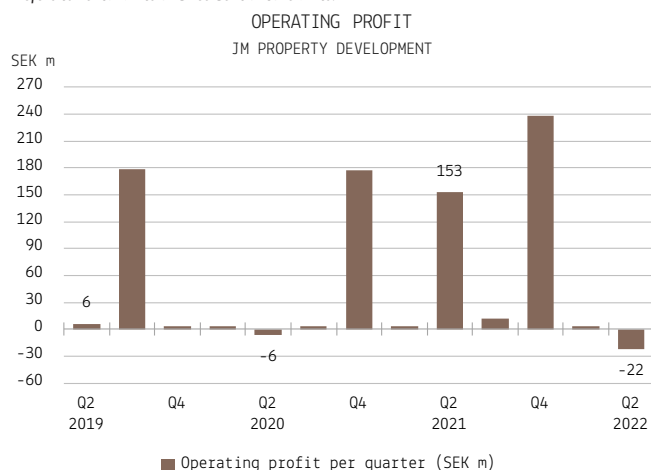
During the second quarter, three properties were acquired in Veddesta, Järfälla, for SEK 165m. The properties include 6,652 m² of rentable space that in the future is assessed to enable the development of around 450 rental units with production expected to begin in 2028.

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|-------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 112 | 117 | 40 | 65 | 257 | 262 |
| Operating profit ¹⁾²⁾ | -18 | 157 | -22 | 153 | 232 | 407 |
| Average operating capital | | | | | 1,171 | 1,242 |
| Return on operating capital, % | | | | | 19.8 | 32.7 |
| Operating cash flow | -396 | 234 | -316 | 322 | 171 | 801 |
| Carrying amount, development properties | 10 | 10 | | | | 10 |
| Carrying amount, project properties | 1,208 | 1,158 | | | | 795 |
| Number of available building rights ³⁾ | 1,900 | 1,400 | | | | 1,100 |
| Number of residential units sold ³⁾ | – | 320 | – | 320 | – | 320 |
| Number of housing starts ³⁾ | – | – | – | – | 341 | 341 |
| Number of residential units in current production ³⁾ | 484 | 335 | | | | 484 |
| Number of employees | 77 | 80 | | | | 81 |
| | – | 161 | – | 161 | 230 | 391 |
| | 1 | 16 | -6 | 6 | 25 | 40 |

¹⁾ Of which property sales

²⁾ Of which income from joint venture

³⁾ Refers to rental units and residential care units.



JM Construction

The JM Construction business segment carries out construction work for external and internal customers in the Greater Stockholm area.

Demand in the civil engineering market in Stockholm is at a good level but with high competition for the assignments.

Business segment revenue increased compared to previous years due to higher internal and external activity for JM in its civil engineering operations, where profitability is prioritized over volume.

The business segment focuses on projects that have synergies with residential project development.

Cash flow during the first six months is burdened by an increase in working capital.

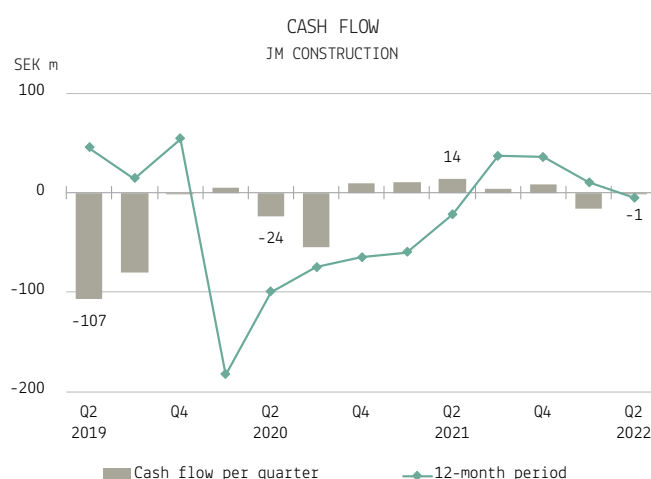
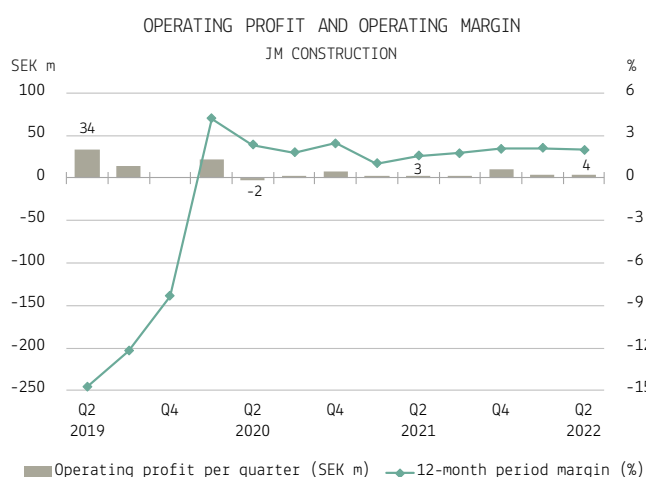
The business segment received in the second quarter a number of external assignments in the civil engineering

operations, of which the largest is development work in Tyresö for Tyresö Municipality.

The largest ongoing external assignments are the infrastructure project in Tyresö (Tyresö Municipality), groundworks for Arlanda Terminal 5 (IN3PRENÖR AB), detailing work in Norra Djurgårdsstaden (City of Stockholm), groundworks and conduit work in Ursvik Västra (City of Sundbyberg), and the restoration and renovation of an existing pipeline network in Huddinge (Stockholm Vatten).

The business segment also has several ongoing intra-Group projects, of which the largest is the work on the office project K1 Karlbergs Strand in Solna.

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue ¹⁾ | 551 | 456 | 289 | 226 | 1,045 | 951 |
| Operating profit | 8 | 6 | 4 | 3 | 21 | 20 |
| Operating margin, % | 1.4 | 1.3 | 1.4 | 1.3 | 2.0 | 2.1 |
| Operating cash flow | -17 | 24 | -1 | 14 | -5 | 36 |
| Carrying amount, development properties | 13 | 16 | | | | 13 |
| Number of employees | 265 | 261 | | | | 251 |
| ¹⁾ Of which intra-Group | 260 | 213 | 136 | 122 | 488 | 442 |



Group – segment reporting

CONDENSED CONSOLIDATED INCOME STATEMENT

| ACCORDING TO SEGMENT REPORTING, SEK M | JANUARY–JUNE | | APRIL–JUNE | | JULY–JUNE | FULL-YEAR |
|--|--------------|--------------|------------|------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 7,644 | 7,056 | 3,790 | 3,719 | 15,197 | 14,608 |
| Production and operating costs | –6,175 | –5,683 | –3,035 | –2,980 | –12,306 | –11,814 |
| Gross profit | 1,469 | 1,373 | 755 | 739 | 2,891 | 2,795 |
| Selling and administrative expenses | –572 | –536 | –317 | –297 | –1,051 | –1,015 |
| Gains/losses on the sale of property, etc. ¹⁾ | 1 | 178 | –6 | 167 | 259 | 436 |
| Operating profit | 898 | 1,015 | 432 | 609 | 2,099 | 2,216 |
| Financial income and expenses | –30 | –31 | –14 | –15 | –56 | –58 |
| Profit before tax | 868 | 984 | 418 | 594 | 2,042 | 2,158 |
| Taxes | –182 | –172 | –87 | –91 | –370 | –360 |
| Profit for the period | 687 | 812 | 331 | 503 | 1,672 | 1,798 |
| Other comprehensive income | 159 | 191 | 96 | –9 | 186 | 218 |
| Comprehensive income for the period | 846 | 1,003 | 427 | 494 | 1,858 | 2,016 |
| Earnings per share ²⁾ , diluted, SEK | 10.10 | 11.60 | 4.90 | 7.20 | 24.30 | 25.90 |
| Average number of shares, diluted | 68,446,755 | 70,000,876 | 68,126,974 | 69,912,694 | 68,858,096 | 69,560,505 |
| ¹⁾ Of which income from joint venture | 1 | 16 | –6 | 6 | 25 | 40 |
| ²⁾ Net profit/loss for the period. | | | | | | |

CONDENSED CONSOLIDATED BALANCE SHEET

| ACCORDING TO SEGMENT REPORTING, SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|---------------|---------------|---------------|
| ASSETS | | | |
| Non-current assets | 326 | 336 | 330 |
| Project properties | 1,225 | 1,269 | 813 |
| Development properties | 8,336 | 8,155 | 8,205 |
| Participations in tenant-owners associations, etc. | 389 | 375 | 377 |
| Current receivables ¹⁾ | 4,218 | 3,569 | 3,528 |
| Cash and cash equivalents | 2,481 | 2,969 | 3,981 |
| Total current assets | 16,649 | 16,337 | 16,903 |
| Total assets | 16,975 | 16,673 | 17,233 |
| EQUITY AND LIABILITIES ²⁾ | | | |
| Equity | 8,210 | 7,808 | 8,608 |
| Non-current interest-bearing liabilities | 247 | 281 | 190 |
| Other non-current liabilities | 373 | 373 | 373 |
| Non-current provisions | 3,036 | 3,012 | 3,078 |
| Total non-current liabilities | 3,657 | 3,666 | 3,641 |
| Current interest-bearing liabilities | 617 | 737 | 667 |
| Other current liabilities | 4,349 | 4,313 | 4,172 |
| Current provisions | 142 | 149 | 145 |
| Total current liabilities | 5,109 | 5,199 | 4,984 |
| Total equity and liabilities | 16,975 | 16,673 | 17,233 |
| ¹⁾ Of which receivables from property sales | 25 | – | 14 |
| ²⁾ Of which liabilities for property acquisition | 460 | 526 | 675 |

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| ACCORDING TO SEGMENT REPORTING, SEK M | JANUARY-JUNE | | FULL-YEAR |
|---|--------------|--------------|--------------|
| | 2022 | 2021 | 2021 |
| Opening balance at beginning of the period | 8,608 | 7,817 | 7,817 |
| Total comprehensive income for the period | 846 | 1,003 | 2,016 |
| Dividends | -922 | -887 | -887 |
| Conversion of convertible loan | 1 | - | 38 |
| Repurchase of shares | -324 | -125 | -375 |
| Closing balance at end of the period | 8,210 | 7,808 | 8,608 |

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| ACCORDING TO SEGMENT REPORTING, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--|---------------|--------------|---------------|--------------|---------------|---------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Cash flow from operating activities before change in working capital and taxes ^{1) 2)} | 704 | 944 | 218 | 558 | 1,407 | 1,648 |
| Tax paid | -300 | -328 | -149 | -135 | -521 | -549 |
| Investment in development properties | -1,007 | -791 | -642 | -377 | -1,754 | -1,539 |
| Payment on account for development properties | 692 | 435 | 261 | 249 | 1,606 | 1,349 |
| Investment in project properties | -395 | -288 | -312 | -149 | -555 | -447 |
| Sale of project properties | - | 550 | - | 550 | 790 | 1,340 |
| Change in current liabilities/receivables | 54 | 362 | 99 | 96 | 178 | 485 |
| Cash flow from operating activities | -251 | 884 | -525 | 792 | 1,152 | 2,287 |
| Cash flow from investing activities | - | - | 6 | -1 | -17 | -17 |
| Loans raised | 360 | 359 | 89 | 343 | 664 | 663 |
| Amortization of liabilities | -371 | -301 | -78 | -186 | -809 | -738 |
| Buy-back of shares | -324 | -125 | -200 | -125 | -574 | -375 |
| Dividends | -922 | -887 | -922 | - | -922 | -887 |
| Cash flow from financing activities | -1,257 | -954 | -1,111 | 32 | -1,640 | -1,338 |
| Cash flow for the period | -1,508 | -70 | -1,630 | 823 | -506 | 933 |
| Cash and cash equivalents at end of the period | 2,481 | 2,969 | 2,481 | 2,969 | 2,481 | 3,981 |
| ¹⁾ Of which investment in participations in tenant-owners associations and freehold residential units | -157 | -424 | -136 | -147 | -462 | -730 |
| ²⁾ Of which the sale of participations in tenant-owners associations and freehold residential units | 160 | 518 | 70 | 285 | 478 | 837 |

GROUP KEY FIGURES

| ACCORDING TO SEGMENT REPORTING, % | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|-----------------------------------|--------------|------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Operating margin | 11.8 | 14.4 | 11.4 | 16.4 | 13.8 | 15.2 |
| Return on equity | | | | | 20.9 | 21.9 |
| Return on capital employed | | | | | 19.8 | 20.4 |
| Debt/equity ratio, multiple | - | - | | | | - |
| Equity/assets ratio | 48 | 47 | | | | 50 |

According to segment reporting

REVENUE BY COUNTRY

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Sweden | 5,217 | 5,116 | 2,594 | 2,635 | 10,179 | 10,077 |
| Norway | 1,602 | 1,311 | 747 | 675 | 3,322 | 3,030 |
| Finland | 824 | 629 | 449 | 409 | 1,696 | 1,501 |
| Belgium | — | — | — | — | — | — |
| Total | 7,644 | 7,056 | 3,790 | 3,719 | 15,197 | 14,608 |

REVENUE BY BUSINESS SEGMENT

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 2,481 | 2,560 | 1,196 | 1,312 | 4,911 | 4,990 |
| JM Residential Sweden | 2,332 | 2,196 | 1,205 | 1,154 | 4,454 | 4,317 |
| JM International | 2,427 | 1,940 | 1,196 | 1,084 | 5,018 | 4,531 |
| JM Property Development | 112 | 117 | 40 | 65 | 257 | 262 |
| JM Construction | 551 | 456 | 289 | 226 | 1,045 | 951 |
| Elimination | -260 | -213 | -136 | -122 | -488 | -442 |
| Total | 7,644 | 7,056 | 3,790 | 3,719 | 15,197 | 14,608 |

OPERATING PROFIT BY BUSINESS SEGMENT

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------------------|--------------|--------------|------------|------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 372 | 378 | 182 | 196 | 757 | 763 |
| JM Residential Sweden | 359 | 337 | 185 | 177 | 684 | 662 |
| JM International | 206 | 165 | 101 | 98 | 456 | 415 |
| JM Property Development | -18 | 157 | -22 | 153 | 232 | 407 |
| JM Construction | 8 | 6 | 4 | 3 | 21 | 20 |
| Group-wide expenses | -29 | -28 | -18 | -18 | -51 | -50 |
| Total | 898 | 1,015 | 432 | 609 | 2,099 | 2,216 |

OPERATING MARGIN BY BUSINESS SEGMENT

| % | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------------------|--------------|------|------------|------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 15.0 | 14.8 | 15.2 | 14.9 | 15.4 | 15.3 |
| JM Residential Sweden | 15.4 | 15.3 | 15.3 | 15.3 | 15.3 | 15.3 |
| JM International | 8.5 | 8.5 | 8.4 | 9.0 | 9.1 | 9.2 |
| JM Construction | 1.4 | 1.3 | 1.4 | 1.3 | 2.0 | 2.1 |

AVERAGE OPERATING CAPITAL BY BUSINESS SEGMENT

| SEK M | JULY-JUNE | FULL-YEAR |
|--------------------------|-----------|-----------|
| | 2021/2022 | 2021 |
| JM Residential Stockholm | 4,548 | 4,771 |
| JM Residential Sweden | 1,377 | 1,354 |
| JM International | 3,635 | 3,405 |
| JM Property Development | 1,171 | 1,242 |

RETURN ON OPERATING CAPITAL BY BUSINESS SEGMENT

| % | JULY-JUNE | FULL-YEAR |
|--------------------------|-----------|-----------|
| | 2021/2022 | 2021 |
| JM Residential Stockholm | 16.6 | 16.0 |
| JM Residential Sweden | 49.7 | 48.9 |
| JM International | 12.5 | 12.2 |
| JM Property Development | 19.8 | 32.7 |

According to segment reporting

PROFIT/LOSS COMPONENTS, HOUSING BUSINESS, PERCENTAGE OF COMPLETION METHOD (GROSS PROFIT)

| | APRIL-JUNE | JANUARY-MARCH | OCT-DECEMBER | JULY-SEPTEMBER | APRIL-JUNE |
|--------------------|------------|---------------|--------------|----------------|------------|
| SEK M | 2022 | 2022 | 2021 | 2021 | 2021 |
| Cost-based effect | 309 | 248 | 294 | 254 | 247 |
| Revaluation effect | 410 | 384 | 391 | 336 | 390 |
| Sales effect | 7 | 52 | 70 | 29 | 80 |
| Total | 726 | 684 | 755 | 619 | 717 |

Starting in Q1 2021, the profit/loss components that are included in gross profit for the housing business are reported. The percentage of completion method in JM and the accounting of gross profit consists of three components: incurred costs (cost-based effect), assessment of expected margin (revaluation effect), and sales rate of projects (sales effect). Profit/loss components are reported quarterly and are not accumulated. The table starts with the business segments' gross operating profit (excluding net rental income from project and development properties) for the housing business. For definitions of profit/loss components in the housing business, see the document entitled "Definitions key financial figures" at jm.se/en/about-us/investors

REVALUATION EFFECTS – HOUSING BUSINESS

| | APRIL-JUNE | JANUARY-MARCH | OCT-DECEMBER | JULY-SEPTEMBER | APRIL-JUNE |
|--------------------------|------------|---------------|--------------|----------------|------------|
| SEK M | 2022 | 2022 | 2021 | 2021 | 2021 |
| JM Residential Stockholm | 126 | 113 | 83 | 95 | 93 |
| JM Residential Sweden | 203 | 169 | 186 | 134 | 191 |
| JM International | 81 | 102 | 122 | 107 | 106 |
| Total | 410 | 384 | 391 | 336 | 390 |

OPERATING CASH FLOW BY BUSINESS SEGMENT

| | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|--------------------------|--------------|------|------------|------|-----------|-----------|
| SEK M | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 61 | 433 | -182 | 417 | 842 | 1,214 |
| JM Residential Sweden | 460 | 480 | 156 | 326 | 422 | 442 |
| JM International | -181 | 45 | -144 | -111 | 97 | 323 |
| JM Property Development | -396 | 234 | -316 | 322 | 171 | 801 |
| JM Construction | -17 | 24 | -1 | 14 | -5 | 36 |

DEVELOPMENT PROPERTIES BY BUSINESS SEGMENT

| CARRYING AMOUNT, SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|--------------------------|--------------|--------------|--------------|
| JM Residential Stockholm | 4,143 | 4,361 | 4,051 |
| JM Residential Sweden | 1,704 | 1,439 | 1,669 |
| JM International | 2,467 | 2,329 | 2,462 |
| JM Property Development | 10 | 10 | 10 |
| JM Construction | 13 | 16 | 13 |
| Total | 8,336 | 8,155 | 8,205 |

AVAILABLE RESIDENTIAL BUILDING RIGHTS BY BUSINESS SEGMENT

| NUMBER | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|---------------|---------------|---------------|
| JM Residential Stockholm | 12,900 | 11,500 | 11,700 |
| JM Residential Sweden | 10,100 | 10,400 | 9,900 |
| JM International | 13,500 | 14,000 | 12,900 |
| JM Property Development ¹⁾ | 1,900 | 1,400 | 1,100 |
| Total | 38,400 | 37,300 | 35,600 |
| Including those carried in the balance sheet (development properties) | | | |
| JM Residential Stockholm | 6,800 | 6,700 | 6,500 |
| JM Residential Sweden | 6,700 | 5,800 | 6,200 |
| JM International | 6,900 | 6,700 | 7,100 |
| JM Property Development ¹⁾ | 900 | 500 | 200 |
| Total | 21,300 | 19,700 | 20,000 |

RESIDENTIAL UNITS SOLD BY BUSINESS SEGMENT

| | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---------------------------------------|--------------|--------------|------------|--------------|--------------|--------------|
| NUMBER | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 494 | 689 | 230 | 332 | 1,111 | 1,306 |
| JM Residential Sweden | 665 | 621 | 290 | 263 | 1,165 | 1,121 |
| JM International | 568 | 841 | 212 | 295 | 1,228 | 1,501 |
| JM Property Development ¹⁾ | – | 320 | – | 320 | – | 320 |
| Total | 1,727 | 2,471 | 732 | 1,210 | 3,504 | 4,248 |

¹⁾ Refers to rental units and residential care units.

According to segment reporting

HOUSING STARTS BY BUSINESS SEGMENT

| NUMBER | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---------------------------------------|--------------|--------------|------------|------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| JM Residential Stockholm | 251 | 537 | 178 | 239 | 867 | 1,153 |
| JM Residential Sweden | 619 | 639 | 262 | 362 | 1,157 | 1,177 |
| JM International | 657 | 551 | 279 | 199 | 1,407 | 1,301 |
| JM Property Development ¹⁾ | — | — | — | — | 341 | 341 |
| Total | 1,527 | 1,727 | 719 | 800 | 3,772 | 3,972 |

RESIDENTIAL UNITS IN CURRENT PRODUCTION

| NUMBER | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---------------------------------------|--------------|--------------|--------------|
| JM Residential Stockholm | 2,709 | 2,526 | 2,855 |
| JM Residential Sweden | 1,991 | 2,178 | 2,154 |
| JM International | 2,639 | 2,314 | 2,601 |
| JM Property Development ¹⁾ | 484 | 335 | 484 |
| Total | 7,823 | 7,353 | 8,094 |

PROJECT PROPERTIES, GROUP

| CARRYING AMOUNT, SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|----------------------------------|--------------|--------------|------------|
| Properties under development | 1,201 | 1,237 | 789 |
| Completed rental unit properties | — | — | — |
| Completed commercial properties | 24 | 32 | 23 |
| Total | 1,225 | 1,269 | 813 |

DEVELOPMENT PROPERTIES, GROUP

| CARRYING AMOUNT, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Opening balance at beginning of the period | 8,205 | 7,831 | 7,995 | 8,215 | 8,155 | 7,831 |
| New purchases | 800 | 828 | 658 | 341 | 1,726 | 1,754 |
| Transferred to production | −692 | −460 | −261 | −247 | −1,620 | −1,388 |
| Other | 24 | −44 | −56 | −154 | 76 | 8 |
| Closing balance at end of the period | 8,336 | 8,155 | 8,336 | 8,155 | 8,336 | 8,205 |

¹⁾ Refers to rental units and residential care units.

Group five-year overview

| ACCORDING TO SEGMENT REPORTING, SEK M | 2021 | 2020 | 2019 | 2018 | 2017 |
|--|--------|--------|--------|--------|--------|
| Revenue | 14,608 | 15,388 | 15,692 | 16,161 | 17,008 |
| Operating profit | 2,216 | 2,028 | 2,008 | 1,886 | 2,369 |
| Profit before tax | 2,158 | 1,955 | 1,928 | 1,817 | 2,579 |
| Total assets | 17,233 | 16,665 | 17,593 | 16,487 | 15,405 |
| Cash flow from operating activities | 2,287 | 1,715 | 1,291 | −473 | 2,013 |
| Interest-bearing net liabilities (+)/receivables (−) | −1,363 | −300 | 420 | 546 | −790 |
| Operating margin, % | 15.2 | 13.2 | 12.8 | 11.7 | 13.9 |
| Return on equity, % | 21.9 | 20.8 | 22.2 | 22.2 | 38.7 |
| Equity/assets ratio, % | 50 | 47 | 42 | 41 | 40 |
| Earnings per share, SEK | 25.90 | 22.50 | 22.50 | 20.60 | 31.00 |
| Dividend per share, SEK | 13.50 | 12.75 | 12.50 | 12.00 | 11.00 |
| Number of available building rights | 35,600 | 37,800 | 35,900 | 35,900 | 34,800 |
| Number of residential units sold | 4,248 | 4,026 | 3,595 | 2,463 | 3,100 |
| Number of housing starts | 3,972 | 3,199 | 3,269 | 3,135 | 3,873 |
| Number of residential units in current production | 8,094 | 7,976 | 7,813 | 7,835 | 8,200 |



Horisont Barkaby Södra

In the rapidly growing Barkarbystaden in Järfälla just northwest of Stockholm, JM is now constructing freehold apartments in Horisont Barkaby Södra, a lush section of the area only a stone's throw away from the new subway station that will open in 2026. When completed, the block will have 113 residential units ranging from studio to four-bedroom apartments with the option of intelligent functions.

Skiljebo Äng 1

In the Skiljebo district of Västerås, JM is constructing Skiljebo Äng in an established and vibrant area. Here, JM will offer 50 residential units ranging from studio to three-bedroom apartments that will be divided between two tower blocks of six and seven floors, respectively, close to Skiljebo Centrum and beside a forested area. A car pool is planned for residents who do not have their own car but sometimes can see the benefit of having access to a car.



Myrvoll Stasjon, Damkvartalet Hus 14

JM is now constructing Damkvartalet Hus 14 in Myrvoll Stasjon in Nordre Follo in the Oslo region. Hus 14 will have 34 residential units ranging from one- to three-bedroom apartments in a lovely location that opens up onto a car-free green area. Here, residents will be close to attractive nature areas as well as necessary services at the same time as the train to Oslo only takes around 20 minutes.

Vaskiseppä – GWS, Helsinki

At the heart of Herttoniemi in Helsinki, JM is constructing Vaskiseppä, a sixteen-story apartment building. Here, JM will offer a total of 142 residential units ranging from studio to three-bedroom apartments with extra large windows for enhanced natural lighting, and all apartments will have either a French or a glazed-in balcony. A subway station and local services are only a stone's throw away.



Group quarterly overview

ACCORDING TO SEGMENT REPORTING, SEK M

| | 2022 | | | 2021 | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| INCOME STATEMENT | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| Revenue | 3,790 | 3,854 | 4,068 | 3,485 | 3,719 | 3,337 |
| Production and operating costs | -3,035 | -3,140 | -3,282 | -2,849 | -2,980 | -2,703 |
| Gross profit | 755 | 714 | 786 | 636 | 739 | 634 |
| Selling and administrative expenses | -317 | -255 | -273 | -207 | -297 | -239 |
| Gains/losses on the sale of property, etc. | -6 | 7 | 242 | 16 | 167 | 11 |
| Operating profit | 432 | 466 | 755 | 445 | 609 | 406 |
| Financial income and expenses | -14 | -16 | -14 | -13 | -15 | -16 |
| Profit before tax | 418 | 450 | 741 | 432 | 594 | 390 |
| Taxes | -87 | -94 | -89 | -99 | -91 | -81 |
| Profit for the period | 331 | 356 | 652 | 333 | 503 | 309 |
| CONSOLIDATED BALANCE SHEET | 6/30 | 3/31 | 12/31 | 9/30 | 6/30 | 3/31 |
| ASSETS | | | | | | |
| Non-current assets | 326 | 351 | 330 | 405 | 336 | 298 |
| Project properties | 1,225 | 896 | 813 | 1,259 | 1,269 | 1,387 |
| Development properties | 8,336 | 7,995 | 8,205 | 7,991 | 8,155 | 8,215 |
| Participations in tenant-owners associations, etc. | 389 | 330 | 377 | 432 | 375 | 422 |
| Current receivables | 4,218 | 3,770 | 3,528 | 3,475 | 3,569 | 3,726 |
| Cash and cash equivalents | 2,481 | 4,115 | 3,981 | 3,022 | 2,969 | 2,148 |
| Total current assets | 16,649 | 17,105 | 16,903 | 16,179 | 16,337 | 15,898 |
| Total assets | 16,975 | 17,457 | 17,233 | 16,584 | 16,673 | 16,196 |
| EQUITY AND LIABILITIES | | | | | | |
| Equity | 8,210 | 8,904 | 8,608 | 8,023 | 7,808 | 7,439 |
| Non-current interest-bearing liabilities | 247 | 193 | 190 | 308 | 281 | 366 |
| Other non-current liabilities | 373 | 374 | 373 | 373 | 373 | 373 |
| Non-current provisions | 3,036 | 3,066 | 3,078 | 3,100 | 3,012 | 3,231 |
| Total non-current liabilities | 3,657 | 3,633 | 3,641 | 3,781 | 3,666 | 3,970 |
| Current interest-bearing liabilities | 617 | 658 | 667 | 376 | 737 | 505 |
| Other current liabilities | 4,349 | 4,118 | 4,172 | 4,255 | 4,313 | 4,141 |
| Current provisions | 142 | 144 | 145 | 149 | 149 | 141 |
| Total current liabilities | 5,109 | 4,920 | 4,984 | 4,780 | 5,199 | 4,787 |
| Total equity and liabilities | 16,975 | 17,457 | 17,233 | 16,584 | 16,673 | 16,196 |
| CASH FLOW STATEMENT | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| From operating activities | -525 | 273 | 916 | 487 | 792 | 92 |
| From investing activities | 6 | -6 | -16 | -1 | -1 | 1 |
| From financing activities | -1,111 | -146 | 51 | -434 | 32 | -986 |
| Total cash flow for the period | -1,630 | 122 | 951 | 52 | 823 | -893 |
| Cash and cash equivalents at end of the period | 2,481 | 4,115 | 3,981 | 3,022 | 2,969 | 2,148 |
| INTEREST-BEARING NET LIABILITIES/RECEIVABLES | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| Interest-bearing net liabilities(+)/-receivables(-) at beginning of period | -1,466 | -1,363 | -587 | -244 | 449 | -300 |
| Change in interest-bearing net liabilities/receivables | 1,530 | -102 | -776 | -343 | -693 | 749 |
| Interest-bearing net liabilities(+)/-receivables(-) at end of period | 64 | -1,466 | -1,363 | -587 | -244 | 449 |
| DEVELOPMENT PROPERTIES | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| Carrying amount at beginning of the period | 7,995 | 8,205 | 7,991 | 8,155 | 8,215 | 7,831 |
| New purchases | 658 | 141 | 519 | 407 | 341 | 487 |
| Transferred to production | -261 | -431 | -347 | -581 | -247 | -213 |
| Other | -56 | 80 | 43 | 10 | -154 | 110 |
| Carrying amount at end of the period | 8,336 | 7,995 | 8,205 | 7,991 | 8,155 | 8,215 |
| KEY RATIOS | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| Operating margin, % | 11.4 | 12.1 | 18.6 | 12.8 | 16.4 | 12.2 |
| Debt/equity ratio, multiple | - | - | - | - | - | 0.1 |
| Equity/assets ratio, % | 48 | 51 | 50 | 48 | 47 | 46 |
| Earnings per share, SEK | 4.90 | 5.20 | 9.40 | 4.80 | 7.20 | 4.40 |
| Number of available building rights | 38,400 | 36,300 | 35,600 | 36,200 | 37,300 | 37,300 |
| Number of residential units sold | 732 | 995 | 969 | 808 | 1,210 | 1,261 |
| Number of housing starts | 719 | 808 | 1,428 | 817 | 800 | 927 |
| Number of residential units in current production | 7,823 | 8,276 | 8,094 | 7,722 | 7,353 | 7,485 |

Business Segment Quarterly Overview

ACCORDING TO SEGMENT REPORTING, SEK M

| | 2022 | | 2021 | | | |
|--|--------|--------|--------|--------|--------|--------|
| | Q 2 | Q 1 | Q 4 | Q 3 | Q 2 | Q 1 |
| JM RESIDENTIAL STOCKHOLM | | | | | | |
| Revenue | 1,196 | 1,285 | 1,251 | 1,179 | 1,312 | 1,248 |
| Operating profit | 182 | 190 | 204 | 181 | 196 | 182 |
| Operating margin, % | 15.2 | 14.8 | 16.3 | 15.4 | 14.9 | 14.6 |
| Average operating capital | 4,548 | 4,644 | 4,771 | 4,963 | 5,157 | 5,283 |
| Return on operating capital, % ^{*)} | 16.6 | 16.6 | 16.0 | 17.3 | 16.7 | 16.2 |
| Operating cash flow | -182 | 244 | 388 | 394 | 417 | 16 |
| Carrying amount, development properties | 4,143 | 3,960 | 4,051 | 4,146 | 4,361 | 4,486 |
| Number of available building rights | 12,900 | 12,600 | 11,700 | 11,000 | 11,500 | 11,900 |
| Number of residential units sold | 230 | 264 | 356 | 261 | 332 | 357 |
| Number of housing starts | 178 | 73 | 265 | 351 | 239 | 298 |
| Number of residential units in current production | 2,709 | 2,870 | 2,855 | 2,703 | 2,526 | 2,773 |
| JM RESIDENTIAL SWEDEN | | | | | | |
| Revenue | 1,205 | 1,127 | 1,170 | 951 | 1,154 | 1,042 |
| Operating profit | 185 | 174 | 180 | 145 | 177 | 160 |
| Operating margin, % | 15.3 | 15.5 | 15.4 | 15.2 | 15.3 | 15.4 |
| Average operating capital | 1,377 | 1,366 | 1,354 | 1,332 | 1,339 | 1,345 |
| Return on operating capital, % ^{*)} | 49.7 | 49.5 | 48.9 | 49.8 | 49.2 | 48.4 |
| Operating cash flow | 156 | 304 | 22 | -60 | 326 | 154 |
| Carrying amount, development properties | 1,704 | 1,553 | 1,669 | 1,526 | 1,439 | 1,441 |
| Number of available building rights | 10,100 | 10,000 | 9,900 | 10,300 | 10,400 | 10,300 |
| Number of residential units sold | 290 | 375 | 220 | 280 | 263 | 358 |
| Number of housing starts | 262 | 357 | 300 | 238 | 362 | 277 |
| Number of residential units in current production | 1,991 | 2,153 | 2,154 | 2,226 | 2,178 | 2,063 |
| JM INTERNATIONAL | | | | | | |
| Revenue | 1,196 | 1,231 | 1,407 | 1,185 | 1,084 | 856 |
| Operating profit ¹⁾ | 101 | 105 | 139 | 111 | 98 | 67 |
| Operating margin, % | 8.4 | 8.6 | 9.9 | 9.4 | 9.0 | 7.8 |
| Average operating capital | 3,635 | 3,506 | 3,405 | 3,309 | 3,336 | 3,335 |
| Return on operating capital, % ^{*)} | 12.5 | 12.9 | 12.2 | 12.5 | 11.1 | 8.8 |
| Operating cash flow | -144 | -37 | -60 | 338 | -111 | 156 |
| Carrying amount, development properties | 2,467 | 2,459 | 2,462 | 2,293 | 2,329 | 2,262 |
| Carrying amount, project properties | 18 | 18 | 17 | 39 | 111 | 90 |
| Number of available building rights | 13,500 | 12,400 | 12,900 | 13,300 | 14,000 | 13,900 |
| Number of residential units sold ²⁾ | 212 | 356 | 393 | 267 | 295 | 546 |
| Number of housing starts ³⁾ | 279 | 378 | 522 | 228 | 199 | 352 |
| Number of residential units in current production | 2,639 | 2,769 | 2,601 | 2,458 | 2,314 | 2,314 |
| ¹⁾ Of which property sales | - | - | 4 | - | - | 1 |
| ²⁾ Of which residential units to investors | 103 | 128 | 146 | 78 | 94 | 265 |
| ³⁾ Of which residential units to investors | 103 | 128 | 146 | - | 94 | 265 |
| JM PROPERTY DEVELOPMENT | | | | | | |
| Revenue | 40 | 73 | 80 | 65 | 65 | 52 |
| Operating profit ^{1) 2)} | -22 | 4 | 238 | 12 | 153 | 4 |
| Average operating capital | 1,171 | 1,187 | 1,242 | 1,407 | 1,460 | 1,513 |
| Return on operating capital, % ^{*)} | 19.8 | 34.3 | 32.7 | 24.7 | 23.1 | 11.8 |
| Operating cash flow | -316 | -81 | 664 | -97 | 322 | -88 |
| Carrying amount, development properties | 10 | 10 | 10 | 10 | 10 | 10 |
| Carrying amount, project properties | 1,208 | 878 | 795 | 1,220 | 1,158 | 1,297 |
| Number of available building rights ³⁾ | 1,900 | 1,300 | 1,100 | 1,600 | 1,400 | 1,200 |
| Number of residential units sold ³⁾ | - | - | - | - | 320 | - |
| Number of housing starts ³⁾ | - | - | 341 | - | - | - |
| Number of residential units in current production ³⁾ | 484 | 484 | 484 | 335 | 335 | 335 |
| ¹⁾ Of which property sales | - | - | 231 | - | 161 | - |
| ²⁾ Of which income from joint venture | -6 | 7 | 8 | 16 | 6 | 10 |
| ³⁾ Refers to rental units and residential care units. | | | | | | |
| JM CONSTRUCTION | | | | | | |
| Revenue | 289 | 262 | 295 | 200 | 226 | 230 |
| Operating profit | 4 | 4 | 10 | 3 | 3 | 3 |
| Operating margin, % | 1.4 | 1.4 | 3.5 | 1.5 | 1.3 | 1.3 |
| Operating cash flow | -1 | -16 | 8 | 4 | 14 | 10 |
| JM OTHER | | | | | | |
| Revenue (elimination) | -136 | -124 | -134 | -95 | -122 | -91 |
| Operating profit (Group-wide expenses) | -18 | -11 | -15 | -7 | -18 | -10 |

^{*)} Calculated on 12-month rolling profits and average capital.

Group – IFRS

CONDENSED CONSOLIDATED INCOME STATEMENT

| ACCORDING TO IFRS, SEK M | JANUARY–JUNE | | APRIL–JUNE | | JULY–JUNE | FULL-YEAR |
|--|--------------|--------------|------------|------------|--------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue | 7,503 | 7,603 | 3,668 | 4,058 | 15,550 | 15,650 |
| Production and operating costs | –6,060 | –6,037 | –2,932 | –3,178 | –12,458 | –12,435 |
| Gross profit | 1,443 | 1,566 | 736 | 880 | 3,092 | 3,215 |
| Selling and administrative expenses | –577 | –545 | –320 | –300 | –1,064 | –1,032 |
| Gains/losses on the sale of property, etc. ¹⁾ | 1 | 17 | –6 | 6 | 29 | 45 |
| Operating profit | 866 | 1,038 | 410 | 586 | 2,056 | 2,227 |
| Financial income and expenses | –41 | –43 | –20 | –21 | –78 | –80 |
| Profit before tax | 825 | 995 | 390 | 565 | 1,978 | 2,147 |
| Taxes | –172 | –170 | –81 | –87 | –346 | –343 |
| Profit for the period | 653 | 825 | 309 | 478 | 1,632 | 1,804 |
| Other comprehensive income | | | | | | |
| <i>Items that will be reclassified as income</i> | | | | | | |
| Translation differences from the translation of foreign operations | 52 | 60 | –31 | –39 | 99 | 108 |
| <i>Items that will not be reclassified as income</i> | | | | | | |
| Restatement of defined-benefit pensions | 128 | 156 | 162 | 41 | 98 | 126 |
| Tax attributable to other comprehensive income | –26 | –32 | –33 | –8 | –20 | –26 |
| Comprehensive income for the period | 807 | 1,009 | 407 | 472 | 1,809 | 2,012 |
| Net profit for the period is attributable to shareholders of the Parent Company | 653 | 825 | 309 | 478 | 1,632 | 1,804 |
| Comprehensive income for the period is attributable to shareholders of the Parent Company | 807 | 1,009 | 407 | 472 | 1,809 | 2,012 |
| Earnings per share ²⁾ , basic, is attributable to shareholders of the Parent Company, SEK | 9.60 | 11.90 | 4.60 | 6.90 | 23.80 | 26.10 |
| Earnings per share ²⁾ , diluted, is attributable to shareholders of the Parent Company, SEK | 9.60 | 11.80 | 4.50 | 6.80 | 23.70 | 26.00 |
| Number of outstanding shares at end of the period | 67,326,841 | 69,197,862 | 67,326,841 | 69,167,862 | 67,326,841 | 68,648,746 |
| Average number of shares, basic | 68,135,910 | 69,494,101 | 67,816,129 | 69,405,919 | 68,547,251 | 69,220,764 |
| Average number of shares, diluted | 68,446,755 | 70,000,876 | 68,126,974 | 69,912,694 | 68,858,096 | 69,560,505 |
| ¹⁾ Of which income from joint venture | 1 | 16 | –6 | 6 | 25 | 40 |
| ²⁾ Net profit for the period. | | | | | | |

CONDENSED CONSOLIDATED BALANCE SHEET

| ACCORDING TO IFRS, SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|---------------|---------------|---------------|
| ASSETS | | | |
| Non-current assets¹⁾ | 545 | 577 | 584 |
| Project properties | 1,225 | 1,269 | 813 |
| Development properties | 8,336 | 8,155 | 8,205 |
| Utilization of site leasehold rights | 356 | 427 | 456 |
| Participations in tenant-owners associations, etc. | 389 | 375 | 377 |
| Work in progress | 4,277 | 3,802 | 4,073 |
| Current receivables | 6,517 | 5,653 | 5,902 |
| Cash and cash equivalents | 2,481 | 2,969 | 3,981 |
| Total current assets | 23,582 | 22,650 | 23,807 |
| Total assets | 24,127 | 23,227 | 24,391 |
| EQUITY AND LIABILITIES^{2) 3) 4) 5)} | | | |
| Equity | 7,947 | 7,595 | 8,385 |
| Non-current interest-bearing liabilities | 744 | 1,093 | 818 |
| Other non-current liabilities | 373 | 373 | 373 |
| Non-current provisions | 2,972 | 2,974 | 3,024 |
| Total non-current liabilities | 4,089 | 4,440 | 4,214 |
| Current interest-bearing liabilities | 7,767 | 6,587 | 7,566 |
| Other current liabilities | 4,182 | 4,456 | 4,082 |
| Current provisions | 142 | 149 | 145 |
| Total current liabilities | 12,091 | 11,192 | 11,793 |
| Total equity and liabilities | 24,127 | 23,227 | 24,391 |
| Pledged assets | 460 | 476 | 476 |
| Contingent liabilities | 7,694 | 7,686 | 7,827 |
| ¹⁾ Of which right-of-use offices and cars | 220 | 241 | 255 |
| ²⁾ Of which project financing JM International | 3,270 | 3,022 | 3,123 |
| ³⁾ Of which project financing JM Residential Stockholm and JM Residential Sweden | 3,382 | 3,128 | 3,338 |
| ⁴⁾ Of which liabilities for property acquisition | 460 | 526 | 675 |
| ⁵⁾ Of which current and non-current interest-bearing leasing liabilities | 579 | 672 | 714 |

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| ACCORDING TO IFRS, SEK M | JANUARY-JUNE | | FULL-YEAR | |
|--|--------------|-------|-----------|--|
| | 2022 | 2021 | 2021 | |
| Opening balance at beginning of the period | 8,385 | 7,598 | 7,598 | |
| Total comprehensive income for the period | 807 | 1,009 | 2,012 | |
| Dividends | -922 | -887 | -887 | |
| Conversion of convertible loan | 1 | - | 38 | |
| Repurchase of shares | -324 | -125 | -375 | |
| Closing balance at end of the period | 7,947 | 7,595 | 8,385 | |

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| ACCORDING TO IFRS, SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------|------------|-------|-----------|-----------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Cash flow from operating activities before change in working capital and taxes ^{1) 2)} | -235 | -235 | -555 | -116 | -927 | -927 |
| Tax paid | -300 | -328 | -149 | -135 | -521 | -549 |
| Investment in development properties | -1,007 | -791 | -642 | -377 | -1,754 | -1,539 |
| Payment on account for development properties | 189 | 154 | 78 | 113 | 520 | 485 |
| Investment in project properties | -395 | -288 | -312 | -149 | -555 | -447 |
| Sale of project properties | - | 550 | - | 550 | 790 | 1,340 |
| Change in current liabilities/receivables | 354 | 777 | 491 | 60 | 252 | 675 |
| Cash flow from operating activities ³⁾ | -1,393 | -161 | -1,088 | -54 | -2,193 | -961 |
| Cash flow from investing activities | - | - | 6 | -1 | -17 | -17 |
| Loans raised | 360 | 359 | 89 | 343 | 664 | 664 |
| Amortization of liabilities | -420 | -354 | -101 | -213 | -913 | -846 |
| Loans raised, project financing ³⁾ | 2,153 | 2,307 | 1,224 | 1,294 | 5,154 | 5,308 |
| Amortization of debt, project financing ³⁾ | -962 | -1,209 | -637 | -421 | -1,704 | -1,951 |
| Buy-back of shares | -324 | -125 | -200 | -125 | -574 | -375 |
| Dividends | -922 | -887 | -922 | - | -922 | -887 |
| Cash flow from financing activities | -114 | 91 | -547 | 878 | 1,705 | 1,911 |
| Cash flow for the period | -1,508 | -70 | -1,630 | 823 | -505 | 933 |
| Cash and cash equivalents at end of the period | 2,481 | 2,969 | 2,481 | 2,969 | 2,481 | 3,981 |

¹⁾ Of which investment in participations in tenant-owners associations and freehold residential units

-157 -424 -136 -147 -462 -730

²⁾ Of which the sale of participations in tenant-owners associations and freehold residential units

160 518 70 285 478 837

³⁾ JM sometimes recognizes initial project financing for Swedish residential projects where the financing is taken over by the customer at a later point in time. The take-over occurs without any in- or outpayments, and when the debt is settled the cash flow statement is not affected, either as a negative item (amortization) in the financing activities or as a positive item in the operating activities.

Accounting principles

This interim report for the first six months of 2022 has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The consolidated accounts were prepared in accordance with the International Financial Reporting Standards (IFRS). Since the Parent Company is an enterprise within the EU, only EU-approved IFRS are applied. The Parent Company's accounts were prepared in accordance with RFR 2.

The accounting principles and methods of calculation for the Group have not changed compared to the description on pages 93–97 of the 2021 Annual Report.

JM's appeal to the Administrative Court regarding Finansinspektionen's interpretation of IFRS for tenant-owner associations in production was decided with a ruling by the court in JM's favor on October 26, 2021. The Administrative Court reached a different assessment than Finansinspektionen (FI) and therefore overruled FI's previous decision. FI has appealed the Administrative Court's ruling to the Court of Appeal and the appeal will be considered. JM submitted statements to the Court of Appeal in February, May and June 2022 in response to FI's appeal. For more information see JM's annual report for 2021, page 86.

Amended standards as of 2022

The amended standards according to IFRS the Group applies as of January 1, 2022, are expected to have no or a small impact on JM's financial reporting.

Segment reporting

JM's segment reporting primarily differs from IFRS in three respects:

In its segment reporting, revenue for JM International is recognized using the percentage of completion method.

In addition, JM International's project financing, as well as part of the financing of JM Residential Stockholm and JM Residential Sweden, is recorded as a deduction item to "Revenue less progress billings" or "Progress billings in excess of recognized revenue" and raised/repaid project financing is reported in the cash flow from operating activities.

The reporting of leases in accordance with IFRS 16 is not applied in the segment reporting.

JM makes the assessment that segment reporting most accurately reflects the economic implications of JM's business at the same time as it correlates well with the Group's internal governance, which is based on the Group's cash flows, risk profile and capital allocation.

Parent Company

CONDENSED INCOME STATEMENT, PARENT COMPANY

| SEK M | JANUARY-JUNE | | FULL-YEAR |
|--|--------------|--------------|--------------|
| | 2022 | 2021 | 2021 |
| Net sales | 4,748 | 4,983 | 9,710 |
| Production and operating costs | -3,764 | -3,929 | -7,609 |
| Gross profit | 985 | 1,054 | 2,100 |
| Selling and administrative expenses | -494 | -400 | -712 |
| Gains/losses on the sale of property | - | - | - |
| Operating profit | 491 | 654 | 1,388 |
| Financial income and expenses | 299 | 34 | 24 |
| Profit before appropriations and tax | 790 | 688 | 1,412 |
| Appropriations | - | - | -16 |
| Profit before tax | 790 | 688 | 1,397 |
| Taxes | -101 | -131 | -279 |
| Net profit for the period ¹⁾ | 689 | 557 | 1,118 |

¹⁾ Net profit/loss for January-June 2022 was burdened by SEK 138m after changed assumptions regarding the valuation of pension liabilities. The amount includes special payroll tax and deductions for tax.

CONDENSED BALANCE SHEET, PARENT COMPANY

| SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|-------------------------------------|---------------|---------------|---------------|
| Assets | | | |
| Non-current assets | 2,349 | 2,174 | 2,214 |
| Current assets | 13,283 | 13,184 | 13,862 |
| Total assets | 15,633 | 15,358 | 16,076 |
| Equity and liabilities | | | |
| Equity | 3,861 | 4,045 | 4,417 |
| Untaxed reserves | 2,390 | 2,410 | 2,390 |
| Provisions | 1,479 | 1,305 | 1,304 |
| Non-current liabilities | 385 | 417 | 417 |
| Current liabilities | 7,518 | 7,181 | 7,548 |
| Total equity and liabilities | 15,633 | 15,358 | 16,076 |
| Pledged assets | 100 | 100 | 100 |
| Contingent liabilities | 10,110 | 8,852 | 9,471 |

Reconciliation between segment reporting and IFRS

CONSOLIDATED INCOME STATEMENT

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|--------------|--------------|--------------|--------------|---------------|---------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Revenue for the period (segment reporting) | 7,644 | 7,056 | 3,790 | 3,719 | 15,197 | 14,608 |
| Restatement JM International | -141 | 6 | -122 | -202 | -387 | -240 |
| Reclassification property sale | - | 541 | - | 541 | 740 | 1,281 |
| Revenue for the period (IFRS) | 7,503 | 7,603 | 3,668 | 4,058 | 15,550 | 15,650 |
| Operating profit/loss for the period (segment reporting) | 898 | 1,015 | 432 | 609 | 2,099 | 2,216 |
| Restatement JM International | -43 | 12 | -28 | -30 | -64 | -10 |
| Leases IFRS 16 | 11 | 11 | 5 | 7 | 22 | 22 |
| Operating profit/loss for the period (IFRS) | 866 | 1,038 | 410 | 586 | 2,056 | 2,227 |
| Profit/loss for the period (segment reporting) | 687 | 812 | 331 | 503 | 1,672 | 1,798 |
| Restatement JM International | -33 | 14 | -21 | -26 | -40 | 7 |
| Leases IFRS 16 | - | -1 | -1 | 1 | - | -1 |
| Profit/loss for the period (IFRS) | 653 | 825 | 309 | 478 | 1,632 | 1,804 |

CONSOLIDATED BALANCE SHEET

| SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|---------------|---------------|---------------|
| Balance sheet total (segment reporting) | 16,975 | 16,673 | 17,233 |
| Restatement JM International | -382 | -264 | -303 |
| Reclassification project financing JM International, interest-bearing | 3,312 | 2,674 | 3,121 |
| Reclassification project financing JM International, non-interest-bearing ¹⁾ | 264 | 348 | 292 |
| Reclassification project financing JM Residential Stockholm and Sweden, interest-bearing | 3,755 | 3,317 | 3,692 |
| Transfer between Progress billing in excess of recognized revenue to Revenue less progress billings | -373 | -189 | -354 |
| Leases IFRS 16 | 576 | 668 | 711 |
| Balance sheet total (IFRS) | 24,127 | 23,227 | 24,391 |

¹⁾ Billing on account to customers.

CONSOLIDATED EQUITY

| SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|-----------------------------------|--------------|--------------|--------------|
| Equity (segment reporting) | 8,210 | 7,808 | 8,608 |
| Restatement JM International | -259 | -209 | -221 |
| Leases IFRS 16 | -4 | -4 | -3 |
| Equity (IFRS) | 7,947 | 7,595 | 8,385 |

GROUP KEY FIGURES

| % | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|---|-----------|------------|------------|
| Equity/assets ratio (segment reporting) | 48 | 47 | 50 |
| Equity/assets ratio (IFRS) | 33 | 33 | 34 |

CONSOLIDATED CASH FLOW

| SEK M | JANUARY-JUNE | | APRIL-JUNE | | JULY-JUNE | FULL-YEAR |
|---|---------------|-------------|---------------|------------|---------------|--------------|
| | 2022 | 2021 | 2022 | 2021 | 2021/2022 | 2021 |
| Cash flow from operating activities (segment reporting) | -251 | 884 | -525 | 792 | 1,152 | 2,287 |
| Reclassification project financing JM International | -140 | 27 | -29 | -166 | -517 | -350 |
| Reclassification project financing JM Residential Stockholm and JM Residential Sweden, interest-bearing | -1,052 | -1,125 | -558 | -707 | -2,933 | -3,006 |
| Leases IFRS 16 | 50 | 53 | 23 | 27 | 105 | 108 |
| Cash flow from operating activities according to IFRS | -1,393 | -161 | -1,088 | -54 | -2,193 | -961 |

CONSOLIDATED INTEREST-BEARING NET LIABILITIES/RECEIVABLES

| SEK M | 6/30/2022 | 06/30/2021 | 12/31/2021 |
|--|--------------|--------------|---------------|
| Interest-bearing net liabilities (+)/receivables (-) at end of period (segment reporting) | 64 | -244 | -1,363 |
| Reclassification project financing JM International | 3,312 | 2,674 | 3,121 |
| Reclassification project financing JM Residential Stockholm and Sweden, interest-bearing | 3,755 | 3,317 | 3,692 |
| Leases IFRS 16 | 579 | 672 | 714 |
| Interest-bearing net liabilities (+)/receivables (-) at end of period (IFRS) | 7,711 | 6,419 | 6,163 |

Stockholm, July 12, 2022
JM AB (publ)

The Board of Directors and the CEO certify that the report for the first six months gives a true and fair view of the Parent Company's and the Group's operations, position and results and describes the substantial risks and uncertainties faced by the Parent Company and the companies included in the Group.

Fredrik Persson
Chair of Board

Kaj-Gustaf Bergh
Member

Kerstin Gillsbro
Member

Camilla Krogh
Member

Jenny Larsson
Member

Olav Line
Member

Thomas Thuresson
Member

Annica Ånäs
Member

Peter Olsson
Employee
representative

Jan Strömberg
Employee
representative

Johan Skoglund
President and CEO

The company's auditors did not review this interim report.

JM in brief

Business concept

With people in focus and through constant development, we create homes and sustainable living environments.

Vision

We are laying the foundations for a better life.

Business

JM is one of the leading developers of housing and residential areas in the Nordic region.

Operations focus on new production of homes in attractive locations, with the main focus on expanding metropolitan areas and university towns in Sweden, Norway and Finland. We are also involved in project development of commercial premises and contract work, primarily in the Greater Stockholm area.

JM should promote long-term sustainability work in all its operations. Annual sales total approximately SEK 15 billion and the company has around 2,500 employees. JM AB is a public limited company listed on NASDAQ Stockholm, Large Cap segment.

Financial targets, benchmarks for capital structure and dividend policy

The operating margin should amount to on average 12 percent, including gains/losses from property sales.

Return on equity should be 25 percent on average over time.

Long-term growth should amount to 4 percent a year on average for the number of housing starts, where the baseline is an annual rate of 3,800 housing starts.

Benchmark for capital structure where the visible equity/assets ratio should amount to at least 35 percent over a business cycle.

Dividend policy where the average dividend should be 50 percent of the Group's profit after tax over a business cycle.

JM's financial targets, benchmarks for capital structure and dividend policy are based on segment reporting.

Diclosures

This information is information that JM AB is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Market Act. The information was submitted for publication, through the agency of the contact person set out below, at 08.00 CEST on July 12, 2022.

For more information please contact:

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Financial calander

October 27, 2022 Interim Report January–September

Press Releases, Q 2 2022

| | |
|----------|--|
| May 31 | Conversion of Convertible debentures in to shares in JM AB (publ) |
| May 24 | JM sells the office project K1 Karlbergs Strand in Solna, Stockholm |
| April 29 | JM Interim Report January–March 2022 |
| April 29 | JM's Board of Directors decided on buy-back of shares |
| April 29 | JM acquires properties for residential development in Huddinge, Stockholm |
| April 5 | JM acquiring properties for residential development in Järfälla, Stockholm |
| April 5 | JM acquiring building rights for residential development in Västerås |

JM's Annual Reports, Interim Reports and other financial information are available at jm.se/en/about-us/investors

Text: JM. **Photo/Illustrations:** Carbonwhite, Diakrit, Sandra Birgersdotter Ek, Gustav Kaiser, Pixery, Playa Arkkitedit, Sightline

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