Definitions and glossary

Description of key financial figures in JM's annual report that are not included in the IFRS regulations

Segment reporting reflects the economic significance of JM's business. It also correlates well to the Group's internal governance, which is based on cash flow, risk profile and capital allocation. Use of key figures according to segment reporting helps investors and management analyze the trends in and performance of JM.

Amounts in SEK m unless otherwise stated.

FIVE-YEAR OVERVIEW

Interest-bearing net liabilities (+)/receivables (–) according to segment reporting	2024	2023	2022	2021	2020
Interest-bearing liabilities (segment reporting)					
Pension provisions	1,560	1,546	1,404	1,761	1,804
Non-current interest-bearing liabilities	109	397	268	190	354
Current interest-bearing liabilities	1,111	1,526	507	667	579
Cash and cash equivalents and interest-bearing receivables	–436	–1,592	–1,845	–3,981	–3,037
Interest-bearing net liabilities (+)/receivables (–) according to segment reporting	**2,343**	**1,877**	**334**	**–1,363**	**–300**

Definition
Interest-bearing liabilities (segment reporting) less cash and cash equivalents and interest-bearing receivables.

Reason to use the measure
Measures external financing compared to own cash and cash equivalents.

Operating margin (segment reporting)	2024	2023	2022	2021	2020
Operating profit (segment reporting)	531	732	2,064	2,216	2,028
Revenue (segment reporting)	12,507	13,851	16,385	14,608	15,388
Operating margin (segment reporting), %	**4.2**	**5.3**	**12.6**	**15.2**	**13.2**

Definition
Operating profit (segment reporting) divided by revenue (segment reporting).

Reason to use the measure
Measures profitability of the business given the current market conditions.

Return on equity after tax	2024	2023	2022	2021	2020
Profit/loss for the period (segment reporting)	246	433	1,575	1,798	1,575
Average equity (segment reporting)	8,378	8,669	8,807	8,213	7,572
Equity at beginning of the year	8,332	9,006	8,608	7,817	7,326
Equity at end of the year	8,424	8,332	9,006	8,608	7,817
Return on equity after tax, %	**2.9**	**5.0**	**17.9**	**21.9**	**20.8**

Definition
Profit/loss for the period (segment reporting) divided by average equity (segment reporting).

Reason to use the measure
Measures profitability and financial position.

Pre-tax return on capital employed	2024	2023	2022	2021	2020
Profit/loss before tax plus financial expenses	554	765	2,083	2,220	2,034
Average capital employed	11,502	11,493	11,205	10,890	10,349
Capital employed, at beginning of the year	11,801	11,185	11,226	10,555	10,143
Capital employed, at end of the year	11,203	11,801	11,185	11,226	10,554
Pre-tax return on capital employed, %	**4.8**	**6.7**	**18.6**	**20.4**	**19.7**

Definition
Profit/loss before tax (segment reporting) plus financial expenses divided by average capital employed (segment reporting).

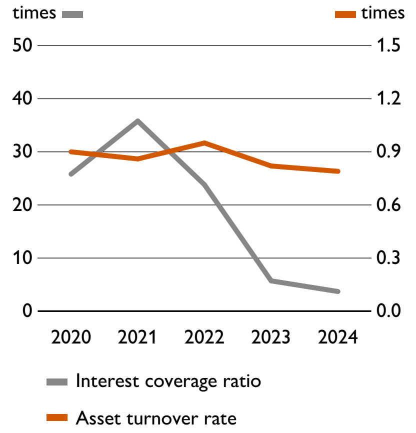
Reason to use the measure
Measures profitability and capital efficiency.

Capital employed	2024	2023	2022	2021	2020
Equity (segment reporting)	8,424	8,332	9,006	8,608	7,817
Interest-bearing loans (segment reporting)					
Transferred to pensions	1,560	1,546	1,404	1,761	1,804
Non-current interest-bearing liabilities	109	397	268	190	354
Current interest-bearing liabilities	1,111	1,526	507	667	579
Capital employed	**11,203**	**11,801**	**11,185**	**11,226**	**10,554**

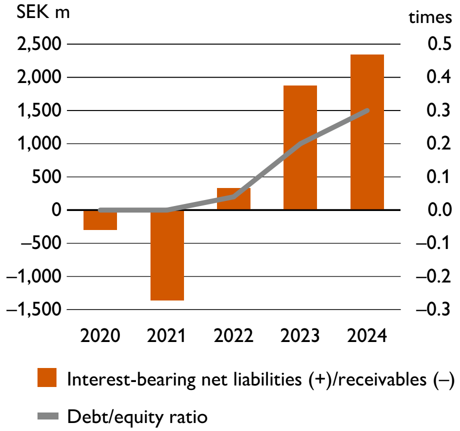
Definition
Equity (segment reporting) plus interest-bearing loans (segment reporting).

Reason to use the measure
Measures capital utilization.

INTEREST COVERAGE RATIO AND ASSET TURNOVER RATE



INTEREST-BEARING NET LIABILITIES/ RECEIVABLES AND DEBT/EQUITY RATIO



Amounts in SEK m unless otherwise stated.

Pre-tax return on total capital	**2024**	**2023**	**2022**	**2021**	**2020**
Profit/loss before tax plus financial expenses	554	765	2,083	2,220	2,034
Average balance sheet total (segment reporting)	15,757	16,967	17,178	16,949	17,129
Balance sheet total, at beginning of the year	16,812	17,122	17,233	16,665	17,593
Balance sheet total, at end of the year	14,701	16,812	17,122	17,233	16,665
Pre-tax return on total capital, %	**3.5**	**4.5**	**12.1**	**13.1**	**11.9**

Definition
Profit/loss before tax (segment reporting) plus financial expenses divided by average balance sheet total (segment reporting).

Reason to use the measure
Measures profitability and capital efficiency.

Equity/assets ratio (segment reporting)	**2024**	**2023**	**2022**	**2021**	**2020**
Equity (segment reporting)	8,424	8,332	9,006	8,608	7,817
Balance sheet total (segment reporting)	14,701	16,812	17,122	17,233	16,665
Equity/assets ratio (segment reporting), %	**57**	**50**	**53**	**50**	**47**

Definition
Equity (segment reporting) divided by the balance sheet total (segment reporting).

Reason to use the measure
Measures financial position.

Debt/equity ratio	**2024**	**2023**	**2022**	**2021**	**2020**
Interest-bearing net liabilities (segment reporting)	2,343	1,877	334	–1,363	–300
Equity (segment reporting)	8,424	8,332	9,006	8,608	7,817
Debt/equity ratio, multiple	**0.3**	**0.2**	**–**	**–**	**–**

Definition
Interest-bearing net liabilities (segment reporting) divided by equity (segment reporting).

Reason to use the measure
Measures financial position.

Interest coverage ratio	**2024**	**2023**	**2022**	**2021**	**2020**
Profit/loss before tax (segment reporting)	403	632	1,994	2,158	1,955
Financial expenses	151	133	89	62	79
Interest coverage ratio, multiple	**3.7**	**5.7**	**23.4**	**35.8**	**25.7**

Definition
Profit/loss before tax (segment reporting) plus financial expenses divided by financial expenses.

Reason to use the measure
Measures financial position.

Interest-bearing liabilities/balance sheet total	**2024**	**2023**	**2022**	**2021**	**2020**
Interest-bearing loans (segment reporting)	2,780	3,469	2,179	2,618	2,737
Balance sheet total (segment reporting)	14,701	16,812	17,122	17,233	16,665
Interest-bearing liabilities/total assets, %	**19**	**21**	**13**	**15**	**16**

Definition
Interest-bearing loans (segment reporting) divided by balance sheet total (segment reporting).

Reason to use the measure
Measures financial position.

Asset turnover rate	**2024**	**2023**	**2022**	**2021**	**2020**
Revenue (segment reporting)	12,507	13,851	16,385	14,608	15,388
Average balance sheet total (segment reporting)	15,757	16,967	17,178	16,949	17,129
Asset turnover rate, multiple	**0.79**	**0.82**	**0.95**	**0.86**	**0.90**

Definition
Revenue (segment reporting) divided by average balance sheet total (segment reporting).

Reason to use the measure
Measures financial position.

Amounts in SEK m unless otherwise stated.

DEFINITIONS KEY FINANCIAL FIGURES – IFRS

Interest-bearing net liabilities (+)/receivables (−)	**2024**	**2023**	**2022**	**2021**	**2020**
Interest-bearing liabilities					
Pension provisions	1,560	1,546	1,404	1,761	1,804
Non-current interest-bearing liabilities	574	951	892	818	1,179
Current interest-bearing liabilities	11,164	15,089	15,480	7,566	6,480
Cash and cash equivalents and interest-bearing receivables	–512	–1,683	–2,156	–3,981	–3,037
	12,788	**15,904**	**15,619**	**6,163**	**6,426**

Definition
Interest-bearing liabilities less cash and cash equivalents and interest-bearing receivables.

Reason to use the measure
Measures external financing compared to own cash and cash equivalents.

Equity/assets ratio	**2024**	**2023**	**2022**	**2021**	**2020**
Equity	8,170	7,972	8,039	8,385	7,598
Balance sheet total	25,163	30,073	31,919	24,391	23,088
Equity/assets ratio, %	**32**	**27**	**25**	**34**	**33**

Definition
Shareholders' equity divided by balance sheet total.

Reason to use the measure
Measures financial position.

Debt/equity ratio	**2024**	**2023**	**2022**	**2021**	**2020**
Interest-bearing net liabilities	12,787	15,904	15,619	6,163	6,426
Equity	8,170	7,972	8,039	8,385	7,598
Debt/equity ratio, multiple	**1.6**	**2.0**	**1.9**	**0.7**	**0.8**

Definition
Interest-bearing net liabilities divided by equity.

Reason to use the measure
Measures financial position.

Interest coverage ratio	**2024**	**2023**	**2022**	**2021**	**2020**
Profit/loss before tax	538	1,385	1,889	2,147	1,917
Financial expenses	177	159	108	85	107
Interest coverage ratio, multiple	**4.0**	**9.7**	**18.5**	**26.4**	**18.9**

Definition
Profit/loss before tax plus financial expenses divided by financial expenses.

Reason to use the measure
Measures financial position.

Earnings per share, diluted	**2024**	**2023**	**2022**	**2021**	**2020**
Profit/loss for the period after dilution	354	1,029	1,497	1,807	1,543
Average number of shares	64,504,840	64,504,840	67,384,072	69,560,505	70,061,421
Earnings per share, diluted, SEK	**5.48**	**15.95**	**22.20**	**26.00**	**22.00**

Definition
Profit/loss for the year after dilution attributable to shareholders of the Parent Company divided by weighted average number of shares.

Reason to use the measure
Measures profit per share.

Amounts in SEK m unless otherwise stated.

JM SHARE

Total return [1]	2024	2023	2022	2021	2020
Change in share price, SEK	–10.60	5.40	–236.50	118.00	13.20
Dividend paid, SEK	3.00	14.00	13.50	12.75	12.50
Share price, at beginning of the year, SEK	177.50	172.10	408.60	290.60	277.40
Total return, %	**–4**	**11**	**–55**	**45**	**9**

Definition
The sum of change in share price during the year and dividend paid divided by share price at beginning of the year.

Reason to use the measure
Measures total return for the shareholder during a specific period.

Dividend yield [1]	2024	2023	2022	2021	2020
Proposed dividend, SEK	3.25	3.00	14.00	13.50	12.75
Share price, at end of the year, SEK	166.90	177.50	172.10	408.60	290.60
Dividend yield, %	**1.9**	**1.7**	**8.1**	**3.3**	**4.4**

Definition
Proposed dividend divided by share price as at end of the period.

Reason to use the measure
Measures return liquidity for the shareholder.

Earnings per share, (diluted) segment reporting	2024	2023	2022	2021	2020
Profit/loss for the period after dilution	247	433	1,577	1,801	1,575
Average number of shares	64,504,840	64,504,840	67,384,072	69,560,505	70,061,421
Earnings per share, (diluted) segment reporting, SEK	**3.83**	**6.72**	**23.40**	**25.90**	**22.50**

Definition
Profit/loss for the period according to income statement (segment reporting) attributable to shareholders of the Parent Company divided by weighted average number of shares.

Reason to use the measure
Measures profit per share.

Development properties per share, market value [1]	2024	2023	2022	2021	2020
Development properties, market value	12,900	14,100	15,200	15,400	14,300
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Development properties per share, market value, SEK	**200**	**219**	**236**	**224**	**206**

Definition
Development properties' market value at the end of the period divided by number of shares at end of the period.

Reason to use the measure
Measures market value of development properties per share disregarding financing.

Development properties per share, carrying amount [1]	2024	2023	2022	2021	2020
Development properties, carrying amount	7,660	8,504	8,465	8,205	7,831
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Development properties per share, carrying amount, SEK	**119**	**132**	**131**	**120**	**113**

Definition
Development properties' carrying amount at end of the period divided by number of shares at end of the period.

Reason to use the measure
Measures carrying amount of development properties per share disregarding financing.

Project properties per share, market value [1]	2024	2023	2022	2021	2020
Project properties, market value	381	1,069	1,089	1,088	1,651
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Project properties per share, market value, SEK	**6**	**17**	**17**	**16**	**24**

Definition
Project properties' market value at the end of the period in relation to the number of shares at the end of the period.

Reason to use the measure
Measures the market value of project properties per share disregarding financing.

Project properties per share, carrying amount [1]	2024	2023	2022	2021	2020
Project properties, carrying amount	360	1,030	932	813	1,246
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Project properties per share, carrying amount, SEK	**6**	**16**	**14**	**12**	**18**

Definition
Project properties' carrying amount at the end of the period in relation to the number of shares at the end of the period.

Reason to use the measure
Measures the carrying amount of project properties per share disregarding financing.

Equity per share	2024	2023	2022	2021	2020
Equity (segment reporting)	8,424	8,332	9,006	8,608	7,817
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Equity per share, SEK	**131**	**129**	**140**	**125**	**112**

Definition
Equity (segment reporting) at the end of the period divided by number of shares at end of the period.

Reason to use the measure
Measures the value of equity per share, net worth.

Interest-bearing net liabilities per share	2024	2023	2022	2021	2020
Interest-bearing net liabilities (segment reporting)	2,343	1,877	334	–1,363	–300
Number of shares at end of period	64,504,840	64,504,840	64,504,840	68,648,746	69,583,262
Interest-bearing net liabilities per share	**36**	**29**	**5**	**–20**	**–4**

Definition
Interest-bearing net liabilities (segment reporting) at end of the period divided by number of shares at end of the period.

Reason to use the measure
Measures the value of interest-bearing net liabilities per share.

1) The key figure is the same according to both segment reporting and IFRS reporting.

Other definitions

	Definition	Reason to use the measure
Revenue (segment reporting)	Revenue and profit in the projects are reported period-by-period, in pace with recognition of sales, providing a direct link between financial reporting and operations conducted during the period.	Measures revenue given completion and current market conditions.
Operating profit (segment reporting)	Revenue (segment reporting) less production and operating expenses less selling and administrative expenses plus gains from property sales and joint venture and impairment.	Measures profit/loss given completion and current market conditions.
Equity (balance sheet, segment reporting)	Equity (IFRS) adjusted for historic profit recognition according to percentage of completion method for the Group´s housing development and adjusted for leases.	Measures equity (segment reporting).
Liabilities (segment reporting)	Liabilities (IFRS) adjusted with recognized revenue according to percentage of completion method for the Group´s ongoing housing development projects reported net to project financing and adjusted for leases. Projects under liabilities exceed project financing recognized revenue.	Measures liabilities (segment reporting).
Assets (segment reporting)	Assets (IFRS) adjusted with recognized revenue according to percentage of completion method for the Group´s ongoing housing development projects instead of capitalized cost (work in progress) reported net to project financing and adjusted for leases. Projects under assets exceed project financing recognized revenue.	Measures assets (segment reporting).
Development properties	Refers mainly to land that can be developed for future projects; classified as current assets. • Land with residential building rights • Land with commercial building rights • Land developed for residential projects or further development for project properties.	Measures assets that may be reclassified to project expense in the future.
Project properties	Classified as current assets and comprise large property portfolios for further development and commercial properties. • Properties under development • Completed rental and residential care units • Completed commercial properties.	Measures assets that are for sale or can be exchanged for development properties.
Operating cash flow (only business segment)	Change in operating capital plus profit for the period adjusted for non-cash items.	Measures cash flow per business segment
Return on operating capital	Operating profit (segment reporting) divided by average (five measurement points in the past five quarters) operating capital.	Measures profitability and capital efficiency by business segment.
Operating capital	Total goodwill, project properties, development properties, participations in tenant-owners associations and joint venture etc., receivables from property sales, receivables from sold participations in tenant-owners associations, and accounts receivable and revenue less progress billings minus accounts payable, liabilities to tenant-owners associations and progress billings in excess of recognized revenue.	Measures capital utilization per business segment.

Definitions according to the EU Taxonomy

	Definition
Net sales	Net sales include revenue as reported in accordance with IAS 1.82a.
CapEx	Total capital expenses include acquisitions of tangible and intangible fixed assets made during the financial year and the right-of-use assets for the year.
OpEx	Total operating expenses consist of expenses for research and development (R&D) expensed during the period, renovation of buildings (owned or rented), expenses for repairs on and maintenance of tangible fixed assets (owned or rented), other direct expenses such as service for ongoing maintenance of tangible fixed assets required to secure the ongoing function of these assets, and expensed lease fees for short-term leases.
Eligible	The activity is subject to the EU Taxonomy Regulation.
Aligned	The activity complies with the requirements of the EU Taxonomy.