



Q2 2022

INTERIM REPORT 1 JANUARY - 30 JUNE 2022

INTERIM REPORT 1 JANUARY – 30 JUNE 2022

SECOND QUARTER 2022

- Net sales increased by 28 percent to SEK 32.7 M (25.5), driven by positive growth for the company's facilities including new sites opened during 2021 and 2022.
- Gross profit/loss increased by 80 percent to SEK 13.5 M (7.5). Gross margin increased to 41 percent (29).
- Operating profit/loss before value changes amounted to SEK 4.1 M (-2.6).
- Value changes in investment properties totalled SEK 142.4 M (80.2).
- Profit/loss for the period amounted to SEK 101.1 M (49.7).
- The Board of Directors elected Stefan Nilsson as new CEO. Stefan Nilsson started his position on June 30, 2022.
- At the end of May 2022 T-C Storage BidCo owned 100 percent of the shares.

JANUARY - JUNE 2022

- Net sales increased by 27 percent to SEK 63.1 M (49.6).
- Gross profit/loss increased to SEK 26.2 M (15.2) and gross margin increased to 42 percent (31), of which 43 percent (34) related to comparable facilities.

- Operating profit/loss before value changes amounted to SEK 6.4 M (-4.5).
- Value changes in investment properties totalled SEK 165.3 M (90.3).
- Profit/loss for the period amounted to SEK 106.1 M (44.0).
- The facility in Högsbo opened in March.

EVENTS AFTER THE END OF THE QUARTER

- On 1 July 2022, the employees in the 24Storage Group have been transferred to a related company, Nugreen Services AB, that will support the two self-storage companies 24Storage and Green Storage. Together, the facility companies 24Storage and Green Storage, will operate a total of 38 storage facilities and approximately 100.000 lettable square meters. The companies become one of the leading self-storage service companies in Sweden and aim for Nordic expansion.
- Together with transfer of employees from 24Storage Group, equipment, holiday pay debt and deposit also have been transferred at market value to Nugreen Services AB.

Group key performance indicators	Q2		Jan-Jun		Full year
	2022	2021	2022	2021	2021
Net sales, SEK M	32.7	25.5	63.1	49.6	106.4
Gross margin, percent	41.3	29.4	41.5	30.6	36.3
Property value, SEK M	2,234	1,543	2,234	1,543	2,027
Lettable space self storage, square metres	74,491	62,842	74,491	62,842	69,681
Rental income per let square metre, SEK	2,178	2,069	2,098	2,062	2,066
Occupancy rate (area), percent	72.7	72.9	72.7	72.9	70.3
Loan-to-value ratio, percent	47.6	57.2	47.6	57.2	49.7
Equity ratio, percent	40.6	32.8	40.6	32.8	38.9
Long-term net asset value (EPRA, NAV), SEK	78.89	45.04	78.89	45.04	69.74

FINANCIAL PERFORMANCE - SECOND QUARTER 2022

Performance in the quarter

The second quarter was characterised by stable progress, positive growth and improved margins thanks to increased maturity for the company's facilities.

The total occupancy rate amounted to 72.7 percent (72.9) for the quarter. It is a noticeable positive occupancy rate, in the light of several new facilities opened during later part of 2021, together with the new facility Högsbo opening mid-March 2022. An initially lower occupancy rate is natural and a short-term consequence of the company's growth strategy.

The average rent per lettable square metre increased to SEK 2,178 (2,069) during the second quarter. Despite the fact that the average rent per lettable square metre has been negatively affected by the new facility Högsbo opened in mid-March.

The conflict in Ukraine have no noticeable negative effects on operations. 24Storage follows the development regarding the conflict, and continuously evaluate the extent to which this can affect operations in the short term and long term. Risks that may increase as a result of the war in Ukraine and if the conflict becomes more protracted over time, are delays and increases in costs of ongoing and future construction projects due to lack of components and building materials for example steel and wood products.

Net sales and gross profit/loss

Net sales increased by 28.4 percent to SEK 32.7 M (25.5). At the same time, operating expenses increased by only 6.8 percent, due to the scalability of the business model. Gross profit/loss increased to SEK 13.5 M (7.5).

Administrative expenses amounted to SEK -9.4 M (-10.1).

Administrative expenses include depreciation and amortization of SEK -1.6 M (-2.6), mainly attributable to the company's ERP system and capitalised costs of SEK 3.0 M (3.8), which primarily relate to project management in connection with acquisitions and construction, conversion and extensions of self storage facilities.

Operating profit/loss before changes in value of investment properties amounted to SEK 4.1 M (-2.6). Unrealised value changes in investment property amounted to SEK 142.4 M (80.2) in the period. The value growth was mainly driven by reduced required rates of return and improved future operating net. Operating profit/loss after changes in the value of investment properties amounted to SEK 146.5 M (77.6).

Net financial income/expense amounted to SEK -15.4 M (-12.0).

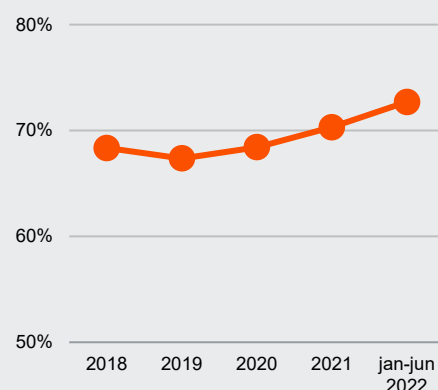
Profit/loss after tax amounted to SEK 101.1 M (49.7).

Tax

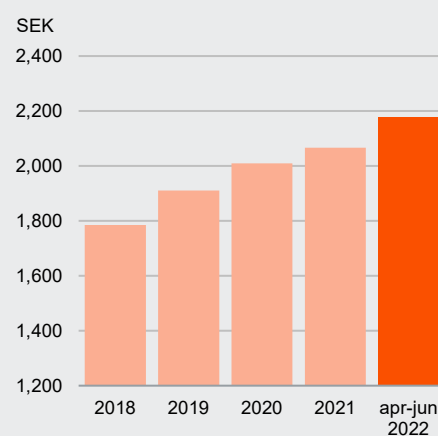
The Group reported a negative net tax effect of SEK -30.0 M (-15.9).

The net amount comprises deferred tax on temporary differences in deficits, property tax depreciation and unrealised value changes (see Note 9).

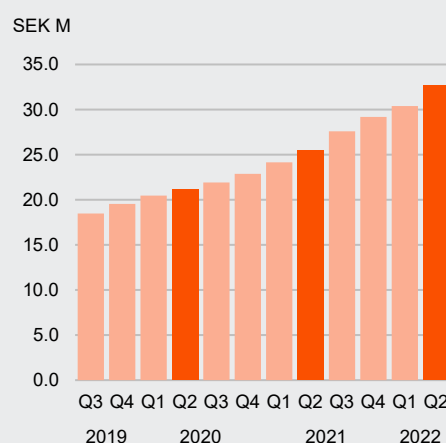
Occupancy rate, area



Rental income per let m²



Net sales per quarter



Cash flow

Total cash flow for the Group amounted to SEK -38.0 M (-0.9), of which cash flow from operating activities was SEK -17.2 M (10.6).

Cash flow from investing activities amounted to SEK -26.8 M (-77.9), mainly due to ongoing construction projects.

Financing activities contributed SEK 6.0 M (66.4), of which interest-bearing liabilities increased by net SEK 6.3 M (67.6).

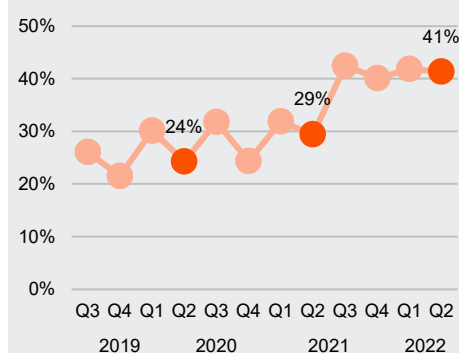
FINANCIAL PERFORMANCE JANUARY – JUNE 2022

Net sales and gross profit/loss

Net sales increased by 27.1 percent to SEK 63.1 M (49.6). At the same time, operating expenses increased by only 7.1 percent, due to the scalability of the business model. Gross profit/loss increased to SEK 26.2 M (15.2) despite higher operating and maintenance costs of SEK 6.0 M (5.7), see Note 4, due to a colder winter and higher maintenance costs compared to the previous year. The gross margin increased to 41.5 percent (30.6).

The increase in gross profit/loss (see table below) was primarily due to an increased occupancy rate and higher prices in comparable stores. Gross profit/loss for comparable stores amounted to SEK 26.1 M (17.1) and gross margin was 43.0 percent (34.5). New stores initially imply a certain negative effect on profit/loss and a lower total occupancy rate.

Gross margin per quarter



	Jan-Jun 2021	Jan-Jun 2022, comparable stores, change	Jan-Jun 2022 comparable stores, actual	New stores	Other ¹	Jan-Jun 2022 Actual
Gross profit/loss, change, SEK M	Actual					
Net sales	49.6	11.1	60.7	3.4	-1.1	63.1
Operating expenses	-34.4	-0.2	-34.6	-3.7	1.4	-36.9
Gross profit/loss	15.2	10.9	26.1	-0.3	0.3	26.2
Gross margin, percent	30.6		43.0			41.5

¹ Refers mainly to changes regarding decommissioned facilities, investments in facilities under construction and the effects of IFRS 16 Leasing.

Administrative expenses amounted to SEK -19.8 M (-19.7).

Administrative expenses include depreciation and amortization of SEK -4.2 M (-5.5) and capitalised costs of SEK 7.5 M (7.5), which primarily relate to project management in connection with acquisitions and construction, conversion and extensions of self storage facilities.

Operating profit/loss before value change in investment properties amounted to SEK 6.4 M (-4.5). Unrealised value changes in investment properties amounted to SEK 165.3 M (90.3). The value growth was mainly driven by reduced required rates of return and improved future operating net. Operating profit/loss after value changes in investment properties amounted to SEK 171.7 M (85.8). Profit/loss after tax amounted to SEK 106.1 M (44.0).

Net financial income/expense

Net financial income/expense amounted to SEK -30.8 M (-24.5). Rental expenses increased mainly due to higher interest-bearing liabilities and interest on the bond loan. The average interest rate was 4.9 percent (4.8).

Tax

The Group reported a negative net tax effect of SEK -34.9 M (-17.3). The net amount comprises deferred tax on temporary differences in deficits, property tax depreciation and unrealised value changes (see Note 9).

Cash flow

Total cash flow for the Group amounted to SEK -49.6 M (-44.1), of which cash flow from operating activities was SEK -9.8 M (-2.1). The negative cash flow from operating activities was a result of the business being in a growth phase.

Cash flow from investing activities amounted to SEK -46.0 M (-110.1), mainly due to ongoing construction projects.

Financing activities contributed SEK 6.2 M (68.1), of which bank loans increased by net SEK 6.3 M (70.6).

FINANCIAL POSITION

The company's total assets at the end of the quarter amounted to SEK 2,362.4 M (2,195.6).

Fixed asset

The company's fixed assets amounted to SEK 2,257.8 M (2,047.3). At the end of the period, the recognised fair value of the Group's property portfolio was SEK 2,234.3 M (2,027.2), including leased investment properties of SEK 40.2 M (39.8). The portfolio comprised 27 operational storage facilities, see list on page 20, as well as ongoing projects, i.e. stores at the planning stage or new constructions, conversions or extensions.

Change in book value investment properties, SEK M

	30 Jun 2022	30 Jun 2021	31 Dec 2021
At start of period	2,027.2	1,341.4	1,341.4
Acquisitions during the period	-	30.7	54.8
Disposals during the period etc.	-	-	-21.3
	42.9	81.7	142.4
Depreciation	-1.1	-1.1	-2.1
Unrealised value changes	165.3	90.3	512.1
At end of period	2,234.3	1,543.1	2,027.2

Intangible assets amounted to SEK 7.5 M (9.6), and mainly comprised capitalised expenditure relating to the development of the Group's ERP system. Right of use assets, in addition to rented investment properties, totalled SEK 7.1 M (1.1) and relate to rent for the Group Head Office, leasing cars and office equipment. Property, plant and equipment totalled SEK 9.7 M (8.3).

Interest-bearing liabilities and cash and cash equivalents

The Group's interest-bearing liabilities amounted to SEK 1,132.2 M (1,124.4), of which a bond loan totalled SEK 496 M (495). The Group's cash and cash equivalents totalled SEK 68.1 M (117.6). Net debt amounted to SEK 1,064.1 M (1,006.8) and the loan-to-value ratio to 47.6 percent (49.7).

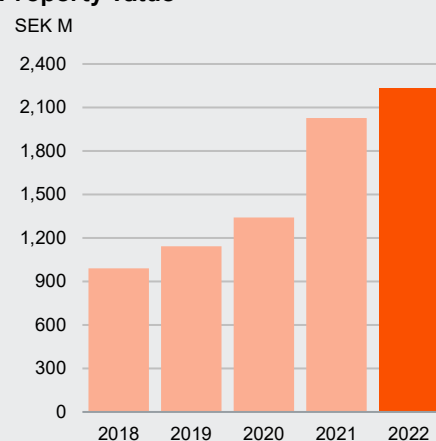
Equity and equity ratio

Group equity amounted to SEK 959.2 M (853.1), implying an equity ratio of 40.6 percent (38.9).

Unrealised value changes in investment properties

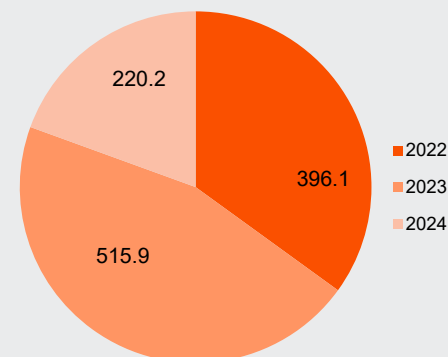
+SEK 165 M

Property value



Debt maturity structure

SEK M



THE PARENT COMPANY

The Parent Company 24Storage AB focuses on the management, coordination and expansion of the Group and its property portfolio.

Net sales in the second quarter amounted to SEK 4.2 M (4.6) and mainly related to internal services. Profit/loss after tax amounted to SEK -11.2 M (-8.7). Net sales during the period January to June amounted to SEK 10.1 M (9.4) and profit/loss after tax amounted to SEK -21.9 M (-18.9).

PERSONNEL

The average number of employees during the period January to June amounted to 32 (33) full-time employees, of which 10 (11) in the Parent Company.

EVENTS AFTER THE END OF THE QUARTER

On 1 July 2022, the employees in the 24Storage Group have been transferred to a related company, Nugreen Services AB, that will support the two self-storage companies 24Storage and Green Storage. Together, the two facility companies, 24Storage Group and Green Storage Group will operate a total of 38 storage facilities and approximately 100,000 lettable square meters.

Together with transfer of employees from 24Storage Group, equipment, holiday pay debt and deposit also have been transferred at market value to Nugreen Services AB (see note 12).

THE SHARE AND OWNERS

THE SHARE

The 24Storage share was listed on Nasdaq First North Growth Market on December 10, 2019 and was delisted on January 10 2022. On December 3, 2021 Teachers Insurance and Annuity Association of America, through T-C Storage BidCo AB, acquired 92.4 percent of the shares in 24Storage. At end of May, 2022 T-C Storage BidCo owned 100 percent of the shares in the Company.

On June 30, 2022, the total number of shares amounted to 14,924,020 (14,924,020). All shares are of the same class and confer the right to one vote.

OTHER INFORMATION

MATERIAL RISKS AND UNCERTAINTIES

The company's material risks and uncertainties include risks related to occupancy rate and price level, valuation risk relating to investment properties, financing risk for continued expansion and interest rate risk. No significant changes have occurred that change these risks.

The Group's and Parent Company's risks and uncertainty factors are presented in the Administration Report and Notes to the Annual Report for 2021.

FINANCIAL CALENDAR

Interim report third quarter 2022
November 3, 2022

Year-End Report 2022
February 23, 2023

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CONSOLIDATED INCOME STATEMENT

SEK M	Note	Q2		Jan-Jun		Full year
		2022	2021	2022	2021	2021
Net sales	3	32.7	25.5	63.1	49.6	106.4
Operating expenses	4	-19.2	-18.0	-36.9	-34.4	-67.8
Gross profit/loss		13.5	7.5	26.2	15.2	38.6
Gross margin, percent		41.3	29.4	41.5	30.6	36.3
Administrative expenses	4	-9.4	-10.1	-19.8	-19.7	-56.4
Operating profit/loss before value change		4.1	-2.6	6.4	-4.5	-17.8
Change in value of investment properties		142.4	80.2	165.3	90.3	512.1
Operating profit/loss		146.5	77.6	171.7	85.8	494.3
Interest income etc.		0.0	0.0	0.1	0.0	0.1
Interest expenses etc.		-15.5	-12.0	-30.8	-24.6	-54.8
Net financial income/expense		-15.4	-12.0	-30.8	-24.5	-54.7
Profit/loss before tax		131.1	65.6	141.0	61.3	439.5
Tax	9	-30.0	-15.9	-34.9	-17.3	-100.2
Profit/loss for the period		101.1	49.7	106.1	44.0	339.3
Other comprehensive income						
Total comprehensive income for the period		101.1	49.7	106.1	44.0	339.3

CONSOLIDATED BALANCE SHEET

SEK M	Note	30 Jun 2022	30 Jun 2021	31 Dec 2021
Assets				
Fixed assets				
Intangible assets		7.5	11.9	9.6
Right of use assets		7.1	2.4	1.1
Tangible assets		8.6	6.9	8.3
Investment properties		2,234.3	1,543.1	2,027.2
Long-term receivables		0.3	0.6	1.1
Total fixed assets		2,257.8	1,564.9	2,047.3
Current assets				
Inventories		0.7	0.5	0.4
Accounts receivable		10.1	6.2	5.7
Prepaid expenses and accrued income		23.1	18.8	4.2
Other current receivables		1.1	3.4	20.4
Assets held for sale		1.5	-	-
Cash and cash equivalents		68.1	106.2	117.6
Total current assets		104.6	135.1	148.3
Total assets		2,362.4	1,699.9	2,195.6
Equity and liabilities				
Share capital		1.5	1.5	1.5
Other capital contributions		481.0	481.0	481.0
Profit brought forward including profit/loss for the period		476.7	75.3	370.6
Total equity		959.2	557.8	853.1
Long-term liabilities				
Interest-bearing liabilities	11	733.2	696.6	808.7
Leasing liabilities		21.7	18.4	18.1
Pension provisions		0.3	0.2	0.2
Deferred tax liabilities	10	185.1	67.5	150.4
Total long-term liabilities		940.3	782.7	977.4
Current liabilities				
Interest-bearing liabilities	11	399.0	292.2	315.8
Lease liabilities		4.8	5.0	3.1
Accounts payable		11.1	32.4	13.8
Other current liabilities		7.0	2.1	1.7
Liabilities held for sale		1.6	-	-
Accrued expenses and deferred income		39.4	27.7	30.8
Total current liabilities		462.9	359.5	365.1
Total liabilities		1,403.2	1,142.1	1,342.5
Total equity and liabilities		2,362.4	1,699.9	2,195.6

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEK M	30 Jun 2022	30 Jun 2021	31 Dec 2021
Opening balance equity	853.1	513.8	513.8
Profit/loss and total comprehensive income for the period	106.1	44.0	339.3
Closing balance equity	959.2	557.8	853.1

CONSOLIDATED CASH FLOW STATEMENT

SEK M	Note	Q2		Jan-Jun		Full year
		2022	2021	2022	2021	2021
Operating activities						
Profit/loss before tax		131.1	65.6	141.0	61.3	439.5
Reversal of depreciation and amortization		3.8	3.8	6.6	7.9	15.2
Reversal of change in value of properties		-142.4	-80.2	-165.3	-90.3	-512.1
Adjustments for other non-cash items		-1.0	-0.0	-0.5	-	2.9
Income tax paid		-0.2	-0.1	-0.2	-0.1	-0.1
Cash flow from operating activities before change in working capital		-8.6	-10.9	-18.4	-21.3	-54.5
Change in inventories		-0.1	-0.0	-0.2	0.1	0.1
Change in operating receivables		-25.7	4.4	-21.4	-3.6	-12.6
Change in operating liabilities		17.2	17.1	30.3	22.7	7.4
Total changes in working capital		-8.6	21.6	8.6	19.2	-5.1
Cash flow from operating activities		-17.2	10.6	-9.8	-2.1	-59.6
Investing activities						
Acquisition of properties/property companies	5	-	-27.6	-	-27.6	-51.6
Investment in properties		-26.0	-49.7	-42.8	-81.7	-142.3
Purchase of property, plant and equipment		-0.8	-0.1	-3.0	-0.1	-3.1
Purchase of intangible assets		-0.3	-0.5	-0.6	-0.8	-1.9
Disposal of properties	6	-	-	-	-	11.3
Change in financial fixed assets		0.4	-0.0	0.4	-0.1	-0.5
Cash flow from investing activities		-26.8	-77.9	-46.0	-110.1	-188.2
Financing activities						
Loans raised		51.7	77.9	129.7	139.6	424.7
Repayment of loans		-45.5	-10.3	-123.5	-69.0	-204.8
Repayment of lease liabilities		-0.3	-1.2	-0.0	-2.4	-4.7
Cash flow from financing activities		6.0	66.4	6.2	68.1	215.2
Cash flow for the period		-38.0	-0.9	-49.6	-44.1	-32.6
Cash and cash equivalent at start of the period		106.1	107.0	117.6	150.2	150.2
Cash and cash equivalent at end of the period		68.1	106.2	68.1	106.2	117.6

PARENT COMPANY INCOME STATEMENT

SEK M	Note	Q2		Jan-Jun		Full year
		2022	2021	2022	2021	2021
Net sales		4.2	4.6	10.1	9.4	21.7
Operating expenses		-10.0	-10.0	-20.9	-20.5	-61.4
Operating profit/loss		-5.8	-5.4	-10.8	-11.1	-39.7
Profit/loss from participations in Group companies		-	-	-	-	39.6
Interest income etc.		6.4	5.9	12.7	11.6	23.9
Interest expenses etc.		-11.7	-9.3	-23.8	-19.3	-42.3
Net financial income/expense		-5.4	-3.4	-11.1	-7.7	21.1
Profit/loss before tax		-11.2	-8.7	-21.9	-18.9	-18.6
Tax		-	-	-	-	-0.0
Profit/loss for the period ¹		-11.2	-8.7	-21.9	-18.9	-18.6

¹ Profit/loss for the period corresponds to the total comprehensive income for the period.

PARENT COMPANY BALANCE SHEET

SEK M	Note	30 Jun 2022	30 Jun 2021	31 Dec 2021
Assets				
Fixed assets				
Intangible assets		0.0	0.0	0.0
Tangible assets		0.0	0.2	0.0
New stores and projects under development		31.7	61.4	21.0
Participations in Group companies		282.2	273.2	273.2
Receivables from Group companies		429.7	393.1	429.7
Long-term receivables		0.7	0.6	1.1
Deferred tax assets		-	0.0	-
Total fixed assets		744.3	728.4	725.0
Current assets				
Receivables from Group companies		196.9	136.5	225.8
Prepaid expenses and accrued income		11.9	14.5	1.1
Other current receivables		0.0	0.0	1.0
Cash and cash equivalents		19.2	58.4	31.5
Total current assets		228.1	209.4	259.3
Total assets		972.3	937.9	984.3
Equity and liabilities				
Share capital		1.5	1.5	1.5
Total restricted equity		1.5	1.5	1.5
Share premium reserve		343.2	365.6	361.8
Profit brought forward		-	-3.8	-
Profit/loss for the period		-21.9	-18.9	-18.6
Total unrestricted equity		321.3	342.9	343.2
Total equity		322.8	344.4	344.7
Long-term liabilities				
Interest-bearing liabilities		496.3	440.3	494.8
Liabilities to Group companies		109.0	100.0	100.0
Pension provisions		0.3	0.2	0.2
Total long-term liabilities		605.6	540.5	595.0
Current liabilities				
Accounts payable		7.3	28.8	9.2
Liabilities to Group companies		6.1	7.3	8.1
Other current liabilities		12.7	3.5	12.5
Accrued expenses and deferred income		17.8	13.4	14.7
Total current liabilities		43.9	52.9	44.5
Total liabilities		649.5	593.4	639.6
Total equity and liabilities		972.3	937.9	984.3

NOTES

NOTE 1. Accounting policies

This Interim Report in summary for the Group has been prepared in accordance with IAS 34, Interim Financial Reporting and applicable regulations in the Annual Accounts Act. The Consolidated Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRS). As the Parent Company is a company within the EU, only EU-approved IFRS have been applied. The Parent Company's accounts have been prepared in accordance with RFR2.

Disclosures in accordance with IAS 34.16A have been included in the Financial Statements and accompanying Notes, as well as in other parts of the Interim Report.

The Parent Company Interim Report has been prepared in accordance with Chapter 9 of the Annual Accounts Act, Interim Financial Reporting.

For the Group and the Parent Company, the same accounting principles and calculation bases have been applied as in the most recent Annual Report.

All amounts are in millions of Swedish kronor, SEK M, unless otherwise stated. Amounts in the Report have been rounded, while total amounts and key performance indicators have been calculated on the basis of exact amounts.

New IFRS-standards and interpretations

New and revised IFRS standards which will be applied in the future are not expected to have any significant effect on the company's Financial Statements.

NOTE 2. Estimates and judgements

A detailed presentation of significant estimates and judgments can be found in the Annual Report 2021, Note 29.

NOTE 3. Breakdown of net sales

Group, SEK M	Q2		Jan-Jun		Full year
	2022	2021	2022	2021	2021
Self storage income	28.5	23.0	54.9	44.9	94.3
Self storage-related income	3.8	2.1	7.4	4.0	10.6
Other income from properties	0.4	0.3	0.8	0.7	1.4
Total net sales	32.7	25.5	63.1	49.6	106.4

The principal revenue source for the Group is self storage income from the letting of storage units. Self storage-related income refers to insurance cover of the units and sales of items such as packing boxes. Other income from properties relates to the letting of floor space which has not yet been converted to storage units.

All Group operations are reported and followed up in the segment "Self storage-operations Sweden".

NOTE 4. Operating expenses allocated by type of expense

Group, SEK M	Q2 2022			Q2 2021		
	Operating expenses	Admin. expenses	Total	Operating expenses	Admin. expenses	Total
Operations and maintenance	2.8	-	2.8	2.4	-	2.4
Property tax	0.7	-	0.7	0.7	-	0.7
Other external expenses ¹	8.5	9.8	18.3	8.4	8.0	16.5
Reclassification of rental expenses (IFRS 16)	-0.8	-0.5	-1.3	-0.7	-0.7	-1.5
Allocation of internal expenses ²	3.4	-3.4	-	2.7	-2.7	-
Non-recurring expenses ³	-	0.0	0.0	-	-	-
Capitalised development fee for project management	-	-3.0	-3.0	-	-3.8	-3.8
External expenses	14.6	3.0	17.5	13.5	0.9	14.3
Employee costs	3.3	4.8	8.1	3.3	6.6	10.0
Depreciation	0.7	1.2	1.8	0.6	1.9	2.6
(IFRS 16)	0.6	0.4	1.0	0.6	0.7	1.3
Depreciation	1.3	1.6	2.9	1.2	2.6	3.8
Total	19.2	9.4	28.6	18.0	10.1	28.1

Group, SEK M	Jan-Jun 2022			Jan-Jun 2021		
	Operating expenses	Admin. expenses	Total	Operating expenses	Admin. expenses	Total
Operations and maintenance	6.0	-	6.0	5.7	-	5.7
Property tax	1.4	-	1.4	1.3	-	1.3
Other external expenses ¹	15.3	19.6	34.9	14.9	15.9	30.8
Reclassification of rental expenses (IFRS 16)	-1.6	-1.2	-2.8	-1.5	-1.4	-2.9
Allocation of internal expenses ²	6.7	-6.7	-	5.3	-5.3	-
Non-recurring expenses	-	0.3	0.3	-	-	-
management	-	-7.5	-7.5	-	-7.5	-7.5
External expenses	27.8	4.5	32.3	25.8	1.6	27.4
Payroll costs	6.6	11.1	17.7	6.3	12.5	18.8
Depreciation	1.2	3.1	4.3	1.2	4.2	5.4
(IFRS 16)	1.2	1.1	2.3	1.1	1.4	2.5
Depreciation	2.5	4.2	6.6	2.4	5.5	7.9
Total	36.9	19.8	56.7	34.4	19.7	54.1

¹ Other external expenses are comprised mainly of marketing, IT and consultancy expenses.

² Allocation of internal expenses refers to e.g. real estate management, IT, data and telephony.

NOTE 5. Cash Flow Statement, acquisition of investment properties

Group, SEK M	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
Acquired investment properties	-	30.7	54.7
Less deposit	-	-3.1	-3.1
Acquired cash and cash equivalents	-	-	-
Operating liabilities assumed	-	-0.1	-0.1
Bank loans, to be redeemed on acquisition	-	-3.3	-3.3
Purchase price including acquisition costs	-	24.3	48.4
Purchase price paid including acquisition costs	-	-24.3	-48.4
Deductions, cash and cash equivalents	-	-	-
Additions, bank loans, redeemed on acquisition	-	-3.3	-3.3
Effect on cash and cash equivalents	-	-27.6	-51.6

NOTE 6. Cash Flow Statement, disposal of investment properties

Group, SEK M	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
Disposal of investment properties/property companies	-	-	-21.3
Disposal of other assets	-	-	-0.1
Purchase price	-	-	-21.4
Purchase price received	-	-	21.4
Less deposit	-	-	-0.6
Other	-	-	-0.1
Bank loan redeemed on disposal	-	-	-9.4
Effect on cash and cash equivalents	-	-	11.3

NOTE 7. Fair value of financial assets and liabilities and investment properties

The fair value of financial assets and liabilities does not differ significantly from recognised value.

Investment properties, both facilities in operation and ongoing projects, have been valued at fair value based on an external valuation by independent expert valuation institutes as of June 31, 2022.

NOTE 8. Transactions with related parties

The Parent Company has a related party relationship with its subsidiaries. Sales and purchases of goods and services within the Group take place on market terms.

No other significant transactions with related parties were completed in the period.

NOTE 9. Taxes

Tax expenses Group, SEK M	Q2		Jan-Jun		Full year
	2022	2021	2022	2021	2021
Current tax expenses	-0.2	-	-0.2	-	0.0
Deferred tax expenses/tax income	-29.8	-15.9	-34.7	-17.3	-101.1
Total	-30.0	-15.9	-34.9	-17.3	-101.1

NOTE 10. Deferred tax liabilities

Deferred tax liabilities Group, SEK M	30 Jun 2022	30 Jun 2021	31 Dec 2021
Deferred tax on temporary differences in respect of investment properties	-247.1	-120.7	-210.6
Deferred tax on loss carry-forwards	59.0	53.0	59.0
Deferred tax on deductible investments	0.9	-	0.9
Deferred tax on other items	2.0	0.2	0.2
Total	-185.1	-67.5	-150.4

NOTE 11. Interest-bearing liabilities and net debt¹

Group, SEK M	30 Jun 2022	30 Jun 2021	31 Dec 2021
Loans from credit institutions, long-term	236.9	256.3	313.9
Bond loan, long-term	496.3	440.3	494.8
Loans from credit institutions, current	399.0	292.2	315.8
Total interest-bearing liabilities	1,132.2	988.8	1,124.4
Deductions cash and cash equivalents	-68.1	-106.2	-117.6
Total net debt	1,064.1	882.6	1,006.8
Reported value investment properties	2,234.3	1,543.1	2,027.2
Loan-to-value ratio, percent	47.6	57.2	49.7

¹ The definition of interest-bearing liabilities, like most other real estate companies, exclude leasing debt.

NOTE 12. Events after the end of the quarter

On July 1, 2022, equipment amounting to a value of SEK 1,131,289, a deposit of SEK 400,000 and holiday pay debt of SEK 1,617,691 has been transferred at market price to the related company Nugreen Services AB. The transaction resulted in Nugreen Services AB paying SEK 842,740 to 24 Storage AB and 24 Storage Sverige AB paying SEK 929,142 to Nugreen Services AB. The net impact in the Group amounts to SEK -86,402.

KEY PERFORMANCE INDICATORS AND SHARE DATA, GROUP

	Q2		Jan-Jun		Full year
	2022	2021	2022	2021	2021
IFRS key performance indicators					
Sales, SEK M	32.7	25.5	63.1	49.6	106.4
Profit/loss for the period, SEK M	101.1	49.7	106.1	44.0	339.3
Earnings per share before dilution, SEK	6.77	3.33	7.11	2.95	22.74
Earnings per share after dilution, SEK	6.48	3.19	6.80	2.82	21.76
Alternative key performance indicators					
Gross profit/loss, SEK M	13.5	7.5	26.2	15.2	38.6
Gross margin, percent	41.3	29.4	41.5	30.6	36.3
Change in property value, SEK M	142.4	80.2	165.3	90.3	512.1
Operating profit/loss, SEK M	146.5	77.6	171.7	85.8	494.3
Equity, SEK M	959.2	557.8	959.2	557.8	853.1
Equity per share, SEK	64.27	37.38	64.27	37.38	57.17
Long-term net asset value (EPRA, NAV), SEK	78.89	45.04	78.89	45.04	69.74
Net debt, SEK M	1,064.1	882.6	1,064.1	882.6	1,006.8
Total assets, SEK M	2,362.4	1,699.9	2,362.4	1,699.9	2,195.6
Equity ratio, percent	40.6	32.8	40.6	32.8	38.9
Loan-to-value ratio, percent	47.6	57.2	47.6	57.2	49.7
Cash flow from operating activities, SEK M	-17.2	10.6	-9.8	-2.1	-59.6
Cash flow from operating activities per share, SEK	-1.15	0.71	-0.66	-0.14	-3.99
Operational key performance indicators					
Property value, SEK M	2,234.3	1,543.1	2,234.3	1,543.1	2,027.2
Number of stores in operation	27	25	27	25	26
Number of self storage units	13,939	11,459	13,939	11,459	12,602
Lettable space self storage, square metres	74,491	62,842	74,491	62,842	69,681
Rental income per lettable square metre (RevPAM), SEK	1,532	1,465	1,475	1,444	1,461
Rental income per let square metre, SEK	2,178	2,069	2,098	2,062	2,066
Occupancy rate (area), percent	72.7	72.9	72.7	72.9	70.3
Occupancy rate (number), percent	67.1	72.7	67.1	72.7	68.6
Economic occupancy rate, percent	70.3	71.1	70.3	71.1	69.2
Book value stores in operation per square metre, SEK	28,236	21,026	28,236	21,026	26,505
Employees					
Average number of employees	32	33	32	33	33
Number of shares					
Total shares at end of period	14,924,020	14,924,020	14,924,020	14,924,020	14,924,020
Average number of shares	14,924,020	14,924,020	14,924,020	14,924,020	14,924,020

DEFINITIONS

GROSS MARGIN, PERCENT

Gross profit or loss, i.e. sales revenues less deductions for direct expenses, as a percentage of net sales.

LONG-TERM NET WORTH (EPRA NAV) PER SHARE, SEK:

Equity, plus equity contributed (new share issue) at dilution, plus adjusted deferred tax liability in respect of temporary differences in investment properties. This is equal to adjusted equity after dilution, which is divided by the number of existing shares plus shares issued when warrants are utilised.

NET DEBT, SEK M

Interest-bearing liabilities excluding lease liabilities less cash and cash equivalents (see Note 11).

LOAN-TO-VALUE, PERCENT

Net debt divided by the book value of the properties including ongoing projects.

RENTAL INCOME PER LETTABLE SQUARE METRE (REVPAM), SEK:

Rental income in respect of self storage, calculated up for the whole year, in relation to the average number of lettable square metres during the period.

OCCUPANCY RATE (AREA), PERCENT

The number of let square metres divided by the number of lettable square metres, at the reporting date.

ECONOMIC OCCUPANCY RATE, PERCENT

Contracted rental income on an annual basis in relation to rental value.

RENTAL VALUE

Contracted rental income on an annual basis with a supplement for vacant rent.

BOOK VALUE OF STORES IN OPERATION PER SQUARE METRE, SEK:

Book value of stores in operation, i.e. excluding IFRS 16 effects (leasing) and excluding book value of project properties, divided by square metres of lettable area.

COMPARABLE FACILITIES

Includes facilities that have been operational during both the current and the comparative period.

CONSOLIDATED QUARTERLY FIGURES

SEK M	2022		2021				2020		
	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
From the Income Statement									
Net sales	32.7	30.4	29.2	27.6	25.5	24.2	22.9	21.9	21.2
Operating expenses	-19.2	-17.7	-17.5	-15.9	-18.0	-16.5	-17.3	-15.0	-16.0
Gross profit/loss	13.5	12.7	11.7	11.7	7.5	7.7	5.6	7.0	5.1
Gross margin, percent	41	42	40	42	29	32	24	32	24
From the Balance Sheet									
Investment properties	2,234	2,066	2,027	1,576	1,543	1,383	1,341	1,249	1,227
Equity	959	858	853	555	558	508	514	487	493
Balance Sheet total	2,362	2,225	2,196	1,796	1,700	1,551	1,548	1,404	1,407

LIST OF OPERATIONAL STORES

Property title	Name	Address	Holding	Storage units	Lettable area, m ²
Stockholm region					
Stockholm Spiselhällen 3	Alvik	Drottningholmsvägen 195	Ownership/site-leasehold	504	1,942
Haninge Söderby 1:752	Handen	Träffgatan 7	Ownership	713	3,570
Järfälla Kallhäll 9:44	Kallhäll	Skarprättarvägen 26	Ownership	698	3,757
Brf Järnvägsmannen (part of)	Kungsholmen	Wargentinsgatan 7	Lease	122	348
Nacka Lännersta 11:88	Orminge	Telegramvägen 48	Ownership	650	3,186
Brf Fåran 6 and Formen 11 (part of)	Solna	Slottsvägen 14, Brahevägen 3-5	Lease	405	1,850
Brf Sparven (part of)	Sundbyberg Tule	Skogsbacken 2	Lease	123	450
Brf Klippan 22 (part of)	Sundbyberg Alby	Albygatan 123	Owner-occupier share	318	1,012
Botkyrka Vargen 13	Tumba	Länsmansvägen 15	Ownership	183	1,176
Tyresö Bollmora 2:591	Tyresö	Siklöjevägen 5	Ownership	417	1,827
Uppsala Fyrislund 11:1	Uppsala	Anna Fabris Gata 9	Ownership	695	4,771
Vallentuna Bällsta 5:211	Vallentuna Bällsta	Fågelsångsvägen 5	Ownership	257	1,185
Vallentuna Vallentuna-Åby 1:160	Vallentuna Centrum	Olsborgsvägen 13	Ownership	361	2,437
Nicklet 2	Vällingby	Grimstagatan 164	Ownership/site-leasehold	452	2,606
Blästerugnen 4	Västerås	Kokillgatan 5B	Ownership	662	3,657
Total				6,560	33,774
Gothenburg region					
Borås Testaren 3	Borås Tullen	Teknikgatan 5	Ownership	201	1,107
Borås Lärkträdet 6	Borås Regementet	Göteborgsvägen 25	Ownership	418	2,625
Göteborg Backa 21:24	Hisings Backa	Exportgatan 31	Ownership	703	4,360
Göteborg Högsbo 28:4	Högsbo	August Barks gata 9	Ownership	791	4,810
Kungsbacka Hede 9:29 ¹	Kungsbacka Hede	Göteborgsvägen 180	Ownership	331	2,154
Kungsbacka Varla 14:5 ¹	Kungsbacka Varla	Magasinsgatan 12	Ownership	420	2,755
Kungälv Perrongen 8	Kungälv	Västra Porten 2	Ownership	681	3,486
Möln dal Pelargonian 8	Möln dal	Södra Ågatan 18A	Äganderätt	738	4,432
Trollhättan Baljan 1	Trollhättan	Betongvägen 13	Ownership	763	4,141
Uddevalla Kuröd 4:64	Uddevalla	Schillers väg 1	Ownership	328	2,030
Total				5,374	31,900
Malmö region					
Malmö Skjutstallslyckan 22	Malmö Centrum	Lundavägen 54	Ownership	767	4,496
Malmö Sminkören 1	Malmö Hyllie	Axel Danielssons väg 277	Ownership	692	4,321
Total				1,459	8,817
Total, stores open				13,393	74,491

The facility in Högsbo was opened in March 2022.

In addition to these stores, the Group owns a number of project properties, i.e. facilities at the planning stage or in various stages of construction, conversion or extension. The project properties are located in Farsta, Tumba and Täby.

SIGNATURES

Stockholm, Sweden, July 15, 2022

On behalf of the Board of Directors

Stefan Nilsson
CEO

This Report has been prepared in a Swedish original and an English translation. In the event of variations between the two, the Swedish version shall prevail. This Report has not been subject to review by the company's auditors.

THIS IS 24STORAGE

24Storage is a self storage company that offers its customers convenient and accessible storage space outside the home or workplace. The company was founded in 2015 with the vision of digitalising the self storage industry and has successfully established itself as the second largest operator in Sweden.

Property development

Develops, owns and operates self storage facilities focusing on the metropolitan regions of Stockholm, Gothenburg and Malmö.

Leading operator in Sweden

Second largest operator on the growing self storage-market in Sweden.

Clear growth strategy

The goal is to open three to five new facilities annually, adding some 10,000 square metres of lettable floor space each year.

Scalable business model

By digitalising and automating manual processes, operations and staffing can be centralised, which creates cost benefits that increase as the business grows.

Self storage made easy

We offer private and business customers convenient and accessible storage outside the home or workplace.

Gazelle company

24Storage was recognised as a Gazelle company by Dagens Industri in 2021 for the second year running.

Storage facilities

27

Self storage units

13,500

m² lettable space

74,500

Customers

8,500