



Q4 2022

INTERIM REPORT 1 JANUARY - 31 DECEMBER 2022

INTERIM REPORT FOR THE FOURTH QUARTER

FOURTH QUARTER 2022

- Net sales increased by 14.0 percent to SEK 33.3 M (29.2).
- Gross profit/loss increased by 2 percent to SEK 14.3 M (11.7). Gross margin amounted to 43.1 percent (40.1).
- Operating profit/loss before value changes amounted to SEK -6.8 M (-18.5).
- Value changes in investment properties totalled SEK 58.2 M (412.2).
- Profit/loss for the period amounted to SEK 25.6 M (298.0).
- The Bond Loan 500 MSEK is due in October 2023. The Refinancing process of the loan portfolio starting is in progress.
- Most of the leasing assets was transferred to Nugreen Services AB during the quarter.

JANUARY - DECEMBER 2022

- Net sales increased by 25.8 percent to SEK 130.3 M (106.4).
- Gross profit/loss increased to SEK 54.2 M (38.6) and gross margin increased to 41.6 percent (36.3).

- Operating profit/loss before value changes amounted to SEK 7.9 M (-17.8).
- Value changes in investment properties totalled SEK 224.1 M (512.1).
- Profit for the period amounted to SEK 122.0 M (339.3).
- Per Sjöblom, new CFO started his position on 1 September.
- Effective from 1 July, the employees in the 24Storage Group, have been transferred to a related service company, Nugreen Services AB.
- Since 1 July, the 24Storage Group purchases Development services, Management services and Operational services from Nugreen Services AB on market terms.
- Together with the transfer of employees from 24Storage Group, office equipment and holiday pay debt have also been transferred at market value to Nugreen Services AB.

Group key performance indicators	Q4		Jan-Dec	
	2022	2021	2022	2021
Net sales, SEK M	33.3	29.2	130.3	106.4
Gross margin, percent	43.1	40.1	41.6	36.3
Property value, SEK M	2,327	2,027	2,327	2,027
Lettable space self storage, square metres	77,369	69,681	77,369	69,681
Rental income per let square metre, SEK	2,233	2,060	2,205	2,066
Occupancy rate (area), percent	68.1	70.3	68.1	70.3
Loan-to-value ratio, percent	47.2	49.7	47.2	49.7
Equity ratio, percent	40.3	38.9	40.3	38.9

FINANCIAL PERFORMANCE - FOURTH QUARTER 2022

Performance in the quarter

The fourth quarter was characterised by stable progress, growth and improved margins thanks to increased maturity of the company's facilities. A slight slowdown in new lettings was noted towards the end of the quarter.

The total occupancy rate amounted to 70.8 percent (70.3) for the quarter. It is a noticeable stable occupancy rate, in light of the fact that several new facilities opening in the latter part of 2021 and two opening in 2022, Högsbo in mid-March and Farsta in December. An initially lower occupancy rate is natural and a short-term consequence of the company's growth strategy.

The average rent per lettable square meter increased to SEK 2,233 (2,060) during the second quarter. Even though the average rent per lettable square metre has been negatively affected by the new facility Högsbo opened in mid-March.

The deteriorating geopolitical situation and the war in Ukraine has no noticeable negative effects on operations. 24Storage follows the development regarding the conflict, and continuously evaluates 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.

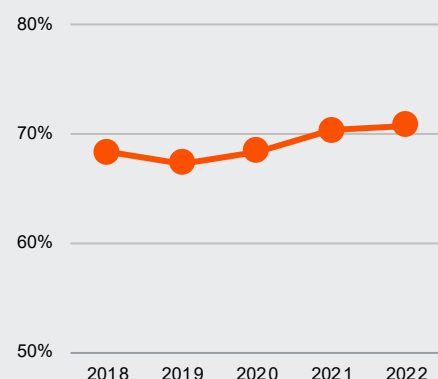
Net sales

Net sales increased by 14.0 percent to SEK 33.3 M (29.2). At the same time, operating expenses increased by 8.3 percent. The negative impact of the partial increase in operating expenses are attributed by reallocation of administrative costs. Gross profit/loss increased to SEK 14.3 M (11.7).

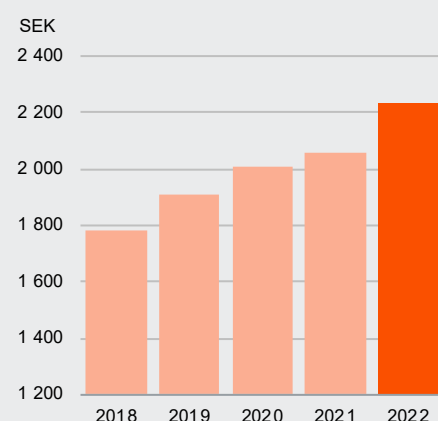
Administrative expenses amounted to SEK -21.2 M (-30.2).

Administrative expenses include depreciation of SEK -0.7 M (-2.5), mainly attributable to the fact that the company's business system and operations have been capitalized so far, but were expensed in this quarter. The net effect is SEK SEK -6.6 M (6.3). The reallocation of administration costs to operating costs also affects here. From 1 July 2022, Nugreen Services AB has the responsibility for project management.

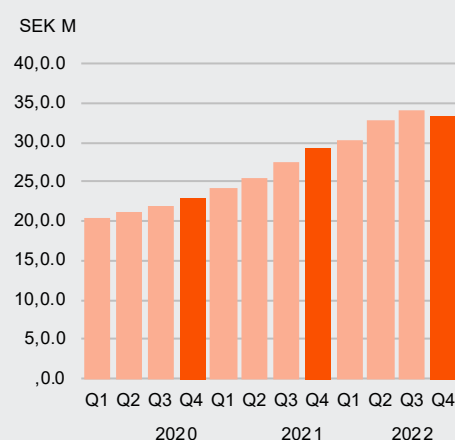
Occupancy rate, area



Rental income per let m²



Net sales per quarter



Operating profit/loss

From 1 July 2022, the service company Nugreen Services AB supports the Group with services such as personnel, IT and marketing. Nugreen Services AB invoices 24Storage Group on market terms for these services. This affects gross profit/loss negatively from that date, as these services are allocated to operating costs. Until June 30, 2022, part of these costs were classified as administrative costs.

Operating profit/loss before changes in value of investment properties amounted to SEK -6.8 M (-18.5). Unrealized value changes in investment property amounted to SEK 58.2 M (412.2) in the period. The change in fair value is marginally adjusted for most facilities compared to the third quarter and can mainly be explained by improved future operating net, while the recently opened ones have increased in value. Operating profit/loss after changes in the value of investment properties amounted to SEK 51.3 M (393.7).

Net financial income/expense amounted to SEK -18.2 M (-15.3).

Profit/loss after tax amounted to SEK 25.6 M (298.0).

Tax

The Group reported a negative net tax effect of SEK -7.5 M (-80.4). The net amount comprises deferred tax on temporary differences in deficits, differences between accounting records and tax depreciation on properties and unrealized value changes (see Note 9).

Cash flow

Total cash flow for the Group amounted to SEK 4.7 M (-56.2), of which cash flow from operating activities was SEK 13.9 M (-32.9).

Cash flow from investing activities amounted to SEK -19.3 M (-53.9), mainly due to ongoing construction projects.

Financing activities contributed SEK 10.1 M (30.6), of which interest-bearing liabilities increased by net SEK 6.1 M (31.7).

FINANCIAL PERFORMANCE JANUARY – DECEMBER 2022

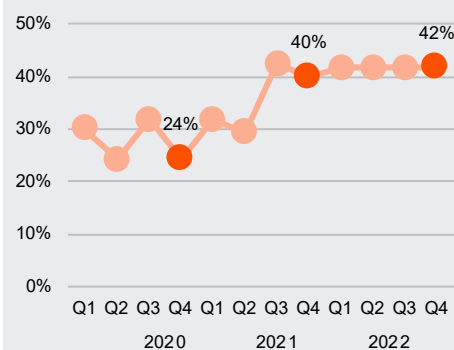
Net sales

Net sales increased by 22.5 percent to SEK 130.3 M (106.4). At the same time, operating expenses increased by only 12.3 percent, due to the scalability of the business model. Despite higher operating and maintenance costs as well as higher maintenance costs than the previous year, the Gross profit increased to SEK 54.2 M (38.6). The operating and maintenance costs was SEK 8.6 M (7.7), see Note 4, due to higher maintenance costs compared to the previous year. The gross margin increased to 41.6 percent (36.3).

Administrative expenses amounted to SEK -46.3 M (-56.4).

Administrative expenses include depreciation of SEK -5.9 M (-10.6) and capitalized costs of SEK -1.6 M (18.0). Previous capitalization of project management in connection with the acquisition and new, remodeling and expansion of storage facilities has now been expensed due to the fact that Nugreen Services AB is responsible for project management since 1 July 2022.

Gross margin per quarter



Operating profit/loss

From 1 July 2022, the service company Nugreen Services AB supports the 24Storage Group with services such as personnel, IT and marketing. Nugreen Services AB invoices the Group for these services. This negatively affects net sales from the date, as these services have been reallocated to operating costs. Until June 30, 2022, part of these costs were allocated as administrative costs.

Operating profit/loss before value change in investment properties amounted to SEK 7.9 M (-17.8). Unrealized value changes in investment properties amounted to SEK 224.1 M (512.1). The value growth was mainly driven improved future operating net. Operating profit/loss after value changes in investment properties amounted to SEK 232.0 M (494.3). Profit/loss after tax amounted to SEK 122.0 M (339.3).

Net financial income/expense

Net financial income/expense amounted to SEK -65.8 M (-54.7). Rental expenses increased mainly due to higher interest-bearing liabilities and higher interest rates. The average interest rate was 5.3 percent (4.8).

Tax

The Group reported a negative net tax effect of SEK -44.2 M (-100.2). The net amount comprises deferred tax on temporary differences in deficits, differences between accounting records and tax depreciation on properties and unrealized value changes (see Note 9).

Cash flow

Total cash flow for the Group amounted to SEK -73.5 M (-32.6), of which cash flow from operating activities was SEK -11.5 M (-59.6). 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 -78.5 M (-188.2), mainly due to ongoing construction projects.

Financing activities contributed SEK 16.6 M (215.2), of which bank loans increased by net SEK 15.2 M (219.9).

FINANCIAL POSITION

The company's total assets at the end of the quarter amounted to SEK 2,419.7 M (2,195.6).

Fixed asset

The company's fixed assets amounted to SEK 2,332.7 M (2,047.3). At the end of the period, the recognised fair value of the Group's property portfolio was SEK 2,327.1 M (2,027.2), including leased investment properties of SEK 31.3 M (39.8). Of that amount SEK 12.0 M (-) refers to assets held for sale. The portfolio comprised 28 operational storage facilities, see list on page 20, plus ongoing projects, i.e. stores at the planning stage or new constructions, conversions or extensions.

Change in book value investment properties, SEK M	31 Dec 2022	31 Dec 2021
At start of period	2,027.2	1,341.4
Acquisitions during the period	-	54.8
Disposals during the period	-	-
Investments in construction projects etc.	77.9	142.4
Leased investment properties:		
New and revalued leases	-	-
Depreciation	-2.2	-2.1
Unrealised value changes	224.1	512.1
Reclassification	-	-
At end of period	2,327.1	2,027.2

Intangible assets amounted to SEK 3.1 M (9.6), and mainly comprised capitalized expenditure relating to the development of the Group's ERP system. Right of use assets, in addition to rented investment properties, totalled SEK 0.0 M (1.1). During the fourth quarter, Nugreen Services AB has taken over the Group's leasing contracts for cars. Property, plant and equipment totalled SEK 9.2 M (8.3).

Interest-bearing liabilities and cash and cash equivalents

The Group's interest-bearing liabilities amounted to SEK 1,142.6 M (1,124.4), of which a bond loan totaled SEK 500 M (494.8). The bond loan is set to mature during Q4 2023, however the process to refinance the portfolio is in progress. Of that amount 6.9 (-) refers to liabilities held for sale. The Group's cash and cash equivalents totalled SEK 44.2 M (117.6). Net debt amounted to SEK 1,098.4 M (1,006.8) and the loan-to-value ratio to 47.2 percent (49.7).

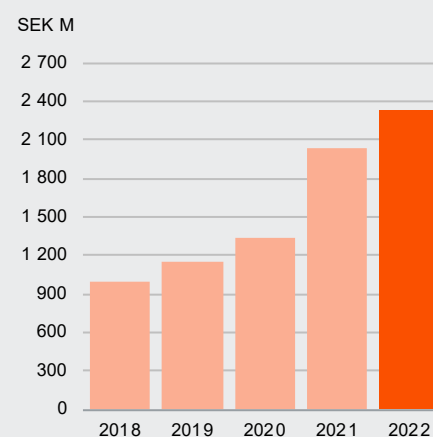
Equity and equity ratio

Group equity amounted to SEK 975.1 M (853.1), implying an equity ratio of 40.3 percent (38.9).

Unrealised value changes in investment properties

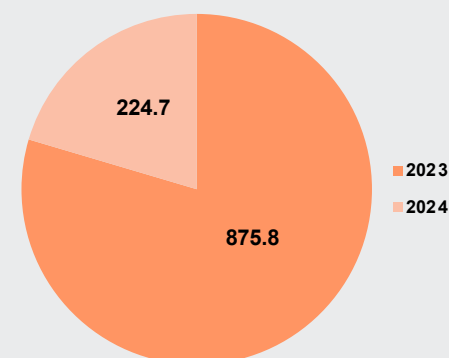
+SEK 244 M

Property value



Debt maturity structure

SEK M



THE PARENT COMPANY

The parent company 24Storage AB was primarily focused on management, coordination and expansion of the Group and its property portfolio until 30 June, 2022. From 1 July 2022, the parent company is a holding company, without any direct operations.

During the fourth quarter, it was clarified from the group's main owner how internal fees should be handled. This has been adjusted in the quarter, which affects the parent company's net sales. Net sales during the fourth quarter were therefore negative and amounted to SEK -6.6 M (7.2). Profit/loss after tax amounted to SEK 14.8 M (7.9).

Net sales during the period January to September amounted to SEK 3.0 M (21.7) and profit/loss after tax amounted to SEK -24.8 M (-18.6).

On October 3, 2022, GreenS AB acquired all shares in TC Storage Bid Co AB, which is the parent company of 24Storage AB.

PERSONNEL

From 1 July 2022, the personnel is employed by a service company, Nugreen Services AB.

EVENTS AFTER THE END OF THE QUARTER

No significant events have occurred after the end of the quarter.

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 September 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.

The deteriorating geopolitical situation and the war in Ukraine have not had any noticeable negative effects on the company's operations. 24Storage follows the development and continuously evaluates the extent to which this can affect the business in the short 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 shortages of components and construction materials such as steel and wood products. No significant changes have occurred that have changed these described risks. The rising market interest rates have been calculated into the rental pricing. The demand for storage remains high. The group's and parent company's risks and uncertainty factors are presented in the management report and notes to the annual report for 2022.

This interim report has not been subject to a formal Audit.

CONTACT

Stefan Nilsson, CEO

+46 709 90 30 64

stefan.nilsson@24storage.com

Per Sjöblom, CFO

+46 72 705 75 70

per.sjoblom@24storage.com

Postal address

24Storage AB
P.O Box 30134
SE-104 25 Stockholm

Registered office

Stockholm,
Corp. ID no 556996–8141

Website:

24storage.se/investerare

CONSOLIDATED INCOME STATEMENT

SEK M	Note	Q4		Jan-Dec	
		2022	2021	2022	2021
Net sales	3	33.3	29.2	130.3	106.4
Operating expenses	4	-18.9	-17.5	-76.1	-67.8
Gross profit/loss		14.3	11.7	54.2	38.6
Gross margin, percent		43.1	40.1	41.6	36.3
Administrative expenses	4	-21.2	-30.2	-46.3	-56.4
Operating profit/loss before value change		-6.8	-18.5	7.9	-17.8
Change in value of investment properties		58.2	412.2	224.1	512.1
Operating profit/loss		51.3	393.7	232.0	494.3
Interest income etc.		0.0	0.0	0.1	0.1
Interest expenses etc.		-18.2	-15.3	-65.9	-54.8
Net financial income/expense		-18.2	-15.3	-65.8	-54.7
Profit/loss before tax		33.2	378.4	166.2	439.5
Tax	9	-7.5	-80.4	-44.2	-100.2
Profit/loss for the period		25.6	298.0	122.0	339.3
Other comprehensive income					
Total comprehensive income for the period		25.6	298.0	122.0	339.3

CONSOLIDATED BALANCE SHEET

SEK M	Note	31 Dec 2022	31 Dec 2021
Assets			
Fixed assets			
Intangible assets		3.1	9.6
Right of use assets		0.0	1.1
Tangible assets		9.2	8.3
Investment properties	7	2,320.1	2,027.2
Long-term receivables		0.3	1.1
Total fixed assets		2,332.7	2,047.3
Current assets			
Inventories		0.0	0.4
Accounts receivable		4.9	5.7
Prepaid expenses and accrued income		3.8	4.2
Other current receivables		27.1	20.4
Assets held for sale		7.0	-
Cash and cash equivalents		44.2	117.6
Total current assets		87.0	148.3
Total assets		2,419.7	2,195.6
Equity and liabilities			
Share capital		1.5	1.5
Other capital contributions		481.0	481.0
Profit brought forward including profit/loss for the period		492.6	370.6
Total equity		975.1	853.1
Long-term liabilities			
Interest-bearing liabilities	11	283.2	808.7
Leasing liabilities		15.9	18.1
Pension provisions		0.3	0.2
Deferred tax liabilities	10	194.4	150.4
Total long-term liabilities		493.7	977.4
Current liabilities			
Interest-bearing liabilities	11	882.6	315.8
Lease liabilities		2.6	3.1
Accounts payable		13.7	13.8
Other current liabilities		3.9	1.7
Liabilities held for sale		6.8	-
Accrued expenses and deferred income		41.2	30.8
Total current liabilities		950.8	365.1
Total liabilities		1,444.5	1,342.5
Total equity and liabilities		2,419.7	2,195.6

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEK M	31 Dec 2022	31 Dec 2021
Opening balance equity	853.1	513.8
Paid premiums and repayment for warrants	-	-
Profit/loss and total comprehensive income for the period	122.0	339.3
Closing balance equity	975.1	853.1

CONSOLIDATED CASH FLOW STATEMENT

SEK M	Note	Q4		Jan-Dec	
		2022	2021	2022	2021
Operating activities					
Profit/loss before tax		33.2	378.4	166.2	439.5
Reversal of depreciation and amortization		1.9	3.6	10.8	15.2
Reversal of change in value of properties		-58.2	-412.2	-224.1	-512.1
Adjustments for other non-cash items		-5.6	0.7	-1.6	2.9
Income tax paid		-0.0	0.0	-0.2	-0.1
Cash flow from operating activities before change in working capital		-28.7	-29.4	-48.9	-54.5
Change in inventories		0.5	0.1	0.4	0.1
Change in operating receivables		15.8	-3.2	-6.2	-12.6
Change in operating liabilities		26.3	-0.3	43.2	7.4
Total changes in working capital		42.6	-3.5	37.4	-5.1
Cash flow from operating activities		13.9	-32.9	-11.5	-59.6
Investing activities					
Acquisition of properties/property companies	5	-	-24.1	-	-51.6
Investment in properties		-21.3	-37.2	-77.9	-142.3
Purchase of property, plant and equipment		-0.1	-3.1	-3.1	-3.1
Disposal of property, plant and equipment		0.8	-	0.9	-
Purchase/Disposal of intangible assets		1.3	-0.9	0.8	-1.9
Disposal of properties	6	-	11.3	-	11.3
Change in financial fixed assets		-	-0.0	0.8	-0.5
Cash flow from investing activities		-19.3	-53.9	-78.5	-188.2
Financing activities					
New share issue		-	-	-	-
Paid premiums and repayment for warrants		-	-	-	-0.0
Loans raised		4.0	95.7	185.5	424.7
Repayment of loans		2.1	-64.0	-170.3	-204.8
Repayment of lease liabilities		4.1	-1.1	1.4	-4.7
Cash flow from financing activities		10.1	30.6	16.6	215.2
Cash flow for the period		4.7	-56.2	-73.5	-32.6
Cash and cash equivalent at start of the period		39.5	173.8	117.6	150.2
Cash and cash equivalent at end of the period		44.2	117.6	44.2	117.6

PARENT COMPANY INCOME STATEMENT

SEK M	Note	Q4		Jan-Dec	
		2022	2021	2022	2021
Net sales ²		-6.6	7.2	3.0	21.7
Operating expenses ³		-14.6	-33.5	-46.2	-61.4
Operating profit/loss		-21.3	-26.2	-43.2	-39.7
Profit/loss from participations in Group companies		43.2	39.6	43.2	39.6
Interest income etc.		6.4	6.2	25.5	23.9
Interest expenses etc.		-13.6	-11.7	-50.2	-42.3
Net financial income/expense		36.0	34.1	18.5	21.1
Profit/loss before tax		14.8	7.9	-24.8	-18.6
Tax		0.0	-0.0	0.0	-0.0
Profit/loss for the period ¹		14.8	7.8	-24.8	-18.6

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

PARENT COMPANY BALANCE SHEET

SEK M	Note	31 Dec 2022	31 Dec 2021
Assets			
Fixed assets			
New stores and projects under development		55.5	21.0
Participations in Group companies		456.3	273.2
Receivables from Group companies		577.4	429.7
Long-term receivables		0.3	1.1
Total fixed assets		1,089.5	725.0
Current assets			
Receivables from Group companies		43.5	225.8
Prepaid expenses and accrued income		0.4	1.1
Other current receivables		0.4	1.0
Cash and cash equivalents		22.2	31.5
Total current assets		66.5	259.3
Total assets		1,156.0	984.3
Equity and liabilities			
Share capital		1.5	1.5
Total restricted equity		1.5	1.5
Share premium reserve		343.2	361.8
Profit/loss for the period		-24.8	-18.6
Total unrestricted equity		318.4	343.2
Total equity		319.9	344.7
Long-term liabilities			
Interest-bearing liabilities		-	494.8
Liabilities to Group companies		283.0	100.0
Pension provisions		0.3	0.2
Total long-term liabilities		283.3	595.0
Current liabilities			
Interest-bearing liabilities		497.8	-
Accounts payable		9.9	9.2
Liabilities to Group companies		30.6	8.1
Other current liabilities		1.2	12.5
Accrued expenses and deferred income		13.3	14.7
Total current liabilities		552.7	44.5
Total liabilities		836.0	639.6
Total equity and liabilities		1,156.0	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.

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	Q4		Jan-Dec	
	2022	2021	2022	2021
Self storage income	29.8	24.6	114.6	94.3
Self storage-related income	3.4	4.2	14.5	10.6
Other income from properties	0.0	0.4	1.2	1.4
Total net sales	33.3	29.2	130.3	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	Q4 2022			Q4 2021		
	Operating expenses	Admin. expenses	Total	Operating expenses	Admin. expenses	Total
Operations and maintenance	4.2	-	4.2	3.0	-	3.0
Property tax	0.8	-	0.8	0.7	-	0.7
Other external expenses ¹	14.8	11.3	26.1	7.2	7.9	15.2
Reclassification of rental expenses (IFRS 16)	-0.7	-0.0	-0.7	-0.8	-0.6	-1.4
Allocation of internal expenses ²	1.0	-1.0	0.0	3.0	-3.0	-
management	-	5.1	5.1	-	-6.3	-6.3
External expenses	20.1	15.0	35.1	13.2	21.5	34.7
Employee costs¹	-0.1	5.4	5.3	3.2	6.2	9.4
Depreciation	0.6	0.7	1.4	0.5	2.0	2.5
(IFRS 16)	0.5	0.0	0.5	0.6	0.6	1.2
Depreciation	1.2	0.7	1.9	1.1	2.5	3.7
Total	21.2	21.2	42.3	17.5	30.2	47.7

Group, SEK M	Jan-Dec 2022			Jan-Dec 2021		
	Operating expenses	Admin. expenses	Total	Operating expenses	Admin. expenses	Total
Operations and maintenance	12.8	-	12.8	10.7	-	10.7
Property tax	2.8	-	2.8	2.7	-	2.7
Other external expenses ¹	45.8	30.9	76.7	29.2	30.4	59.6
Reclassification of rental expenses (IFRS 16)	-3.1	-1.4	-4.4	-3.0	-2.7	-5.7
Allocation of internal expenses ²	8.8	-8.8	0.0	11.2	-11.2	-
Non-recurring expenses	-	-	-	-	23.5	23.5
Capitalised development fee for project management	-	-	-	-	-18.0	-18.0
External expenses	67.1	20.8	87.9	50.9	22.0	72.9
Payroll costs¹	6.4	19.6	26.0	12.3	23.8	36.1
Depreciation	2.5	4.7	7.1	2.3	8.1	10.4
Depreciation and amortization, leases (IFRS 16)	2.4	1.3	3.7	2.3	2.5	4.8
Depreciation	4.8	5.9	10.8	4.7	10.6	15.3
Total	78.3	46.4	124.7	67.8	56.4	124.2

¹ From 1 July 2022, the Group has a new ownership structure and a new model for internal invoicing. Other external expenses therefore now include fees for employees, marketing, IT and consulting costs to Nugreen Services AB.

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

³ Capitalised development fee is also affected by the new model for internal invoicing.

NOTE 5. Cash Flow Statement, acquisition of investment properties

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

NOTE 6. Overview investment properties

Change in book value investment properties, SEK M	31 Dec 2022	31 Dec 2021
At start of period	2,027.2	1,341.4
Acquisitions during the period	-	54.8
Disposals during the period	-	-
Investments in construction projects etc.	77.9	142.4
Leased investment properties:		
New and revalued leases	-	-
Depreciation	-2.2	-2.1
Unrealised value changes	224.1	512.1
Reclassification	-	-
At end of period	2,327.1	2,027.2

NOTE 7. Fair value of investment properties

The fair value of financial assets and liabilities has been considered by an external independent third party as of 31 December 2022.

NOTE 8. Transactions with related parties

The 24Storage Group has since December 2021 been owned by the Teachers Insurance and Annuity Association of America. All companies within that Group are 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.

From 1 July 2022, former employees in the 24Storage Group have been employed by the service company Nugreen Services AB. Debiting of these services is done on market terms.

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

NOTE 9. Taxes

Tax expenses Group, SEK M	Q4		Jan-Dec	
	2022	2021	2022	2021
Current tax expenses	-	0.0	-0.2	0.0
Deferred tax expenses/tax income	-7.5	-80.5	-44.0	-100.2
Reassessment of deferred tax	-	-	-	-
Total	-7.5	-80.4	-44.2	-100.2

NOTE 10. Deferred tax liabilities

Deferred tax liabilities Group, SEK M	31 Dec 2022	31 Dec 2021
Deferred tax on temporary differences in respect of investment properties	-261.6	-210.6
Deferred tax on loss carry-forwards	67.2	59.0
Deferred tax on deductible investments	-	-
Deferred tax on other items	0.0	1.2
Total	-194.4	-150.4

NOTE 11. Interest-bearing liabilities and net debt¹

Group, SEK M	31 Dec 2022	31 Dec 2021
Loans from credit institutions, long-term	259.7	313.9
Bond loan, long-term	-	494.8
Bond loan, short-term	500.0	-
Loans from credit institutions, current	382.9	315.8
Total interest-bearing liabilities	1,142.6	1,124.4
Deductions cash and cash equivalents	-44.2	-117.6
Total net debt	1,098.4	1,006.8
Reported value investment properties	2,327.1	2,027.2
Loan-to-value ratio, percent	47.2	49.7

NOTE 12. Events after the end of the quarter

No significant events have occurred after the end of the quarter.

KEY PERFORMANCE INDICATORS AND SHARE DATA, GROUP

	Q4		Jan-Dec	
	2022	2021	2022	2021
IFRS key performance indicators				
Sales, SEK M	33.3	29.2	130.3	106.4
Profit/loss for the period, SEK M	25.6	298.0	122.0	339.3
Earnings per share before dilution, SEK	1.72	19.97	8.18	22.74
Earnings per share after dilution, SEK	1.72	19.11	8.18	21.76
Alternative key performance indicators				
Gross profit/loss, SEK M	14.3	11.7	54.2	38.6
Gross margin, percent	43.1	40.1	41.6	36.3
Change in property value, SEK M	58.2	412.2	224.1	512.1
Operating profit/loss, SEK M	51.3	393.7	232.0	494.3
Equity, SEK M	975.1	853.1	975.1	853.1
Equity per share, SEK	65.34	57.17	65.34	57.17
Long-term net asset value (EPRA, NAV), SEK	82.87	69.74	82.87	69.74
Net debt, SEK M	1,098.4	1,006.8	1,098.4	1,006.8
Total assets, SEK M	2,419.7	2,195.6	2,419.7	2,195.6
Equity ratio, percent	40.3	38.9	40.3	38.9
Loan-to-value ratio, percent	47.2	49.7	47.2	49.7
Cash flow from operating activities, SEK M	13.9	-32.9	-11.5	-59.6
Cash flow from operating activities per share, SEK	0.93	-2.21	-0.77	-3.99
Operational key performance indicators				
Property value, SEK M	2,327.1	2,027.2	2,327.1	2,027.2
Number of stores in operation	30	28	30	28
Number of self storage units	14,060	12,602	14,060	12,602
Lettable space self storage, square metres	77,369	69,681	77,369	69,681
Rental income per lettable square metre (RevPAM), SEK	1,052	989	2,055	1,461
Rental income per let square metre, SEK	2,233	2,060	2,205	2,066
Occupancy rate (area), percent	68.1	70.3	68.1	70.3
Occupancy rate (number), percent	65.2	68.6	65.2	68.6
Economic occupancy rate, percent	71.9	69.2	71.9	69.2
Book value stores in operation per square metre, SEK	24,769	26,505	24,769	26,505
Employees				
Average number of employees	17	33	17	33
Number of shares				
Total shares at end of period	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
Total shares at end of period after dilution ¹	14,924,020	15,595,612	14,924,020	15,592,312
Average number of shares after dilution ¹	14,924,020	15,592,312	14,924,020	15,595,612

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.

CONSOLIDATED QUARTERLY FIGURES

SEK M	2022				2021				2020			
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1
Statement												
Net sales	33.3	34.0	32.7	30.4	29.2	27.6	25.5	24.2	22.9	21.9	21.2	20.5
Operating expenses	-18.9	-20.3	-19.2	-17.7	-17.5	-15.9	-18.0	-16.5	-17.3	-15.0	-16.0	-14.3
Gross profit/loss	14.3	13.7	13.5	12.7	11.7	11.7	7.5	7.7	5.6	7.0	5.1	6.2
Gross margin, percent	43	40	41	42	40	42	29	32	24	32	24	30
From the Balance Sheet												
Investment properties	2,327	2,248	2,234	2,066	2,027	1,576	1,543	1,383	1,341	1,249	1,227	1,191
Equity	975	950	959	858	853	555	558	508	514	487	493	502
Balance Sheet total	2,420	2,337	2,362	2,225	2,196	1,796	1,700	1,551	1,548	1,404	1,407	1,407

LIST OF OPERATIONAL STORES

Property title	Name	Address	Holding	Storage Units	Lettable area, sqm
Stockholm region					
Stockholm Spiselhällen 3	Alvik	Drottningholmsvägen 195	Äganderätt/tomträtt	504	1,937
Stockholm Örsö 1	Farsta	Perstorpsvägen 126-128	Äganderätt	565	2,744
Haninge Söderby 1:752	Handen	Träffgatan 7	Äganderätt	714	3,575
Järfälla Kallhäll 9:44	Kallhäll	Skarprättarvägen 26	Äganderätt	698	3,757
Brf Järnvägsmannen (del av)	Kungsholmen	Wargentinsgatan 7	Hysesavtal	122	348
Nacka Lännersta 11:88	Orminge	Telegramvägen 48	Äganderätt	650	3,186
Brf Fåran 6 och Formen 11 (del av)	Solna	Slottsvägen 14, Brahevägen 3-5	Hysesavtal	405	1,845
Brf Sparven (del av)	Sundbyberg Tule	Skogsbacken 2	Hysesavtal	123	456
Brf Klippan 22 (del av)	Sundbyberg Alby	Albygatan 123	Brf-andel	318	1,013
Botkyrka Vargen 13	Tumba	Länsmansvägen 15	Äganderätt	183	1,175
Tyresö Bollmora 2:591	Tyresö	Siklöjevägen 5	Äganderätt	505	2,116
Uppsala Fyrislund 11:1	Uppsala	Anna Fabris Gata 9	Äganderätt	695	4,730
Vallentuna Bällsta 5:211	Vallentuna Bällsta	Fågelsångsvägen 5	Äganderätt	270	1,185
Vallentuna Vallentuna-Åby 1:160	Vallentuna Centrum	Olsborgsvägen 13	Äganderätt	362	2,435
Nicklet 2	Vällingby	Grimstagatan 164	Äganderätt/tomträtt	452	2,605
Blästerugnen 4	Västerås	Kokillgatan 5B	Äganderätt	662	3,657
Total				7,228	36,764
Gothenburg region					
Borås Testaren 3	Borås Tullen	Teknikgatan 5	Äganderätt	201	1,118
Borås Lärkrådet 6	Borås Regementet	Göteborgsvägen 25	Äganderätt	418	2,625
Göteborg Backa 21:24	Hisings Backa	Exportgatan 31	Äganderätt	703	4,346
Göteborg Högsbo 28:4	Högsbo	August Barks gata 9	Äganderätt	791	4,707
Kungsbacka Hede 9:29	Kungsbacka Hede	Göteborgsvägen 180	Äganderätt	331	2,153
Kungsbacka Varla 14:5	Kungsbacka Varla	Magasinsgatan 12	Äganderätt	420	2,755
Kungälv Perrongen 8	Kungälv	Västra Porten 2	Äganderätt	681	3,495
Mölnadal Pelargonian 8	Mölnadal	Södra Ågatan 18A	Äganderätt	738	4,433
Trollhättan Baljan 1	Trollhättan	Betongvägen 13	Äganderätt	763	4,142
Uddevalla Kuröd 4:64	Uddevalla	Schillers väg 1	Äganderätt	328	2,036
Total				5,374	31,810
Malmö region					
Malmö Skjutstallslyckan 22	Malmö Centrum	Lundavägen 54	Äganderätt	767	4,491
Malmö Sminkören 1	Malmö Hyllie	Axel Danielssons väg 277	Äganderätt	691	4,304
Total				1,458	8,795
Totalt, stores open				14,060	77,369

The facility in Högsbo was opened in March 2022 and the facility in Farsta was opened in December 2022.

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

SIGNATURES

Stockholm, Sweden, 23 February, 2023

Oscar Maltesen
Chairman of the Board

Stefan Nilsson
Director and CEO

Per Sjöblom
Director

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 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

30

Self storage units

14,000

m² lettable space

77,000

Customers

9,700