

Interim Report January–September 2023

A long-term approach and hard work keep our business intact

Rental income	Net operating income	Average yield in the property portfolio	Net letting	Long-term net worth
+7%	+13%	4.4%	7 SEK million	36* SEK/share

Results in brief for the period January–September 2023

- Rental income increased by 7 percent and amounted to SEK 549.7 million (514.7). Rental income in the like-for-like portfolio increased by 13 percent.
- Net operating income increased by 13 percent to SEK 374.8 million (333.2) and the surplus ratio was 68 percent (63). Net operating income in the like-for-like portfolio increased by 18 percent.
- The profit from property management amounted to SEK 116.3 million (196.5).
- Profit for the period amounted to SEK 108.4 million (481.1), corresponding to earnings per share of SEK 0.42 (2.90) before dilution and SEK 0.42 (2.89) after dilution.
- Changes in the value of investment properties amounted to SEK -46.9 million (177.6), of which SEK 15.6 million (92.0) related to project gains.
- Changes in the value of derivatives amounted to SEK 38.3 million (202.7).

Results in brief, third quarter of 2023

- Rental income increased by 4 percent and amounted to SEK 178.9 million (172.8). Rental income in the like-for-like portfolio increased by 8 percent.
- Net operating income increased by 6 percent to SEK 133.4 million (125.6) and the surplus ratio was 75 percent (68). Net operating income in the like-for-like portfolio increased by 11 percent.
- The profit from property management amounted to SEK 41.0 million (71.4).
- Profit for the period amounted to SEK 10.3 million (111.9), corresponding to earnings per share of SEK -0.02 (0.66) before dilution and SEK -0.02 (0.66) after dilution.
- Changes in the value of investment properties amounted to SEK -72.2 million (47.2), of which SEK 0.0 million (41.6) related to project gains.
- Changes in the value of derivatives amounted to SEK 36.3 million (7.3).

*Excluding hybrid capital.



Significant events

Rental income

179 SEK million

Net operating income

133 SEK millionProfit from property
management**41** SEK million

Profit for the period

10 SEK million

Property value

12,568 SEK million

Return on equity

1%

Refers to the period July–September 2023

- Net letting for the period amounted to SEK 7 million for the first nine months and new leases were signed for SEK 13 million during the same period.
- There were 96 apartments renovated in the first nine months of the year. The target is to renovate 200 apartments per year.
- The fixed interest period in the loan portfolio was 1.7 years and the capital tie-up period was 2.7 years.
- Agreement reached with the Swedish Union of Tenants, which accepted Trianon's rent increases. Rent negotiations for 2024 opened with general claims for 12 percent.
- New presumption rents agreed for Sege Park and Hyllie. Rent levels are SEK 2,200–2,450 per square metre, providing an average return of more than 5 percent.
- Energy savings of 5 percent have been made in the first nine months.
- 36 percent of the rental income in the existing portfolio is KPI-related

Loan-to-value (LTV)/
Total assets***51%**

* The Group's share in properties owned by associated companies and joint ventures are financed through interest-bearing net debt and the key figure is a complement to the loan-to-value ratio in relation to property value.

Mercurius, Malmö

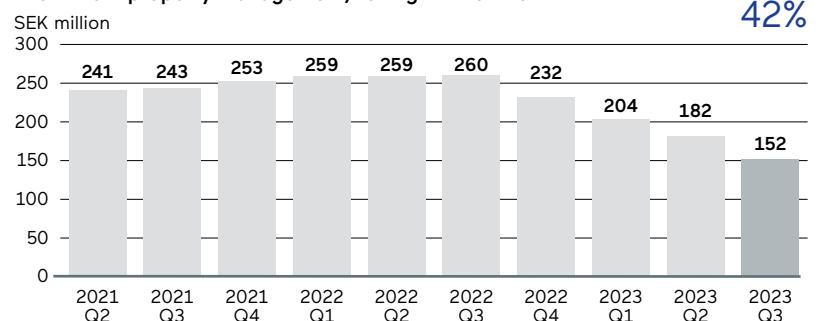
N. Vallgatan
Kv. Mercurius 64

Financial objectives

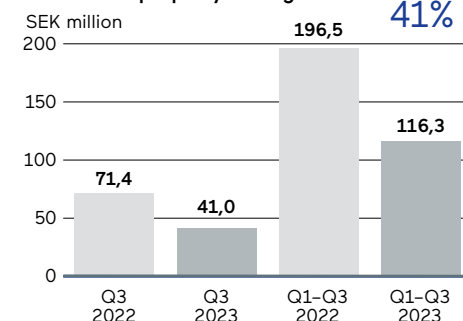
Trianon's financial objectives 2022-2024

- The profit from property management shall increase by 12 percent annually.
- Return on equity shall exceed 12 percent over an economic cycle.
- The loan-to-value ratio shall not exceed 60 percent.
- The interest coverage ratio shall exceed 1.75 times.
- Annual investment profit from the project portfolio shall amount to at least SEK 100 million.

Profit from property management, rolling 12 months

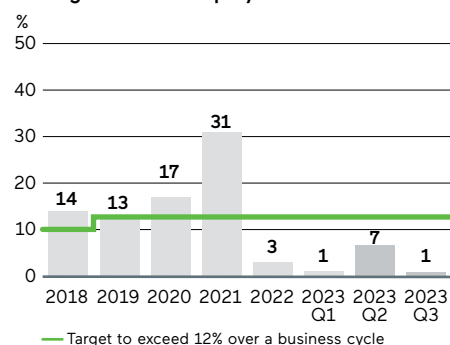


Profit from property management

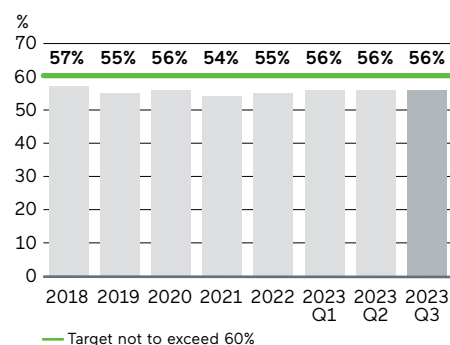


Target to exceed 12% annually

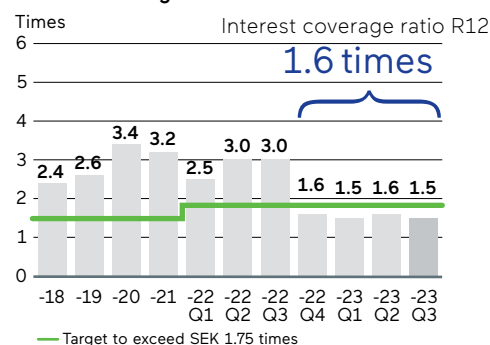
Average return on equity



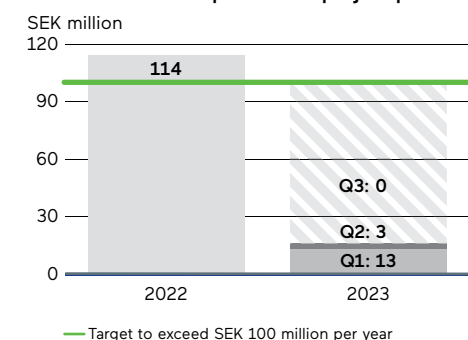
Loan-to-value ratio



Interest coverage ratio



Annual investment profit from project portfolio

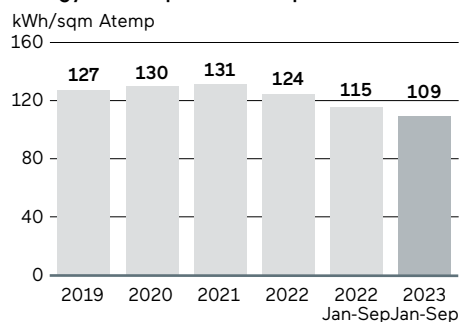


Trianon's sustainability

Environmental



Energy consumption kWh/sqm

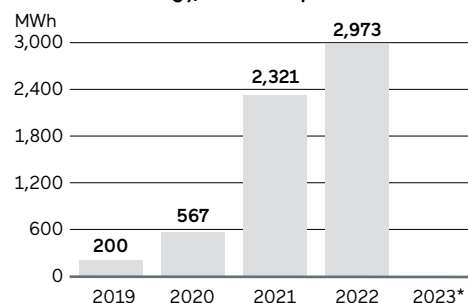


Target: Reduce energy consumption by 10 percent in kWh 2022–2024.

Reducing energy consumption

Trianon's target to reduce energy consumption by 10 percent over a three-year period corresponds to a reduction in carbon dioxide emissions of 418 tons CO₂e. Energy savings can be achieved in a variety of ways, such as recycling exhaust air, replacing windows, new district heating systems, new control equipment or new pumps. Measures designed to reduce the consumption of hot water also help to reduce energy use. The measures that are most suitable for each property is dependent on the design, year of construction and standard of the property. Average energy consumption decreased by 5.5 percent for 2022 and for the first nine months of 2023, energy consumption decreased by 5 percent compared to the same period last year.

Renewable energy, solar cell production



Target: Increase the share of renewable energy by installing solar panels.

* Reported per full year.

Increasing the share of renewable energy

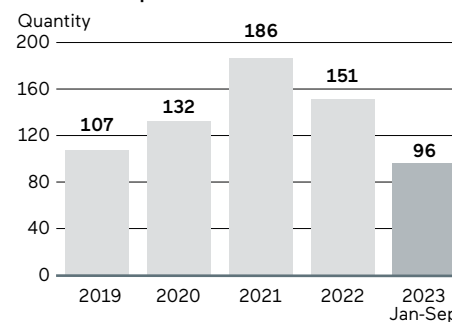
Trianon's goal to increase the share of renewable energy in the property portfolio means an increased focus on the installation of solar cells. There are solar cell installations on several properties in Malmö, including Lindängen, Hermodsdal and Sofielund, but also on the roofs of Rosengård Centrum and Entré.

In the new construction project completed in Sege Park in Malmö, an existing, older photovoltaic system was used to supply the construction project with energy. In 2022, installed PV plants contributed 2,973 MWh, corresponding to 17 percent of total electricity consumption. This target will be reported for the full year 2023.

Social



Renovated apartments

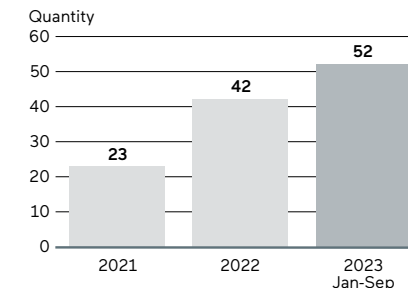


Target: To renovate apartments at a reasonable rent to promote long-term residence.

Renovate cost-effectively

To promote long-term residence, Trianon renovates cost-effectively and when relocating. The number of renovations amounted to 96 during the first nine months, which is fewer than in previous years due to the fact that fewer tenants moved during the year. The goal is to renovate 200 apartments annually, of which 150 according to Trianon's basic model to promote long-term retention.

Persons in employment including summer workers



Target: Reduce unemployment.

Reducing unemployment

As part of our efforts to improve safety in our residential areas, Trianon has several job creation activities in progress. During the first half of the year, 34 young people got summer jobs, 5 adults received temporary employment in the initiative 'Skills give opportunity' and 13 people received internships via our contractors in new production projects. Stiftelsen Momentum, the non-profit foundation of Trianon and MKB, organises activities during the school holidays for younger children in Nydala, Hermodsdal, Lindängen and Rosengård. The program includes activities such as a summer swimming school, basketball, football, circus school and book circles.

» You will find all of Trianon's sustainability objectives on page 21 of the Annual and Sustainability Report 2022.



A long-term approach and hard work keep our business intact

We increased our rental income by 4 percent during the third quarter and our net operating income by 6 percent. In the like-for-like portfolio, rental income increased by 8 percent and net operating income by 11 percent. The profit from property management decreased by 43 percent during the quarter as a result of significantly higher financing costs compared with the previous year.

In challenging times of high inflation and rising interest rates, it is particularly important to focus on what we can actually influence as a company. It is also true that not everything is dependent on external factors – there is a lot that we can control ourselves through hard, focused work. Here we can see that our everyday efforts in relation to letting, as well as our renovations and energy efficiency improvements in the existing portfolio, are achieving good results. Our cost savings are also paying off results, which is reflected in our surplus ratio of 75%.

Our sustainability efforts remain unchanged

Furthermore, we are not compromising on our sustainability efforts. We continue to work with job creation measures and we have a clear focus on children and young people's meaningful leisure

time, this through our good cooperation with local associations.

Strong letting work

In 2023, new contracts were signed for approximately SEK 13 million, guaranteeing continued positive rental development. I am very pleased with the negotiation of presumption rents for our newly constructed housing in Sege Park and Hyllie. With housing rents of SEK 2,200 to SEK 2,450 per square metre, we have achieved an average return of about 5 percent. This should also be viewed in relation to the rents we have in our existing portfolio which are below SEK 1,400/sqm. All the apartments in Sege Park were let immediately. The letting work in Hyllie is now also successfully under way.

Tenants and property owners deserve predictability

With regard to rents, I still believe it is important that residential rents keep up with cost inflation in the economy so that the standard of rental properties can be maintained. In the debate surrounding the rent increases of Trianon and three other property owners in July, there have unfortunately been falsehoods and misleading messages from the Swedish Union of Tenants in the media, and I would like to comment on the Union's threat of legal action. There was never any case for legal action; it was a letter that was sent to us, and the Union of Tenants has subsequently admitted that it lacked all foundation and reason. Trianon and the other property owners have handled the negotiations entirely in compliance with current legislation. We do not believe in market rents at Trianon, we believe in developing the model. Tenants deserve predictability and this is also something that is important for us as property owners.

Construction is decreasing – demand for rental apartments is increasing

In the long term, Trianon's business is intact. This is because we are in the right place in the right segment. Rents are going up and in Malmö, Burlöv and Svedala there is strong demand for rental properties with 130,000 housing applicants on the waiting list. The current housing shortage can be expected to become even more noticeable as construction decreases. However, the increased demand for rental apartments benefits us and our business.

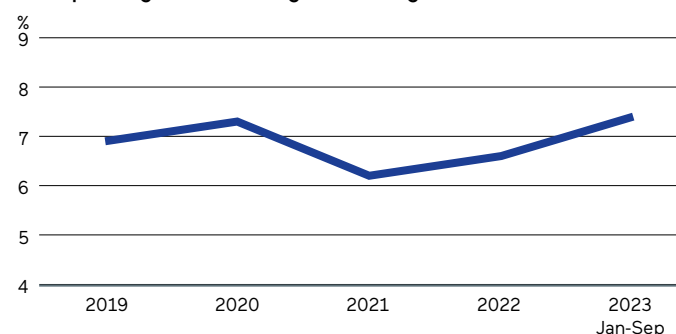
Transition and hard work yield results

We are continuing to transform and adapt the company to the new conditions by continuously increasing our earning capacity; see page 14 for details relating to 2024. At the end of the quarter, we have an average yield in our property portfolio of 4.4 percent. We estimate that we will hit 4.8 percent by the end of the year. The loan-to-value ratio in relation to total assets of 51 percent and net operating income through borrowing of 7.9 percent provide long-term, stable property values. In addition, we operate in a region with steady growth and a strong and well-functioning cooperative housing market with average prices above our book values. Our real estate portfolio has therefore a high conversion potential. Interest rates go up and interest rates go down, and following our transition and continued hard work, I am absolutely convinced it is possible to do good business, even with interest rates as they are today. After all, we look forward to 2024.



Olof Andersson, CEO

Net operating income through borrowing



Trianon in brief

Trianon is an entrepreneurial property company that owns, manages, acquires, develops and builds both residential and commercial premises in Malmö and the surrounding area. The company works for sustainable housing and social responsibility.

We are long-term – with commitment, innovation and courage

Trianon owns, manages, develops and builds properties in Malmö and the surrounding area. With a long-term approach and through commitment, innovative thinking and courage, Trianon works for sustainable urban development.

Acquire and own – our property portfolio is mainly located in Malmö and the surrounding area. We take a long-term view of our ownership and build the portfolio based on our knowledge of the region.

Let and manage – We manage our properties with our own personnel to provide our customers with a local and personal service.

Develop – Every building and every neighbourhood has its own development potential, which we take advantage of. We take an active part in long-term sustainable urban development.

Build – We build new homes in a market with a major housing shortage and so contribute to the growth of the region.

Sustainability

Trianon's committed sustainability work leads to positive social development and the fulfilment of several of the global goals within the framework of Agenda 2030.

Core values

Our core values are at the heart of our work. With commitment, innovation and courage, we build our company and our Malmö for the future.

Trianon will be the best-run and most profitable property company in our region.

The strength of our business is the management and development of properties and areas. Through leasing, value-creating investments, new production and acquisitions, we create value for tenants, communities and



**ACQUIRE
AND OWN**



**LEASE AND
MANAGE**



DEVELOP



BUILD



Through **COMMITMENT, NEW THINKING** and **COURAGE**, Trianon will promote sustainable urban development.

Condensed consolidated statement of comprehensive income

SEK million	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Rental income	178.9	172.8	549.7	514.7	688.3
Property costs	-51.2	-64.5	-187.3	-204.0	-273.4
Income from development properties	0.0	83.9	15.6	83.9	90.6
Development property costs	0.0	-75.5	-13.8	-75.5	-82.2
Other income	5.7	8.9	10.6	14.1	16.3
Net operating income	133.4	125.6	374.8	333.2	439.6
Central administration	-15.4	-16.1	-46.8	-51.4	-72.9
Income from shares in associates and joint ventures	8.9	9.5	22.6	18.5	22.2
<i>of which management income from associates and joint ventures</i>	1.0	2.8	8.8	12.3	14.0
Financial income	8.1	0.0	23.9	1.4	9.2
Interest cost on right of use (leasehold)	-1.5	-1.5	-4.6	-4.6	-6.1
Financial expenses	-84.6	-39.4	-240.0	-94.5	-151.9
Profit or loss including changes in value and taxes in associates and joint ventures	49.0	78.1	130.1	202.6	240.1
Profit from property management	41.0	71.4	116.3	196.5	231.8
Change in value of investment property	-72.2	47.2	-46.9	177.6	-234.5
<i>of which changes in value related to projects</i>	0.0	41.6	15.6	92.0	113.8
Change in value of derivatives	36.3	7.3	38.3	202.7	196.4
Profit/loss before tax	13.1	132.5	121.5	582.8	201.9
Tax on profit for the period	-2.8	-20.7	-13.1	-101.8	-30.5
Profit for the period	10.3	111.9	108.4	481.1	171.4
Other comprehensive income	0.0	0.0	0.0	0.0	0.0
Comprehensive income for the period	10.3	111.9	108.4	481.1	171.4
Comprehensive income for the period attributable to:					
Shareholders of the parent company	10.3	111.9	108.4	481.1	171.4
Non-controlling interests	0.0	0.0	0.0	0.0	0.0
Profit/loss for the year attributable to the shareholders of the parent company, SEK per share before dilution*	-0.02	0.66	0.42	2.90	0.84
Profit/loss for the year attributable to the shareholders of the parent company, SEK per share after dilution	-0.02	0.66	0.42	2.89	0.84**

* The average number of shares is a weighted average for the period taking into account the issue through conversion of 407,690 shares on 20 September 2022 and the conversion of 92,307 shares on 6 December 2022.

** Dilution relating to 3-year convertible loans maturing in 2022, converted at the end of 2022.

Commentary

To the condensed consolidated statement of comprehensive income

The income statement items below refer to the period January–September 2023 unless otherwise stated. The comparative items in brackets refer to amounts for the corresponding period last year.

Rental income

Rental income for the period amounted to SEK 549.7 million (514.7), which corresponds to an increase of 7 percent. The increase in the like-for-like portfolio was 13 percent.

The increase is mainly attributable to rent increases and new leasing. Net letting for the period amounted to SEK 7.4 million (12.3), including joint ventures. A major tenant moved out of a jointly owned property during the third quarter, which had a negative impact on net lettings of SEK 3.9 million. Total new leasing (newly signed contracts) amounted to SEK 13 million during the first three quarters of 2023. The economic occupancy rate was 96 percent (96). The total rental value amounted to SEK 793.2 million (755.3). The increase is mainly due to rent increases and new leases. Rental income for the third quarter increased by 4 percent to SEK 178.9 million (172.8). The increase in the like-for-like portfolio was 8 percent.

Other income

Other income amounted to SEK 10.6 million (14.1) and is mainly attributable to income from property management.

Property costs

Property costs amounted to SEK 187.3 million (204.0). Operating costs are affected by the

usual seasonal variation in electricity and heating costs, which have the greatest impact during the first quarter. Property costs for the third quarter amounted to SEK 51.2 million (64.5). Electricity support has been paid and reduced costs by SEK 12 million cumulatively and by SEK 6 million in the third quarter. Renovation work on apartments continues, with 96 (112) apartments being renovated during the period and 19 apartments (48) during the third quarter. The renovation of apartments is carried out in connection with turnover in the residential portfolio and the target is to renovate 200 apartments per year.

Net operating income

Net operating income for the period amounted to SEK 374.8 million (333.2), corresponding to an increase of 13 percent. The increase in the like-for-like portfolio was 18 percent. Net operating income for the third quarter increased by 6 percent to SEK 133.4 million (125.6). The increase in the like-for-like portfolio was 11 percent. The operating surplus for the period was 68 percent (63).

Central administration

Central administration amounted to SEK 46.8 million (51.4). Central administration consists of personnel costs for common Group functions, as well as the costs for IT, marketing, financial reports and audit fees. The total number of employees including both joint Group functions and property administration was 89 (87) of whom 46 (44) were white-collar staff.

Central administration was charged with bad debts of SEK 1.0 million (5.6).

Other income including shares in associates and joint ventures

Income from shares in associates and joint ventures amounted to SEK 22.6 million (18.5) including changes in value and tax. The change is mainly due to earnings from the sale of building rights in Burlöv and increased letting. Income from property management from associates and joint ventures amounted to SEK 8.8 million (12.3).

Interest income and expenses and other financial expense

Financial expenses for the period amounted to SEK 240.0 million (94.5). The average interest rate for the period, including swap rates, was 4.0 percent (2.0). Financial expenses for the third quarter amounted to SEK 84.6 million (39.4). The average interest rate for the quarter amounted to 4.4 percent (2.2). The increase is mainly due to higher market interest rates. Interest expenses for right-of-use assets relating to site leaseholds amounted to SEK 4.6 million (4.6).

Changes in the value of properties and financial instruments

Changes in the value of investment properties amounted to SEK -46.9 million (177.6) for the period, of which SEK 15.6 million (92.0) represented changes in value related to projects. Realised changes in value amounted to SEK 40.9 million (0.0). Other changes in value are mainly due to increased yield requirements, newly signed leases in the commercial portfolio and changes in value in ongoing projects. The direct yield for the full property portfolio was 4.4 percent (3.9), exclud-

ing project properties, and the yield on residential properties was 4.2 percent (3.6).

Changes in the value of derivative instruments for the period amounted to SEK 38.3 million (202.7). Of this, SEK -0.1 million (-10.9) relates to swap rates paid during the period. For more information, see page 13.

Taxes

Reported tax for the period amounted to SEK -13.1 million (-101.8). Deferred tax attributable to investment properties amounted to SEK -8.3 (-51.3) and changes in the value of derivative instruments to SEK -4.8 million (-50.5).

Comprehensive income

Comprehensive income for the period amounted to SEK 108.4 million (481.1), of which SEK 108.4 million (481.1) was attributable to shareholders of the parent company. The profit for the period corresponds to earnings per share of SEK 0.42 (2.90) before dilution, and SEK 0.42 (2.89) after dilution. Return on equity was 3 percent (12). Comprehensive income for the third quarter amounted to SEK 10.3 million (111.9), corresponding to SEK -0.02 per share (0.66) and a return on equity of 1 percent (8).

Consolidated statement of financial position

Condensed consolidated balance sheet

SEK million	30 Sep 2023	30 Sep 2022	31 Dec 2022
ASSETS			
<i>Property, plant and equipment</i>			
Investment properties	12,568.3	13,136.2	12,862.6
Right of use, leasehold land	181.4	181.4	181.4
Machinery and equipment	3.6	3.8	3.5
Total property, plant and equipment	12,753.4	13,321.4	13,047.5
<i>Financial non-current assets</i>			
Investments in associates and joint ventures	513.2	269.3	475.2
Other holdings of securities	75.0	0.0	0.0
Receivables from associates and joint ventures	39.7	195.1	34.6
Derivative instruments	29.9	0.0	0.0
Other non-current receivables	11.8	15.7	12.8
Total financial non-current assets	669.6	480.1	522.6
Deferred tax assets	34.7	38.4	35.5
Total non-current assets	13,457.7	13,839.9	13,605.6
<i>Current assets</i>			
Current receivables	137.7	30.3	63.3
Receivables from associates and joint ventures	37.6	95.9	16.7
Derivative instruments	2.4	0.0	22.2
Cash and cash equivalents	87.6	163.6	90.0
Total current assets	265.3	289.8	192.2
TOTAL ASSETS	13,723.0	14,129.6	13,797.7

SEK million	30 Sep 2023	30 Sep 2022	31 Dec 2022
EQUITY AND LIABILITIES			
Equity attributable to parent company shareholders	5,340.4	5,599.0	5,372.9
Non-controlling interests	0.0	0.0	0.0
Total equity	5,340.4	5,599.0	5,372.9
<i>Non-current liabilities</i>			
Interest-bearing liabilities	4,618.1	2,491.4	4,127.0
Other non-current liabilities	3.5	3.6	3.6
Lease liabilities	181.4	182.3	182.3
Derivative instruments	0.0	0.0	28.2
Deferred tax liability	845.8	937.7	855.1
Total non-current liabilities	5,648.8	3,615.0	5,196.3
<i>Current liabilities</i>			
Interest-bearing liabilities	2,506.2	4,712.9	2,980.4
Bank overdraft facility	8.0	0.0	0.0
Other current liabilities	219.5	202.7	248.2
Total current liabilities	2,733.8	4,915.6	3,228.6
TOTAL EQUITY AND LIABILITIES	13,723.0	14,129.6	13,797.7

Commentary

To the consolidated statement of financial position

The amounts for balance sheet items and comparative figures refer to the position at the close of the period. Comparative figures in brackets refer to the corresponding period last year.

Property portfolio

Trianon's property portfolio is located in Malmö and the surrounding area and consists of residential, community and commercial properties. The properties are mainly located in Malmö, but also in Svedala and Burlöv municipalities. The property portfolio consists of 137 properties with a total rentable area of 467,000 square metres, excluding 3,000 garage and parking spaces, as well as properties recognised as associates and joint ventures. Residential and community properties

represent 84 percent of the property value. During the period, SEK 272.7 million (416.4) was invested in existing properties. The investment consisted of ongoing apartment renovations in the residential portfolio, adaptations to meet tenants' requirements in business premises, and new construction projects.

Acquisitions and divestments

During the second quarter of 2023, agreements were signed regarding the sale of 45 properties of 65,500 square meters in Skurup, Eslöv, Landskrona, Trelleborg, northern Skåne and Stockholm. The agreed property value amounted to SEK 1.3 billion and the planned divestment of the properties is scheduled for the second and fourth quar-

ters of 2023. The sale involves a streamlining of the portfolio and concentrates the property portfolio in the municipalities of Malmö, Burlöv and Svedala. At the end of June 2023, the divestment of 18 properties took place in accordance with the agreement at an agreed property value of SEK 645 million. Realised change in value amounted to SEK 40.9 million. A small office property was acquired at Limhamn during the second quarter, at an agreed property value of SEK 35 million.

Possession was taken of the Svedala 1:87 property, which has 53 apartments in Svedala, during the second quarter. The property, which was built with government investment support, is fully let and occupied from 1 May 2023 onwards.

Project portfolio

On page 12 is a summary of the current project portfolio. The project summary includes land allocation for Svedala 25:18 in Svedala. A total of around 600 apartments are in the project plan for new production with the current zoning plan, including joint venture. In addition, construction is ready to begin on 129 apartments in the part-owned property Rosengård Centrum now that planning permission has been granted. No new projects have been started.

Property valuation

The fair value of investment properties amounted to SEK 12,568.3 million (13,136.2). Changes in the value of investment properties for the first three quarters of the year amounted to SEK -46.9 million (177.6). Realised changes in value amounted to SEK 40.9 million (0.0), changes in value related to projects to SEK 15.6 million (92.0) and other changes in value to SEK -103.4 million (85.6). Other changes in value are mainly due to increased yield requirements, newly signed leases in the commercial portfolio and changes in value in ongoing projects. The direct yield for the full property portfolio was 4.4 percent (3.9), excluding project properties, and the yield on residential properties was 4.2 percent (3.6). Potential building rights have not been valued for existing properties or have been valued at any costs paid.

Change in fair value of investment property

SEK million	30 Sep 2023	30 Jun 2023	31 Mar 2023	31 Dec 2022	30 Sep 2022
Fair value at the beginning of the period	12,552.6	12,964.8	12,862.6	13,136.2	13,048.6
Investments via companies*	0.0	146.7	0.0	0.0	0.0
Investments in existing properties	85.7	75.5	111.4	138.5	202.6
Sales via companies	0.0	-626.2	0.0	0.0	0.0
Sales to associates and joint ventures	0.0	0.0	0.0	0.0	-86.6
Sale to development property	0.0	0.0	0.0	0.0	-75.5
Change in value	-70.0	-8.2	-9.2	-412.1	47.2
Fair value at the end of the period	12,568.3	12,552.6	12,964.8	12,862.6	13,136.2

* Acquisition of property through companies.

Project portfolio

Project properties	Number of apartments	Gross total area, m²	Living area/ Area of premises m²	Estimated investment, SEK million*	Costs incurred, SEK million	Estimated rental value, SEK million	Expected construc- tion start	Expected completion
Projects with an existing detailed plan								
Badmössan 1, Hyllie (premises and rental apartments)	73	5,445	4,262	185	155	11	2021	2024
Svedala 22:8 (terraced houses)	21	3,455	3,455		10		Not decided	
Centralköket 3, Sege Park (condominiums)	11	1,580	1,271	49	14		Not decided	
Fjällrutan 1 (condominiums)	12	1,050	900	39	1		Not decided	
Total projects with existing detailed plans	117	11,530	9,888	273	180	11		
Projects under detailed planning								
Svedala 25:18	127	10,000			2		Not decided	
Husie 172:75, Malmö	60	9,000			2		Not decided	
Spiralen 10, Malmö	123	17,000			2		Not decided	
Total projects under detailed planning	310	36,000	0	0	6	0		
Total project portfolio	427	47,530	9,888	273	186	11		

Divested with future possession

Norra Sorgenfri, phase 1 and phase 2**	385	22,200	16,650	726	97	37	2022	2026/2027
--	-----	--------	--------	-----	----	----	------	-----------

* Estimated investment is indicated only after investment decision.

** Norra Sorgenfri, phases 1 and 2 sold, with possession when the property is completed.

Joint venture	Number of apart- ments	Gross total area, m²	Living area/ Area of premises m²	Estimated investment, SEK million*	Costs incurred, SEK million	Estimated rental value, SEK million	Expected construc- tion start	Expected completion
Kvarteret Hanna, Burlöv (premises, rental and condominiums)	111	16,600	11,500	463	245	18	2022	2024/2025
Rosengård Centrum, phase 1 Södra	54	5,400	4,600		3		2024	2026
Tågarp 15:4, phase 1 (Burlöv Center)	258	39,000			16		2024	2026/2027
Bojen 1 and Fendern 1 (Silos at Limhamn)	70	15,000					2024	2027
Rosengård Centrum, phase 1 Norra	75	7,000			3		2024	2027
Tågarp 15:4, phase 2 (Burlöv Center)	950	100,000			3			
Smedjan 2, Malmö								
Total	1,518	183,000	16,100	463	270	18		

Possible future detailed plans

Rosengård Centrum, phases 2 and 3

* Estimated investment is indicated only after investment decision.

Liabilities

Consolidated interest-bearing liabilities amounted to SEK 7,124.3 million (7,204.3) at the end of the period. The liability has reduced as a result of property sales and amortisation and has increased through investments in existing properties as well as new production. Approved overdraft facilities amounted to SEK 60 million (35) of which SEK 8.0 million (0.0) was utilised. Interest-bearing liabilities included bond loans of SEK 148.2 million (498.3) recognised net after the deduction of transaction costs.

During the third quarter, a bond loan of SEK 220 million maturing in August 2023 was replaced with a bank loan at a lower margin.

Trianon issued in June 2023 senior unsecured sustainable bonds of SEK 150 million under a total framework of SEK 500 million and this is now the only outstanding bond loan. The new sustainable bonds have a maturity of 2 years with final maturity in June 2025 and carry an interest rate of 3M Stibor + 500 basis points. The bond loan is listed on Nasdaq Stockholm's list of sustainable bonds.

Trianon's fixed interest period amounted to 1.6 years. Most of the interest rate swaps were made during the first two quarters, increasing the hedge ratio and average fixed interest period. Interest rate swaps totalled SEK 2,950 million and are reported in the table. The company has previously entered into a swaption agreement for SEK 1.0 billion at an interest rate of 2.5 percent beginning in November 2024, which is not included in the calculation of the fixed-interest period. The hedge ratio amounted to 56 percent of the outstanding loan portfolio.

The average interest rate during the period was 4.0 percent (2.0) including swap rates. The derivatives portfolio amounted to SEK 0.0 million (0.0) in liabilities and SEK 32.4 million (0.0) in receivables at the end of the period. The capital tie-up period at the end of the period was 2.7 years (3.2).

The loan-to-value ratio amounted to 56.1 percent (53.6). Calculated on total assets, the loan-to-value ratio amounted to 51.3 percent.

Hybrid bond

In November 2022, Trianon issued new subordinated sustainable hybrid bonds for a total of SEK 500 million with perpetual maturity and with the first ordinary redemption date three years after the issue date. The new bonds carry a variable interest rate of Stibor 3m + 7 percent and are recognised as equity less transaction costs. The bonds are listed on the Nasdaq Stockholm Sustainable Bond List and are linked to a framework for the sustainable financing of green and social investments. Four of Trianon's larger shareholders subscribed for around 65 percent of the issue.

The sustainable hybrid bond issued in 2019 was repaid in full in April 2023. For further information, see Trianon's website, www.trianon.se.

Equity, equity ratio and cash and cash equivalents

Equity amounted to SEK 5,340.4 million (5,599.0). Equity has been affected by the repurchase of the hybrid bond in the amount of SEK 98.0 million (0.0) and the dividend linked to the hybrid bond of SEK 42.1 million (26.4). Equity per share amounted to SEK 33.91 per share (35.57) and after deduction of equity attributable to the hybrid bonds to SEK 30.99 per share (33.12). The equity ratio was 38.9 percent (39.6) at the end of the period. Consolidated cash and cash equivalents amounted to SEK 87.6 million (163.6). Unutilised overdraft facilities at the end of the period amounted to SEK 52.0 million (35.0).

Sustainable financing

Since 2022, Trianon has had an updated framework for sustainable financing of social and green assets. The framework has been established in accordance with the Sustainability Bond Guidelines

(developed by ICMA) as well as the Green Loan Principles and Social Loan Principles (developed by the LMA). An independent third party, ISS ESG, has performed an external review of the framework. Both the hybrid bond and the new senior bond 2023 are issued under this framework.

In addition to the framework, Trianon has bilateral financing agreements linked to green and social objectives, which if the targets are met, lead to lower interest rates.

The total share of sustainable financing amounts to approximately 37 percent of total interest-bearing liabilities including hybrid bond.

Cash flow

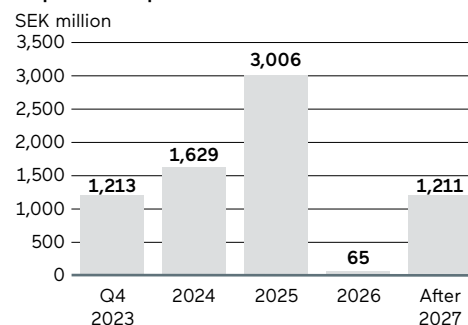
Cash flow for the period amounted to SEK -2.5 million (76.2). Cash flow was affected by investments in existing properties of SEK -272.7 million (-416.4). Financing activities were affected by the raising of loans on existing and acquired properties of SEK 845.3 million (467.2), the amortisation and repayment of loans of SEK -509.0 million (-149.1) and the dividend on hybrid bonds of SEK -42.1 million (-26.4). Cash flow from operating activities before changes in working capital amounted to SEK 115.8 million (308.7) for the period. Cash and cash equivalents at the end of the period amounted to SEK 87.6 (163.6) million.

Derivative financial instruments

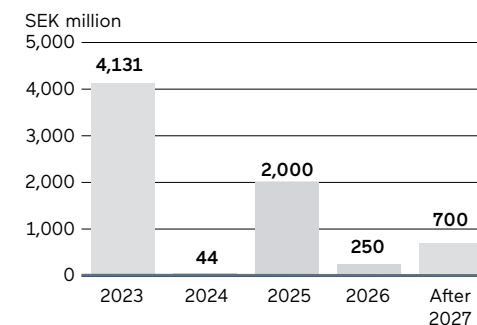
Maturity, Year	Nominal amount, SEK million	Unrealised change in value, SEK million	Average interest rate, %
2025	2,000	13.7	2.6
2026	250	3.9	2.5
2028	250	6.1	2.9
2032	200	3.9	3.1
2033	250	11.1	2.8
	2,950	38.7	2.7

A swaption with a nominal amount of SEK 1 billion has been sold with a maturity of 8 years at a fixed interest rate of 2.50 percent. The derivative has not affected the average fixed interest period, as it has a start date of 2024. The derivative liability linked to swaptions amounted to SEK -8.8 million.

Capital tied up



Fixed interest



Current earning capacity of Group companies

The table below shows earning capacity on a 12-month basis. It is important to note that the current earning capacity is not to be equated with a forecast for the coming 12 months.

For example, the earning capacity does not include assessment of changes in rents, vacancies, or interest rates. Trianon's income statement is also affected by changes in the value of the property portfolio as well as future acquisitions and/or property sales. The income statement is also

affected by changes in the value of derivatives. This has also not been taken into account in the current earning capacity.

The earning capacity is based on the property portfolio's contracted rental income, estimated property costs in a normal year and administration costs. Properties acquired during the period have been adjusted to a full year. Costs for interest-bearing liabilities have been based on the Group's average interest rate level including the effect of derivative instruments calculated on the net debt.

Pro forma earning capacity 2024

The table below shows earning capacity on a 12-month basis for the year 2024. It is important to note that the current earning capacity is not to be equated with a forecast for 2024. Trianon's income statement is also affected by changes in the value of the property portfolio as well as future acquisitions and/or property sales. The income statement is also affected by changes in the value of derivatives. This has also not been taken into account in the current earning capacity.

The earning capacity is based on the property portfolio's contracted rental income, estimated

property costs in a normal year and administration costs. A rent increase of 5 percent for 2024 has been included. The properties divested in 2023 have been excluded and the new construction projects under production have been included. The interest cost has been based on an average interest rate of 5 percent calculated on a net debt of SEK 6.2 billion. After hedging and taking into account market interest rate forecasts, the interest coverage ratio is estimated to be 1.6 times in 2024.

Current earning capacity, 12 months

Group companies SEK million	30 Sep 2023	30 Jun 2023	31 Mar 2023	31 Dec 2022	30 Sep 2022
Rental value*	793.2	778.9	805.9	798.4	755.3
Vacancies	-31.4	-29.7	-27.0	-28.2	-24.6
Contracted vacancies	-2.1	-2.6	-3.7	-3.8	-5.4
Discounts	-7.6	-7.5	-8.8	-8.2	-6.5
Other income	6.7	6.7	6.7	6.7	6.1
Rental income	758.9	745.9	773.1	765.0	724.9
Property costs	-213.8	-212.5	-228.1	-226.8	-222.7
Property administration	-22.6	-22.7	-23.3	-22.1	-21.2
Net operating income	522.5	510.7	521.7	516.0	481.0
Surplus ratio, %	69	68	67	67	66
Central administration	-61.6	-64.1	-65.4	-65.4	-56.0
Profit/loss from participations in associates and joint ventures	15.3	19.6	25.1	24.2	26.2
Ground rent	-6.1	-6.1	-6.1	-6.1	-6.1
Financial income and expenses	-285.2	-271.3	-265.7	-196.1	-153.7
Profit from property management	184.9	188.8	209.6	272.6	291.4
Interest coverage ratio, times	1.6	1.7	1.8	2.4	2.9

* The rental value decrease by SEK 46 million through the sale during the second quarter of 2023.

Pro forma earning capacity 2024

Group companies SEK million	30 Sep 2023	30 Jun 2023	31 Mar 2023
Rental income*	772	767	759
Property costs	-202	-204	-204
Property administration	-23	-23	-23
Net operating income	547	540	532
Surplus ratio, %	71	70	70
Central administration	-62	-64	-65
Profit/loss from participations in associates and joint ventures	15	20	25
Ground rent	-6	-6	-6
Financial income and expenses	-310	-308	-308
Profit from property management	185	181	178
Interest coverage ratio, times	1.6	1.6	1.6

* Average rent increase of 5 percent taken into account for 2024.

Current earning capacity of associates and joint ventures

The table below shows the earning capacity of associates and joint ventures on a 12-month basis. It is important to note that the current earning capacity is not to be equated with a forecast for the coming 12 months. The table is presented as 100 percent of the earning capacity of the property, and Trianon's ownership share is shown in the table below. This has been calculated according

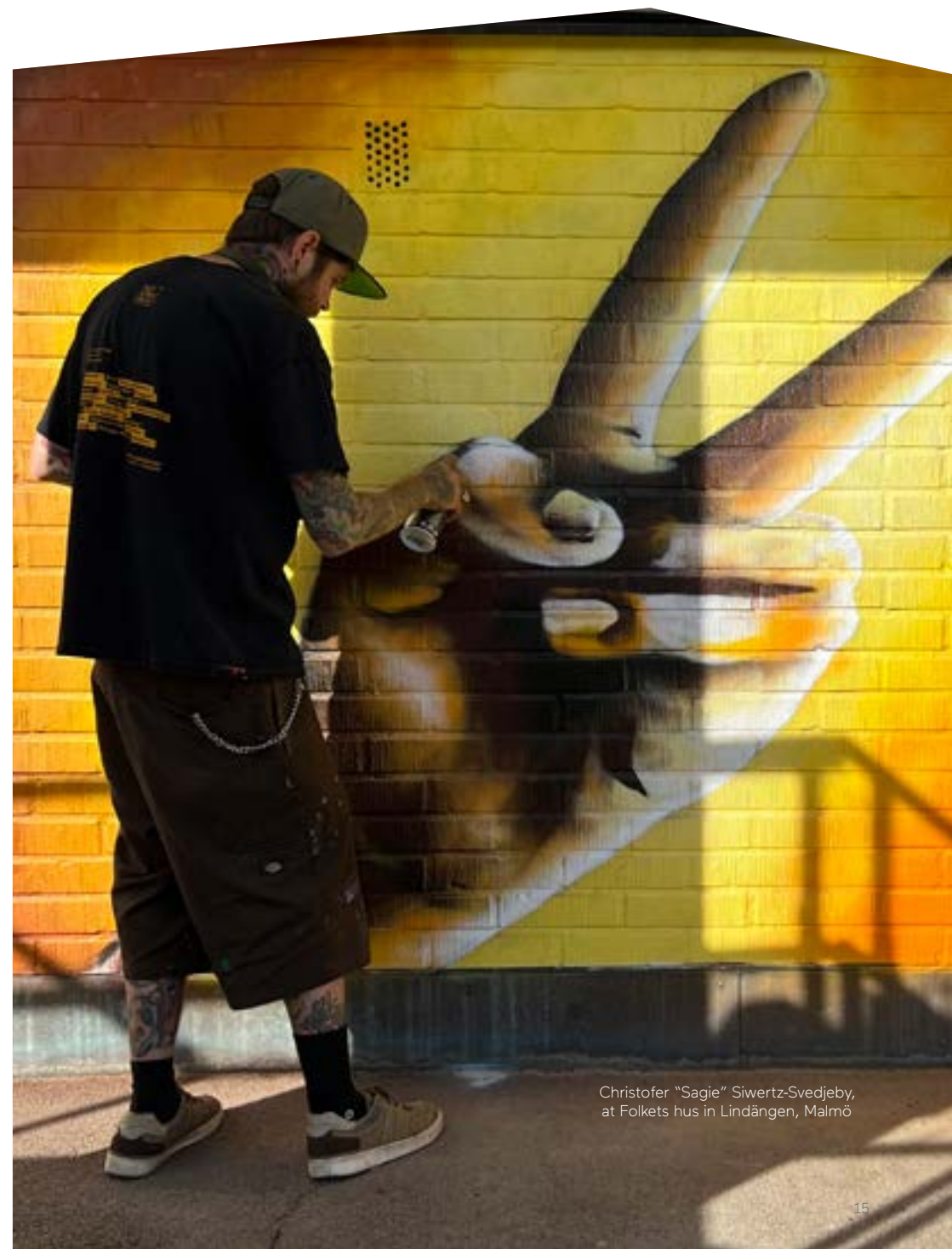
to the same principles as for Group companies. Together with Wallfast, Trianon acquired the Burlöv Center property at the end of 2020, a large urban development project with the potential development of 1,000 homes. Rosengård Centrum has been owned since 1 September 2021 in a joint venture involving Trianon, Brunswick Real Estate and Bonnier Fastigheter. The joint venture will develop Rosengård Centrum with new retail units, community services and homes.

Current earning capacity, 12 months

Associates and joint ventures SEK million	30 Sep 2023	30 Jun 2023	31 Mar 2023	31 Dec 2022	30 Sep 2022
Rental value	161.4	167.0	165.9	164.7	155.8
Vacancies	-19.5	-17.1	-19.2	-19.7	-19.0
Contracted vacancies	-1.2	-1.9	-0.2	-0.2	-1.4
Discounts	-5.9	-6.0	-5.4	-5.5	-6.0
Rental income	134.8	142.0	141.2	139.3	129.4
Property costs	-49.0	-49.0	-49.0	-49.0	-43.8
Property administration	-2.6	-2.6	-2.6	-2.6	-3.8
Net operating income	83.2	90.5	89.6	87.8	81.8
Surplus ratio, %	62	64	63	63	63
Central administration	-17.7	-17.7	-17.7	-17.7	-10.2
Ground rent	-1.7	-1.7	-1.7	-1.7	-1.7
Financial income and expenses	-33.2	-31.9	-20.0	-20.0	-17.6
Profit from property management	30.6	39.2	50.2	48.3	52.4

Shareholdings in associates and joint ventures

Property	Trianon's share
Burlöv Arlöv 22:189	50%
Burlöv Kv Hanna	50%
Burlöv Tågarp 15:4, Burlöv Center	50%
Malmö Bojen 1	50%
Malmö Fendern 1	50%
Malmö Landshövdingen 1, Rosengård Centrum	50%
Malmö Smedjan 2	50%



Christofer "Sagie" Siwertz-Svedjeby,
at Folkets hus in Lindängen, Malmö

Earning capacity by segment

	Quantity properties	Quantity apartments	Rentable area, m²	Property value		Rental value	
				SEK million	SEK/m²	SEK million	SEK/m²
Property category							
Residential*	89	4,486	325,673	8,872	27,243	525	1,613
Community	18	176	48,340	1,477	30,556	101	2,080
Commercial	19	62	65,549	1,936	29,531	153	2,338
Total excluding project properties	126	4,724	439,562	12,285	27,948	779	1,773
Projects	11	40	27,384	283	-	14	-
Total including project properties	137	4,764	466,946	12,568	27,948	793	1,773
	Economic occupancy rate, %	Rental income, SEK million	Net operating income, SEK million	Surplus ratio, %	Net operating profit, excl. admin, SEK million	Direct yield excl. admin, %	
Property category							
Residential*	99	518	355	68	371	4.2	
Community	93	94	71	76	73	5.0	
Commercial	87	133	93	70	96	5.0	
Total excluding project properties	96	745	518	70	540	4.4	
Projects	-	7	-3	-	-2	-	
Total including project properties	96	752	515	70	538	4.3	

The classification of the properties above is based on the predominant share of rental value.

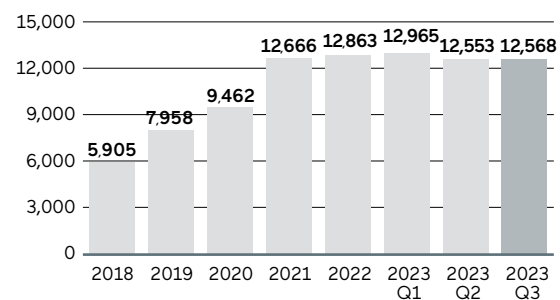
* The rental value as at 30 September 2023 from apartments only, excluding block agreements, in the entire property portfolio averaged SEK 1,489 per square metre.

Trianon's property portfolio, 30 September 2023

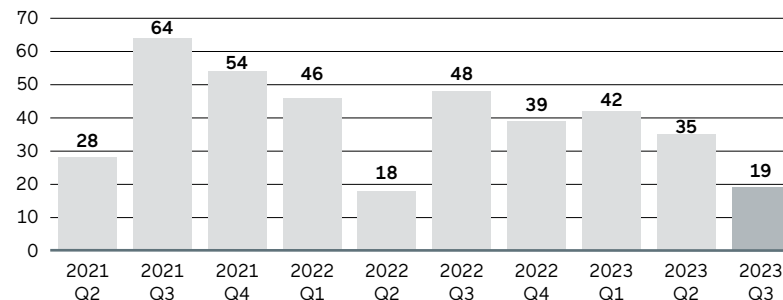
The table by property category shows a summary of the properties owned by Trianon on 30 September 2023 and reflects the contracted revenue for the properties on an annual basis on 1 October 2023, and costs on an annual basis as if the properties had been owned throughout the preceding 12-month period. Here, acquired and completed properties have been recalculated as if they had been owned or completed during the preceding 12-month period.

For a complete list of properties, see Trianon's website, www.trianon.se.

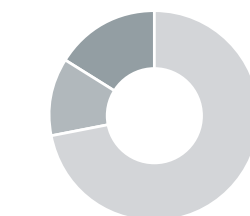
Fair value of investment properties, SEK million



Number of renovated apartments per quarter



Property value per segment



Residential 72% (74)
Public sector/ community 12% (11)
Commercial 16% (15)

Rental value per segment



Residential 67% (68)
Public sector/ community 13% (14)
Commercial 20% (18)

Slussen 2, Malmö

Condensed consolidated statement of changes in equity

SEK million	30 Sep 2023	30 Sep 2022	31 Dec 2022
Total equity at the beginning of the period	5,372.9	5,243.9	5,243.9
<i>Equity attributable to parent company shareholders</i>			
Amount at the beginning of the period	5,372.9	5,217.3	5,217.3
New issue	0.0	8.0	9.8
Dividends	0.0	-78.5	-78.5
Hybrid bond issue	0.0	0.0	497.1
Repurchase of hybrid bond	-98.8	0.0	-402.0
Dividend, hybrid bond	-42.1	-26.4	-39.8
Acquisition of non-controlling interests	0.0	-2.5	-2.5
Profit/loss and comprehensive income for the period excluding non-controlling interests	108.4	481.1	171.4
Equity attributable to the parent company shareholders at the end of the period	5,340.4	5,599.0	5,372.9
<i>Equity attributable to non-controlling interests</i>			
Amount at the beginning of the period	0.0	26.6	26.6
Acquisition of minority	0.0	-26.6	-26.6
Equity attributable to non-controlling interests at the end of the period	0.0	0.0	0.0
Total equity at the end of the period	5,340.4	5,599.0	5,372.9

Condensed cash flows

SEK million	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Cash flow from operating activities			
Net operating income	374.8	333.2	439.6
Central administration	-46.8	-51.4	-72.9
Net financial charges paid	-211.7	34.2	-23.1
Non-cash items	-0.4	-7.2	-6.2
Income tax paid	-0.2	0.0	-0.5
Cash flow from operating activities before changes in working capital	115.8	308.7	336.9
Changes in working capital			
Changes in operating receivables	-12.2	75.0	137.0
Changes in operating liabilities	-35.8	-71.2	-32.6
Cash flow from operating activities	67.7	312.5	441.2
Investing activities			
Investment in investment properties	-272.7	-416.4	-554.9
Acquisition of investment properties via subsidiaries	-80.8	-7.7	-7.7
Other investments in property, plant and equipment	-0.9	0.0	-0.5
Sale of investment properties via subsidiaries	115.1	0.0	0.0
Sales of subsidiaries to associates and joint ventures	0.0	36.2	36.2
Sale of property	4.6	0.0	0.0
Investment receivables, associates and joint ventures	-39.7	-35.7	-91.6
Amortisation of financial non-current assets	0.9	3.2	3.0
Cash flow from investing activities	-273.5	-420.3	-615.6
Financing activities			
Loans raised	845.3	467.2	523.9
Amortisation of loans	-109.0	-103.9	-117.6
Repayment of other loans and deposits	-400.0	-45.2	-177.1
Acquisition of shares from non-controlling interests	8.0	-29.0	-29.0
Hybrid bond, issue	0.0	0.0	497.1
Hybrid bond, repurchase	-98.8	0.0	-402.0
Hybrid bond, dividend	-42.1	-26.4	-39.8
Dividends paid	0.0	-78.5	-78.5
Cash flow from financing activities	203.3	184.1	177.0
Cash flow for the period	-2.5	76.2	2.6
Cash and cash equivalents at the beginning of the period	90.0	87.4	87.4
Cash and cash equivalents at the end of the period	87.6	163.6	90.0

Group key figures

Trianon presents certain financial measures in its reports which are not defined under IFRS. Trianon believes that these measures provide valuable supplementary information to investors and the company's management as they enable the evaluation of the company's performance. As not all companies calculate financial measures in the same way, these are not always comparable with measures used by other companies. Consequently, these measures should not be seen as a substitute for measures defined under IFRS. In the following table, measures are presented which are not defined under IFRS, unless otherwise stated. In addition, definitions of these measures are given on page 28.

The following financial targets were set by the Board of Directors and apply for the period 2022 to 2024.

- Profit from property management shall increase by 12 percent annually.
- Return on equity shall exceed 12 percent over an economic cycle.
- The loan-to-value ratio shall not exceed 60 percent.
- The interest coverage rate shall exceed 1.75 times.
- Annual investment profit from the project portfolio shall amount to at least SEK 100 million.

Financial	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Return on equity, %	0.8	8.1	2.7	11.8	3.2
Interest coverage ratio, times	1.5	3.0	1.5	2.8	2.4
Equity ratio, %	38.9	39.6	38.9	39.6	38.9
Average interest rate, %	4.4	2.2	4.0	2.0	2.2
Profit from property management, SEK million	41.0	71.4	116.3	196.5	231.8
Increase in profit from property management compared with the same period last year, %	-42.6	2.0	-40.8	3.9	-8.4
Profit before tax, SEK million	13.1	132.5	121.5	582.8	201.9
Comprehensive income for the period, SEK million	10.3	111.9	108.4	481.1	171.4
Comprehensive income for the period attributable to the parent company's shareholders, SEK million	10.3	111.9	108.4	481.1	171.4
Equity, SEK million	5,340.4	5,599.0	5,340.4	5,599.0	5,372.9
Equity attributable to the parent company's shareholders, SEK million	5,340.4	5,599.0	5,340.4	5,599.0	5,372.9
Equity attributable to the parent company's shareholders after the deduction of equity attributable to hybrid bonds, SEK million	4,881.3	5,213.0	4,881.3	5,213.0	4,905.0
Long-term net worth, SEK million	6,121.5	6,498.3	6,121.5	6,498.3	6,198.4
Long-term net worth after the deduction of equity attributable to hybrid bonds, SEK million	5,662.4	6,112.3	5,662.4	6,112.3	5,730.6
Total assets, SEK million	13,722.9	14,129.6	13,722.9	14,129.6	13,797.7

Equity-related	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Number of shares outstanding, thousand*	157,506.0	157,413.7	157,506.0	157,413.7	157,506.0
Average number of shares outstanding, thousand*	157,506.0	157,054.7	157,506.0	157,022.4	157,127.6
Equity per share, SEK	33.91	35.57	33.91	35.57	34.11
Equity per share, SEK**	30.99	33.12	30.99	33.12	31.14
Earnings per share, SEK*	-0.02	0.66	0.42	2.90	0.84
Long-term net worth per share, SEK	38.87	41.28	38.87	41.28	39.35
Long-term net worth per share, SEK**	35.95	38.83	35.95	38.83	36.38

* Definition in accordance with IFRS. ** After the deduction of equity attributable to the hybrid bond. Historical key figures per share have been recalculated taking into account a 4:1 share split in 2022.

Property-related	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Rental income, SEK million	178.9	172.8	549.7	514.7	688.3
Net operating income, SEK million	133.4	125.6	374.8	333.2	439.6
Rental value, SEK million	793.2	755.3	793.2	755.3	798.4
Economic occupancy rate, %	95.6	95.3	95.6	95.3	95.2
Surplus ratio, %	74.6	67.8	67.9	63.1	62.6
Management margin, %	65.1	62.5	58.9	53.9	52.4
Loan-to-value ratio relative to property value, %	56.1	53.6	56.1	53.6	54.6
Loan-to-value ratio relative to total assets, %	51.3	49.8	51.3	49.8	50.9
Net operating income through borrowing, %	7.9	7.4	7.4	6.6	6.6
Proportion of residential and community properties, %	84	85	84	85	85
Rentable area excluding garage, thousand m²	463	491	463	491	491

SIGNIFICANT EVENTS	FINANCIAL OBJECTIVES	THE CEO VIEW	TRIANON IN BRIEF	PROFIT, INCOME AND EXPENSES	THE GROUP	THE PARENT COMPANY	OTHER INFORMATION	THE TRIANON SHARE	DEFINITIONS
-----------------------	-------------------------	--------------	---------------------	--------------------------------	-----------	--------------------	----------------------	----------------------	-------------

Derivation of key figures

SEK million, unless otherwise stated	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Rental income	178.9	172.8	549.7	514.7	688.3
Other income	5.7	8.9	10.6	14.1	16.3
Property costs	-51.2	-64.5	-187.3	-204.0	-273.4
Net operating income	133.4	117.2	373.0	324.8	431.2
Surplus ratio, %	74.6	67.8	67.9	63.1	62.6
Equity	5,340.4	5,599.0	5,340.4	5,599.0	5,372.9
Total assets	13,733.2	14,129.6	13,733.2	14,129.6	13,797.7
Equity ratio, %	38.9	39.6	38.9	39.6	38.9
Interest-bearing liabilities, non-current	4,628.3	2,491.4	4,628.3	2,491.4	4,127.0
Interest-bearing liabilities, current	2,506.2	4,712.9	2,506.2	4,712.9	2,980.4
Bank overdraft facility	8.0	0.0	8.0	0.0	0.0
Cash and cash equivalents	-87.6	-163.6	-87.6	-163.6	-90.0
Interest-bearing net debt	7,055.0	7,040.7	7,055.0	7,040.7	7,017.4
Investment properties	12,568.3	13,136.2	12,568.3	13,136.2	12,862.6
Loan-to-value ratio, %	56.1	53.6	56.1	53.6	54.6
Profit/loss before tax	13.1	132.5	121.5	582.8	201.9
Reversal of changes in value, investment property and derivatives	35.9	-54.5	8.6	-380.2	38.1
Reversal of interest expense	84.6	39.4	240.0	94.5	151.9
Adjusted profit/loss before tax	133.6	117.5	370.1	297.1	392.0
Financial expenses	-84.6	-39.4	-240.0	-94.5	-151.9
Interest expense on derivatives	-3.0	0.0	-0.1	-10.9	-11.2
Total interest expense including interest expense on derivatives	-87.6	-39.4	-240.1	-105.4	-163.1
Interest coverage ratio, times	1.5	3.0	1.5	2.8	2.4

SEK million, unless otherwise stated	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
Profit for the period attributable to shareholders of the parent company	10.3	111.9	108.4	481.1	171.4
Estimated annualised rate	41.3	447.5	144.6	641.4	171.4
Average equity attributable to the parent company's shareholders	5,342.2	5,543.4	5,340.8	5,433.7	5,421.5
Return on equity, %	0.8	8.1	2.7	11.8	3.2
Equity attributable to the parent company's shareholders	5,340.4	5,599.0	5,340.4	5,599.0	5,372.9
Reversal of deferred tax	845.8	937.7	845.8	937.7	855.1
Reversal of derivative liability	0.0	0.0	0.0	0.0	28.2
Reversal of derivative receivable	-29.9	0.0	-29.9	0.0	-22.2
Reversal of deferred tax asset	-34.7	-38.4	-34.7	-38.4	-35.5
Long-term net worth	6,121.5	6,498.3	6,121.5	6,498.3	6,198.4
Deduction for equity attributable to hybrid bonds	-459.1	-386.0	-459.1	-386.0	-467.8
Long-term net worth after deduction of equity attributable to hybrid bonds	5,662.4	6,112.3	5,662.4	6,112.3	5,730.6
Net operating income	133.4	125.6	374.8	333.2	439.6
Central administration	-15.4	-16.1	-46.8	-51.4	-72.9
Interest expense for access rights	-1.5	-1.5	-4.6	-4.6	-6.1
Management surplus	116.5	108.0	323.5	277.2	360.6
Rental income	178.9	172.8	549.7	514.7	688.3
Management margin, %	65.1	62.5	58.9	53.9	52.4
Net operating income	133.4	125.6	374.8	333.2	439.6
Reversal of property administration	5.6	4.9	17.2	15.9	21.1
Net operating profit, excl. admin costs	139.1	130.5	392.1	349.1	460.6
Estimated annualised rate	556.3	522.0	522.8	465.4	460.6
Net debt	7,044.8	7,040.7	7,044.8	7,040.7	7,017.4
Net operating income through borrowing, %	7.9	7.4	7.4	6.6	6.6

Parent company financial statements

The income statement items below refer to the period January to September 2023 unless otherwise stated. The comparative items in brackets refer to amounts for the corresponding period last year.

The parent company

Net sales amounted to SEK 69.2 million (54.3), with the increase due to increased letting. The operating profit was SEK 7.3 million (-15.7). Changes in the value of derivatives amounted to SEK 28.2 million (149.6) and are due to changes in the value of market interest rates. Tax on the profit for the period amounted to SEK -3.0 million (-30.4).

Condensed income statement

SEK million	Jul-Sep 2023	Jul-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Dec 2022
<i>Operating income</i>					
Net sales	24.0	18.8	69.2	54.3	72.7
Other operating income	4.3	1.1	6.1	3.6	8.2
Total operating income	28.3	19.9	75.4	57.9	80.9
<i>Operating expenses</i>					
Operating expenses	-23.8	-21.7	-68.1	-73.6	-102.4
Operating profit/loss	4.5	-1.8	7.3	-15.7	-21.5
<i>Financial items</i>					
Income from participations in Group companies	0.0	35.7	0.0	35.6	-14.8
Income from participations in associates and joint ventures	0.0	0.0	0.0	0.0	-10.0
Interest income and similar items	20.4	11.0	63.6	33.4	55.6
Interest expense and similar items	-8.7	-18.5	-40.9	-59.9	-83.8
Change in value of derivatives	16.0	152.9	28.2	149.6	121.4
Profit/loss after financial items	32.1	179.3	58.1	143.0	46.9
Appropriations	0.0	0.0	0.0	0.0	55.7
Profit/loss before tax	32.1	179.3	58.1	143.0	102.7
Tax on profit for the period	-5.8	-34.2	-3.0	-30.4	-4.3
Profit for the period	26.4	145.1	55.2	112.7	98.4

Condensed balance sheet

SEK million	30 Sep 2023	30 Sep 2022	31 Dec 2022
ASSETS			
<i>Non-current assets</i>			
Property, plant and equipment	873.2	809.2	848.5
Receivables from Group companies	1,409.5	1,629.1	1,367.5
Financial non-current assets	1,897.8	1,809.0	1,778.4
Total non-current assets	4,180.5	4,247.3	3,994.4
<i>Current assets</i>			
Current receivables	157.8	120.6	65.0
Receivables from Group companies	285.1	138.6	381.3
Cash and bank balances	64.4	140.3	57.9
Total current assets	507.3	399.5	504.2
TOTAL ASSETS	4,687.8	4,646.8	4,498.7
EQUITY AND LIABILITIES			
<i>Equity</i>			
Restricted equity	129.6	129.8	129.6
Unrestricted equity	1,914.0	1,930.8	2,000.2
Total equity	2,043.7	2,060.6	2,129.8
Provisions for tax	18.6	41.1	12.8
<i>Non-current liabilities</i>			
Liabilities to credit institutions and bonds	721.4	74.8	445.3
Derivative instruments	0.0	0.0	28.2
Liabilities to Group companies	1,034.4	1,166.7	957.1
Total non-current liabilities	1,755.8	1,241.5	1,430.6
<i>Current liabilities</i>			
Liabilities to credit institutions and bonds	73.1	1,007.2	471.9
Liabilities to Group companies	749.0	248.2	405.4
Other liabilities	47.5	48.2	48.1
Total current liabilities	869.6	1,303.6	925.4
TOTAL EQUITY AND LIABILITIES	4,687.8	4,646.8	4,498.7

Other information

Segment reporting

Operations are monitored by segment.

The property portfolio is divided into three segments: residential, community and commercial. The aspect which is predominant in relation to the rental value of the property determines the segment to which a property belongs.

Rental income, property costs, net operating income, change in value of investment properties, fair value and surplus ratio are monitored.

SEK million	Total		Residential		Community		Commercial	
	Jan-Sep 2023	Jan-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Sep 2023	Jan-Sep 2022	Jan-Sep 2023	Jan-Sep 2022
Rental income	545.8	512.4	389.4	370.9	69.0	53.9	87.4	87.6
Property costs	-184.9	-199.7	-136.1	-149.2	-18.0	-19.5	-30.8	-31.0
Net operating income	360.9	312.7	253.3	221.7	51.0	34.4	56.6	56.6
Interest cost on right of use (leasehold)	-4.6	-4.6	-4.5	-4.5	-0.1	-0.1	0.0	0.0
Change in value of investment property	-47.7	123.2	-77.8	69.4	-4.4	52.5	34.5	1.3
Segment profit/loss	308.6	431.3	171.0	286.6	46.5	86.8	91.1	57.9
Unallocated items								
Net operating income from project properties	1.5	-2.0						
Other income and central administration	-34.3	-28.9						
Income from associates and joint ventures	22.6	18.5						
Net financial items excluding leaseholds	-216.1	-93.1						
Change in value of project properties	0.8	54.4						
Change in value of derivatives	38.3	202.7						
Profit/loss before tax	121.5	582.8						
Fair value by segment	12,285.0	12,789.2	8,872.2	9,451.0	1,477.1	1,451.0	1,935.7	1,887.2
Fair value of projects	283.3	347.1						
Fair value of investment property	12,568.3	13,136.2	8,872.2	9,451.0	1,477.1	1,451.0	1,935.7	1,887.2
Surplus ratio, %	67.9	63.1	65.1	59.8	73.8	63.8	64.7	64.6

Frukthandlarn at Limhamn, Malmö

Accounting policies***The Group's accounting policies***

In its consolidated financial statements, Trianon follows the EU-adopted IFRS (International Financial Reporting Standards) and their interpretations (IRFRIC). This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. In addition, the relevant provisions of the Swedish Annual Accounts Act have been applied.

The parent company's accounting policies

The parent company has prepared its financial statements in accordance with the Swedish Annual Accounts Act and RFR 2 Accounting for Legal Entities. RFR 2 requires the parent company to apply the same accounting principles as the Group, i.e. IFRS, to the extent permitted by RFR 2.

Group and parent company

For full details of the accounting policies, please

refer to Trianon's Annual Report for 2022. The accounting policies are unchanged from those applied in the Annual Report for 2022. Rounding has been applied to certain amounts, which may mean that the tables and calculations do not always add up.

Disclosure of financial instruments

All financial assets and liabilities, with the exception of interest rate derivatives, are measured at amortised cost. Interest rate derivatives are recognised at fair value with changes in value in the income statement. Hedge accounting is not applied.

Related party transactions

Board member Richard Hultin received consultancy fees through companies for management services provided to partly owned companies. The

fee amounted to SEK 261,845 in the first three quarters of 2023. A company related to CEO Olof Andersson has purchased project management services from Trianon to a value of SEK 34,500 during the first half of the year for a private housing project on market terms.

Otherwise, there were no other transactions with related parties during the period other than remuneration paid to senior executives.

Significant risks and uncertainties

The preparation of financial statements in accordance with generally accepted accounting practice requires the company's management to make assessments and assumptions which affect the assets, liabilities, income and expenses reported

in the accounts, as well as other information provided. Actual outcomes may differ from these estimates. Investment properties are recognised at fair value with changes in value in the income statement, which means that profit/loss may vary both up and down during the year.

In the 2022 Annual Report, pages 81–82, there are more detailed descriptions of assessments and sensitivity analyses and how changes in rental income, property costs, interest changes and other market factors can affect the property value. The Group's operations, financial position and performance can be affected by a number of risks and uncertainties. These are described in greater detail in the Annual Report for 2022, on pages 50–52.

Kv Badmössan, Hyllie, Malmö



Summer workers on a course
in
household finance and saving

Signatures

The Board of Directors and the CEO certify that the interim report gives a true and fair view of the Group's and the Parent Company's operations, financial position and results, and describes significant risks and uncertainties facing the Group and the Parent Company.

Malmö, 30 October 2023

Viktoria Bergman
Chair of the Board

Olof Andersson
Member of the Board and CEO

Axel Barchan
Member of the Board

Patrik Emanuelsson
Member of the Board

Richard Hultin
Member of the Board

Jens Ismunden
Member of the Board

Sofie Karlsryd
Member of the Board

The interim report has been reviewed by the company's auditor in accordance with the International Standard on Review Engagements (ISRE) 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

Review report

To the Board of Directors of Fastighets Aktiebolaget Trianon (publ)
Org. no. 556183-0281

Introduction

We have conducted a review of the summarised interim financial information (the interim report) for Fastighets Aktiebolaget Trianon (publ) as at 30 September 2023 and the nine-month period that ended on that date. The Board of Directors and the CEO are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express an opinion on this interim report based on our review.

Scope and focus of the review

We have conducted our review in accordance with the International Standard on Review Engagements ISRE 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially smaller in scope and has a different focus compared with the scope and focus of an audit conducted in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards.

The procedures performed in a review do

not enable us to obtain a level of assurance that would make us aware of all significant matters that might be identified in an audit. The opinion expressed based on a review therefore does not provide the same level of assurance as an opinion expressed based on an audit.

Opinion

Based on our review, nothing has come to our attention that would cause us to believe that this interim report has not, in all material respects, been prepared on behalf of the Group in accordance with IAS 34 and the Swedish Annual Accounts Act,

and on behalf of the parent company in accordance with the Swedish Annual Accounts Act.

Malmö, 30 October 2023
Mazars AB

Anders Persson
Authorised Public Accountant

Rasmus Grahn
Authorised Public Accountant

Mercurius, Malmö

Share

The company has a total of 157,505,957 shares, divided into 6,084,472 class A shares and 151,421,485 class B shares. Each class A share provides entitlement to 1 vote and each class B share to 1/10 vote, making the total number of votes 21,226,620.5. The share capital amounted to SEK 98,441,223 and the quota value per share was SEK 0.625. On 21 June 2017, Trianon's class B share was listed on the Nasdaq First North Premier Growth Market. As of 17 December 2020, Trianon's class B share is listed on Nasdaq Stockholm in the Mid Cap segment. The closing price on 30 September 2023 was SEK 15.85 per share. The company's total market capitalisation was SEK 2.5 billion on 30 September 2023.

Evolution of the share

Date of decision	Event	Change in the number of shares		Number of shares after the transaction			Share capital (SEK)	
		A shares	B shares	A shares	B shares	Total shares	Change	Total
20 Jun 1991	New issue	74,000	20,600	504,000	610,000	1,114,000	946,000	6,846,000
03 Jan 1992	Exchange of convertible bonds	37,000	0	541,000	630,600	1,171,600	370,000	7,216,000
29 Oct 2008	New issue	1,082,000	342,000	1,623,000	972,600	2,595,600	14,240,000	21,456,000
17 May 2010	New issue	168,391	54,221	1,791,391	1,026,821	2,818,212	2,226,120	23,682,120
03 Jun 2010	New issue	1,621,700	50,000	3,413,091	1,076,821	4,489,912	21,217,000	44,899,120
09 Jun 2011	New issue	682,618	215,364	4,095,709	1,292,185	5,387,894	8,979,820	53,878,940
29 Jun 2012	New issue	0	1,001,992	4,095,709	2,294,177	6,389,886	10,019,920	63,898,860
16 Apr 2015	New issue	409,571	229,418	4,505,280	2,523,595	7,028,875	6,389,890	70,288,750
03 Apr 2017	Share split (4:1)	0	0	18,021,120	10,094,380	28,115,500	0	70,288,750
03 Apr 2017	Re-stamping	-16,500,002	16,500,002	1,521,118	26,594,382	28,115,500	0	70,288,750
21 Jun 2017	New issue	0	6,250,000	1,521,118	32,844,382	34,365,500	15,625,000	85,913,750
27 Nov 2019	New issue	0	2,100,000	1,521,118	34,944,382	36,465,500	5,250,000	91,163,750
08 Jul 2020	New issue	0	1,000,000	1,521,118	35,944,382	37,465,500	2,500,000	93,663,750
03 Aug 2021	New issue in kind	0	285,990	1,521,118	36,230,372	37,751,490	714,975	94,378,725
18 Nov 2021	New issue	0	1,500,000	1,521,118	37,730,372	39,251,490	3,750,000	98,128,725
24 May 2022	Share split (4:1)	0	0	6,084,472	150,921,488	157,005,960	0	98,128,725
20 Sep 2022	Issue by conversion	0	407,690	6,084,472	151,329,178	157,413,650	254,806	98,383,531
06 Dec 2022	Issue by conversion	0	92,307	6,084,472	151,421,485	157,505,957	57,692	98,441,223
Total				6,084,472	151,421,485	157,505,957		98,441,223

Owners

The two largest shareholders in Trianon are Olof Andersson, privately and through companies, and Jan Barchan, through companies, each of them representing around 27 percent of the company's total shares and approximately 32 percent of the company's total votes.

The ownership of the total number of shares in the company is shown in the table on the right.

Shareholders as at 30 September 2023

Name	A shares	B shares	Total holdings	Equity	Total votes	Votes
Olof Andersson privately and through companies	2,890,984	40,010,848	42,901,832	27.24%	6,892,068.8	32.47%
Briban Invest AB	2,890,984	38,532,568	41,423,552	26.30%	6,744,240.8	31.77%
Grenspecialisten Förvaltning AB	-	15,170,096	15,170,096	9.63%	1,517,009.6	7.15%
SEB Fonder	-	9,697,095	9,697,095	6.16%	969,709.5	4.57%
Länsförsäkringar Fastighetsfond	-	8,084,154	8,084,154	5.13%	808,415.4	3.81%
Mats Cederholm privately and through companies	302,504	3,333,436	3,635,940	2.31%	635,847.6	3.00%
The Eklund Family privately and through companies	-	4,080,000	4,080,000	2.59%	408,000.0	1.92%
Verdipapirfondet Odin Eiendom	-	3,468,248	3,468,248	2.20%	346,824.8	1.63%
Tredje AP-fonden [the Third National Pension Fund]	-	1,944,412	1,944,412	1.23%	194,441.2	0.92%
Idoffs Fastighets AB	-	1,800,000	1,800,000	1.14%	180,000.0	0.85%
Other shareholders	-	25,300,628	25,300,628	16.06%	2,530,062.8	11.92%
Total	6,084,472	151,421,485	157,505,957	100.00%	21,226,620.5	100.00%

Share information

Ticker symbol: TRIAN B
ISIN code: SE0018013658

Share price development 2023, SEK per share



Definitions

Return on equity

Comprehensive income for the period attributable to the Parent's shareholders as a percentage of average equity attributable to the Parent's shareholders.

Reason for use: The aim is to show the return generated on the capital which the shareholders have invested in the Company.

Loan-to-value ratio relative to total assets

Interest-bearing net debt in relation to total assets at the end of the period.

Reason for use: The aim is to indicate how large a proportion of total assets is constituted by net debt. Investments in properties through joint ventures and associates are financed by the Group's interest-bearing liabilities.

Loan-to-value ratio relative to property value

Interest-bearing net debt in relation to property value at the end of the period.

Reason for use: The aim is to show how much portion of the property value that is financed by borrowing.

Residential floor area

The residential floor area or usable area is the total interior area consisting of the living area, area of premises, non-living area and other areas for all floors of a building.

Gross total area

Gross area or gross total area is the total area of all floors in a building. The gross area extends to the outside surface of the walls.

Net operating income through borrowing

Net operating income less the costs of property administration in relation to net debt.

Reason for use: The aim is to indicate how large a proportion of borrowing is covered by net operating income. This key indicator is a measure of cash flow in relation to net debt.

Equity per share

Equity attributable to the Parent's shareholders in relation to the number of shares at the end of the period.

Equity per share after the deduction of equity attributable to hybrid bonds

Equity attributable to Parent's shareholders after the deduction of equity attributable to hybrid bonds in relation to the number of shares at the end of the period.

Economic occupancy rate

Contracted rent for leases which are running at the end of the period as a percentage of rental value.

Reason for use: The aim is to facilitate the assessment of rental income in relation to the total value of possible rentable area.

Development property

Development property refers to property that is held with the intention of developing and selling it.

Management margin

Net operating income less central administration and interest expenses for rights of use (leasehold) in relation to rental income.

Reason for use: Aims to show what proportion of proportion of the rental income that is left to cover interest etc. after the management of properties and operations have been paid.

Profit from property management

Profit/loss before tax with reversal of changes in value.

Profit from property management from associates and joint ventures

Profit from property management attributable to partly owned properties through associates and joint ventures.

Sustainable hybrid bond

Subordinated sustainable bond loan in which the liquidity is linked to a sustainable framework, with a focus on social and environmental sustainability.

Rental value

Rental income plus estimated market rent for unoccupied space in existing condition.

Investment profit from project portfolio

Refers to changes in value relating to project properties.

Long-term net worth

Equity attributable to Parent's shareholders with reversal of interest rate derivatives and deferred tax.

Reason for use: The aim is to provide an adjusted and supplementary measure of the amount of equity.

Long-term net worth after the deduction of equity attributable to hybrid bonds

Equity attributable to Parent's shareholders after the deduction of equity attributable to hybrid bonds with reversal of interest rate derivatives and deferred tax.

Reason for use: The aim is to provide an adjusted and supplementary measure of the long-term net worth attributable to the Company's ordinary shareholders with a deduction for that part of equity which is attributable to hybrid bonds.

Project property

Project property is property for development and buildings under construction.

Earnings per share

The profit/loss for the period attributable to the Parent's shareholders after the deduction of interest on hybrid bonds in relation to the average number of shares. Definition according to IFRS.

Interest coverage ratio

The profit before tax for the period, with reversal of changes in the value of derivatives and properties, as well as finance costs, in relation to finance costs with reversal of interest expense for derivatives.

Reason for use: Aimed at demonstrating the company's ability to cover its interest costs.

Community properties

Properties for which the rental value consists predominantly of tax-financed operations, and which are specifically adapted for community services.

Equity ratio

Equity including non-controlling interests as a percentage of total assets.

Reason for use: Shows the proportion of the company's total assets financed by the company's owners.

Surplus ratio

Net operating profit as a percentage of rental income.

Reason for use: The aim is to highlight yield of the properties in relation to rental income.



Trianon owns, manages, develops and builds properties in Malmö and the surrounding area. We are an entrepreneurial property company that promotes social responsibility and sustainable housing. By being an active and committed player in our neighbourhood, we contribute to long-term and sustainable urban development.

Financial calendar

16 February 2024	Year-end report 2023
07 May 2024	Interim report Q1 2024
15 May 2024	Annual General Meeting 2024
12 July 2024	Interim Report Q2 2024
07 November 2024	Interim report Q3 2024

For more information

Olof Andersson

CEO

olof.andersson@trianon.se

Tel. +46 (0)709-54 57 20

Mari-Louise Hedbys

Deputy CEO, CFO

mari-louise.hedbys@trianon.se

Tel. +46 (0)40-611 34 85

This information is such that Fastighets AB Trianon (publ) is obliged to disclose under the EU's Market Abuse Regulation. The information was provided, through the above-mentioned contact persons, for release on 31 October 2023 at 07:45.

English version of Trianon's reports is an unofficial translation of the Swedish version. In the event of any differences between the English and Swedish versions, the Swedish version is to be used.

Fastighets AB Trianon

Visiting address: Fredsgatan 21

Postal address: Fredsgatan 21

212 12 Malmö

+46 (0)40-611 34 00

info@trianon.se

Org. no. 556183-0281

www.trianon.se