

Interim report

JANUARY 1 - SEPTEMBER 30, 2021

**Sollentuna Stinsen JV AB**

Co. reg. no. 559085-9954

## **INTERIM REPORT FOR JANUARY - SEPTEMBER 2021**

### **Third Quarter**

- Net sales amounted to SEK 2.84 m (2.76)
- Net operating income was SEK 557,000 (-430,000)
- The operating loss was SEK 13.82 m (-5.98)
- The loss for the period was SEK 14.97 m (-17.48)
- Earnings per share before and after dilution were SEK -29.93 (-34.96)

### **Interim period 2021**

- Net sales amounted to SEK 8.26 m (8.25)
- Net operating income was SEK -652,000 (-2.88m)
- The operating loss was SEK 32.85 m (-18.05)
- The loss for the period was SEK 37.35 m (-52.88)
- Earnings per share before and after dilution were SEK -74.71 (-105.76)
- Cash and cash equivalents at the end of the period September 30, 2021 were SEK 79.36 m

### **Operational overview**

The Parent Company was formed on 18 November 2016. It owns and manages properties indirectly through subsidiaries and engages in related activities.

In addition to the parent company Sollentuna Stinsen JV AB, the Group consists of the wholly-owned subsidiary Sollentuna Stinsen Holding 1 AB. The subsidiary in turn owns all the shares in Sollentuna Stinsen Property 1 AB, which owns and manages the property Stinsen 2 in Sollentuna. The aim of Sollentuna Stinsen Property 1 AB is to carry out project work on its property. According to the project plan, the premises are expected to be vacated gradually and rental income is expected to be lower. This is to reduce future relocation costs. The financial goals of the business consist of generating positive returns from operating surpluses and, in the long-term, creating a higher market value for the property through investments and running the planning process, primarily for residential units. The building rights will be sold to Magnolia Bostad when the zoning plan for housing has been produced. Magnolia Bostad will sell about a third of the volume to Alecta and until the houses are completed, Magnolia will be responsible for the development and project management.

### **Significant events during the period**

The company has submitted documents to the Sollentuna municipality prior to the planned development consultation meeting. The zoning plan was displayed in agreement with Sollentuna municipality during the month of April 2021.

The consultation documents contain an estimated volume of residential building rights of almost 100,000 sq meters of gross floor area above ground and another estimated volume of premises of approximately 10,000 sq meters of gross floor area above ground. According to the consultation proposal, the school and sports center are expected to be developed by the municipality. Coinciding with the consultation process, the property development enters a more active phase. The interest expenses related to the property development are thereby activated from the first quarter of 2021, according to IAS 23.

The municipality is still estimating that the zoning plan will come into force during the second half of 2022.

The company has as of 20-4 2021, received an unconditional shareholder's contribution, from the owner Alecta Pensionsförsäkring, ömsesidigt, of the sum SEK 20 m. The company has also at the same date received an unconditional shareholder's contribution of SEK 20 m from Magnolia Projekt 36 AB.

The company has as of 30-9 2021, received a shareholder's loan of SEK 40 m from the owner Alecta Pensionsförsäkring, ömsesidigt.

The COVID-19 infection will be with us for some time to come. Despite this, the impact on the company has been limited and our assessment remains that the main business will not be significantly affected.

### **Significant events after the end of the period**

No significant events have occurred after the reporting period.

### **Financial performance during the period**

Comparisons provided in parentheses refer to the corresponding figure the previous year except in sections describing the financial position, where figures refer to the end of the previous year.

### **Interim period 1 January - 30 September 2021**

#### **Net sales and earnings**

Net sales increased marginally and amounted to SEK 8.26 m (8.25) and consisted of rental income from leased premises. In accordance with the project plan, premises will be vacated gradually in order to reduce future relocation costs.

Operating costs fell by SEK 2.46 m or 18% and amounted to SEK -11.13 m (-13.59). Net operating income was SEK -652,000 (-2.88).

Other external expenses, Impairment of property/Reversal of previous impairment amounted to SEK -32.20m (-15.17), which resulted in an operating loss totalling SEK 32.85 m (-18.05). The change is mainly due to the interest expense being capitalized in the period, and a corresponding write down of the asset.

Net financial items for the period amounted to SEK -4.51 m (-34.84). The decrease is an effect of the interest expense being capitalized in the period.

Income tax for the period was SEK 0 (0) and the loss for the period was SEK 37.35 m (-52.88).

#### **Financial position and cash flow**

Borrowing as of 30 September 2021 amounted to SEK 774.81 m (729.55).

The Group's shareholders' equity on 30 September 2021 amounted to SEK 44.49 m (41.84).

The equity/assets ratio on 30 September 2021 was 5% (5).

The cash flow from operating activities during the period was SEK -37.35 m (-41.97).

The cash flow from financing activities for the period amounted to SEK 60.00 m (0).

The cash flow for the period was SEK 22.65 m (-41.97) and cash and cash equivalents as of the balance sheet date amounted to SEK 79.36 m (64.04).

### **Parent Company 1 January - 30 September 2021**

- The parent company's net sales during the period amounted to SEK 4.17 m (4.84).
- The loss after financial items was SEK 2.64 m (-2.55).
- Cash and cash equivalents at the end of the period were SEK 64.77 m (38.98).
- The parent company's equity on 30 September 2021 amounted to SEK 76.01 m (38.65).

**Sollentuna Stinsen JV AB**

559085-9954

**Organisation and employees**

The Group had no employees, and no salaries or remuneration were paid. Magnolia Produktion AB are project leaders and invoice for project management. Newsec PAM Sweden AB and Property Partner AB manage the property. Newsec PAM Sweden AB handles financial management.

**Significant risks and uncertainty factors**

The company's operations, performance and position are affected by a number of risk factors and are based on the company's indirect ownership of property companies. The risks that affect profit/loss and cash flow are therefore linked to the subsidiaries and are primarily attributable to credit risk and the change in rental levels, occupancy, general cost development, interest rate levels and liquidity on the property market. The most significant risk affecting the company is linked to the valuation of properties owned by the company's indirect holdings. Macroeconomic factors and other market factors have a significant impact on property value and thus contain an element of uncertainty.

**Financial risk management**

The Group is exposed to a number of financial risks. The overall objective is to have cost-efficient financing. The primary risks to which the Group is exposed are financing risk, interest rate risk and counterparty risk. The parent company's financial liabilities consist of a balanced portfolio of loans with fixed and variable interest rates, thereby limiting the company's financing and interest rate risk. The subsidiaries' primary financial liabilities consist of inter-Group loans. The Group also has rent receivables, cash and cash equivalents and accounts payable that constitute financial instruments. The assessment of the company is that there is no significant difference between the reported and fair values of the financial instruments. Furthermore, a critical assessment item relevant to the property valuation has been identified in the mapping process. The company continuously evaluates assumptions for the property valuation and receives an external valuation every six months.

**Capital risk management**

The company's capital structure shall be maintained at a level that makes it possible to conduct operations to create returns for shareholders and benefits for other stakeholders, while at the same time maintaining an optimal structure for reducing capital costs.

In order to maintain or adapt its capital structure, the company, following approval from the shareholders where appropriate, may change the dividend to shareholders, reduce the share capital for payment to shareholders, issue new shares or sell assets to reduce the debt/equity ratio. The company analyses the relationship between debt and equity on an ongoing basis, as well as the relationship between debt and equity including loans from shareholders, based on established targets.

**Shares and shareholders**

The parent company is 50% owned by Magnolia Projekt 36 AB, co. reg. no. 559040-7093, and 50% by Alecia pensionsförsäkring, ömsesidig, co. reg. no. 502014-6865.

**Ownership, September 30, 2021**

Shareholder	Number of ordinary shares	Percentage of share capital
Magnolia Projekt 36 AB	250 000	50%
Alecta pensionsförsäkring	250 000	50%
<b>Total</b>	<b>500 000</b>	<b>100%</b>

## GROUP

### INCOME STATEMENT

Amounts in SEK 000

	1/7/2021 30/9/2021	1/7/2020 30/9/2020	1/1/2021 30/9/2021	1/1/2020 30/9/2020	1/1/2020 31/12/2020
Net sales	2 842	2 761	8 258	8 252	11 246
Other income	775	890	2 224	2 456	3 340
<b>Total income</b>	<b>3 617</b>	<b>3 651</b>	<b>10 482</b>	<b>10 707</b>	<b>14 586</b>
Operating costs	-3 060	-4 081	-11 134	-13 589	-17 260
<b>Net operating income</b>	<b>557</b>	<b>-430</b>	<b>-652</b>	<b>-2 881</b>	<b>-2 674</b>
Other external costs	-2 203	-2 150	-19 832	-7 432	-11 882
Impairment of property/Reversal of previous impairment	-12 174	-3 395	-12 363	-7 733	-24
<b>Operating profit/loss</b>	<b>-13 820</b>	<b>-5 975</b>	<b>-32 847</b>	<b>-18 046</b>	<b>-14 580</b>
Net financial items	-1 146	-11 507	-4 507	-34 835	-46 577
<b>Profit/loss before tax</b>	<b>-14 966</b>	<b>-17 482</b>	<b>-37 354</b>	<b>-52 881</b>	<b>-61 158</b>
Income tax	-	-	-	-	-
<b>PROFIT/LOSS FOR THE PERIOD</b>	<b>-14 966</b>	<b>-17 482</b>	<b>-37 354</b>	<b>-52 881</b>	<b>-61 158</b>
<b>Profit/loss attributable to</b>					
Parent company shareholders	-14 966	-17 482	-37 354	-52 881	-61 158
<b>Earnings per share, SEK</b>					
Before dilution effects	-29.93	-34.96	-74.71	-105.76	-122.32
After dilution effects	-29.93	-34.96	-74.71	-105.76	-122.32

### CONSOLIDATED STATEMENT

#### OF COMPREHENSIVE INCOME

Amounts in SEK 000

	1/7/2021 30/9/2021	1/7/2020 30/9/2020	1/1/2021 30/9/2021	1/1/2020 30/9/2020	1/1/2020 31/12/2020
Profit/loss for the period	-14 966	-17 482	-37 354	-52 881	-61 158
<b>OTHER COMPREHENSIVE INCOME FOR THE PERIOD</b>					
<b>Total other comprehensive income</b>	<b>-14 966</b>	<b>-17 482</b>	<b>-37 354</b>	<b>-52 881</b>	<b>-61 158</b>
<b>Comprehensive income attributable to</b>					
Parent company shareholders	-14 966	-17 482	-37 354	-52 881	-61 158
<b>COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>-14 966</b>	<b>-17 482</b>	<b>-37 354</b>	<b>-52 881</b>	<b>-61 158</b>

## CONSOLIDATED BALANCE SHEET

Amounts in SEK 000

30/9/2021      30/9/2020      31/12/2020

### ASSETS

#### Current assets

Development and project properties	775 000	735 000	750 000
Tax receivables	37	7 329	579
Other receivables	611	684	556
Prepaid costs and accrued income	209	2 092	807
Cash and cash equivalents	79 363	64 042	56 712

<b>Total current assets</b>	<b>855 221</b>	<b>809 147</b>	<b>808 654</b>
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<b>TOTAL ASSETS</b>	<b>855 221</b>	<b>809 147</b>	<b>808 654</b>
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### SHAREHOLDERS' EQUITY AND LIABILITIES

#### EQUITY

Share capital	500	500	500
Other contributed capital	240 000	200 000	200 000
Retained earnings including profit/loss for the period	-196 013	-150 382	-158 659

<b>Equity attributable to Parent Company shareholders</b>	<b>44 487</b>	<b>50 118</b>	<b>41 841</b>
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#### Non-current liabilities

Interest-bearing liabilities	377 380	334 000	334 000
Bond loan	397 432	394 704	395 548

<b>Total non-current liabilities</b>	<b>774 812</b>	<b>728 704</b>	<b>729 548</b>
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#### Current liabilities

Accounts payable	322	2 080	2 738
Other current liabilities	18 288	18 721	24 405
Accrued costs and prepaid income	17 311	9 524	10 121

<b>Total current liabilities</b>	<b>35 921</b>	<b>30 325</b>	<b>37 265</b>
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<b>TOTAL EQUITY AND LIABILITIES</b>	<b>855 221</b>	<b>809 147</b>	<b>808 654</b>
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## CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY

mounts in SEK 000

	Share capital	Other capital contributed	Retained earnings incl. period's profit/loss	Holdings without a controlling interest	Total equity
<b>Opening equity 01/01/2020</b>	<b>500</b>	<b>200 000</b>	<b>-97 501</b>	–	<b>102 999</b>
Profit/loss for the period	–	–	-52 881	–	<b>-52 881</b>
Other comprehensive income	–	–	–	–	–
<b>Closing equity 30/09/2020</b>	<b>500</b>	<b>200 000</b>	<b>-150 382</b>		<b>50 118</b>
Profit/loss for the period	–	–	-8 276	–	<b>-8 276</b>
Other comprehensive income	–	–	–	–	–
<b>Closing equity 31/12/2020</b>	<b>500</b>	<b>200 000</b>	<b>-158 659</b>	–	<b>41 841</b>
<b>Opening equity 01/01/2021</b>	<b>500</b>	<b>200 000</b>	<b>-158 659</b>	–	<b>41 841</b>
Shareholders' contribution received	–	40 000	–	–	<b>40 000</b>
Profit/loss for the period	–	–	-37 354	–	<b>-37 354</b>
<b>Closing equity 30/09/2021</b>	<b>500</b>	<b>240 000</b>	<b>-196 013</b>	–	<b>44 487</b>

## CONSOLIDATED

### CASH FLOW STATEMENT

Amounts in SEK 000

	1/7/2021 30/9/2021	1/7/2020 30/9/2020	1/1/2021 30/9/2021	1/1/2020 30/9/2020	1/1/2020 31/12/2020
<b>Operating activities</b>					
Operating profit/loss	-13 820	-5 975	-32 847	-18 046	-14 580
<b>Adjustments for non-cash flow items etc</b>					
Impairment loss on properties/Reversal of previous impairment	12 174	3 395	12 363	7 733	24
	<b>-1 646</b>	<b>-2 580</b>	<b>-20 484</b>	<b>-10 313</b>	<b>-14 556</b>
Interest paid	-5 037	-5 402	-15 040	-15 636	-20 780
	<b>-6 683</b>	<b>-7 982</b>	<b>-35 524</b>	<b>-25 949</b>	<b>-35 336</b>
<b>Cash flow from operating activities before changes in working capital</b>					
<b>Cash flow from changes in working capital</b>					
Change in current receivables	896	-1 497	1 084	-4 651	3 513
Change in development and project properties	-2 168	0	-6 776	-5 000	-20 000
Change in current liabilities	-1 323	-685	3 867	-6 370	2 522
<b>Cash flow from operating activities</b>	<b>-9 278</b>	<b>-10 164</b>	<b>-37 349</b>	<b>-41 970</b>	<b>-49 300</b>
<b>Financing activities</b>					
Shareholders' loan received	40 000	–	40 000	–	–
Shareholders' contributions received	–	–	20 000	–	–
<b>Cash flow from financing activities</b>	<b>40 000</b>	<b>–</b>	<b>60 000</b>	<b>–</b>	<b>–</b>
<b>Cash flow for the period</b>	<b>30 722</b>	<b>-10 164</b>	<b>22 651</b>	<b>-41 970</b>	<b>-49 300</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>48 641</b>	<b>74 206</b>	<b>56 712</b>	<b>106 012</b>	<b>106 012</b>
<b>Cash and cash equivalents at end of the period</b>	<b>79 363</b>	<b>64 042</b>	<b>79 363</b>	<b>64 042</b>	<b>56 712</b>



**PARENT COMPANY'S  
INCOME STATEMENT**

Amounts in SEK 000

	1/7/2021 30/9/2021	1/7/2020 30/9/2020	1/1/2021 30/9/2021	1/1/2020 30/9/2020	1/1/2020 31/12/2020
Net sales	1 465	1 465	4 174	4 840	6 283
<b>Gross profit/loss</b>	<b>1 465</b>	<b>1 465</b>	<b>4 174</b>	<b>4 840</b>	<b>6 283</b>
Other external costs	-1 606	-1 642	-4 532	-5 364	-7 131
<b>Operating profit/loss</b>	<b>-141</b>	<b>-177</b>	<b>-358</b>	<b>-524</b>	<b>-849</b>
Financial income	10 938	10 938	32 813	32 813	43 750
Financial costs	-11 342	-11 507	-35 094	-34 835	-157 577
<b>Profit/loss after financial items</b>	<b>-545</b>	<b>-746</b>	<b>-2 640</b>	<b>-2 547</b>	<b>-114 676</b>
Appropriations	—	—	—	—	-1 255
<b>Profit/loss before tax</b>	<b>-545</b>	<b>-746</b>	<b>-2 640</b>	<b>-2 547</b>	<b>-115 931</b>
Tax on profit/loss for the period	—	—	—	—	—
<b>PROFIT/LOSS FOR THE PERIOD</b>	<b>-545</b>	<b>-746</b>	<b>-2 640</b>	<b>-2 547</b>	<b>-115 931</b>

## PARENT COMPANY'S

### BALANCE SHEET

30/9/2021

30/9/2020

31/12/2020

Amounts in SEK 000

#### ASSETS

##### Fixed assets

Shares and participations in Group companies	4 700	4 700	4 700
Receivables from Group companies	695 000	695 000	695 000

<b>Total fixed assets</b>	<b>699 700</b>	<b>699 700</b>	<b>699 700</b>
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##### Current assets

##### Current receivables

Receivables from Group companies	210 929	167 222	178 169
Prepaid costs and accrued income	–	657	–

<b>Total current receivables</b>	<b>210 929</b>	<b>167 879</b>	<b>178 169</b>
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<b>Cash and cash equivalents</b>	<b>64 771</b>	<b>51 153</b>	<b>38 981</b>
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<b>Total current assets</b>	<b>275 700</b>	<b>219 032</b>	<b>217 150</b>
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<b>TOTAL ASSETS</b>	<b>975 400</b>	<b>918 732</b>	<b>916 850</b>
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#### EQUITY AND LIABILITIES

<b>Equity</b>	<b>76 012</b>	<b>152 035</b>	<b>38 652</b>
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##### Non-current liabilities

Bond loan	397 432	394 704	395 548
Interest-bearing liabilities	377 380	334 000	334 000

<b>Total non-current liabilities</b>	<b>774 812</b>	<b>728 704</b>	<b>729 548</b>
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##### Current liabilities

Accounts payable	6	860	168
Liabilities to Group companies	100 541	13 980	119 191
Other current liabilities	18 279	17 344	23 475
Accrued costs and prepaid income	5 750	5 809	5 817

<b>Total current liabilities</b>	<b>124 575</b>	<b>37 993</b>	<b>148 649</b>
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<b>TOTAL EQUITY AND LIABILITIES</b>	<b>975 400</b>	<b>918 732</b>	<b>916 850</b>
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## PARENT COMPANY'S

### CASH FLOW STATEMENT

Amounts in SEK 000

	1/7/2021 30/9/2021	1/7/2020 30/9/2020	1/1/2021 30/9/2021	1/1/2020 30/9/2020	1/1/2020 31/12/2020
<b>Operating activities</b>					
Operating profit/ loss	-141	-177	-358	-524	-849
	<b>-141</b>	<b>-177</b>	<b>-358</b>	<b>-524</b>	<b>-849</b>
Interest paid	-5 037	-5 402	-15 040	-15 636	-20 780
<b>Cash flow from operating activities before changes in working capital</b>	<b>-5 178</b>	<b>-5 579</b>	<b>-15 398</b>	<b>-16 160</b>	<b>-21 629</b>
<b>Cash flow from changes in working capital</b>					
Change in current receivables	603	3 364	53	244	892
Change in current liabilities	-9 038	-9 060	-18 865	-21 402	83 502
<b>Cash flow from operating activities</b>	<b>-13 613</b>	<b>-11 275</b>	<b>-34 210</b>	<b>-37 318</b>	<b>62 765</b>
<b>Investing activities</b>					
Shareholders' contributions given	-	-	-	-	-111 000
<b>Cash flow from investing activities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-111 000</b>
<b>Financing activities</b>					
Shareholders' loan received	40 000	-	40 000	-	-
Shareholders contributions received	-	-	20 000	-	-
Group contribution	-	-	-	-	-1 255
<b>Cash flow from financing activities</b>	<b>40 000</b>	<b>-</b>	<b>60 000</b>	<b>-</b>	<b>-1 255</b>
<b>Cash flow for the period</b>	<b>26 387</b>	<b>-11 275</b>	<b>25 790</b>	<b>-37 318</b>	<b>-49 490</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>38 384</b>	<b>62 428</b>	<b>38 981</b>	<b>88 471</b>	<b>88 471</b>
<b>Cash and cash equivalents at end of the period</b>	<b>64 771</b>	<b>51 153</b>	<b>64 771</b>	<b>51 153</b>	<b>38 981</b>

## ADDITIONAL INFORMATION

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### Accounting principles

#### **Agreement with accounting standards and the law**

This interim report was prepared in accordance with International Financial Reporting Standards (IFRS) issued by International Accounting Standards Board (IASB) and interpretations from the International Financial Reporting Interpretations Committee (IFRIC) as adopted by the EU. The Swedish Financial Reporting Board's recommendation RFR1, Supplementary Accounting Rules for Corporate Groups, was also applied.

The interim report for the Group has been prepared in accordance with IAS 34 Interim Reporting and the Annual Accounts Act. For the parent company, interim reports have been prepared according to the Annual Accounts Act, which is in line with the regulations in RFR 2. The accounting principles for 2021 are in line with the Group Annual Report for 2020 with one exception. From the first quarter of 2021, the interest expenses related to the property development are capitalized, according to IAS 23. Disclosures in accordance with IAS 34 Interim Reporting are provided in notes as well as elsewhere in the interim report.

#### **Transactions with related parties**

##### *The Group*

Sollentuna Stinsen JV AB is 50 % owned by Magnolia Projekt 36 AB, co. reg. no. 559040-7093, and 50 % by Alecta pensionsförsäkring, co. reg. no. 502014-6865.

During the period, the Group had costs of SEK 2.1 m (2.3) for project management purchased from the company Magnolia Produktion AB, which is connected to the owner Magnolia Projekt 36 AB.

Scope and nature of related transactions have not changed significantly since the last annual report.

##### *Parent company*

At the end of the period the Parent Company has a debt to its owner, Alecta pensionförsäkring, for a shareholder loan of SEK 377.38 m. The shareholder loan has an interest rate of 7%, which is deemed to be at market terms. In addition to related party transactions that are specified for the Group, the parent company has related party transactions that involve controlling influence over its subsidiary companies.

**Definitions**

Alternative KPIs not defined within IFRS.

*Equity/assets ratio (%)*

Equity attributable to parent company shareholders as a percentage of total assets.

The equity/assets ratio is used to measure the company's financial position. The equity/assets ratio exposes how much of the company's assets are funded by its own resources.

Stockholm, November 25, 2021

Lena Boberg

Johan Tengelin  
Chairman

Alexander Sundberg

Fredrik Westin

Christian Matti  
CEO

This report has not been audited by the company's auditors.

## FINANCIAL CALENDAR

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### Future reports

Interim report Q4 2021	25 Feb 2022
Annual report 2021	April 2022
Interim report Q1 2022	20 May 2022

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## FURTHER INFORMATION

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### Further information can be obtained from:

Christian Matti, CEO  
christian.matti@magnoliabostad.se

Switchboard: +46 8 470 50 80

Sollentuna Stinsen JV AB has bonds listed for trading on the Corporate Bond list at Nasdaq Stockholm. For more information please go to: [www.sollentunastinsenjvab.se](http://www.sollentunastinsenjvab.se)

The information Sollentuna Stinsen JV AB publishes in this report is required in accordance with the EU Market Abuse Regulation (EU) No 596/2014.

The information was submitted for publication through the agency of the contact person set out above on November 25 2021 at 15.00 CET.

This report is published in two language versions: Swedish and English. In case of inconsistency or discrepancy between the two versions, the Swedish language version shall prevail.