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SIBS reorganises and grants global IP licence to accelerate industrial growth

SIBS AB (publ) ("SIBS") today announces a key milestone in consolidating and strengthening its industrial building system and modular production platform under a more focused industrial group structure, SIBS Modular.

As part of this process, SIBS has taken strategic actions to further establish SIBS Malaysia as a central operating entity within the Modular structure, supporting long-term scalability, industrial execution and international market expansion.

Establishment of SIBS Modular structure

As previously announced, SIBS has for an extended period been preparing to consolidate operational and production assets into SIBS Modular to enable support focused execution, clearer accountability and scalable growth within modular and industrialised construction.

As an important step towards this objective, SIBS Malaysia will assume an expanded role within the Modular structure, reflecting its central position in industrial production, manufacturing capability and operational execution. Today, the Group's primary production facilities and a significant share of the operational workforce are located in Malaysia.

Transfer of MOKO AB to SIBS Malaysia

In connection with the reorganisation, the shares in MOKO AB, SIBS' design and development company, have been transferred to SIBS Malaysia. MOKO plays a key role in product development, system design and architectural integration within the Group's building system platform.

The transfer strengthens the operational integration between design, development and industrial production, shortens decision paths and supports a more efficient end-to-end delivery model.

Global IP licence agreement

In parallel, SIBS AB has entered into a global, IP licence agreement with SIBS Malaysia covering SIBS' proprietary intellectual property, including the Group's building system, digital tools, production know-how and related industrial processes.

The licence enables global scaling, including the right to sublicense, while ownership of the IP remains with SIBS AB. The agreement is intended to enable rapid global scaling of SIBS' modular platform within a clear and robust governance framework.

Option to acquire IP ownership

In addition, SIBS AB and SIBS Malaysia have entered into a separate option agreement under which SIBS Malaysia is granted the right, but not the obligation, to acquire ownership of the licensed IP at a later stage. The exercise of the option requires that relevant decisions have been made by SIBS AB's general meeting and in relation to SIBS AB's bondholders.

The option provides long-term strategic flexibility and allows SIBS Malaysia to align ownership with future scale, performance and market development, while preserving optionality for the Group. The option is structured on market-based terms and does not affect the licence agreement.



Financial considerations

The financial arrangements related to the transactions are structured as intra-group arrangements and are intended to support the implementation of the Modular strategy while maintaining financial flexibility. Consideration is settled through a combination of set-off against existing intercompany balances of approximately SEK 550 MSEK and equity-related transactions within the Group of approximately SEK 550 million.

At SIBS Group level, the transactions do not have a material impact on the consolidated financial statements, as they are intra-group in nature. The transactions will have a minor positive impact on the equity in SIBS AB.

Strategic rationale and stakeholder impact

These transactions represent a significant step forward in the implementation of SIBS' Modular strategy. They strengthen the operational alignment between development, design and industrial production, clarify SIBS Malaysia's role as the core industrial platform, and establish a scalable structure for growth.

The transactions are designed to create long-term value for all SIBS stakeholders, including investors, lenders, employees and customers. They support transparency and a clear separation between ownership of intellectual property and its industrial exploitation.

The licence agreement and the option agreement are entered into taking into account the existing security interests and pledges over the intellectual property, and their implementation is subject to compliance with the terms of such security arrangements and the related financing documentation.

SIBS continues to execute its strategy with focus on disciplined growth, industrial scalability and sustainable value creation.

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This information is the kind of inside information that SIBS AB (publ) is obliged to make public in accordance with the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication, through the contact person above, at 19.10 CEST on 02 January 2026.

SIBS was founded in 2016 and is today one of the world's leading modular building manufacturers. With an annual scalable capacity of up to around 6,000 homes, or 12,000 modules, SIBS delivers sustainable, high-quality buildings adapted to local conditions. The company's industrialized platform enables a wide range of applications, from residential housing to community buildings. SIBS has the entire integrated value chain for industrial construction within the group, including design and configuration in its own building system, industrial production in its own factories, and onsite assembly and finalization. Through digitalization and advanced technology, SIBS sets a new standard in the construction industry. SIBS' bond is listed on Nasdaq Stockholm. Read more at www.sibs.se.