

Year-end report
January–December 2024

Profitable growth and raised dividend

Q4

The quarter in brief

October-December 2024

Revenues for Leases amounted to MSEK 942 (928). For comparable units in fixed currency, the increase was 1 percent

Revenues for Own Operations amounted to MSEK 954 (910). For comparable units in fixed currency, the increase was 3 percent

Net operating income for Leases amounted to MSEK 801 (769). For comparable units in fixed currency, the net operating income was unchanged

Net operating income for Own Operations amounted to MSEK 269 (220). For comparable units in fixed currency, the increase was 1 percent

EBITDA amounted to MSEK 1,016 (942), an increase of 8 percent

Cash earnings amounted to MSEK 541 (415), equivalent to SEK 2.78 (2.26) per share

Unrealised changes in value Investment Properties amounted to MSEK 60 (-336). Unrealised changes in value Operating Properties, reported for disclosure purposes only, amounted to MSEK -10. Unrealised changes in value of derivatives amounted to MSEK 99 (-1,236)

Profit for the period amounted to MSEK 581 (-1,125), equivalent to SEK 2.98 (-6.05) per share

On 1 October, the acquisition of DoubleTree by Hilton Edinburgh City Centre was completed

On 19 November, Pandox entered into an agreement to acquire Radisson Blu Hotel Tromsø for MNOK 750. The acquisition was completed 1 January 2025

Key figures, Q4 2024

NET OPERATING INCOME

+8% (0%)*

*For comparable units in fixed currency

CASH EARNINGS PER SHARE

+23%

LOAN TO VALUE, NET

45.2%

INTEREST COVER RATIO, R12M

2.7x

Financial summary

MSEK	Oct-Dec			Jan-Dec		
	2024	2023	Δ%	2024	2023	Δ%
Total revenue	1,896	1,838	3	7,136	6,849	4
- Of which Leases	942	928	2	3,865	3,690	5
- Of which Own Operations	954	910	5	3,271	3,159	4
Total net operating income	1,070	989	8	4,139	3,870	7
- Of which Leases	801	769	4	3,297	3,157	4
- Of which Own Operations	269	220	22	842	713	18
EBITDA	1,016	942	8	3,961	3,696	7
Profit for the period	581	-1,125	n.a	1,706	-580	n.a
Earnings per share, SEK	2.98	-6.05	n.a	9.04	-3.18	n.a
Cash earnings	541	415	30	1,955	1,742	12
Cash earnings per share, SEK	2.78	2.26	23	10.46	9.48	10
Market value properties	-	-	-	76,334	69,039	11
Investments	272	194	40	1,024	922	11
Net interest-bearing debt	-	-	-	34,485	32,190	7
Loan to value net, %	-	-	-	45.2	46.6	n.a
Net interest-bearing debt/EBITDA, times	-	-	-	8.7	8.7	n.a
Average interest rate, end of period, %	-	-	-	4.0	4.2	n.a
Interest cover ratio, times	2.7	2.6	n.a	2.7	2.7	n.a
EPRA NRV per share, SEK	-	-	-	215.58	201.12	7

January-December 2024

- Revenue for Leases amounted to MSEK 3,865 (3,690)
- Revenue from Own Operations amounted to MSEK 3,271 (3,159)
- Net operating income for Leases amounted to MSEK 3,297 (3,157)
- Net operating income Own Operations amounted to MSEK 842 (713)
- EBITDA amounted to MSEK 3,961 (3,696)
- Cash earnings amounted to MSEK 1,955 (1,742), corresponding to SEK 10.46 (9.48) per share
- Changes in property values amounted to MSEK 475 (-1,107) and unrealised changes in the value of derivatives amounted to MSEK -100 (-1,205)
- Profit for the period amounted to MSEK 1,706 (-580), corresponding to SEK 9.04 (-3.18) per share
- The loan-to-value ratio was 45.2 percent and the interest coverage ratio, rolling twelve months, was 2.7x
- The Board of Directors is proposing a dividend of SEK 4.25 (4.00) per share, a total of MSEK 827 (735)

CEO comment

Focus on profitable acquisitions and investments

- A positive hotel market
- Profitable growth
- Raised dividend

The hotel market developed well in the fourth quarter. Leisure travel was stable and business travel increased. RevPAR growth in Europe remained positive in Germany, the UK and the Nordic region. All larger cities in the Nordics ended the year with good growth.

Positive earnings trend and good returns

Both of our business segments had positive development during the quarter. Total revenue and net operating income increased by 3 and 8 percent respectively, of which a significant part is explained by growth from larger completed investments, for example Scandic Nürnberg Central and Scandic Go Sankt Eriksgatan 20.

EPRA NRV growth, measured on an annualised basis and adjusted for dividends paid out in April and for proceeds from the new share issue in September, was 10 percent.

Cash earnings per share increased by 23 percent during the quarter, explained in part by lower current tax compared with the corresponding quarter in 2023 when earnings were negatively impacted by effects from rules limiting deductible interest in certain countries, as well as an increased corporate tax rate in the UK. We were able to gradually mitigate these effects during the year and to reduce the current tax rate compared with the previous year. For full year 2024, cash earnings per share increased by 10 percent.

Increased acquisition activity

2024 was our most active year in terms of acquisitions since 2019. During the year we made acquisitions for a total value of around MSEK 4,500. The hotel properties have all been very profitable and the expected stabilised dividend yield is 7–9 percent.

The agreement to acquire Radisson Blu Hotel Tromsø for around MNOK 750 in the fourth quarter is included here. We took over the hotel on 1 January 2025. It is a well-performing hotel property contributing significant rental income and we are expecting a stabilised dividend yield of over 8 percent.

Strong finances

We are financially strong. At the end of the quarter our loan-to-value ratio was 45.2 percent. Even including the acquisition of Radisson Blue Hotel Tromsø, our loan-to-value ratio (45.7 percent) is still at the lower end of the range in our policy. We have plenty of scope to make additional acquisitions.

If the price is right, we may also consider divesting hotel properties where we see an opportunity to reinvest the capital for a higher yield in other parts of the business. This was the case with DoubleTree by Hilton Montreal which we sold in April 2024.

We have relatively high interest rate hedging and the positive effect of an improved interest and credit market will for the most part come from lower credit margins. Both new financing and refinancing took place during the year, with significantly lower credit margins than previously. We are expecting this trend to continue in 2025.

Higher property values

Net unrealised changes in value for the whole property portfolio amounted to MSEK 675 for full year 2024, of which MSEK 49 in the fourth quarter. This is evidence of our value-creation through acquisitions and development of hotel properties in both business segments. In this context I would in particular like to highlight the profitable investments made in Scandic Go Sankt Eriksgatan 20, Citybox Brussels and Leonardo Royal Birmingham. Another example is the

new lease with German hotel operator Numa for Hotel Hubert in Brussels, which is expected to provide a significant increase in the property's net operating income and value.

Optimistic about the hotel market

We are expecting RevPAR growth in the hotel market in 2025. Completed acquisitions and investments in the existing portfolio will make a positive contribution.

As is usually the case, in the first quarter we expect seasonally weaker demand in the hotel market. Easter is in the second quarter this year, which is expected to have a certain positive effect compared with the first quarter of 2024.

Based on a stable hotel market and on Pandox's strong cash flows and stable financial position, the Board of Directors is proposing a dividend of SEK 4.25 (4.00) per share, equivalent to a total of around MSEK 827 (735).

In closing I would like to thank all of our employees for your hard work and commitment in 2024. Thank you to our partners for successful collaboration and good results during the year. A big thank you also to our shareholders for your support and trust, enabling long-term value-creation from our efforts.

“During the year we made acquisitions for a total value of around MSEK 4,500”

Liia Nõu
CEO

Group results analysis October-December 2024

Revenues

The Group's total revenues amounted to MSEK 1,896 (1,838), an increase of 3 percent, driven by organic growth in both business segments and acquisitions in Own Operations.

Net operating income

Total net operating income amounted to MSEK 1,070 (989), an increase of 8 percent with contribution from both business segments.

Administration costs

Central administration costs amounted to MSEK -59 (-53).

Depreciation

Depreciation within Own Operations amounted to MSEK -79 (-73). Depreciation of MSEK -6 (-6) are included in administration costs.

Net financial items

Net financial items amounted to MSEK -419 (-404). The increase is mainly explained by increased loan volume following acquisitions, and some currency effects.

Tax

Current tax amounted to MSEK -54 (-137). Deferred tax amounted to MSEK -15 (127), explained by changes in value Investment Properties. See also Note 6 on page 23.

Cash earnings

Cash earnings amounted to MSEK 541 (415). Cash earnings per share amounted to SEK 2.78 (2.26), an increase of 23 percent.

Changes in value

Changes in property values amounted to MSEK 38 (-339), of which unrealised changes in value Investment Properties of MSEK 59 (-336). Changes in property values also include impairment Operating Properties of MSEK -23. Unrealised changes in value of derivatives amounted to MSEK 99 (-1,236).

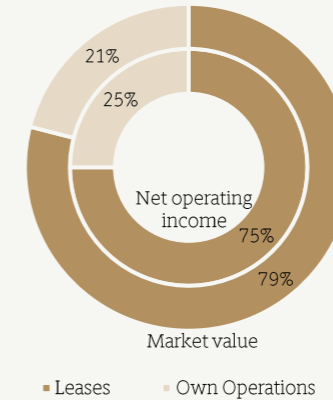
Profit for the period

Profit for the period amounted to MSEK 581 (-1,125). Profit for the period attributable to the shareholders of the parent company amounted to MSEK 579 (-1,112), equivalent to SEK 2.98 (-6.05) per share.

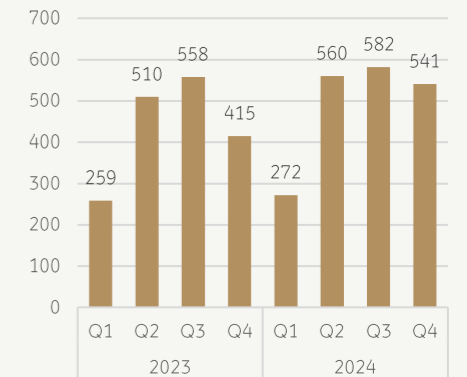
MSEK	Oct-Dec				Jan-Dec			
	2024	2023	Δ%	LFL%*	2024	2023	Δ%	LFL%*
Revenue Leases	942	928	2	1	3,865	3,690	5	2
Revenue Own Operations	954	910	5	3	3,271	3,159	4	7
Total revenue	1,896	1,838	3	2	7,136	6,849	4	4
Net operating income Leases	801	769	4	0	3,297	3,157	4	2
Net operating income Own Operations	269	220	22	1	842	713	18	13
Total net operating income	1,070	989	8	0	4,139	3,870	7	4
Central administration costs	-59	-53	11		-200	-197	2	
Depreciation	-79	-73	8		-286	-286	0	
Net financial items	-419	-404	4		-1,671	-1,575	6	
Unrealised changes in value properties	59	-336	n.a		512	-1,307	n.a	
Current tax	-54	-137	-61		-318	-375	-15	
Cash earnings	541	415	30		1,955	1,742	12	
Cash earnings per share	2.78	2.26	23		10.46	9.48	10	

*Like for like. For comparable units in fixed currency. For Leases, based on net operating income before property administration.

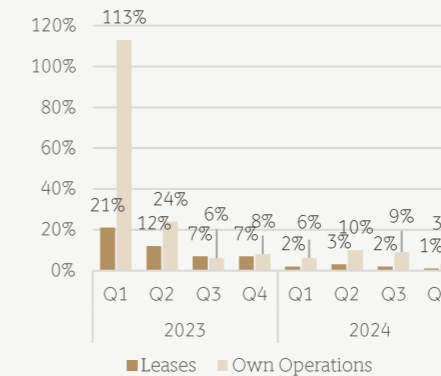
MARKET VALUE AND NET OPERATING INCOME
Per segment, %



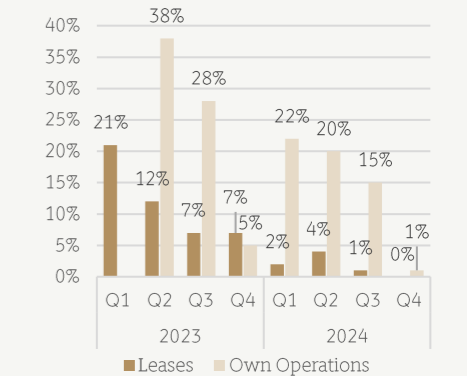
CASH EARNINGS, MSEK



REVENUE GROWTH, %
For comparable units in fixed currency



NET OPERATING INCOME GROWTH, %
For comparable units in fixed currency



Figures in brackets are from the corresponding period the previous year for profit/loss items and year-end 2023 for balance sheet items, unless otherwise stated.

Segment Leases October-December 2024

- Solid development and increased net operating income margin
- Agreement to acquire Radisson Blu Hotel Tromsø
- Completed product development in hotels in Baden-Baden and Frankfurt

Revenues

Rental income and Other property income amounted to MSEK 942 (928), an increase of 2 percent. For comparable units in fixed currency, revenues increased by 1 percent.

The occupancy rate for comparable hotels amounted to approximately 64 (64) percent. The average daily rate decreased slightly.

Finland, Denmark, and Germany were particularly strong submarkets in the quarter.

Luleå, Glasgow, Tampere, and Helsinki were individual destinations with a particularly good RevPAR development.

Gothenburg continued to be negatively affected by new capacity.

Costs

Costs, including property administration, amounted to MSEK -78 (-75).

Net operating income

Net operating income amounted to MSEK 801 (769), an increase of 4 percent. For comparable units in fixed currency, net operating income was unchanged.

The net operating margin was approximately 85 percent.

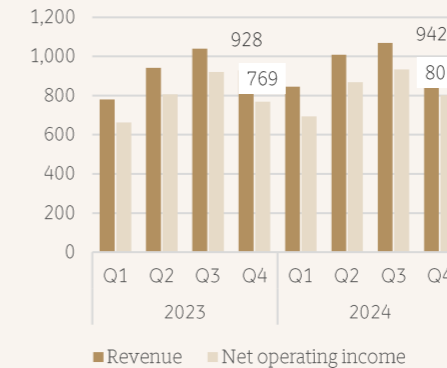
Important events

On 19 November, Pandox entered into an agreement to acquire Radisson Blu Hotel Tromsø for MNOK 750. The acquisition was completed 1 January 2025.

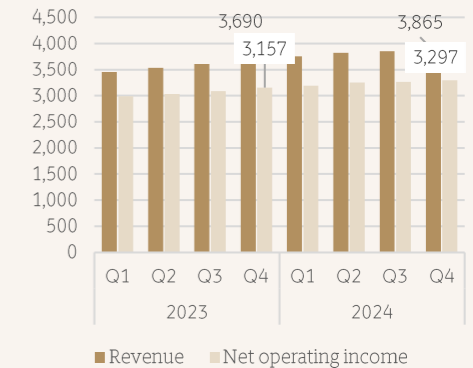
Note: In the first quarter 2024, we had two one-off items affecting comparability in Leases. Partly a one-off revenue item of MSEK 40 related to rental income from previous years, partly a one-off cost item of MSEK 38 related to commercial development.

MSEK	Oct-Dec			Jan-Dec		
	2024	2023	Δ%	2024	2023	Δ%
Rental income	903	895	1	3,728	3,548	5
Other property income	39	33	18	137	142	-4
Costs, excl. property admin	-78	-75	4	-299	-290	3
Net operating income, before property admin	864	853	1	3,566	3,400	5
Property administration	-63	-84	-25	-269	-243	11
Gross profit	801	769	4	3,297	3,157	4
Net operating income, after property admin	801	769	4	3,297	3,157	4
<i>Net operating income margin, %</i>	<i>85%</i>	<i>83%</i>	<i>3</i>	<i>85%</i>	<i>86%</i>	<i>0</i>
Revenues comparable units	916	907	1	3,698	3,633	2
<i>Of which currency effect</i>		9			6	
Net operating income comparable units, before property admin	848	844	0	3,416	3,352	2
<i>Of which currency effect</i>		8			6	

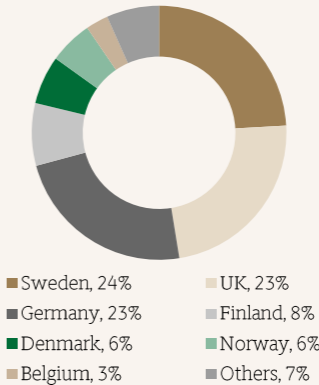
REVENUE AND NOI, MSEK
Per quarter



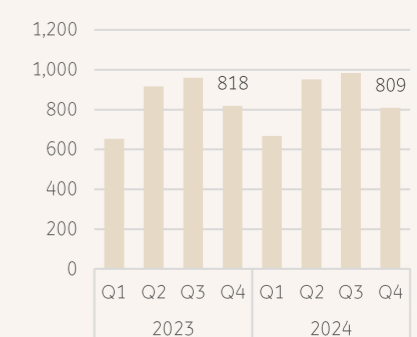
REVENUE AND NOI, MSEK
R12m



REVENUE PER COUNTRY, Q4



REVPAR, SEK



Leases are the core of our business. The agreements are turnover-based with long terms, a good guaranteed minimum level, shared risk and stable earnings. Guaranteed rents, i.e. contracted minimum rents plus fixed rents, amount to approximately MSEK 2,300 measured at an annual rate.

Segment Own Operations October-December 2024

- Continued growth and strengthened net operating income margin
- Completed acquisition of DoubleTree by Hilton Edinburgh City Centre
- New lease agreement signed in January with Numa for Hotel Hubert in Brussels

Revenues

Revenues from Own Operations amounted to MSEK 954 (910), an increase of 5 percent, explained by acquisitions and increased occupancy. For comparable units at fixed currency, both revenues and RevPAR increased by 3 percent.

The occupancy ratio for comparable hotels amounted to approximately 69 (66) percent. Average daily rates decreased slightly.

Hotels with the best relative RevPAR development compared same quarter last year were for example Radisson Blu Glasgow, Crowne Plaza Antwerpen, and Hotel Berlin, Berlin.

Costs

Costs amounted to MSEK -764 (-762).

Net operating income (EBITDA)

Net operating income (EBITDA) amounted to MSEK 269 (220), equivalent to a margin of 28 (24) percent. The margin increase is explained by higher business volumes and a positive hotel mix. For comparable units at fixed currency, net operating income increased by 1 percent.

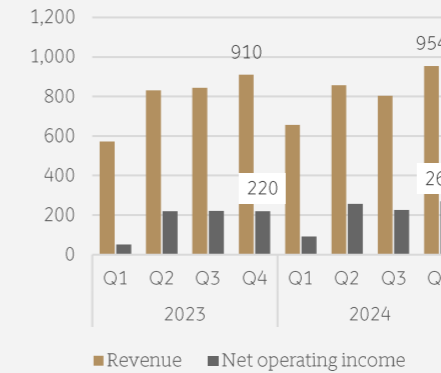
Important events

On 1 October, the acquisition of announced DoubleTree by Hilton Edinburgh City Centre for MGBP 49 was completed.

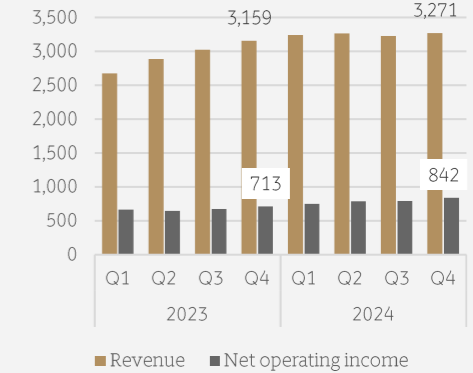
After the end of period, a new lease agreement with Numa was signed for Hotel Hubert in Brussels. The lease agreement is scheduled to enter into force on 1 April 2025.

MSEK	Oct-Dec			Jan-Dec		
	2024	2023	Δ%	2024	2023	Δ%
Revenues	954	910	5	3,271	3,159	4
Costs	-764	-762	0	-2,713	-2,729	-1
Gross profit	190	148	28	558	430	30
Plus depreciation included in costs	79	72	10	284	283	0
Net operating income/EBITDA	269	220	22	842	713	18
<i>Net operating income/EBITDA margin</i>	<i>28%</i>	<i>24%</i>	<i>17</i>	<i>26%</i>	<i>23%</i>	<i>14</i>
Revenues comparable units	705	685	3	2,634	2,465	7
<i>Of which currency effect</i>		6			-1	
Net operating income comparable units, before property admin	175	174	1	650	576	13
<i>Of which currency effect</i>		2			-	

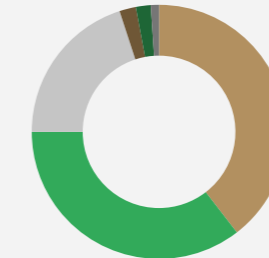
REVENUE AND NOI, MSEK
Per quarter



REVENUE AND NOI, MSEK
R12m

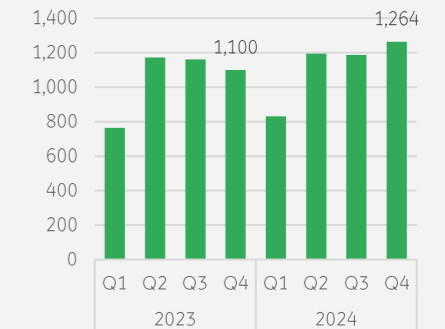


REVENUE PER COUNTRY, Q4



- UK, 40%
- Belgium, 35%
- Germany, 20%
- The Netherlands, 2%
- Denmark, 2%
- Finland, 1%

REVPAR, SEK



Own Operations are hotel operations we run in properties we own ourselves. It is an important part of our active ownership model. It gives us valuable opportunities to acquire and reposition hotel properties with the aim of creating value through new leases or realising value through divestment.

Hotel market development October-December 2024

Return to more normal travel patterns

According to data from UNWTO, the number of incoming international tourists to Europe was around 747 million in 2024. This was around 1 percent higher than the 2019 level and around 5 percent higher than in 2023. Supported by a strong dollar, incoming travel from North America increased. Incoming travel from Asia continued to recover, albeit at a slower pace than expected. The number of hotel nights increased and exceeded the 2019 level. However, an increased supply of hotel rooms compared to 2019 resulted in lower occupancy rates than for 2019.

The hospitality industry in Europe developed well in the fourth quarter and in line with a more normal growth pattern following the high growth in many markets experienced after the pandemic. Leisure travel was stable at the same time as business travel developed well with higher occupancy and average room rates on weekdays. All hotel types in the market performed well during the quarter, except for budget hotels which are more sensitive to economic fluctuation.

Good growth in Europe*

- Both average room rate and occupancy developed well in Europe as a whole. Average room rates increased by around 4 percent, amounting to EUR 142.
- Occupancy increased to 69 percent from 67 percent, equivalent to growth of around 2 percentage points.
- Overall, RevPAR in Europe amounted to EUR 98, an increase of around 6 percent.

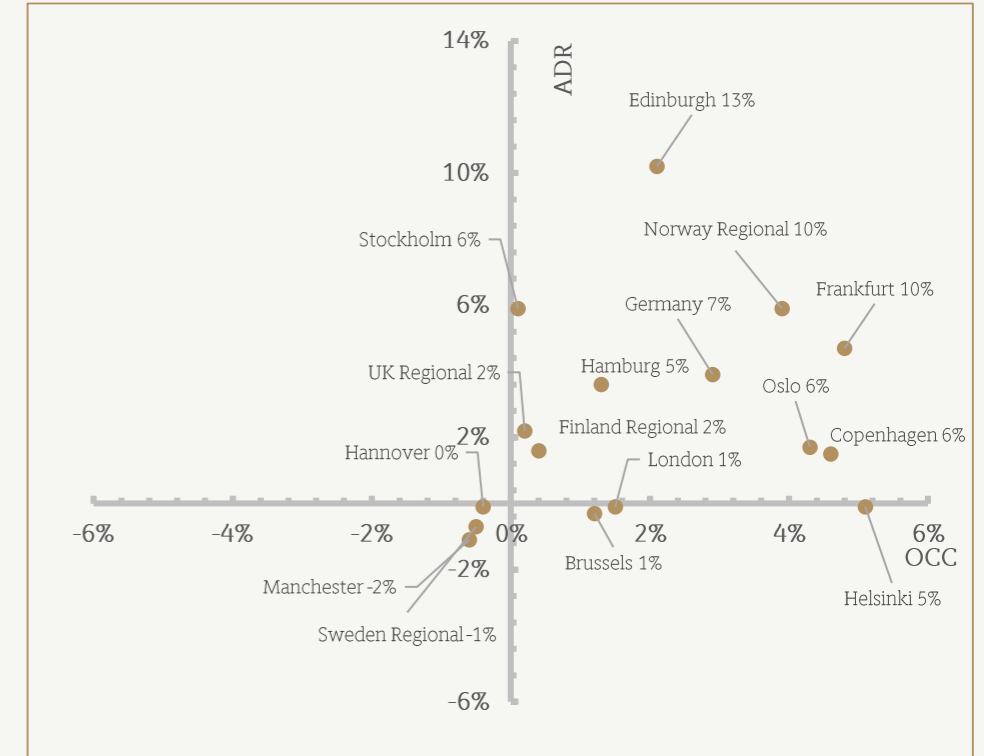
RevPAR development in Pandox's markets*

- Occupancy in the Nordics amounted to 58 percent, just over 3 percentage points higher than the previous year, while average room rates increased by 2 percent. Overall, RevPAR increased by around 5 percent.
- In the Nordic region, RevPAR was still the strongest in Norway (+9 percent), at the same time as Finland developed well (+7 percent), mainly driven by increased international demand in Helsinki. RevPAR in Sweden increased by 2 percent but was negatively impacted by Gothenburg (-3 percent) where a lot of new capacity was added over the past year.

- In Germany RevPAR increased by a total of around 5 percent during the quarter with a boost, for example, from Munich where RevPAR increased by just over 17 percent. Growth was, however, unevenly spread, with RevPAR decreasing in several cities including Düsseldorf, Cologne and Hannover due to fewer trade fairs.
- UK Regional, which was coming from higher levels, had a stable performance with a RevPAR increase of around 1 percent, driven by improved average room rates. London developed well with a RevPAR increase of around 3 percent.
- In Ireland RevPAR increased by 3 percent, driven by improved average room rates and occupancy.
- Growth in Brussels was slowed down by new capacity and RevPAR was in line with the previous year. On the other hand, in December alone, RevPAR grew by just over 8 percent with a strong contribution from a record number of visitors to the city's Christmas market.

Countries	Q4 2024		Jan-Dec 2024	
	RevPAR local currency	RevPAR Growth y/y	RevPAR local currency	RevPAR Growth y/y
Europe (EUR fixed currency)	98	6%	105	6%
Sweden	708	2%	766	2%
Norway	756	9%	836	9%
Denmark	582	3%	653	4%
Finland	66	7%	65	3%
Germany	79	5%	79	7%
UK	95	3%	95	3%
Ireland	114	3%	133	0%
Destinations				
London	169	3%	158	1%
UK Regional	67	1%	71	3%
Frankfurt	70	1%	72	10%
Berlin	88	5%	93	8%
Brussels	115	0%	104	1%
Stockholm	829	3%	892	6%
Oslo	914	10%	946	6%
Copenhagen	710	3%	800	6%
Helsinki	65	6%	65	5%

REVPAR ANALYSIS Y/Y (YTD 2024)



The chart shows RevPAR development for a selection of countries, regions and cities compared to the same period last year, based on market data from STR and the Benchmarking Alliance. ADR/average price is shown on the vertical axis and OCC/occupancy on the horizontal axis. The centre of the chart (origo) corresponds to the ADR/average price and OCC/occupancy rate for the corresponding period of the previous year. The percentage figure indicates the RevPAR change compared to the corresponding previous year.

*Market data for Nordic markets from Benchmarking Alliance and STR for other markets.

Important events during and after the period

1 October 2024

Pandox has completed previously announced acquisition of DoubleTree by Hilton Edinburgh City Centre

24 October 2024

Interim report January–September 2024

19 November 2024

Pandox enters into an agreement to acquire Radisson Blu Hotel Tromsø

19 November 2024

Pandox Hotel Market Day 2024: A New Dawn - The European Hotel Market in a Changing World

13 December 2024

Pandox appoints Mikael Hultqvist as new SVP Property Management

7 January 2025

Pandox has per 1 January completed previously announced acquisition of Radisson Blu Hotel Tromsø

17 January 2025

Pandox signs new lease agreement for Hotel Hubert in Brussels

Group results analysis January-December 2024

Net sales

The Group's net sales amounted to MSEK 7,136 (6,849), an increase of 4 percent driven by good demand in the hotel market. For comparable units, net sales increased by 4 percent, adjusted for currency effects. Income from Leases amounted to MSEK 3,865 (3,690), an increase of 5 percent. For comparable units, revenues increased by 2 percent, adjusted for currency effects. Revenue from Own Operations amounted to MSEK 3,271 (3,159), an increase of 4 percent due to good demand in all submarkets. For comparable units, revenues increased by 7 percent, adjusted for currency effects.

Changes in value and adjustments

Unrealised and realised changes in value Investment Properties amounted to MSEK 608 and MSEK 1 respectively. In addition, an adjustment of MSEK -70 is included, related to previous divestment. For Operating Properties, impairments of MSEK -64 are included. Changes in the value of properties net thereby amounted to MSEK 475 (-1,107).

Unrealised changes in the value of derivatives amounted to MSEK -100 (-1,205).

Result

Net operating income Leases amounted to MSEK 3,297 (3,157), an increase of 4 percent. For comparable units, net operating income increased by 2 percent, adjusted for currency effects. Net operating income Own Operations amounted to MSEK 842 (713), an increase of 18 percent. For comparable units, net operating income increased by 13 percent, adjusted for currency effects. Total net operating income amounted to MSEK 4,139 (3,870), an increase of 7 percent. For comparable units, net operating income increased by 4 percent, adjusted for currency effects.

Cash earnings amounted to MSEK 1,955 (1,742). Cash earnings per share amounted to SEK 10.46 (9.48), an increase of 10 percent.

Profit for the period amounted to MSEK 1,706 (-580) and profit for the period attributable to parent company shareholders amounted to MSEK 1,689 (-585), corresponding to SEK 9.04 (-3.18) per share.

Tax

Current tax amounted to MSEK -318 (-375). Deferred tax amounted to MSEK -335 (292), explained by changes in the value of Investment Properties. See also note 6 on page 23.

Employees

At the end of the period, the Company had the equivalent of 1,464 (1,442) full-time employees, based on the number of hours worked, converted to full-time employees. Of the total number of employees, 1,417 (1,393) were employed in the Own Operations segment and 47 (49) in the Leases segment and central administration.

Property valuation

Market value properties

At the end of the period, Pandox's property portfolio had a total market value of MSEK 76,334 (69,039), of which Investment Properties accounted for MSEK 60,290 (57,226) and Operating Properties for MSEK 16,044 (11,813). Over the past twelve months, external valuations were performed for 100 percent of the property value and are in total in line with the internal valuations. External valuations were performed in the fourth quarter for around 27 percent of Pandox's property value.

In the period net unrealised changes in value of Investment Properties amounted to MSEK 608, of which MSEK 60 in the fourth quarter. The increased valuation yield of 0.04 percentage points (of which -0.01 in Q4) had a negative impact of MSEK -295 (of which MSEK 102 in Q4), while increased cash flows had a positive impact of MSEK 903 (of which MSEK -42 in Q4) in the period.

In the period net unrealised changes in the value of Operating Properties amounted to MSEK 67 (reported for disclosure purposes only), of which MSEK -10 in the fourth quarter.

In the fourth quarter, Pandox completed the acquisition of DoubleTree by Hilton Edinburgh City Centre.

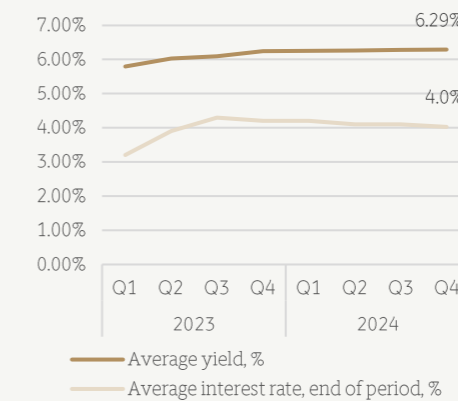
Value changes properties (period)

MSEK	Investment properties	Operating properties ¹	Total market value
Market value beginning of the period 1 January	57,226	11,813	69,039
Acquisitions	0	3,884	3,884
Divestments	-69	-637	-706
Investments	732	292	1,024
Unrealised changes in value	608	67	675
Change in currency exchange rates	1,793	625	2,418
Market value end of period 31 Dec	60,290	16,044	76,334
Influencing factors			
Yield	-295	200	-95
Cash flow	903	-133	770
Sum unrealised changes in value	608	67	675
Average valuation yield % Q4 2024	6.13	6.89	6.29
Average valuation yield % Q3 2024	6.14	6.87	6.28
Average valuation yield % Q2 2024	6.13	6.90	6.26

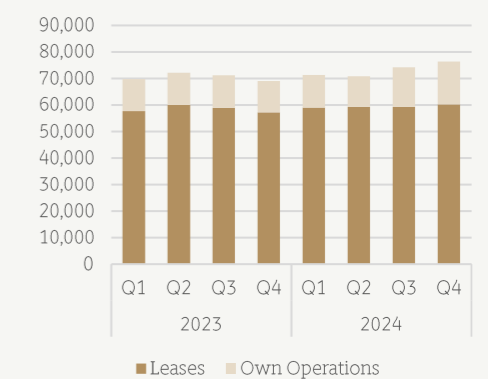
Acquisitions, divestments, and reclassifications

Action	Hotel property	Transfer date
Acquisition Leases	Radisson Blu Hotel Tromsø	1 January 2025
Acquisition Own Operations	DoubleTree by Hilton Edinburgh City Centre	1 October 2024
Acquisition Own Operations	Three 'aparthotels', Residence Inn by Marriott	28 August 2024
Divestment Own Operations	DoubleTree by Hilton Montreal	15 April 2024
Acquisition Own Operations	Hilton Belfast	20 July 2023

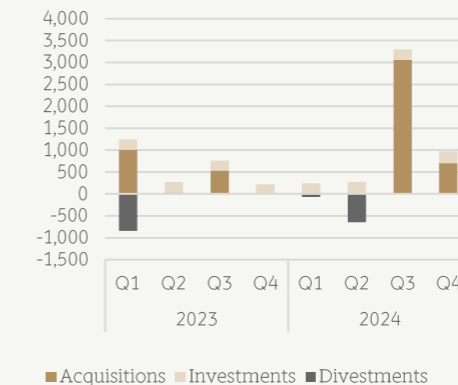
YIELD AND AVERAGE INTEREST RATE, %



MARKET VALUE PROPERTIES, MSEK



ACQUISITIONS, INVESTMENTS, AND DIVESTMENTS



INVESTMENT PROPERTIES SENSITIVITY ANALYSIS EFFECT ON VALUE Per 31 December, 2024

Effect on fair value	Δ%	ΔMSEK
Yield	+/- 0,5	-4,548/ +5,357
Change in currency exchange rates	+/- 1	+/- 443
Net operating income	+/- 1	+/- 569

¹⁾ The value of Operating Properties is reported for disclosure purposes and is included in EPRA NRV, EPRA NDV and EPRA NTA calculations. The Operating Properties' carrying amounts recognised in the condensed consolidated statement of financial position are equivalent to cost minus depreciation and any impairment losses and amounted to MSEK 12,637 (8,842) at the end of the period.

For more information on property valuation, see Annual Report 2023 Note E.

Portfolio overview

At the end of the period Pandox's property portfolio consisted of 161 (159) hotel properties with 35,672 (35,851) hotel rooms in eleven countries.

Radisson Blu Hotel Tromsø, with 269 rooms, was accessed on 1 January 2025 is not included in the portfolio overview.

Pandox's main geographical focus is Northern Europe. The UK (24 percent) is Pandox's single largest geographical market, measured as a percentage of the property portfolio's total market value, followed by Germany (22 percent), Sweden (21 percent), Belgium (8 percent) and Finland (6 percent).

Approximately 80 percent of the total portfolio market value is covered by external leases. Pandox's tenant base consists of highly reputable hotel operators with strong hotel brands.

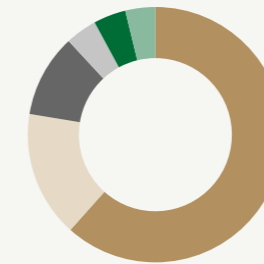
On 31 December 2024 Investment Properties had a weighted average unexpired lease term (WAULT) of 14.4 years (15.0).

Leases	Number		Market value (MSEK)		
	Hotels	Rooms	Per country	In % of total	Per room
Sweden	42	9,120	16,019	21	1.8
Germany	32	6,633	13,076	17	2.0
UK	20	4,821	11,778	15	2.4
Finland	12	2,742	4,481	6	1.6
Norway	14	2,573	3,455	5	1.3
Denmark	8	1,843	4,418	6	2.4
Austria	2	639	1,613	2	2.5
Belgium	3	765	1,541	2	2.0
Ireland	3	445	1,725	2	3.9
Switzerland	1	206	912	1	4.4
The Netherlands	1	189	1,272	2	6.7
Sum Leases	138	29,976	60,290	79	2.0
Own Operations					
Belgium	7	1,968	4,604	6	2.3
Germany	5	1,490	3,883	5	2.6
UK	9	1,862	7,105	9	3.8
The Netherlands	1	216	422	1	2.0
Finland	1	160	30	0	0.2
Sum Own Operations	23	5,696	16,044	21	2.8
Sum total	161	35,672	76,334	100	2.1

Brand	Number		
	Hotels	Rooms	In % of total
Scandic	50	11,222	31
Leonardo	38	7,957	22
Hilton	10	2,585	7
Independent	11	2,855	8
Radisson Blu	8	2,033	6
Strawberry	11	1,949	5
NH	7	1,681	5
Dorint	4	847	2
Mercure	3	610	2
Marriott	3	503	1
Elite Hotels	2	493	1
Holiday Inn	2	469	1
Novotel	2	421	1
Others	10	2,047	6
Total	161	35,672	100.0

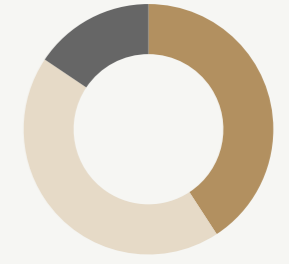
For more information about Pandox's portfolio, visit www.pandox.se

NUMBER OF ROOMS
Per location category



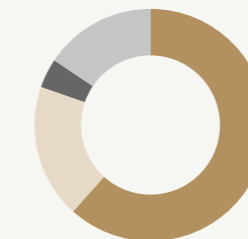
- City center, 62%
- Ringroad, 16%
- Airport, 11%
- Resort, 4%
- Exhibition center, 4%
- Business park, 4%

NUMBER OF ROOMS
Per demand category



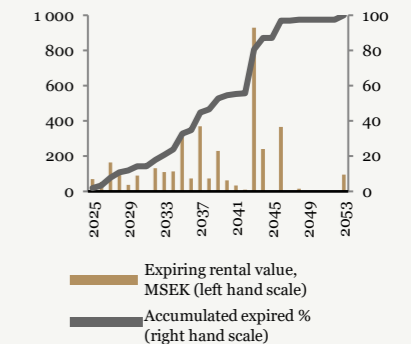
- Domestic, 41%
- Regional, 44%
- International, 16%

NUMBER OF ROOMS
Per agreement category



- Revenue-based with minimum guarantee, 62%
- Revenue-based without minimum guarantee, 19%
- Fixed, 4%
- Own Operations, 16%

LEASE MATURITY PROFILE
Per 31 December 2024



Property investments

A central part of the value creation

A large and well-diversified portfolio offers good opportunities for value-creating and growth-driving investments. Pandox maintains an ongoing dialogue with each tenant on joint investment projects to further increase the hotel's revenue and profitability. For example, new beds in existing rooms, new rooms in existing hotel properties or new rooms through extensions to existing hotel properties.

Larger ongoing investment projects

Property	Number of rooms	City, country	Segment	Type of investment	Investment size	Status	Invested	Completed
DoubleTree by Hilton Brussels	354	Brussels, Belgium	O	O, E, P, T, H	XL	Open	60%	H1 2026
Quality Hotel Luleå	220	Luleå, Sweden	L	O, E, P, T, H	Smaller	Open	0%	H1 2026
Radisson Blu Glasgow	247	Glasgow, UK	O	P, T, H	Medium	Open	75%	Q3 2025
Hotel Mayfair	203	Copenhagen, Denmark	O (L)	O, E, P, T, H	Medium	Open	40%	H2 2025
The Hotel Brussels	421	Brussels, Belgium	O	O, P, T, H	Smaller	Open	60%	Q1 2025
Vildmarkshotellet	213	Norrköping, Sweden	L	P	Smaller	Open	50%	2025
Scandic Malmen	332	Stockholm, Sweden	L	O, P, T, H	Smaller	Open	60%	H1 2025
Leonardo Christchurch	182	Dublin, Ireland	L	P, H	Smaller	Open	25%	H1 2025

Business segment		Categories		Size range (MSEK):	
Leases	L	Repositioning	O	Running	0-30
Own Operations	O	Expansion	E	Smaller	30-90
		Product	P	Medium	90-150
		Technical	T	Large	150-250
		Sustainability	H	XL	250-

Investments in the period

In the period January–December 2024, investments in property, plant and equipment, excluding acquisitions, amounted to MSEK 1,024 (921), of which MSEK 732 (493) was for Investment Properties and MSEK 292 (428) for Operating Properties.

At the end of the fourth quarter 2024, approved investments for ongoing and future projects amounted to around MSEK 1,700, of which around MSEK 1,100 is for projects that are expected to be completed in 2025.

The cost of maintenance in Leases in the period January-December 2024 was MSEK 71 (72).



Leonardo Royal Baden-Baden

Our hotel property in the “spa town” of Baden-Baden in south-west Germany has been renovated and repositioned to gain market shares. In addition to a renovation of all 121 rooms, the basement of the hotel has been transformed into a large spa and wellness area. The project was completed in 2024.



Leonardo Royal Frankfurt

One of our largest hotels in Germany has during 2024 undergone an extensive renovation of all 449 rooms and bathrooms. Also public areas, conference areas and technical installations have been included in the improvement work. The hotel is located close to Frankfurt's elegant Sachsenhausen and Frankfurt South train station.

Financing

Financial position and net asset value

At the end of the period the loan-to-value net was 45.2 (46.6) percent. Equity attributable to the Parent Company's shareholders amounted to MSEK 33,528 (29,573). EPRA NRV amounted to MSEK 41,953 (36,976), equivalent to SEK 215.58 (201.12) per share. Cash and cash equivalents plus unutilised credit facilities amounted to MSEK 4,069 (3,146) and there are unpledged properties with a value of approximately MSEK 1,530 in total. In addition, there are additional unutilised credit facilities that, at any given time, fully cover the issued volume under the Pandox commercial paper programme.

Interest-bearing liabilities

At the end of the period the loan portfolio amounted to MSEK 35,771 (32,960), excluding loan arrangement fees. Unutilised credit facilities, after deduction of commercial paper, amounted to MSEK 2,783 (2,378) and the volume issued under the commercial paper programme amounted to MSEK 1,232 (816). Commercial paper is only used to optimise Pandox's financial cost via interest rate arbitrage.

Key ratios, financing

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Net interest-bearing debt	-	-	34,486	32,191
Cash and cash equivalents and unutilised credit facilities	-	-	4,069	3,146
Average fixed interest period, years	-	-	2.7	3.9
Average repayment period, years	-	-	2.6	2.3
Average interest rate end of period, %	-	-	4.0	4.2
Interest cover ratio, times	2.7	2.6	2.7	2.7
Loan to value net, %	-	-	45.2	46.6
Net interest-bearing debt/EBITDA, times	-	-	8.7	8.7

Commercial paper aside, all Pandox's debt financing is bank financing only with loans secured by a combination of mortgage collateral and pledged shares. Pandox has a geographically diversified lender base consisting of 15 Nordic and international banks, and AMF Tjänstepension AB.

Per 31 December 2024, the average repayment period was 2.6 (2.3) years, the average fixed interest rate period was 2.7 (3.9) years, and the average interest rate level, including effects from interest-rate derivatives, but excluding accrued arrangement fees, was 4.0 (4.2) percent, which also is a reasonable approximation for the expected level at the end of the first quarter 2025, given unchanged market rates. At the end of the period the interest cover ratio (measured on rolling twelve months) was 2.7 times.

Short-term interest-bearing debt amounted to MSEK 2,359 (8,580). Short-term credit facilities, including unutilised credits, maturing in less than twelve months amount to MSEK 2,477, of which MSEK 1,954 matures in the second quarter 2025.

The difference is explained by unutilised credit facilities and expected amortisations.

During 2024, Pandox has carried out refinancing of previous short-term debt corresponding to a total of approximately MSEK 17,999, of which MSEK 5,628 in the fourth quarter.

Sustainability-linked financing

Pandox has during the quarter sustainability-linked additional bank loans and the total sustainability-linked loan volume amounts to MSEK 15,458 per 31 December 2024. The credit margin of the bank loans is linked to the annual outcome of three well-defined environmental, social and governance (ESG) sustainability targets, which will also be reported in the annual sustainability report.

During the year, Pandox has also entered into a new green loan of MSEK 1,588 in connection with the acquisition of three 'aparthotels' in central London.

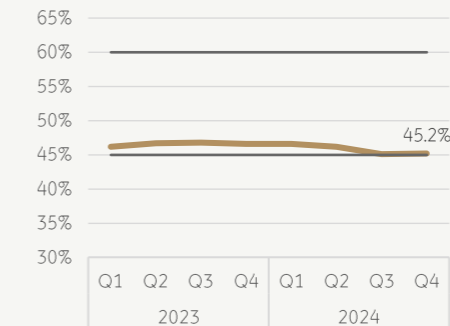
MATURITY STRUCTURE CREDIT FACILITIES

Year due (MSEK)	Credit facilities ¹
< 1 year	2,477
1–2 year	4,610
2–3 year	20,860
3–4 year	9,306
4–5 year	1,301
> 5 year	-
Total	38,554

¹ Excluding contractual amortisation.

LOAN TO VALUE, NET, %

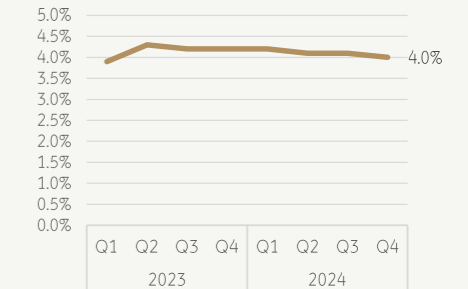
Policy range 45–60%



— Loan to value, net — Policy range

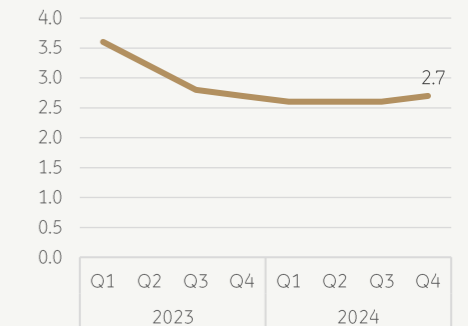
AVERAGE INTEREST RATE

End of period, %



INTEREST COVER RATIO

R12m, times



On group level, Pandox's financial covenants are loan-to-value and interest cover ratio.

Net financial items

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Financial income	9	5	27	31
Interest costs	-370	-352	-1,469	-1,366
Average interest rate, end of period, %	4.0	4.2	4.0	4.2
Other financial costs	-26	-28	-108	-131
Total debt costs, %	4.3	4.6	4.3	4.6
Financial costs right of use assets	-32	-28	-119	-108
Sum net financial items	-419	-403	-1,671	-1,575

The increase in costs compared to the corresponding quarter last year is mainly explained by higher loan volume following acquisitions, and currency effects.

Loans by currency 31 December, 2024

	SEK	DKK	EUR ³	CHF	NOK	GBP	Total
Sum credit facilities, MSEK¹	9,110	2,388	16,131	548	1,848	8,528	38,554
Sum interest bearing debt, MSEK¹	7,484	2,388	15,900	548	923	8,528	35,771
Share of debt in currency, %	20.9	6.7	44.4	1.5	2.6	23.8	100
Average interest rate, % ²	3.1	3.2	3.3	3.8	4.8	6.2	4.0
Average interest rate period, years	2.8	0.8	2.9	0.2	3.4	3.0	2.7
Market value Properties, MSEK ¹	16,019	4,418	32,648	912	3,455	18,883	76,334

¹⁾ Converted to MSEK

²⁾ Average interest rate including margin and derivatives, excluding arrangement fee for loans.

³⁾ Part of the interest-bearing debt is part of credit facilities in SEK, which can be drawn in multiple currencies, including EUR.

Currency and interest rate risk

To reduce the currency exposure in foreign investment Pandox's aim is to finance the investment in local currency. Equity is normally not hedged as Pandox's strategy is to have a long investment perspective. Currency exposures are largely in form of currency translation effects.

Pandox's bank financing is with variable interest rate. In order to manage interest rate risk and increase the predictability of Pandox's earnings, interest rate derivatives are used.

Per 31 December 2024, the gross nominal volume of interest rate derivatives amounted to MSEK 32,737, including forward starting swaps. At the same time, the net nominal volume of interest rate derivatives amounted to MSEK 25,940. The net volume is the portion of Pandox's loan portfolio for which interest rates are hedged.

Approximately 68 percent of Pandox's net debt was thereby hedged against interest rate movements for periods longer than one year and the average fixed rate period was 2.7 (3.9) years.

Interest maturity profile 31 December 2024

Tenor (MSEK)	Total interest maturity		Interest maturity derivatives		
	Amount ¹	Share, %	Volume	Share, %	Average interest rate derivatives, %
< 1 year	12,380	35	2,549	10	0.5
1-2 year	4,722	13	4,722	18	0.8
2-3 year	3,356	9	3,356	13	0.6
3-4 year	6,240	17	6,240	24	1.5
4-5 year	3,275	9	3,275	13	0.6
> 5 year	5,798	16	5,798	22	2.4
Sum	35,771	100	25,940	100	1.3

¹⁾ Share of loans with an interest rate reset during the period.

The market value of the derivatives portfolio is measured on each closing date, with the change in value recognised in profit or loss. Upon maturing, the market value of a derivative contract is dissolved entirely and the change in value over time thus does not affect equity.

At the end of the period, the net market value of Pandox's financial derivatives amounted to MSEK 955 (1,055).

Currency exchange rates

	Average rate			Rate at end-of-period		
	2024	2023	Change %	2024	2023	Change %
Euro (EUR)	11.432	11.477	0	11.487	11.096	4
British pound (GBP)	13.505	13.198	2	13.848	12.768	8
Danish krone (DKK)	1.533	1.540	0	1.540	1.489	3
Norwegian krone (NOK)	0.983	1.005	-2	0.970	0.987	-2
Canadian dollar (CAD)	7.714	7.864	-2	7.640	7.578	1
Swiss franc (CHF)	12.005	11.817	2	12.174	11.983	2

Financial sensitivity analysis 31 December 2024

Effect on earnings before changes in value	MSEK	Δ
Current fixed interest hedging, change in interest rates, with derivatives	-/+ 86	+/- 1%
Current fixed interest hedging, change in interest rates, without derivatives	-/+ 345	+/- 1%
Remeasurements of interest-rate derivatives following shift of yield-curves	+/- 800	+/- 1%

Sustainability

Development in the fourth quarter 2024

Pandox Science Based Targets:

- **Scope 1 & 2 (Own Operations)**
 - A decision was taken to delay phasing out gas until 2026 due to upcoming rules on refrigerants. In 2025 there will be a pilot study to test a CO2 heat pump. A pilot project for low-flow showers was tested at three hotels (500 bathrooms) to reduce water and gas consumption. Hand showers (6 l/min) and overhead showers (9 l/min) were installed without impacting guest comfort. This reduced water consumption by 20 percent. This equipment will now be installed in all hotels based on the action plan.
- **Scope 3 (Leases)**
 - To meet the SBT requirement of a 25-percent reduction in CO2 emissions within Scope 3, energy studies and analysis are under way in Germany. This process should be completed in Q1 2025. Based on this, combined with previous analysis in the UK, an action plan will be prepared in 2025.
 - Test bathrooms have been developed with the intention of reducing climate emissions without compromising guest comfort and tenant operations. The goal is to start installing these in 2025.
 - We have secured access to additional energy data from tenants and now have close to 100 percent data coverage.
- During the quarter we signed two sustainability-linked loans for around MSEK 3,900. The sustainability-linked portion of the loan portfolio is therefore 45 (7) percent.
- Focus on implementing full CSRD accounting for 2024, even though the legal requirement does not go into effect until 2025.
- After the end of the fourth quarter, two properties applied for BREEAM Very Good certification and are expected to be approved in the first quarter of 2025. The number of certified properties will then be 15 in the Own Operations segment.

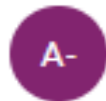
Science Based Targets initiative (SBTi)

Pandox's science-based climate targets have been approved by the Science Based Targets initiative (SBTi). They mean that by 2030 Pandox will reduce greenhouse gas emissions in Own Operations (Scope 1 and 2) by 42 percent, while emissions in Leases (Scope 3) will be reduced by 25 percent.

Larger investments

Pandox has decided to invest MEUR 29 in a climate transition project for eight hotel properties in Own Operations. When the project is completed in 2027, we are expected to reach the SBTi-validated emission targets for Own Operations. The project will gradually generate cost savings, which by the end of 2027 are estimated to amount to MEUR 3 annually. The climate transition project consists of phasing out oil and gas, upgrading or replacing obsolete technical systems for energy optimisation, as well as renewable energy and behavioural change.

Acknowledgements



Sustainability overview Own Operations	2023	2022	2021
<i>Resource efficiency</i>			
Total energy consumption, kWh/sqm	204	230	214
Total energy consumption, kWh/gn	36	44	99
Total water consumption, l/gn	174	219	304
Waste per hotel guest, kg	1.2	n.a	n.a
<i>Renewable energy</i>			
Total of renewable energy, %	42	49	48
<i>Emission reduction</i>			
Total emissions, CO2e/sqm	27	23	23
<i>Sustainability certification</i>			
Total number of BREEAM In Use-certified properties on level Very Good	13	12	5
Green key certification of operations, number	14	16	14
Total, Pandox group	2023	2022	2021
<i>Key social indicators</i>			
Employee satisfaction, %	77	77	78
<i>Supplier key figures</i>			
Number of suppliers audited	37	48	82
Sustainability overview Leases	2023	2022	2021
<i>Resource efficiency</i>			
Total energy consumption, kWh/sqm	218	210	189
Total energy consumption, kWh/gn	37	42	62
Total water consumption, l/gn	183	184	311
<i>Renewable energy</i>			
Total of renewable energy, %	40	39	39
<i>Emission reduction</i>			
Total emissions, CO2e/sq m	31	35	35
Larger ongoing investment projects	Total amount	Invested	Completed
Climate transition project	MEUR 29	10%	2027

Change in the table above has 2021 as base year. Sustainability data for 2024 will be published in Pandox's annual report 2024 and will be included in the table above in the interim report for the first quarter 2025.

Summary of financial reports

Condensed consolidated statement of income

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Revenues Leases				
Rental income	903	895	3,728	3,548
Other property income	39	33	137	142
Revenue Own Operations	954	910	3,271	3,159
Total revenues	1,896	1,838	7,136	6,849
Costs Leases	-141	-159	-568	-533
Costs Own Operations	-764	-762	-2,713	-2,729
Gross profit	991	917	3,855	3,587
- whereof gross profit Leases	801	769	3,297	3,157
- whereof gross profit Own Operations	190	148	558	430
Central administration	-59	-53	-200	-197
Financial income	20	5	38	31
Financial expenses	-407	-381	-1,590	-1,498
Financial cost right of use assets	-32	-28	-119	-108
Profit before changes in value	513	460	1,984	1,815
Changes in value				
Changes in value properties	38	-339	475	-1,107
Changes in value derivatives	99	-1,236	-100	-1,205
Profit before tax	650	-1,115	2,359	-497
Current tax	-54	-137	-318	-375
Deferred tax	-15	127	-335	292
Profit for the period	581	-1,125	1,706	-580

Condensed consolidated statement of other comprehensive income

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
<i>Items that may not be classified to profit or loss, net after tax</i>				
This year's revaluation of tangible non-current assets	-	-	-	39
<i>Translation differencens relaisation of foreign operations</i>	-3	-	-31	-
<i>Items that may be classified to profit or loss, net after tax</i>				
Net investment hedge of foreign operations	-15	174	-160	26
Translation differences of foreign operations	498	-1,019	1,226	-177
Other comprehensive income for the period	480	-845	1,035	-112
Total comprehensive income for the period	1,061	-1,970	2,741	-692
Profit for the period attributable to the shareholders of the parent company	579	-1,112	1,689	-585
Profit for the period attributable to non-controlling interests	2	-13	17	5
Total comprehensive income for the period attributable to the shareholders of the parent company	1,056	-1,950	2,718	-698
Total comprehensive income for the period attributable to non-controlling interests	5	-20	23	6
Earnings per share, before and after dilution, SEK	2.98	-6.05	9.04	-3.18

In comprehensive income for the period of MSEK 1,035 is included tax of MSEK -212, of which MSEK 52 is current tax.

Condensed consolidated statement of financial position

MSEK	31 Dec	
	2024	2023
ASSETS		
Operating Properties	12,123	8,273
Equipment and interiors	522	580
Investment Properties	60,270	57,226
Right-of-use assets	3,156	2,848
Deferred tax assets	347	340
Derivatives ¹	1,139	1,535
Other non-current receivables	93	77
Total non-current assets	77,650	70,879
Current assets		
Inventories	8	16
Current tax assets	266	173
Trade account receivables	419	445
Prepaid expenses and accrued income	659	648
Other current receivables	380	207
Cash and cash equivalents	1,286	769
Assets held for sale	20	71
Total current assets	3,038	2,329
Total assets	80,688	73,208

MSEK	31 Dec	
	2024	2023
EQUITY AND LIABILITIES		
Equity		
Share capital	488	460
Other paid-in capital	9,470	7,525
Reserves	2,233	1,205
Retained earnings, including profit for the period	21,337	20,383
Equity attributable to the owners of the Parent Company	33,528	29,573
Non-controlling interests	167	152
Sum equity	33,695	29,725
LIABILITIES		
Non-current liabilities		
Non-current interest-bearing liabilities ²	33,175	24,190
Other non-current liabilities	20	29
Long-term lease liability	3,134	2,826
Derivatives ¹	183	479
Provisions	43	40
Deferred tax liability	5,776	5,270
Total non-current liabilities	42,331	32,834
Current liabilities		
Provisions	12	35
Current interest-bearing liabilities ²	2,359	8,580
Short-term lease liability	31	30
Tax liabilities	691	551
Trade accounts payable	369	333
Other current liabilities	241	170
Accrued expenses and prepaid income	959	950
Total current liabilities	4,662	10,649
Total liabilities	46,993	43,483
Total equity and liabilities	80,688	73,208

¹⁾ The fair value measurement belongs to level 2 in the fair value hierarchy in IFRS, i.e. it is based on inputs that are observable, either directly or indirectly.

²⁾ The carrying amounts of interest-bearing liabilities and other financial instruments constitute a reasonable approximation of their fair value.

Condensed consolidated statement of cash flow

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
OPERATING ACTIVITIES				
Profit before tax	650	-1,115	2,359	-497
Reversal of depreciation	80	72	287	286
Changes in value, properties	-37	339	-474	1,107
Changes in value, derivatives	-99	1,236	100	1,205
Other items not included in the cash flow	-54	103	-127	40
Taxes paid	-114	-62	-280	-178
Cash flow from operating activities before changes in working capital	426	573	1,865	1,963
Increase/decrease in operating assets	138	-86	-43	137
Increase/decrease in operating liabilities	-23	-26	4	93
Change in working capital	115	-112	-39	230
Cash flow from operating activities	541	461	1,826	2,193
INVESTING ACTIVITIES				
Investments in properties and fixed assets	-272	-194	-1,024	-922
Divestment of hotel properties, net effect on liquidity	-	-3	680	894
Acquisitions of hotel properties, net effect on liquidity	-703	-1	-3,762	-1,465
Acquisitions of financial assets	-3	-	-15	12
Cash flow from investing activities	-978	-198	-4,121	-1,481
FINANCING ACTIVITIES				
New share issue	-	-	2,000	-
Transaction cost	-1	-	-28	-
New loans	6,118	1,604	20,760	12,944
Amortisation of debt	-5,876	-1,816	-19,283	-14,168
Dividend non-controlling interest	-17	-17	-17	-17
Paid dividends	-	-	-735	-460
Cash flow from financing activities	224	-229	2,697	-1,701
Cash flow for the period	-213	34	402	-989
Cash and cash equivalents at beginning of period	1,476	749	769	1,630
Exchange differences in cash and cash equivalents	23	-13	115	129
Liquid funds end of period	1,286	769	1,286	769
Information regarding interest payments				
Interest received amounted to	9	5	27	31
Interest paid amounted to	-402	-277	-1,492	-1,243
Financial cost right of use assets	-32	-28	-119	-108
Information regarding cash and cash equivalents end of period	1,286	769	1,286	769

Cash and cash equivalents consists of bank deposits.

Condensed consolidated statement of changes in equity

MSEK	Attributable to the owners of the parent company							
	Share capital	Other paid in capital	Translation reserves	Revaluation reserve ¹	Retained earnings, incl profit for the period	Total	Non-controlling interests	Total equity
Opening balance equity 1 Jan, 2023	460	7,525	1,131	187	21,428	30,731	202	30,933
Profit for the period	—	—	—	—	-585	-585	5	-580
Other comprehensive income	—	—	-152	39	—	-113	1	-112
Dividend non-controlling interest	—	—	—	—	—	—	-56	-56
Dividend	—	—	—	—	-460	-460	—	-460
Closing balance equity 31 Dec, 2023	460	7,525	979	226	20,383	29,573	152	29,725
Opening balance equity 1 Jan, 2024	460	7,525	979	226	20,383	29,573	152	29,725
Profit for the period	—	—	—	—	1,689	1,689	17	1,706
Other comprehensive income	—	—	1,029	—	—	1,029	6	1,035
New share issue ²	27	1,945	—	—	—	1,972	—	1,972
Dividend non-controlling interest	—	—	—	—	—	—	-8	-8
Dividend	—	—	—	—	-735	-735	—	-735
Closing balance equity 31 Dec, 2024	487	9,470	2,008	226	21,337	33,528	167	33,695

¹ Refers to the fair value change of hotel properties that have been reclassified from Own Operations to Leases.

² The new share issue amount is reported net of transaction costs of MSEK 28.

Comparison figures and period

Figures in brackets are from the corresponding period the previous year for profit/loss items and year-end 2023 for balance sheet items, unless otherwise stated.

Note 1. Accounting principles

Pandox AB follows the International Financial Reporting Standards (IFRS) and interpretations (IFRIC), as adopted by the EU. This interim report has been prepared according to IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The interim report for the Parent Company has been prepared in accordance with Chapter 9 Interim Reports of the Swedish Annual Accounts Act. The Parent Company applies the Swedish Annual Accounts Act and RFR2 Accounting principles for legal entities. Under RFR2 the parent company of a legal entity applies all EU approved IFRS principles and interpretations within the framework defined by the Swedish Annual Accounts Act and taking into consideration the connection between accounting and taxation. Derivatives are measured at fair value according to Level 2 in the fair value hierarchy under IFRS, based on inputs that are observable, either directly or indirectly. The carrying amounts of interest-bearing liabilities and other financial instruments constitute a reasonable approximation of their fair values. The interim financial statements are included on pages 1–27 and page 1–14 is thus an integrated part of this financial report. The accounting principles applied are consistent with those described in Pandox's Annual Report for 2023.

Note 2. Ongoing disputes and insurance cases

No significant change has taken place in any disputes and insurance cases commented on previously.

Condensed income statement for the parent company

MSEK	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Total revenues	25	24	105	112
Administration cost	-70	-67	-250	-245
Operating profit	-45	-43	-145	-133
Profit from participations in Group companies	-	842	123	964
Other interest income and similar profit/loss items	206	72	1,064	1,235
Derivatives, unrealised	48	-204	121	-231
Profit after financial items	209	667	1,163	1,835
Year-end appropriations	135	352	135	352
Profit before tax	344	1,019	1,298	2,187
Current tax	4	-1	-137	-217
Deferred tax	16	52	-22	46
Profit for the period	364	1,070	1,139	2,016
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	364	1,070	1,139	2,016

Condensed balance sheet for the parent company

MSEK	31 Dec	
	2024	2023
ASSETS		
Non-current assets		
Property, plant and equipment	9	11
Financial non-current assets	25,129	22,830
Current assets	1,234	2,054
Total assets	26,372	24,895
EQUITY AND LIABILITIES		
Equity	15,690	13,314
Untaxed reserves	3	4
Provisions	48	69
Non-current liabilities	7,050	7,893
Current liabilities	3,581	3,615
Total equity and liabilities	26,372	24,895

Note 3. Parent company

Administration for activities within Pandox's property owning companies is provided by staff employed by the Parent Company, Pandox AB (publ). Pandox's subsidiaries are invoiced for these services.

Note 4. Transactions with related parties

The Parent Company carries out transactions with subsidiaries in the Group. Such transactions mainly entail allocation of centrally incurred administration cost and interest relating to receivables and liabilities. All related party transactions are entered into on market terms. Eiendomsspar AS owns 5.1 percent of 22 hotel properties in Germany and 9.9 percent of another hotel property in Germany. The acquisitions were made by Pandox in 2015, 2016 and 2019. Pandox has a management agreement regarding Pelican Bay Lucaya Resort in the Bahamas owned by affiliates of Helene Sundt AS and CGS Holding AS. During January–December 2024, revenue from Pelican Bay Lucaya amounted to MSEK 1.4 (0.2).

Segment information

MSEK	Q4 2024 (Oct-Dec 2024)				Q4 2023 (Oct-Dec 2023)			
	Leases	Own operations	Group and non-allocated items	Total	Leases	Own operations	Group and non-allocated items	Total
Revenues								
Rental and other property income Leases	942	—	—	942	928	—	—	928
Revenue Own Operations	—	954	—	954	—	910	—	910
Total revenues	942	954	—	1,896	928	910	—	1,838
Costs Leases	-141	—	—	-141	-159	—	—	-159
Costs Own Operations	—	-764	—	-764	—	-762	—	-762
Gross profit	801	190	—	991	769	148	—	917

Q4 2024 (Oct-Dec 2024)

	Sweden	Denmark	Norway	Finland	Germany	Belgium	UK+IE	Others	Total
Total revenues									
Leases	227	58	52	75	220	27	220	64	942
Own Operations	—	18	—	10	191	339	378	19	954
Market value properties	16,019	4,418	3,455	4,511	16,959	6,145	20,608	4,219	76,334
Investments in properties	77	20	8	14	50	61	38	2	272
Acquisitions of properties	0	—	—	—	—	—	707	—	707
Changes in value properties	-88	159	26	-62	-14	-14	130	-98	38
Book value Operating Properties	—	—	—	28	2,058	3,213	6,953	385	12,637
Total noncurrent assets at book value, less deferred tax assets	17,697	4,432	3,457	5,312	15,909	5,037	21,216	4,245	77,304

Q4 2023 (Oct-Dec 2023)

	Sweden	Denmark	Norway	Finland	Germany	Belgium	UK+IE	Others	Total
Total revenues									
Leases	241	54	55	73	201	22	220	63	929
Own Operations	—	20	—	10	219	337	209	115	910
Market value properties	15,470	4,063	3,303	4,458	16,374	5,701	14,866	4,804	69,039
Investments in properties	48	8	16	6	47	57	—	10	192
Acquisitions of properties	—	—	—	—	—	—	5	—	5
Changes in value properties	-168	188	23	-59	-205	-11	-133	26	-339
Book value Operating Properties	—	—	—	30	2,026	3,047	2,754	985	8,842
Total noncurrent assets at book value, less deferred tax assets	17,514	4,076	3,306	5,172	15,285	4,717	15,592	4,805	70,467

MSEK	Q1-4 2024 (Jan-Dec 2024, year to date)				Q1-4 2023 (Jan-Dec 2023, year to date)			
	Leases	Own operations	Group and non-allocated items	Total	Leases	Own operations	Group and non-allocated items	Total
Revenues								
Rental and other property income Leases	3,865	—	—	3,865	3,690	—	—	3,690
Revenue Own Operations	—	3,271	—	3,271	—	3,159	—	3,159
Total revenues	3,865	3,271	—	7,136	3,690	3,159	—	6,849
Costs Leases	-568	—	—	-568	-533	—	—	-533
Costs Own Operations	—	-2,713	—	-2,713	—	-2,729	—	-2,729
Gross profit	3,297	558	—	3,855	3,157	430	—	3,587

Q1-Q4 2024 (Jan-Dec)

	Sweden	Denmark	Norway	Finland	Germany	Belgium	UK+IE	Others	Total
Total revenues									
Leases	942	245	240	307	920	86	895	230	3,865
Own Operations	—	88	—	41	758	1,202	1,018	165	3,271
Market value properties	16,019	4,418	3,455	4,511	16,959	6,145	20,608	4,219	76,334
Investments in properties	321	47	85	41	145	257	114	12	1,024
Acquisitions of properties	—	—	—	—	—	—	3,884	—	3,884
Changes in value properties	93	227	126	-144	-19	-24	331	-114	475
Book value Operating Properties	—	—	—	28	2,058	3,213	6,953	385	12,637
Total noncurrent assets at book value, less deferred tax assets	17,697	4,432	3,457	5,312	15,909	5,037	21,216	4,245	77,304

Q1-Q4 2023 (Jan-Dec)

	Sweden	Denmark	Norway	Finland	Germany	Belgium	UK+IE	Others	Total
Total revenues									
Leases	967	227	246	306	795	73	841	235	3,690
Own Operations	—	87	—	40	728	1,181	637	485	3,158
Market value properties	15,470	4,063	3,303	4,458	16,374	5,701	14,866	4,804	69,039
Investments in properties	156	47	38	20	189	217	222	33	922
Acquisitions of properties	326	—	—	—	—	4	1,247	—	1,577
Changes in value properties	-448	43	-73	-83	-267	-2	-415	138	-1,107
Book value Operating Properties	—	—	—	30	2,026	3,047	2,754	985	8,842
Total noncurrent assets at book value, less deferred tax assets	17,514	4,076	3,306	5,172	15,285	4,717	15,592	4,805	70,467

Note 5. Operating segments

Pandox's operating segments consist of the Leases and Own Operations business streams. The Leases segment owns, improves and manages hotel properties and provides external customers with premises for hotel operations, as well as other types of premises adjacent to hotel properties. The Own Operations segment owns hotel properties and operates hotels in such owned properties. The Own Operations segment also includes one hotel property under an asset management agreement. Non-allocated items are any items that are not attributable to a specific segment or are common to both segments, and financial cost for right-of-use assets according to IFRS 16. The segments have been established based on the reporting that takes place internally to executive management on financial outcomes and position. Segment reporting applies the same accounting principles as those used in the annual report in general, and the amounts reported for the segments are the same as those for the Group. Scandic Hotels Group and Fattal Hotels Group are tenants who account for more than 10 percent of revenues each.

Alternative performance measurements

About alternative performance measurements

Pandox applies the European Securities and Market Authority's (ESMA) guidelines for Alternative Performance Measurements. The guidelines aim at making alternative Performance Measurements in financial reports more understandable, trustworthy and comparable and thereby enhance their usability. According to these guidelines, an Alternative Performance Measurement is a financial key ratio of past or future earnings development, financial position, financial result or cash flows which are not defined or mentioned in current legislation for financial reporting; IFRS and the Swedish Annual Accounts Act. Adjoining alternative financial measurements provides useful supplementary information to investors and management, as they facilitate evaluation of company performance. Since not all companies calculate financial measurements in the same manner, these are not always comparable to measurements used by other companies. Hence, these financial measures should not be seen as a substitute for measures defined according to the IFRS. Reconciliation of alternative performance measures is available on Pandox's website.

Properties

	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Number of properties	-	-	161	159
- of which Leases	-	-	138	139
- of which Own Operations	-	-	23	20
Number of rooms	-	-	35,672	35,851
- of which Leases	-	-	29,976	30,201
- of which Own Operations	-	-	5,696	5,650
Total square meters	-	-	2,119,551	2,102,973
Market value properties, MSEK	-	-	76,334	69,038
- of which Investment properties	-	-	60,290	57,226
- of which Operating properties	-	-	16,044	11,813
Total average yield, %	-	-	6.29	6.24
- Investment properties	-	-	6.13	6.09
- Operating properties	-	-	6.89	7.02
Unrealised changes in value, MSEK	-	-	675	-1,685
- Investment properties	-	-	608	-1,294
- Operating properties	-	-	67	-391
WAULT, years	-	-	14.4	15.0

Financial

	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Loan to value, net, %	-	-	45.2	46.6
Interest cover ratio, times	2.7	2.6	2.7	2.7
Interest cover ratio R12m, times	-	-	2.7	2.7
Interest-bearing net debt/EBITDA, times	-	-	8.7	8.7

Per share

	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
Earnings per share	2.98	-6.05	9.04	-3.18
Equity per share	-	-	180.32	161.68
Cash earnings per share	2.78	2.26	10.46	9.48
Dividend per share	-	-	4.25	4.00
Average number of shares	194,603,000	183,849,999	186,866,813	183,849,999
Total number of shares outstanding, end of period	194,603,000	183,849,999	194,603,000	183,849,999

* For 2024, proposed dividend is indicated.

EPRA

	Oct-Dec		Jan-Dec	
	2024	2023	2024	2023
EPRA earnings, MSEK	541	415	1,955	1,742
EPRA NRV, MSEK	-	-	41,953	36,976
Growth EPRA NRV, %	-	-	10.1	-0.7
EPRA NTA, MSEK	-	-	41,953	36,976
EPRA NDV, MSEK	-	-	36,936	32,544
EPRA NIY, Investment properties, R12, %	-	-	5.92	5.94
EPRA LTV, %	-	-	45.5	47.0
EPRA Capital Expenditure, MSEK	979	198	4,908	2,498
EPRA earnings per share (EPS)	2.78	2.26	10.46	9.48
EPRA NRV per share	-	-	215.58	201.12
EPRA NTA per share	-	-	215.58	201.12
EPRA NDV per share	-	-	189.80	177.01

About EPRA

EPRA's (European Public Real Estate Association) mission is to promote, develop and represent the European public real estate sector. EPRA has more than 290 members, covering the full spectrum of the listed property industry (companies, investors and their stakeholders) and representing over €840 billion in property assets and 95% of the market value of the FTSE EPRA Nareit Europe Index. For more information, see www.epra.com.

Quarterly data

Condensed consolidated statement of comprehensive income

MSEK	Oct-Dec 2024	Jul-Sep 2024	Apr-Jun 2024	Jan-Mar 2024	Oct-Dec 2023	Jul-Sep 2023	Apr-Jun 2023	Jan-Mar 2023
Revenues Leases								
Rental income	903	1,033	980	812	895	1,002	908	743
Other property income	39	36	29	33	33	38	34	37
Revenue Own Operations	954	804	857	656	910	844	832	573
Total revenues	1,896	1,873	1,866	1,501	1,838	1,884	1,774	1,353
Costs Leases	-141	-136	-140	-151	-159	-120	-136	-118
Costs Own Operations	-764	-647	-667	-635	-762	-694	-685	-588
Gross profit	991	1,090	1,059	715	917	1,070	953	647
Central administration	-59	-42	-48	-51	-53	-46	-53	-45
Financial net	-387	-394	-385	-386	-376	-420	-361	-310
Financial cost right of use assets	-32	-30	-29	-28	-28	-28	-26	-26
Profit before value changes	513	624	597	250	460	576	513	266
Changes in value								
Changes in value properties	38	-10	413	34	-339	-90	-466	-212
Changes in value derivatives	99	-489	-8	298	-1,236	43	332	-344
Profit before tax	650	125	1,002	582	-1,115	529	379	-290
Current tax	-54	-115	-104	-45	-137	-95	-78	-65
Deferred tax	-15	-49	-188	-83	127	26	-13	152
Profit for the period	581	-39	710	454	-1,125	460	288	-203
Other comprehensive income	480	-87	-227	869	-845	-583	1,146	170
Total comprehensive income for the period	1,061	-126	483	1,323	-1,970	-123	1,434	-33
Key ratios								
Total net operating income	1,070	1,159	1,125	785	989	1,142	1,025	714
- of which Leases	801	933	869	694	769	920	806	662
- of which Own Operations	269	226	256	91	220	222	219	52
EBITDA	1,016	1,123	1,082	740	942	1,102	977	675
Total cash earnings	541	582	560	272	415	558	510	259
Revenue growth Leases (LFL), %	1	2	3	2	7	7	12	21
Revenue growth Own Operations (LFL), %	3	9	10	6	8	6	24	113
NOI growth Leases (LFL), %	0	1	4	2	7	7	12	21
NOI growth Own Operations (LFL), %	1	15	20	22	5	28	38	n.a
RevPAR Leases, SEK	809	984	950	666	815	960	915	651
RevPAR Own Operations, SEK	1,264	1,188	1,194	831	1,100	1,161	1,173	765
RevPAR growth Leases (LFL), %	-1	3	3	2	6	2	14	65
RevPAR growth Own Operations (LFL), %	3	8	8	6	7	8	26	112

Condensed consolidated statement of financial position

MSEK	31 Dec 2024	30 Sep 2024	30 Jun 2024	31 Mar 2024	31 Dec 2023	30 Sep 2023	30 Jun 2023	31 Mar 2023
ASSETS								
Properties incl equipment and interiors	72,915	70,981	67,799	67,651	66,079	68,210	68,927	66,550
Right-of-use assets	3,156	3,062	2,977	2,971	2,848	2,975	3,345	3,250
Other non-current receivables	1,232	1,235	1,654	1,723	1,612	2,600	2,708	2,274
Deferred tax assets	347	319	342	394	340	335	269	268
Current assets	1,752	1,775	1,544	2,350	1,560	1,454	1,333	1,287
Cash and cash equivalents	1,286	1,476	848	703	769	749	1,008	2,004
Total assets	80,688	78,848	75,164	75,792	73,208	76,323	77,590	75,633
EQUITY AND LIABILITIES								
Equity	33,695	32,643	30,796	31,048	29,725	31,751	31,874	30,900
Deferred tax liability	5,776	5,686	5,601	5,487	5,270	5,470	5,476	5,359
Interest-bearing liabilities	35,534	34,782	33,356	33,761	32,770	33,891	34,526	34,054
Leasing liabilities	3,165	3,071	2,987	2,980	2,856	2,983	3,352	3,256
Non interest-bearing liabilities	2,518	2,666	2,424	2,516	2,587	2,228	2,362	2,064
Total equity and liabilities	80,688	78,848	75,164	75,792	73,208	76,323	77,590	75,633
Key ratios								
Market value properties	76,334	74,234	70,815	71,317	69,039	71,177	72,164	69,695
- of which Investment properties	60,290	59,281	59,271	59,044	57,226	58,936	59,992	57,719
- of which Operating properties	16,044	14,953	11,544	12,273	11,813	12,242	12,172	11,976
Average yield, Leases, %	6.13	6.14	6.13	6.10	6.09	5.92	5.88	5.62
Average yield, Own Operations, %	6.89	6.87	6.90	6.98	7.02	6.95	6.80	6.59
Interest-bearing net debt	34,485	33,515	32,705	33,256	32,190	33,333	33,718	32,188
Average interest level end of period, %	4.0	4.1	4.1	4.2	4.2	4.2	4.3	3.9
Interest cover ratio, times	2.7	2.6	2.5	2.0	2.6	2.8	2.9	2.3
Interest cover ratio, R12m, times	2.7	2.6	2.6	2.6	2.7	2.8	3.2	3.6
Loan to value, net, %	45.2	45.1	46.2	46.6	46.6	46.8	46.7	46.2
Interest-bearing net debt/EBITDA, times	8.7	8.6	8.5	8.8	8.7	9.3	9.6	9.2
Average repayment period, years	2.6	2.4	2.2	2.2	2.3	2.4	2.6	2.1
Average fixed interest period, years	2.7	2.9	3.3	3.3	3.9	4.1	4.3	2.7

Properties

	31 Dec 2024	30 Sep 2024	30 Jun 2024	31 Mar 2024	31 Dec 2023	30 Sep 2023	30 Jun 2023	31 Mar 2023
Number of properties	161	160	157	158	159	159	158	158
- of which Leases	138	138	138	138	139	139	139	138
- of which Own Operations	23	22	19	20	20	20	19	20
Number of rooms	35,672	35,534	35,018	35,613	35,851	35,851	35,648	35,586
- of which Leases	29,976	29,976	29,963	29,963	30,201	30,201	30,201	29,938
- of which Own Operations	5,696	5,558	5,055	5,650	5,650	5,650	5,447	5,648
Market value properties, MSEK	76,334	74,234	70,815	71,317	69,039	71,177	72,164	69,695
- of which Investment properties	60,290	59,281	59,271	59,044	57,226	58,936	59,992	57,719
- of which Operating properties	16,044	14,953	11,544	12,273	11,813	12,242	12,172	11,976

Per share

SEK	Oct-Dec 2024	Jul-Sep 2024	Apr-Jun 2024	Jan-Mar 2024	Oct-Dec 2023	Jul-Sep 2023	Apr-Jun 2023	Jan-Mar 2023
Closing price of B shares, end of period	191.80	203.00	189.00	179.70	150.40	116.30	125.60	129.40
EPRA NRV	215.58	209.36	207.70	208.55	201.12	207.53	209.86	204.93
EPRA NTA	215.58	209.36	207.70	208.55	201.12	207.53	209.86	204.93
EPRA NDV	189.80	183.63	183.05	184.55	177.01	187.67	189.78	184.06
EPRA earnings (EPS)	2.78	3.14	3.05	1.48	2.26	3.04	2.77	1.41
Equity	173.15	167.74	167.51	168.88	161.68	172.70	173.37	168.07
Profit for the period	2.98	-0.20	3.86	2.47	-6.12	2.50	1.57	-1.10
Net operating income	5.50	6.26	6.12	4.27	5.38	6.21	5.58	3.88
Cash earnings	2.78	3.14	3.05	1.48	2.26	3.04	2.77	1.41
Average number of shares, thousands	194,603	185,164	183,850	183,850	183,850	183,850	183,850	183,850

EPRA NRV, EPRA NTA, EPRA NDV and Equity are recognised at balance date.

Note 6. Tax

Current tax is calculated on the taxable profit for the period based on the tax rules applicable in the countries where the group operates. Since taxable profit excludes expenses that are not tax-deductible and income that is not taxable, this differs from the profit before tax in the income statement. Current tax in the fourth quarter 2024 also includes adjustments to current tax recognised in previous periods.

At the end of the period, deferred tax assets amounted to MSEK 347 (340). This consists mainly of the carrying amount of tax loss carryforwards which the Company expects to be able to utilise in future financial years.

Deferred tax liabilities amounted to MSEK 5,776 (5,270) and relate mainly to temporary differences between fair value and the taxable value of investment properties, as well as temporary differences between the carrying amount and the taxable value of operating properties, and temporary measurement differences for interest rate derivatives.

Note 7. Risk and uncertainty factors

Pandox's general approach to business risk has not changed from the detailed account provided in the 2023 Annual Report. There is a risk that market interest rates, financing costs and higher yield requirements does not decrease in the pace that the market is expecting. There is uncertainty about how geopolitical and geo-economical uncertainties will affect the economic cycle and thus hotel demand from companies and households.

Definitions

Financial information

Average interest on debt, %

Average weighted interest rate, including interest rate derivatives, for interest-bearing liabilities at the end of period.

Cash earnings, MSEK

EBITDA plus financial income less financial expense less financial cost for right-of-use assets according to IFRS 16 less current tax reported in the income statement, adjusted for any unrealised translation effect on bank balances and non-controlling interest.

EBITDA, MSEK

Total gross profit less central administration (excluding depreciation).

EBITDA margin, MSEK

EBITDA in relation to total revenues.

EPRA Earnings, MSEK

Earnings Leases and Own Operations before tax. Reversal of change in value of properties, change in value of derivatives and non-controlling interests. Company-specific reversal of depreciation of Own Operations, depreciation of central administration costs, unrealised translation effect of bank balances, less current tax.

EPRA NRV, MSEK

Recognised equity, attributable to the Parent Company's shareholders, including reversal of derivatives, deferred tax asset derivatives, deferred tax liabilities related to properties, and revaluation of Operating Properties.

EPRA NTA, MSEK

Recognised equity, attributable to the Parent Company's shareholders, including reversal of derivatives and deductions for intangible assets,

deferred tax asset derivatives, deferred tax liabilities related to properties, and revaluation of Operating Properties.

EPRA NDV, MSEK

Recognised equity, attributable to the Parent Company's shareholders, including revaluation of Operating Properties.

EPRA LTV, %

Loan-to-value ratio net adjusted for net operating assets and operating liabilities.

EPRA NYI (%)

Net operating income Leases, before property administration, rolling 12 months, divided by market value Investment Properties.

Growth for comparable units in constant currency

Growth measure that excludes effects of acquisitions, divestments and reclassifications, as well as exchange rate changes.

Growth in EPRA NRV (net asset value growth), annual rate, %

Accumulated percentage change in EPRA NRV, with dividends added back and issue proceeds deducted, for the immediately preceding 12-month period.

Gross profit, Own Operations, MSEK

Revenue less directly related costs for Own Operations including depreciation of Own Operations.

Gross profit, Leases, MSEK

Revenue less directly related costs for Leases.

Interest-bearing net debt, MSEK

Current and non-current interest-bearing liabilities plus arrangement fee for loans less cash and cash

equivalents and short-term investments that are equivalent to cash and cash equivalents. Long-term and short-term lease liabilities according to IFRS 16 are not included.

Interest-bearing net debt/EBITDA

Interest-bearing net debt at the end of the period in relation to accumulated EBITDA R12.

Interest cover ratio, multiple

EBITDA less financial expense for right-of-use assets divided by net interest expense, which consists of interest expense less interest income.

Investments, MSEK

Investments in non-current assets excluding acquisitions.

Loan-to-value ratio net, %

Interest-bearing liabilities, including arrangement fee for loans, less cash and cash equivalents as a percentage of the properties' market value at the end of the period.

Net operating income, Own Operations, MSEK

Gross profit for Own Operations plus depreciation included in costs for Own Operations.

Net operating income, Leases, MSEK

Net operating income corresponds to gross profit for Leases.

Net operating margin, Own Operations, %

Net operating income for Own Operations as a percentage of total revenue from Own Operations.

Net operating margin, Leases, %

Net operating income for Leases as a percentage of total revenue from Leases.

Result before changes in value, MSEK

Profit before tax plus change in value of properties plus change in value of derivatives.

Rounding off

Since amounts have been rounded off in MSEK, the tables do not always add up.

Per share

Cash earnings per share, SEK

Cash earnings divided by the weighted average number of shares outstanding after dilution during the period.

Comprehensive income per share SEK

Comprehensive income attributable to the Parent Company's shareholders divided by the weighted average number of shares outstanding after dilution during the period.

Dividend per share, SEK

Proposed/approved dividend for the year divided by the weighted average number of outstanding shares after dilution at the end of the period.

Earnings per share, SEK

Profit for the period attributable to the Parent Company's shareholders divided by the weighted average number of shares outstanding.

EPRA Earnings (EPS) per share, SEK

EPRA Earnings divided by the weighted average number of shares outstanding during the period.

EPRA NRV, NTA, NDV per share, SEK

EPRA NRV, NTA, and NDV divided by the total number of shares outstanding after dilution at the end of the period.

Weighted average number of shares after dilution, thousands

The weighted average number of outstanding shares taking into account changes in the number of shares outstanding after dilution during the period.

Weighted average number of shares before dilution, thousands

The weighted average number of outstanding shares taking into account changes in the number of shares outstanding, before dilution, during the period.

Property information

Market value properties, MSEK

Market value of Investment Properties plus market value of Operating Properties.

Number of hotels and rooms

Number of owned hotel properties and rooms at the end of the period.

RevPAR for Leases and Own Operations (comparable units at constant exchange rates), SEK

Revenue per available room, i.e. total revenue from sold rooms divided by the number of available rooms. Comparable units are defined as hotel properties that have been owned and operated during the entire current period and the comparative period. Constant exchange rate is defined as the exchange rate for the current period, and the comparative period is recalculated based on that rate.

WAULT (Leases)

Weighted average unexpired lease term for Investment Properties.

A property company focused solely on hotels

Pandox is a hotel property company that owns, develops and leases out hotel properties to skilled hotel operators. We are an active and engaged owner that since inception in 1995 has created one of the largest hotel property portfolios in Europe.



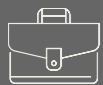
Property management

Property management is at the heart of our business. Our business model is built on revenue-based, long-term leases with guaranteed minimum levels and joint incentives. We also operate hotels ourselves as an important part of our active ownership strategy



Property development

Our portfolio offers good opportunities for making value-adding investments together with our tenants. We also make transformative investments in the hotels we operate with the objective of signing new leases.



Portfolio optimisation

The portfolio is evaluated on an ongoing basis to ensure that each hotel property has attractive return potential. Acquisitions form the foundation for growth, and divestment is important to free up capital for investments with higher return potential



Sustainability

We want to contribute to sustainable development by creating resource efficient properties, operating our own hotels sustainably and providing safe and secure environments for our employees and guests. Our sustainability focus areas are environment and climate, responsible and fair business, satisfied and safe guests, attractive and equal workplace and inclusive communities.



Financial policy

Loan to value

Pandox's loan-to-value ratio shall be in the interval 45–60 percent, depending on the market environment and the opportunities that exist. The Company defines loan-to value ratio as interest-bearing liabilities less cash and cash equivalents as a percentage of the market value of the properties at the end of the period.

Dividend policy

Pandox's target is a dividend pay-out ratio of 30–50 percent of cash earnings, with an average pay-out ratio over time of around 40 percent. Future dividends and the size of any such dividends depend on Pandox's future performance, financial position, cash flows and working capital requirements.

Seasonal variations

The hotel industry is seasonal in nature. The periods during which the Company's properties experience higher revenues vary from property to property, depending principally upon the composition of demand and the hotel property's location. The second quarter is normally the strongest supported by high demand and willingness to pay from all sub-segments in the hotel market. Since most of the customers that stay at Pandox owned or operated hotels are business travellers, hotel demand is normally the weakest in the first quarter.

The share and owners

Listed on Nasdaq Stockholm

Pandox's B shares have been listed on Nasdaq Stockholm's list for large companies since 2015. The B shares are also traded on several alternative marketplaces.

As of 31 December 2024, the last price paid for the B shares was SEK 191.80 and the visible market capitalisation was MSEK 22,940. Including the unlisted A shares at the same price as the B shares, the market capitalisation was MSEK 37,325. During the period October-December 2024, the value of the Pandox share decreased by -8 percent, compared to the OMX Stockholm Benchmark PI index of -5 percent and the OMX Stockholm Real Estate PI index of -17 percent.

As of 31 December 2024, Pandox has 6,926 registered shareholders and the number of shares in Pandox amounts to 194,603,000.

Dividend policy

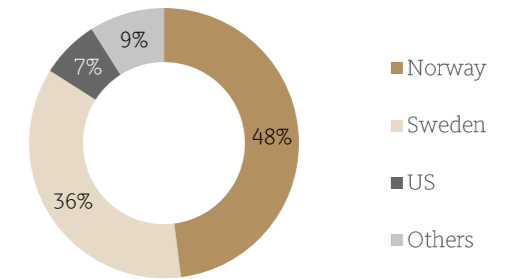
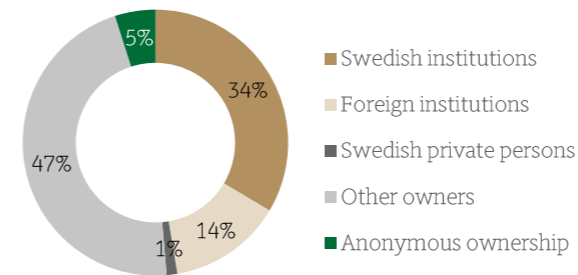
Pandox's policy is a dividend payout ratio of 30-50 percent of cash earnings per share with an average dividend payout ratio over time of approximately 40 percent. For 2024, the Board of Directors is proposing a dividend of SEK 4.25 (4.00) per share, totalling approximately MSEK 827 (735), corresponding to a dividend payout ratio of approximately 41 (42) percent of cash earnings per share.

Number of shares

At the end of the period, the total number of shares before and after dilution amounted to 75,000,000 A shares and 119,603,000 B shares. For the fourth quarter of 2024, the weighted number of shares before and after dilution amounted to 75,000,000 A shares and 119,603,000 B shares.

Top 10 owners per 31 December 2024

Owners	Number of A shares	Number of B shares	Share of share capital, %	Share of votes, %
Eiendomsspar	37,314,375	10,950,826	24.8	35.7
Helene Sundt AB	18,657,188	2,912,187	11.1	17.1
Christian Sundt AB	18,657,187	0	9.6	16.2
AMF Pension & Fonder		28,894,905	14.9	8.4
Alecta Tjänstepension		7,687,577	4.0	2.2
Länsförsäkringar Fonder		6,422,944	3.3	1.9
Carnegie Fonder		5,605,698	2.9	1.6
Vanguard		4,467,104	2.3	1.3
BlackRock		3,685,173	2.0	1.1
Fjärde AP-fonden		3,685,401	1.9	1.1
Sum 10 largest shareholders	74,628,750	74,311,815	76.6	86.6
Other shareholders	371,250	45,291,185	23.4	13.4
Total	75,000,000	119,603,000	100	100





This information is information that Pandox AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted, through the agency of the contact persons set out below, for publication on 6 February 2025 at 07:00 CET.

A webcast and telephone conference will be held on 6 February 2025 at 08:30 CET. More information is available on pandox.se.

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Financial calendar

9 April 2025	Annual general meeting 2025
13 March 2025	Publication of Annual Report 2024
29 April 2025	Interim report Q1 2025
11 July 2025	Interim report Q2 2025
23 October 2025	Interim report Q3 2025

Annual general meeting 2025

Pandox's annual general meeting 2025 will be held 9 April 2025. Information about the annual general meeting and its procedures will be provided in the notice of the annual general meeting.

Stockholm on 6 February 2025

Liia Nõu, CEO

This report has not been examined by the Company's auditor.

This interim report is a translation from the Swedish original report. In the event of discrepancies between the language versions the Swedish wording will prevail.