

Annual Report

for

Ellevio Holding 4 AB

559005-2451

Financial year

1 Jan 2025-31 Dec 2025

The Board of Directors of Ellevio Holding 4 AB hereby presents its annual report for the financial year 1 January 2025 – 31 December 2025.

Directors' Report

Ownership

Ellevio Holding 4 AB is a fully owned subsidiary of Ellevio Holding 3 AB, corp. ID no. 559005-2436. Consolidated financial statements are prepared by Ellevio Holding 1, corp. ID no. 559005-2444.

Operations

Ellevio Holding 4 AB is engaged in the management, directly or through Group companies, of immovable and movable property (including shares of Group companies) and in related activities, mainly in the form of intercompany financing activities.

Ellevio Holding 4 AB owns all shares of Ellevio AB (publ), corp. ID no. 556037-7326, Ellevio Sverige AB corp ID no 559414-0542 and Markbygden Net AB corp ID no 556875-9632. See also Note 11 Summary of Group. The Board of Directors has its registered office in the municipality of Stockholm in Stockholm county.

Results and financial position:

Sek '000

	2025	2024	2023	2022	2021
Net sales	-	-	-	-	-
Profit/loss before tax	-18,210	479,066	-5,868	-	-
Total assets	29,001,015	32,299,135	32,855,797	31,951,343	30,557,979
Equity	7,290,189	7,308,400	7,329,284	7,335,202	7,335,202
Equity/assets ratio ¹⁾	25,1%	22,6%	22,3%	23,0%	24,0%

1) Adjusted equity / Total assets

Significant events during the financial year

During the year, Ellevio Holding 4 AB acquired the already group-internal company Markbygden Net Väst AB 556942-1935 from Ellevio Holding 1 AB. Markbygden Net Väst AB was subsequently sold to Markbygden Net AB. See also notes 6 and 11 on the composition of the group.

Group contributions

In 2025 the company received a Group contribution of SEK 43,250,969 and provided group contributions of 43,217,344 kronor.

Proposed appropriation of retained earnings

The following earnings are at the disposal:

retained earnings	7,308,349,920
loss for the year	-18,210,491
	7,290,139.429
Retained earnings to be carried forward	7,290,139,429
	7,290,139,429

Further information about the company's results and financial position is provided in the following income statement, balance sheet and additional disclosures. Unless otherwise stated, amounts in the annual report refer to thousands of Swedish kronor (SEK '000). Due to rounding of amounts to the nearest thousand Swedish kronor, some totals may not be exactly equal to the sum of all sub-totals.

Income statement	Note	1 Jan 2025 -31 Dec 2025	1 Jan 2024 -31 Dec 2024
SEK '000			
Operating expenses			
Other expenses	2	-34	-506
Operating loss		-34	-506
Financial income and expense			
Dividend from subsidiaries		-	500,000
Interest income and similar items	1, 3	1,351,335	1,444,346
Interest expense and similar items		-1,369,546	-1,465,280
		-18,210	479,066
Result after net financial income/expense		-18,244	478,560
Appropriations	1, 5	34	506
Results before tax		-18,210	479,066
Tax on profit for the year		-	-
Result for the year		-18,210	479,066

Balance sheet	Note	31 Dec 2025	31 Dec 2024
SEK '000			
ASSETS			
Non-current assets			
<i>Non-current financial assets</i>			
Investments in Group companies	1, 6, 7	8,084,177	7,776,377
Receivables from Group companies	1, 8	20,873,587	24,522,252
		28,957,764	32,298,629
Total non-current assets		28,957,764	32,298,629
Current assets			
<i>Current receivables</i>			
Receivables from Group companies		43,251	506
		43,251	506
Total current assets		43,251	506
TOTAL ASSETS		29,001,015	32,299,135

Balance sheet	Note	31 Dec 2025	31 Dec 2024
SEK '000			
EQUITY AND LIABILITIES			
Equity			
Restricted equity			
Share capital		50	50
		50	50
 <i>Non-restricted equity</i>			
Retained earnings		7,308,350	6,829,284
Profit/loss for the year		-18,210	479,066
		7,290,139	7,308,350
Total equity		7,290,189	7,308,400
 Non-current liabilities			
Liabilities to Group companies	9 1	20,873,587	24,522,252
Total non-current liabilities		20,873,587	24,522,252
 Current liabilities			
Liabilities to Group companies	1	837,238	468,452
Accrued expenses		-	31
Total current liabilities		837,238	468,483
 TOTAL EQUITY AND LIABILITIES		 29,001,015	 32,299,135

Statement of changes in equity

SEK '000

	Restricted equity	Non-restricted equity	
	Share capital	Retained earnings including profit for the year	Total equity
Opening balance, 1 January 2024	50	7,329,284	7,329,334
Dividend		-500,000	-500,000
Profit/loss of the year		479,066	479,066
Closing balance, 31 December 2024	50	7,308,350	7,308,400
Opening balance, 1 January 2025	50	7,308,350	7,308,400
Profit/loss for the year		-18,210	-18,210
Closing balance, 31 December 2025	50	7,290,140	7,290,190

The company has 50,000 shares. The quotient value is SEK 1 per share.

Additional disclosures

Accounting policies and valuation principles

General information

Ellevio Holding 4 AB (corp. ID no. 559005-2451) is a limited company with registered office in Stockholm, Sweden. The address of the head office is Valhallavägen 203, SE-115 53 Stockholm. In accordance with Chapter 7 Section 2 of the Swedish Annual Accounts Act, consolidated financial statements are not prepared for Ellevio Holding 4 AB and its subsidiaries. Ellevio Holding 1 AB (corp. ID no. 559005-2444) with registered office in Stockholm is the parent company of the largest group of which Ellevio Holding 4 AB is a part, for which consolidated financial statements are prepared. The consolidated financial statements are available from Ellevio Holding 1 AB, Box 242 07, SE-104 51 Stockholm. Ellevio Holding 3 AB (corp. ID no. 559005-2436) is the parent company of the smallest group of which Ellevio Holding 4 AB is a part.

The annual report has been prepared in accordance with the Swedish Annual Accounts Act and BFNAR 2012: 1 Annual Accounts and Consolidated Financial Statements.

Valuation principles

Assets, provisions and liabilities have been recognised at cost unless otherwise indicated.

Revenue

Revenue is measured at the fair value of the consideration received or receivable. Other revenue earned is recognised as follows:

Interest income - in accordance with the effective return.

Dividend received - when the right to receive the dividend is deemed to be secure.

Income tax

Reported income taxes include tax payable or due in respect of the current year, adjustments related to current tax for previous years and deferred tax. All tax liabilities and assets are valued at their nominal amounts and based on the tax rules and tax rates that have been enacted or that have been announced and are highly likely to be confirmed. Tax is recognised in the income statement, except when the underlying transaction is recognised directly in equity, in which case the associated tax effect is also recognised in equity. Deferred tax is calculated using the balance sheet liability method for all temporary differences between the carrying amounts and tax bases of assets and liabilities. Deferred tax assets relating to deductible temporary differences and tax losses are recognised only to the extent that it is likely that these will result in lower tax payments in future.

Group contributions

All Group contributions paid and received are accounted for as appropriations.

Financial instruments

A financial asset or financial liability is recognised in the balance sheet when the company becomes a party to the contractual terms and conditions of the instrument. A financial asset is derecognised when the contractual right to the cash flow from the asset expires or is settled or when the company loses control of it. A financial liability, or portion of a financial liability, is derecognised when the contractual obligation is fulfilled or is otherwise expired.

Current assets and current liabilities are measured at cost on initial recognition. Non-current receivables and non-current liabilities are measured at amortised cost on initial recognition. Borrowing costs are allocated to accounting periods as part of the interest expense of the loan.

After initial recognition, current assets are measured using the lower of cost or market method, i.e. at the lower of cost and net realisable value at the balance sheet date. Current liabilities are measured at their nominal amount. After initial recognition, non-current receivables and non-current liabilities are measured at amortised cost.

Amortised cost

Amortised cost refers to the amount at which the asset or liability is measured at initial recognition less principal repayments, plus or minus the cumulative amortisation of the initial difference between the amount received/paid and the amount payable/receivable at maturity and less impairment losses.

Impairment of non-current financial assets

General policies

At each balance sheet date, an assessment is made of whether there is any indication of impairment of one or several non-current financial assets. If such indication exists, the recoverable amount is determined.

Valuation of the recoverable amount

The recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted using a discount rate which reflects the risk-free rate and the risk associated with the asset or cash-generating unit. The calculation is made for each asset or cash-generating unit.

Reversal of impairment

Impairment of non-current financial assets is reversed if the reasons for the impairment have changed.

Dividends from subsidiaries

Dividends from subsidiaries are recognised when the parent company's right to receive the dividend is deemed to be secure and the amount can be reliably measured.

Receivables

Receivables due more than 12 months after the balance sheet date are classified as non-current assets. Other receivables are classified as current assets. Receivables are recognised at the amounts expected to be realised.

Receivables and liabilities in foreign currency

Receivables and liabilities in foreign currency have been translated at closing rates. Unrealised foreign exchange gains and losses are included in profit or loss.

Foreign exchange gains (losses) on operating receivables and liabilities are recognised in the same item of income and expense as that to which the income or expense refers.

Foreign exchange differences related to financial assets and liabilities are recognised in financial income and expense.

Current investments

In accordance with the Annual Accounts Act, current investments are valued at the lower of cost and net realisable value.

Significant estimates and judgments

No estimates or judgments which are considered to be significant have been made in the financial statements.

Notes

SEK '000

Note 1 Related party transactions

Information on transactions with related parties is provided in Notes 3, 4, 5, 6, 7, 8 and 9.

Note 2 Fees to auditors

Audit engagement refers to the audit of the annual accounts and accounting records, and of the Board of Directors' management of the company, other tasks incumbent upon the company's auditor as well as advice and other assistance occasioned by observations made in the course of such examination or the carrying-out of such other tasks

	1 Jan 2025	1 Jan 2024
	-31 Dec 2025	-31 Dec 2024
Audit engagement, Ernst & Young AB	31	127
	31	127

Note 3 Interest income and similar items

	1 Jan 2025	1 Jan 2024
	-31 Dec 2025	-31 Dec 2024
Interest income from group companies	1,351,335	1,444,346
	1,351,335	1,444,436

Note 4 Interest expenses and similar items

	1 Jan 2025	1 Jan 2024
	-31 Dec 2025	-31 Dec 2024
External interest expenses and similar income statement items	-6	-
Interest expense to group companies	-1,369,540	-1,465,280
	-1,369,546	-1,465,280

Note 5 Appropriations

	1 Jan 2025	1 Jan 2024
	-31 Dec 2025	-31 Dec 2024
Group contribution paid	-43,217	-
Group contribution received	43,251	506
	34	506

Note 6 Investments in group companies

	31 Dec 2025	31 Dec 2024
Cost at beginning of year	7,776,377	7,776,377
Acquisition of the year	309,265	-
Submitted shareholder contribution	-1,465	-
Accumulated cost at end of year	8,084,177	7,776,377
Carrying amount at end of year	8,084,177	7,776,377

Note 7 Specification of shares in group companies

Name	Share of Equity	Share of Vote	Number of shares	Book value 31 Dec 2025	
Ellevio AB (publ)	100%	100%	50,000	7,335,202	
Markbygden Net AB	100%	100%	1,000	728,925	
Ellevio Sverige AB	100%	100%	50,000	20,050	
				8,084,177	
	Corp. ID no.	Registered office	Share capital	Result	
Ellevio AB (publ)	556037-7326	Stockholm	9,377,074	-134,585	
Markbygden Net AB	556875-9632	Umeå	13,338	3,063	
Ellevio Sverige AB	559414-0542	Stockholm	9,220	-6,444	

Note 8 Receivables from group companies

	31 Dec 2025	31 Dec 2024
Interest bearing loans to group companies	20,873,587	24,522,252
	20,873,587	24,522,252

Note 9 Non-current liabilities

	31 Dec 2025	31 Dec 2024
Maturity over 10 years	20,873,587	24,522,252
	20,873,587	24,522,252
Loans with maturity over 10 years expires 2040.		

Note 10 Pledged assets

	31 Dec 2025	31 Dec 2024
Shares in subsidiary companies have been pledged	8,084,177	7,776,377
Receivables related to intercompany loans to Ellevio AB (publ) have been pledged	20,873,587	24,522,252
	28,957,764	32,298,629

All collateral has been provided as collateral for external loans in Ellevio AB (publ)

Note 11 Group structure

Name	Corp. ID no.	Operations	Shares (%)
Ellevio Holding 1 AB	559005-2444	Management of immovable and movable property	100%
Ellevio Energy Solutions AB	559366-8600	Energy services	100%
Ellevio Holding 2 AB	559001-1937	Management of immovable and movable property	100%
Ellevio Holding 3 AB	559005-2436	Management of immovable and movable property	100%
Ellevio Holding 4 AB	559005-2451	Management of immovable and movable property	100%
Ellevio Sverige AB	559414-0542	Other services	100%
Ellevio AB (publ)	556037-7326	Electricity distribution	100%
Markbygden Net AB	556875-9632	Electricity distribution	100%
Markbygden Net Väst AB	556942-1935	Electricity distribution	100%

Note 12 Significant events after the end of the financial year

No significant events occurred after the end of the financial year

The contents of the Annual Report were approved on 23 April 2026
Stockholm, on the date shown in our electronic signature

Fredrik Persson
Chairman

Lars Clausen

Håkan Gabrielsson

Göran Hägglund

Karin Jarl Månsson

Michael McNicholas

Anna-Karin Stenberg

Auditor's certification

The audit report has been issued on the date shown in our electronic signature

Ernst & Young AB

Jakob Wojcik
Authorised Public Accountant

Auditor's report

To the general meeting of the shareholders of Ellevio Holding 4 AB, corporate identity number 559005-2451

Report on the annual accounts

Opinions

We have audited the annual accounts of Ellevio Holding 4 AB for the financial year 2025.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of Ellevio Holding 4 AB as of 31 December 2025 and its financial performance for the year then ended in accordance with the Annual Accounts Act. The statutory administration report is consistent with the other parts of the annual accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section. We are independent of Ellevio Holding 4 AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the preparation of the annual accounts and that they give a fair presentation in accordance with the Annual Accounts Act. The Board of Directors is also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, The Board of Directors is responsible for the assessment of the company's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts.

As part of an audit in accordance with ISAs, We exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting in preparing the annual accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts, including the disclosures, and whether the annual accounts represent the underlying transactions and events in a manner that achieves fair presentation.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts, we have also audited the administration of the Board of Directors of Ellevio Holding 4 AB for the financial year 2025 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors be discharged from liability for the financial year.

Basis for Opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section. We are independent of Ellevio Holding 4 AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's type of operations, size and risks place on the size of the company's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, We exercise professional judgment and maintain professional skepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined whether the proposal is in accordance with the Companies Act.

Stockholm on the date indicated by our electronic signature

Ernst & Young AB

Jakob Wojcik
Authorized Public Accountant