

Urb-it AB (publ)

Interim Report Q3

July – September 2022



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# 2022 SUMMARY

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## Financial development during the period July - September 2022

- Net Sales for Urb-it AB (publ), amounted to KSEK 11 317 (KSEK 7 466) during the period.
- Operating loss was KSEK -36 178 (KSEK -23 824).
- Loss before tax totalled KSEK -35 390 (KSEK -24 116).
- Loss per share attributable to owners of the Parent Company amounted to SEK -0,15 (SEK -0,12).

Compared to previous year, the Net Sales grew by 52% and the volumes by 100%.

Though the 3rd quarter is the low season in logistics, Urb-it has continued to expand its market share with existing clients and seen strong developments in its three markets: France, the United Kingdom and Spain. France has for the 2nd consecutive quarter delivered a positive result after direct delivery costs. The United Kingdom has also shown progress since the beginning of the year, reducing the cost per delivery by 33% by the end of the 3rd quarter. Urb-it's expansion in Spain and the United Kingdom is progressing as planned and during the 3rd quarter the expansion affected the result negatively by ca. 5 MSEK compared to the same quarter previous year.

Urb-it continued to invest in infrastructure to enable future growth in all markets. At the end of the 3rd quarter, tangible assets have increased to KSEK 21 383, primarily e-cargo bikes.

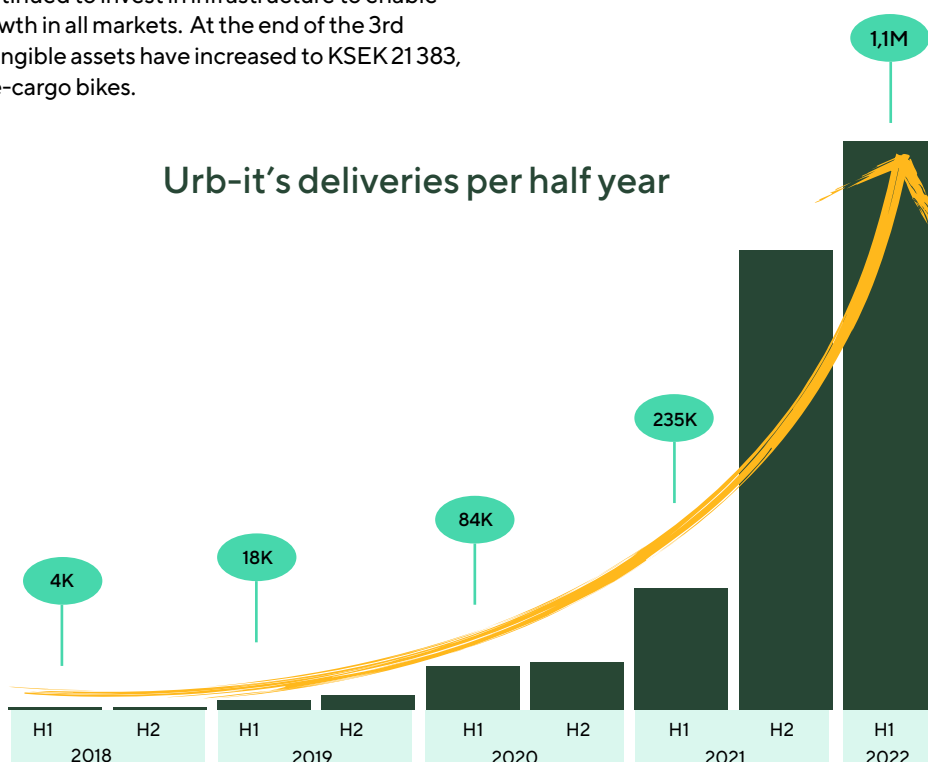
## Significant events during the third quarter of 2022

- Urb-it's sustainable last-mile delivery services now live in Madrid and Barcelona.
- Urb-it's sustainable delivery services available through market leading delivery management platforms Centiro, nShift and Metapack.
- Urb-it's sustainable last mile delivery services available to merchants on Shopify.
- Urb-it carried out a directed share issue of approximately SEK 23.3 million.

## Significant events after the end of the third quarter

- Urb-it's chairman Lage Jonason resigned at his own request.
- Urb-it intends to carry out a rights issue of up to SEK 196 million and receives a bridge credit facility from a shareholder.
- Urb-it AB (publ) convenes extraordinary general meeting November 21.

## Urb-it's deliveries per half year



# CEO'S OVERVIEW



## Strong business momentum and another quarter of gross margin profitability in the largest market

When summarising the third quarter, I am pleased to conclude that we have experienced strong business momentum driven by a continued successful execution on our strategy. In Q3, Net Sales grew by 52% and delivery volumes increased by 100% compared to Q3 2021. In 2022, we discontinued several customer partnerships which were deemed not in line with our strategy or deemed not to be profitable over the long term. Adjusted for this, our growth rates as measured in delivery volumes have been even higher, amounting to 320 %.

Though Q3 is the low season in logistics, we have continued to expand our market share with existing clients and seen strong developments across our three markets: France, the United Kingdom and Spain.

I am happy that we have continued our strong performance in France, our largest market processing roughly 70% of delivery volume. Already in Q2, we reached unit profitability after direct delivery costs in France. This has now been further improved in Q3, through decreasing our unit delivery costs as well as decreasing the unit cost for our network of local hubs in France relative to Q1.

These improvements were achieved not only through improving our technology and processes, but through increased drop density which directly improves our performance on deliveries per hour. Urb-it is far from reaching the full potential of drop-density, in France as well as globally. Major gains are yet to be made.

Our positive development in France remains a strong proof-point for the inherent scalability of our business model. Optimising our operations is a key strategic focus for us and an important lever on our road to profitability. I remain confident that the developments in France can and will be applied globally as we continue our growth journey. Early and positive indications of this is already seen in the UK, where the unit delivery cost has decreased by 33 % compared to Q1.

In Spain, our operations progress and we have set up new hyperlocal hubs in Madrid and Barcelona, and our outlook on the market is positive. As an effect of continued investments in building our operations in Spain and expanding our business in the UK, costs increased relative to Q3 2021 by ca. 5 MSEK. This resulted in EBITDA amounting to -33 352 TSEK in the quarter, which is in line with EBITDA during the preceding quarter.



## Attractive position for further growth

We are now live with leading delivery technology platforms Metapack, Centiro and nShift. Integration with these platforms provides us with a solid technical and operational base to scale delivery volumes as we enter the peak season in Q4 and as we go into 2023 and beyond. Through these partnerships and integrations, we can offer the leading European brands and retailers our sustainable and convenient last-mile delivery service. The growth opportunity this presents is difficult to understate.

Urb-it conducted a directed share issue of approximately SEK 23.3 million during the quarter. Post-period end, Urb-it further announced a fully secured preferential rights issue of approximately SEK 196 million. We are delighted and grateful for the support from existing and new shareholders in our recently announced rights issues. The proceeds from the shares issues provides us with an attractive long-term financial position to continue to execute on our strategy as we take Urb-it on the steps towards our road to profitability.

I am excited and motivated for our continued journey with a strong financial position, and the infrastructure and customer partnerships in place to drive further growth. I see great opportunities to leverage these elements in our continued efforts to focus on profitability and scale in the following quarters.

Kevin Kviblad  
CEO









# ABOUT URB-IT GROUP | B CORP CERTIFIED

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Urb-it is a rapidly growing sustainable logistics platform with a vision to transform urban logistics, one delivery at a time. We deliver urban logistics services that create a positive impact on society and the environment. We partner with brands to deliver the last mile sustainably and efficiently in urban areas across Europe.

Our customer-centric last mile delivery services are conducted by our couriers on our 100% e-cargo bike fleet. This reduces emissions, congestion and noise pollution – creating healthier cities.

We are a B Corp certified business, meaning we meet and have committed to the highest verified standards

of social and environmental performance. We are currently operating in urban areas in Europe's largest e-commerce markets – France, the UK and Spain. Our ambition is to expand into other major e-commerce markets across Europe in the coming years.

In 2022, Urb-it won Best Supply Chain Solution Award at The Retail Supply Chain & Logistics Expo.

Founded in 2014, Urb-it is a Swedish entrepreneurial company headquartered in Stockholm and listed on Nasdaq First North Growth Market. Find out more at [urb-it.com](https://urb-it.com).





Economies of scale and highly predictable





# FINANCIAL INFORMATION

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## Net Sales and Earnings Quarter 3 2022

The company's net sales during the period July 1 - September 30, 2022 amounted to KSEK 11 317, which corresponds to an increase of KSEK 3 851 compared to the period July 1 - September 30, 2021 when net sales amounted to KSEK 7 466. During the period July 1 - September 30, 2022, the Company's operating loss amounted to KSEK -36 178, which is an increase of KSEK -12 354 compared with the period July 1 - September 30, 2021 when the operating loss amounted to KSEK -23 824.

Though the 3rd quarter is the low season in logistics, Urb-it has continued to expand its market share with existing clients and seen strong developments in its three markets: France, the United Kingdom and Spain. France has for the 2nd consecutive quarter delivered a positive result after direct delivery costs. The United Kingdom has also shown progress since the beginning of the year, reducing the cost per delivery by 33% by the end of the 3rd quarter. Urb-it's expansion in Spain and the United Kingdom is progressing as planned and during the 3rd quarter the expansion affected the result negatively by ca. 5 MSEK compared to the same quarter previous year.

## Liquidity & Financing

Cash and cash equivalents amounted to KSEK 9 301 as of September 30, compared with KSEK 2 040 for the same period last year. The Group's current liabilities amounted to KSEK 21 721. At the same time last year, current liabilities amounted to KSEK 29 942. Equity amounted to KSEK 40 699 on the reporting day, compared with KSEK 4 350 for the same period in 2021. At the end of the third quarter, non-current assets amounted to KSEK 40 714 compared with KSEK 26 060 at the same time last year, driven by the investments of e-cargo bikes.

Urb-it continued to invest in infrastructure to enable future growth in all markets. At the end of the 3rd quarter, tangible assets have increased to KSEK 21 383, primarily e-cargo bikes.

The board of directors of Urb-it AB (publ) has, pursuant to the authorisation granted by the annual general meeting held on May 13, 2022, resolved and carried out a directed issue of 8,475,000 shares at a subscription price of SEK 2.75 per share (the "Share Issue"). The Company raised approximately SEK 23.3 million before transaction related costs through the Share Issue which was completed at the end of September.

After the end of the period, The board of directors of Urb-it AB (publ), on 19 October 2022, resolved to propose an extraordinary general meeting of the Company to resolve on a new issue of shares with preferential rights for the Company's existing shareholders (the "Rights Issue"). The extraordinary general meeting is scheduled to be held on 21 November 2022 and a notice to the extraordinary general meeting will be published separately.

The Rights Issue will consist of up to 1,958,000,840 new shares. The subscription price will be SEK 0.1 per share. The Rights Issue, which is fully covered by subscription commitments, communicated subscription intentions and guarantee undertakings, will, upon full subscription, provide Urb-it with approximately SEK 196 million before transaction costs related to the Rights Issue. In order to ensure the estimated financing needs until the Rights Issue is completed, the Company has entered into an uncommitted bridge credit facility agreement with the shareholder Ingka Investments Ventures Europe B.V.

## Personnel & Organization

As of September 30, 2022, the Urb-it Group had a total of 250 full-time employees, 10 of whom worked in Sweden, 117 in France, 117 in the UK and 6 in Spain. Previous year, the number of employees was 7 in Sweden and 119 in France and 24 in the UK.

The increase compared to previous year is primarily due to phasing out GIG workers and replacing with employed couriers & hub personnel in France & UK to handle increased volumes. The number of employed couriers & hub personnel amounted to 192 per September 30, 2022.

## Intercompany Transactions

No intercompany transactions to report during the third quarter.

## Related Party Transactions

No Related Party transactions to report during the third quarter.

## Significant Risks & Uncertainties

Until the business generates a positive cash flow, it is the task of the Board of Directors and the management team to continuously examine the issue of the conditions for continued operation. The Board's assessment is that the required liquidity will be provided to the business through ongoing income, borrowing and increase in equity.

# THE STOCK

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Summary	2022	2021
<b>Number of outstanding shares as of 30 September 2022</b>	<b>244 750 105</b>	<b>194 229 084</b>
Outstanding shares as of 30 September after utilization of SO / convertibles	247 062 105	203 164 203
<b>Average number of shares Jul - Sep</b>	<b>236 643 583</b>	<b>194 229 084</b>
Average number of shares Jul - Sep after utilization of SO / Convertibles	238 955 583	203 164 203

Shareholders as of 10 Oct 2022	Shares	Capital %	Votes %
Lage Jonason	24 000 100	9,81%	9,81%
INGKA	21 591 402	8,82%	8,82%
Adrigo Small Cap	13 039 312	5,33%	5,33%
Erik Mitteregger Förvaltnings AB	12 697 952	5,19%	5,19%
Skandia	11 618 489	4,75%	4,75%
Fiducian Technology Fund	11 004 441	4,50%	4,50%
Consensus Småbolagsfond	10 350 000	4,23%	4,23%
Avanza Pension	10 101 152	4,13%	4,13%
Ålandsbanken	8 666 610	3,54%	3,54%
Nordnet Livsforsikring AS	7 001 964	2,86%	2,86%
Other shareholders	114 678 683	46,86%	46,86%
<b>Total</b>	<b>244 750 105</b>	<b>100%</b>	<b>100%</b>

# CONSOLIDATED INCOME STATEMENT



Amounts in KSEK	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
<b>Operating income, stock changes etc.</b>					
Net sales	11 317	7 466	34 695	18 270	34 270
Capitalized work for own account	1 438	1 352	5 539	3 905	5 571
Other operating income	7	0	82	95	199
<b>Sum operating income, stock changes etc.</b>	<b>12 762</b>	<b>8 818</b>	<b>40 316</b>	<b>22 270</b>	<b>40 040</b>
<b>Operating expenses</b>					
Other external expenses	-26 235	-14 426	-85 120	-37 300	-72 447
Personnel costs	-19 870	-15 503	-61 854	-33 318	-56 408
Depreciation and impairment of tangible and intangible non-current assets	-2 826	-2 699	-8 687	-8 237	-10 768
Other operating expenses	-9	-13	-167	-29	-45
<b>Sum operating expenses</b>	<b>-48 940</b>	<b>-32 642</b>	<b>-155 828</b>	<b>-78 883</b>	<b>-139 668</b>
<b>Operating income/loss</b>	<b>-36 178</b>	<b>-23 824</b>	<b>-115 513</b>	<b>-56 613</b>	<b>-99 628</b>
<b>Financial items</b>					
Other interest income and similar items	1 088	131	6 298	384	888
Interest costs and similar items	-300	-423	-300	-1 315	-2 199
<b>Sum financial items</b>	<b>788</b>	<b>-292</b>	<b>5 998</b>	<b>-932</b>	<b>-1 311</b>
<b>Income/loss after financial items</b>	<b>-35 390</b>	<b>-24 116</b>	<b>-109 515</b>	<b>-57 544</b>	<b>-100 940</b>
<b>Income before tax</b>	<b>-35 390</b>	<b>-24 116</b>	<b>-109 515</b>	<b>-57 544</b>	<b>-100 940</b>
Tax	-	-	-	-	-
<b>Net income/loss</b>	<b>-35 390</b>	<b>-24 116</b>	<b>-109 515</b>	<b>-57 544</b>	<b>-100 940</b>
<b>Income of the Parent Company's shareholders</b>	<b>-35 390</b>	<b>-24 116</b>	<b>-109 515</b>	<b>-57 544</b>	<b>-100 940</b>
Income per share before utilization	-0,15	-0,12	-0,46	-0,30	-0,51
Income per share after utilization	-0,15	-0,12	-0,46	-0,29	-0,49







# CONSOLIDATED BALANCE SHEET

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Amounts in KSEK	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
<i>Intangible non-current assets</i>			
Capitalized development and other similar expenses	14 266	15 161	14 484
Intellectual property rights, brands and other intangible assets	489	489	489
	14 756	15 651	14 974
<i>Tangible non-current assets</i>			
Property, plant, and equipment	21 383	9 515	12 301
	21 383	9 515	12 301
<i>Financial non-current assets</i>			
Other long-term receivables	4 575	894	3 427
<b>Other long-term receivables</b>	<b>4 575</b>	<b>894</b>	<b>3 427</b>
<b>Sum non-current assets</b>	<b>40 714</b>	<b>26 060</b>	<b>30 701</b>
<b>Current assets</b>			
<i>Short-term receivables</i>			
Trade receivables	6 948	6 217	12 998
Other short-term receivables	4 123	2 620	3 110
Deferred expenses and accrued income	1 335	1 107	2 648
	12 406	9 943	18 757
<i>Cash and cash equivalents</i>			
Cash	9 301	2 040	112 304
<b>Sum current assets</b>	<b>21 707</b>	<b>11 983</b>	<b>131 061</b>
<b>SUM ASSETS</b>	<b>62 420</b>	<b>38 043</b>	<b>161 762</b>

# CONSOLIDATED BALANCE SHEET (CONT.)

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Amounts in KSEK	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Stockholders' equity	30 007	23 813	28 747
	-	-	-
Other contributed capital	629 968	444 056	605 999
Other equity incl. net income	-619 276	-463 519	-502 077
Equity attributable to Parent Company's shareholders	40 699	4 350	132 669
<b>SUM EQUITY</b>	<b>40 699</b>	<b>4 350</b>	<b>132 669</b>
<b>Provisions</b>			
Deferred tax liability	-	-	-
<b>Sum provisions</b>	<b>0</b>	<b>0</b>	<b>0</b>
Other long-term liabilities	-	3 750	-
<b>Sum long-term liabilities</b>	<b>0</b>	<b>3 750</b>	<b>0</b>
<b>Short-term liabilities</b>			
Debt to credit institutions	-	-	-
Advances from customers	-	-	-
Tax Debt	4 018	-	28
Trade payables	9 984	6 948	16 211
Other short term liabilities	3 111	19 509	10 255
Accrued expenses and deferred income	4 607	3 486	2 600
<b>Sum short-term liabilities</b>	<b>21 721</b>	<b>29 942</b>	<b>29 093</b>
<b>SUM EQUITY AND LIABILITIES</b>	<b>62 420</b>	<b>38 043</b>	<b>161 762</b>
<b>SOLIDITY</b>	<b>65%</b>	<b>11%</b>	<b>82%</b>

# GROUP CASH FLOW STATEMENT

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Amounts in KSEK	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
<i>Operating activities</i>					
Operating loss	-36 169	-23 824	-115 504	-56 613	-99 628
Adjustment for non-cash items	3 908	2 821	14 979	8 611	11 730
Interest received	-	9	-	9	0
Interest paid	-303	-423	-303	-1 315	-2 199
<b>Cash flow from operating activities before changes in working capital</b>	<b>-32 564</b>	<b>-21 417</b>	<b>-100 827</b>	<b>-49 308</b>	<b>-90 098</b>
Changes in trade receivables	5 384	-1 549	6 326	-2 123	-8 988
Change in other operating receivables	1 729	-1 264	787	-2 087	-4 034
Change in trade payables	2 957	3 149	-6 685	3 809	12 914
Change in other operating payables	-2 601	-760	-9 914	-1 887	4 494
<b>Cash flow from operating activities</b>	<b>-25 097</b>	<b>-21 841</b>	<b>-110 314</b>	<b>-51 596</b>	<b>-85 712</b>
<i>Investing activities</i>					
Investment in intangible non-current assets	-1 526	-1 412	-5 831	-3 965	-5 571
Investment in tangible non-current assets	-2 237	-5 452	-10 339	-9 586	-12 287
Investment in financial non-current assets	-1 201	19	-1 045	-662	-3 137
Divestiture/amortization of other financial non-current assets	-	-	-	-	-
<b>Cash flow from investing activities</b>	<b>-4 964</b>	<b>-6 845</b>	<b>-17 215</b>	<b>-14 213</b>	<b>-20 995</b>
<i>Financing activities</i>					
New share issue	23 306	-	25 563	82 000	257 195
Loan cleared in share issue	-	-	-	-6 357	-6 357
Stock options	-	-	-4	310	60
Costs related to new share issue	-988	-89	-1 226	-89	-2 989
Subscribed but unpaid share capital	-	-	-	-	-
Borrowings	-	6 000	-	-19 000	-40 000
Change in interest-bearing liabilities	-	-	-	-	-
<b>Cash flow from financing activities</b>	<b>22 318</b>	<b>5 911</b>	<b>24 332</b>	<b>56 864</b>	<b>207 909</b>
<b>Cash flow for the period</b>	<b>-7 743</b>	<b>-22 774</b>	<b>-103 197</b>	<b>-8 945</b>	<b>101 201</b>
<b>Cash and Cash equivalents at beginning of period</b>	<b>17 175</b>	<b>24 814</b>	<b>112 304</b>	<b>10 897</b>	<b>10 897</b>
<b>Cash and cash equivalents at end of period</b>	<b>9 301</b>	<b>2 040</b>	<b>9 301</b>	<b>2 040</b>	<b>112 304</b>
<b>Exchange rate differences in cash and cash equivalents</b>	<b>-132</b>	<b>0</b>	<b>193</b>	<b>87</b>	<b>206</b>







# CONSOLIDATED GROUP CHANGES IN EQUITY

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Amounts in KSEK	Shareholder equity	Ongoing new share issue	Other contributed capital	Retained earnings	Total equity
<b>Opening balance 2022-01-01</b>	<b>28 747</b>	<b>-</b>	<b>605 999</b>	<b>-502 077</b>	<b>132 669</b>
New share issue	1 260	-	24 302	-	25 563
Ongoing new share issue	-	-	-	-	0
Costs related to new share issue	-	-	-1 286	-	-1 286
Exchange rate difference when converting foreign operations	-	-	-	-6 823	-6 823
Restricted equity regarding capitalised development costs	-	-	5 539	-5 539	0
Depreciation capitalised development costs	-	-	-5 818	5 818	0
Stock Options	-	-	-	91	91
Adjustment	-	-	1 232	-1 232	0
Net income for the year	-	-	-	-109 515	-109 515
<b>Closing balance 2022-09-30</b>	<b>30 007</b>	<b>0</b>	<b>629 968</b>	<b>-619 276</b>	<b>40 699</b>

# INCOME STATEMENT PARENT COMPANY

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Amounts in KSEK	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
<b>Operating income, stock changes etc.</b>					
Net sales	-	-	-	-	-
Capitalized work for own account	2 345	1 352	4 100	3 905	5 571
Other operating income	32	0	75	95	103
<b>Sum operating income, stock changes etc.</b>	<b>2 377</b>	<b>1 352</b>	<b>4 175</b>	<b>4 000</b>	<b>5 673</b>
<b>Operating expenses</b>					
Other external expenses	-4 848	-4 403	-18 243	-11 587	-18 705
Personnel costs	-4 555	-2 054	-12 622	-6 372	-9 802
Depreciation and impairment of tangible and intangible non-current assets	-1 792	-2 359	-6 049	-7 716	-10 001
Other operating expenses	-3	-13	-161	-29	-45
<b>Sum operating expenses</b>	<b>-11 198</b>	<b>-8 829</b>	<b>-37 075</b>	<b>-25 704</b>	<b>-38 553</b>
<b>Operating Loss</b>	<b>-9 753</b>	<b>-7 477</b>	<b>-31 454</b>	<b>-21 704</b>	<b>-32 879</b>
<b>Financial items</b>					
Write down intercompany loans	-	-	-	-	-
Other interest income and similar items	4 105	421	12 223	1 313	2 791
Interest costs and similar items	-1 300	-393	-1 302	-1 315	-2 204
<b>Sum financial items</b>	<b>2 805</b>	<b>28</b>	<b>10 921</b>	<b>-2</b>	<b>587</b>
<b>Income/loss after financial items</b>	<b>-6 948</b>	<b>-7 449</b>	<b>-20 533</b>	<b>-21 706</b>	<b>-32 293</b>
<b>Income before tax</b>	<b>-6 948</b>	<b>-7 449</b>	<b>-20 533</b>	<b>-21 706</b>	<b>-32 293</b>
Tax	-	-	-	-	-
<b>Net income/loss</b>	<b>-6 948</b>	<b>-7 449</b>	<b>-20 533</b>	<b>-21 706</b>	<b>-32 293</b>
<b>Income of the Parent Company's shareholders</b>	<b>-6 948</b>	<b>-7 449</b>	<b>-20 533</b>	<b>-21 706</b>	<b>-32 293</b>

# BALANCE SHEET PARENT COMPANY

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Amounts in KSEK	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
<i>Intangible non-current assets</i>			
Capitalized development and other similar expenses	15 143	15 103	14 484
Intellectual property rights, brands and other intangible assets	489	489	489
	15 632	15 593	14 974
<i>Financial non-current assets</i>			
Participations in Group Companies	89 986	62 506	89 954
Receivables from Group Companies	159 773	47 844	60 899
Other long-term receivables	25	25	25
	249 783	110 375	150 879
<b>Sum non-current assets</b>	<b>265 415</b>	<b>125 967</b>	<b>165 852</b>
<b>Current assets</b>			
<i>Short term receivables</i>			
Trade receivables	19	95	19
Receivables from Group Companies	206	0	317
Other short-term receivables	921	1 179	825
Deferred expenses and accrued income	698	491	995
	1 843	1 765	2 156
<i>Cash and cash equivalent</i>			
Cash	7 128	122	106 075
<b>Sum current assets</b>	<b>8 972</b>	<b>1 887</b>	<b>108 231</b>
<b>SUM ASSETS</b>	<b>274 387</b>	<b>127 854</b>	<b>274 084</b>

# BALANCE SHEET PARENT COMPANY (CONT.)

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Amounts in KSEK	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>Equity and liabilities</b>			
<b>Equity</b>			
<i>Restricted equity</i>			
Stockholders' equity	30 007	23 813	28 747
Ongoing new share issue	-	-	-
Restricted equity regarding capitalised development costs	14 458	15 261	14 738
	44 465	39 075	43 485
<i>Unrestricted equity</i>			
Share premium reserve	615 566	425 983	592 459
Retained earnings	-372 582	-341 996	-340 569
Net loss	-20 533	-21 706	-32 293
	222 451	62 280	219 597
<b>Sum equity</b>	<b>266 916</b>	<b>101 355</b>	<b>263 082</b>
<b>Long-term liabilities</b>			
Other liabilities	-	3 750	-
<b>Sum long-term liabilities</b>	<b>0</b>	<b>3 750</b>	<b>0</b>
<b>Short-term liabilities</b>			
Advances from customers	-	-	-
Tax debt	-	-	28
Trade payables	2 731	2 057	6 464
Other short-term liabilities	1 298	17 551	1 910
Accrued expenses and deferred income	3 442	3 141	2 600
<b>Sum short-term liabilities</b>	<b>7 471</b>	<b>22 749</b>	<b>11 001</b>
<b>SUM EQUITY AND LIABILITIES</b>	<b>274 387</b>	<b>127 854</b>	<b>274 084</b>
<b>SOLIDITY</b>	<b>97%</b>	<b>79%</b>	<b>96%</b>



# PARENT COMPANY CASH FLOW STATEMENT

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Amounts in KSEK	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
<i>Operating activities</i>					
Operating loss	-9 753	-7 477	-31 454	-21 704	-32 879
Adjustment for non-cash items	3 724	2 481	13 192	8 092	10 965
Interest received	2 173	299	5 081	939	1 901
Interest paid	-1 300	-393	-1 302	-1 315	-2 203
<b>Cash flow from operating activities before changes in working capital</b>	<b>-5 156</b>	<b>-5 090</b>	<b>-14 484</b>	<b>-13 988</b>	<b>-22 216</b>
Changes in trade receivables	0	0	0	3	3
Change in other operating receivables	1 029	-334	408	-587	-1 051
Change in trade payables	1 222	480	-3 734	342	4 750
Change in other operating payables	1 640	442	203	-444	667
<b>Cash flow from operating activities</b>	<b>-1 265</b>	<b>-4 503</b>	<b>-17 607</b>	<b>-14 674</b>	<b>-17 847</b>
<i>Investing activities</i>					
Investment in intangible non-current assets	-1 452	-1 352	-6 707	-3 907	-5 571
Investment in Group Companies	-24 062	-22 030	-98 905	-44 092	-84 597
Investment in financial non-current assets	-	-	-	-	-
<b>Cash flow from investing activities</b>	<b>-25 514</b>	<b>-23 381</b>	<b>-105 612</b>	<b>-47 999</b>	<b>-90 167</b>
<i>Financing activities</i>					
New share issue	23 306	-	25 563	82 000	257 195
Loan cleared in share issue	-	-	-	-6 357	-6 357
Stock options	-	-	-4	60	60
Issue costs	-1 048	-89	-1 286	-89	-2 989
Subscribed but unpaid share capital	-	-	-	-	-
Borrowings	-	6 000	-	-19 000	-40 000
Change in interest-bearing liabilities	-	-	-	-	-
<b>Cash flow from financing activities</b>	<b>22 258</b>	<b>5 911</b>	<b>24 272</b>	<b>56 614</b>	<b>207 909</b>
<b>Cash flow for the period</b>	<b>-4 520</b>	<b>-21 973</b>	<b>-98 947</b>	<b>-6 059</b>	<b>99 894</b>
<b>Cash and Cash equivalents at beginning of period</b>	<b>11 648</b>	<b>22 095</b>	<b>106 075</b>	<b>6 181</b>	<b>6 181</b>
<b>Cash and cash equivalents at end of period</b>	<b>7 128</b>	<b>122</b>	<b>7 128</b>	<b>122</b>	<b>106 075</b>

# PARENT COMPANY CHANGES IN EQUITY

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Amounts in KSEK	Shareholder equity	Ongoing new share issue	Other contributed capital	Share premium reserve	Retained earnings	Total equity
<b>Opening balance 2022-01-01</b>	<b>28 747</b>	<b>-</b>	<b>14 738</b>	<b>592 459</b>	<b>-372 862</b>	<b>263 082</b>
New share issue	1 260	-	-	24 302	-	25 563
Ongoing new share issue	-	-	-	-	-	0
Costs related to new share issue	-	-	-	-1 286	-	-1 286
Development fund	-	-	5 539	-	-5 539	0
Amortization of development fund fees	-	-	-5 818	-	5 818	0
Adjustment	-	-	-	-	-	0
Stock Options	-	-	-	91	-	91
Net income for the year	-	-	-	-	-20 533	-20 533
<b>Closing balance 2022-09-30</b>	<b>30 007</b>	<b>0</b>	<b>14 458</b>	<b>615 566</b>	<b>-393 116</b>	<b>266 916</b>



## Accounting and valuation principles

Urb-it AB's annual report and consolidated accounts have been prepared in accordance with the Swedish Annual Accounts Act and the Swedish Accounting Standards Board's general advice BFNAR 2012:1 (K3). The accounting principles are unchanged compared to previous reports.

## Consolidated Accounts

Urb-it AB prepares consolidated accounts. The subsidiaries are included in the consolidated financial statements from the date the controlling influence is transferred to the group. They are excluded from the consolidated financial statements from the date on which the controlling influence ceases.

The consolidated financial statements have been prepared in accordance with the acquisition method. The acquisition date is the time when the controlling influence is obtained. Identifiable assets and liabilities

are initially valued at fair value at the time of acquisition. The minority's share of the net assets acquired is measured at fair value. Goodwill is the difference between the identifiable net assets acquired at the time of acquisition and the acquisition value, including the value of the minority interest, and is initially valued at the acquisition value. All transactions between group companies are eliminated in their entirety.

Subsidiaries in other countries prepare their annual accounts in foreign currency. Translation of the items in these companies' balance sheets and income statements is made at the closing day rate and spot rate, respectively, for the day and business event respectively. The translation differences that arise are reported in the Group's equity.

This report has not been subject to an audit or review by the auditors.

The Board of Directors and the CEO ensure that the interim report provides a true and fair view of the Group's and the Parent Company's operations, position and earnings.

Stockholm 27 Oct 2022

Fredrik Warstedt  
Chairman of the Board

Andrea Rosengren  
Board Member

Anna Wikner  
Board Member

Johan Englund  
Board Member

Kevin Kviblad  
CEO





# THE BOARD

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The Board of Directors and the CEO ensure that the interim report provides a true and fair view of the Group's and the Parent Company's operations, position and earnings.

Stockholm 27 Oct 2022



**Fredrik Warstedt**  
Chairman of the Board



**Andrea Rosengren**  
Board Member



**Anna Wikner**  
Board Member



**Johan Englund**  
Board Member



**Kevin Kviblad**  
CEO

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## FINANCIAL CALENDER

- |                      |              |
|----------------------|--------------|
| • EGM                | 21 Nov 2022  |
| • Q4 Report 2022     | 28 Feb 2023  |
| • Annual Report 2022 | 24 Mars 2023 |
| • Q1 Report 2023     | 27 Apr 2023  |
| • AGM 2023           | 12 Maj 2023  |

## CERTIFIED ADVISOR

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AND COUNTRY

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