

Urb-it AB (publ)
Interim Report Q4
Oct – Dec 2021



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2021 SUMMARY

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Financial development during the period January - December 2021

- Net Sales for Urb-it AB (publ), mentioned below as "the Company" or "Urb-it", amounted to KSEK 34 270 (KSEK 12 558) during the period.
- Operating loss was KSEK -99 628 (KSEK -56 949).
- Loss before tax totalled KSEK -100 940 (KSEK -64 942).
- Loss per share attributable to owners of the Parent Company amounted to SEK -0,49 (SEK -0,44).

During 2021 Urb-it expanded from three to nine cities and entered partnerships with strategic clients including AliExpress, Amazon & Yodel, which generated the growth in Net Sales of 173% compared to previous year. This growth has also demanded a rapid expansion of hubs, and investing in building our teams and capabilities, infrastructure and fleet which contributed to the losses during 2021.

Cash flow has been affected by investments in our e-cargo bike fleet to ensure delivery capacity. By end of December KSEK 12 301 has been spent in strengthening delivery capacity.

Financial development during the period October - December 2021

- Net Sales for Urb-it AB (publ), amounted to KSEK 16 000 (KSEK 4 282) during the period.
- Operating loss was KSEK -43 015 (KSEK -13 501).
- Loss before tax totalled KSEK -43 395 (KSEK -18 218).
- Loss per share attributable to owners of the Parent Company amounted to SEK -0,20 (SEK -0,12).

During Q4 2021 Urb-it managed the largest ramp up in deliveries so far and more than doubled the deliveries performed from Q3 to Q4 and more than tripled the Net Sales compared to Q4 2020. The growth comes from increasing the volumes from AliExpress, Amazon and Yodel. During the ramp up, Urb-it has been affected by covid outbreak and new restrictions. Safeguarding the new partnerships, Urb-it has put a lot of effort in the delivery capabilities including external partners and necessary training which has resulted in higher costs.

Cash flow has continued to be affected by investments in cargo bikes to ensure the ramp up of delivery capacity. During the 4th quarter KSEK 2 715 has been spent in strengthening capacity.

Significant events during the fourth quarter of 2021

- Urb-it launched its sustainable delivery services in Scotland, expanding into Glasgow, Scotland's largest city.
- Urb-it carried out a directed share issue of approximately SEK 80 million. The board of directors of Urb-it AB ("Urb-it or the "Company") has, pursuant to the authorisation granted by the annual general meeting held on 16 April 2021, resolved on a directed issue of 18,650,000 shares at a price of SEK 4.30 per share (the "Share Issue"). The Company raised approximately SEK 80 million before transaction related costs through the Share Issue.
- Urb-it bolsters post-sales experience offering for brands and retailers through strategic partnership agreement with parcelLab
- The board of directors of Urb-it AB has resolved on a directed issue to Ingka Investments, the investment arm of Ingka Group, the main IKEA retailer of 21,590,909 shares, which was approved by an extraordinary general meeting (the "Share Issue"). The subscription price in the Share Issue amounts to SEK 4.40 per share. The Company raised SEK 95 million before transaction related costs through the Share Issue.
- Urb-it extended its partnership with Yodel to Glasgow and Bristol for the first time and expanded its London partnership
- Urb-it forms strategic partnership agreement with StoreShippers, the world's largest sustainable ship-from-store network

Significant events after the end of the fourth quarter

- Urb-it announced the launch of its sustainable delivery services in Spain. This is the next step in Urb-it's ambitious growth strategy to expand across Europe with Spain as the third market, alongside France and the UK.





CEO'S OVERVIEW



Q4 sees Urb-it's most significant revenue growth to date Delivering on track with strategy and investing in growth platform

The fourth quarter saw strong growth in revenue of 274%. In our most significant period of growth to date, we maximised our opportunities to scale rapidly during a short period of time and handled a tenfold volume increase compared to the corresponding quarter in 2020.

We took the decision to fully support scaling with our partners and to optimise our growth platform by increasing investments in our infrastructure, which enabled our rapid volume increase. This decision incurred increased costs as we grew even faster than anticipated, however nothing changes our view that long term fast scaling improves unit economics.

We outlined at Q3 the next phase of our growth strategy, of which the 175 MSEK raised in Q4 from investors including INGKA Group, Skandia and Ilija Batljan will fund. We are especially proud to welcome investors renowned for their clear focus on sustainability as shareholders. In addition to our rapid growth, we also made strides in delivering upon our operational growth strategy, based on four strategic pillars:

- Scale through partnerships
- Superior customer experience
- Infrastructure optimisation
- Geographical expansion

During the fourth quarter we benefited from the successful onboarding in Q3 of major partners such including Amazon, Alibaba and Yodel. These partnerships contributed to our record growth and are a strong proof-point for our strategy. We expect to continue to see growth with these partnerships during 2022. Additionally, we signed strategic agreements in the period with StoreShippers and parcelLab in Q4. Both of these agreements, with innovative, fast growth brands that offer their clients sustainable delivery solutions, extends our reach to brands we can easily partner with across Europe.

During the quarter we invested in increasing our delivery capacity by investing in new hyper local hubs in London and Paris, strengthened our team and capabilities and grew our e-cargo bike fleet. We launched in Scotland for the first time in Glasgow and expanded our partnership with Yodel in the UK beyond London to Bristol and Glasgow. During 2021 we scaled from operating in three to nine of France & the UK's largest cities.

Our mission is focused on offering our sustainable last mile delivery services in the largest cities – with high

proportions of population density, e-commerce and environmental regulation in effect. This is where we can have the greatest impact – our couriers on our e-cargo bike fleet not only reduces air pollution, noise pollution and congestion, but are also more efficient in city centre deliveries by being able to do more than twice as many delivery stops. Sustainability is at the core of everything we do and how we will grow and create our impact – this is why we became a B Corp certified business, committing to our continuous improvement journey and positive impact mission.

Therefore, we were delighted post period end in January to take the next step in our ambitious growth strategy to expand across Europe by launching in our third market, Spain. It is one of the leading and fastest growing e-commerce markets in Europe and has low emission zones in effect, or planned, across 180 of its largest cities by 2023. We will open in Spain's two largest cities, Madrid and Barcelona. Both already operate low emission zones and Barcelona is one of the most densely populated cities in Europe. We have appointed a Spain Country Manager who will build the operations, team and client base in the market.

This quarter has showed that the demand for sustainable last mile deliveries is strong, and we are in a stronger position than ever to scale and create long-term value. Urban Access Regulations continue to be implemented across Europe, brands continue to develop sustainability commitments, urbanisation is increasing and investor demand for ESG investments is growing. We see tremendous growth opportunities across Europe and are looking forward to continuing to invest to grow.

As always, I am truly grateful for our colleagues hard work and the support of our investors.


Kevin Kviblad
CEO





ABOUT THE URB-IT GROUP

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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 locations across Europe.

Our customer-centric last mile delivery services are conducted by our couriers on foot, bike and our e-cargo fleet. This reduces noise pollution, air pollution and congestion - creating healthier communities.

We are a B Corp certified business, meaning we meet and have committed to the highest verified standards of social and environmental performance. In 2022, we operate in nine cities and urban locations in two of Europe's largest e-commerce markets, France & the UK, and in January we launched in Spain, our third market.

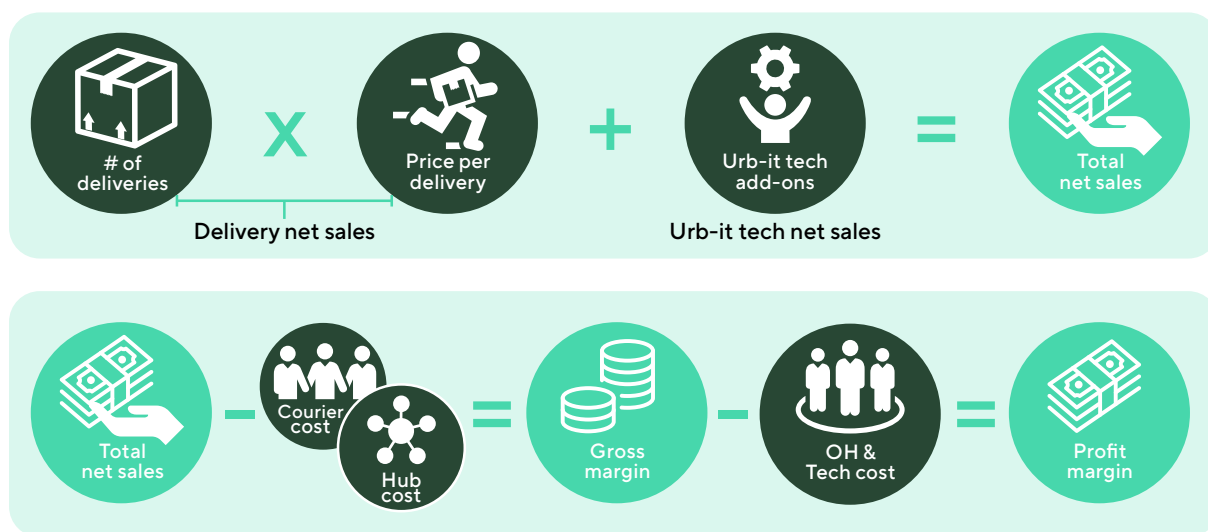
Founded in 2014, Urb-it is a Swedish entrepreneurial company headquartered in Stockholm and listed on Nasdaq First North Growth Market. Find out more at urb-it.com.



Key measurements:

- Proportion of successful deliveries on the first attempt of 96,06%
- On average, a global customer satisfaction of 4.82 out of 5.00
- On average, a global courier satisfaction of 4.99 out of 5.00

Economies of scale and highly predictable



FINANCIAL INFORMATION

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Net Sales and Earnings full year 2021

The company's net sales during the period January 1 - December 31, 2021 amounted to KSEK 34 270, which corresponds to an increase of KSEK 21 712 compared to the period January 1 - December 31, 2020 when net sales amounted to KSEK 12 558. During the period January 1 - December 31, 2021, the Company's operating loss amounted to KSEK -99 628, which is an increase of KSEK -42 679 compared with the period January 1 - December 31, when the operating loss amounted to KSEK -56 949.

During 2021 Urb-it expanded from three to nine cities and entered partnerships with strategic clients including AliExpress, Amazon & Yodel, which generated the growth in Net Sales of 173% compared to previous year. This growth has also demanded a rapid expansion of hubs, and investing in building our teams and capabilities, infrastructure and fleet which contributed to the loss during 2021.

Net Sales and Earnings Quarter 4 2021

The company's net sales during the period October 1 - December 31, 2021 amounted to KSEK 16 000, which corresponds to an increase of KSEK 11 718 compared to the period October 1 - December 31, 2020 when net sales amounted to KSEK 4 282. During the period October 1 - December 31, 2021, the Company's operating loss amounted to KSEK -43 015, which is an increase of KSEK -29 514 compared with the period October 1 - December 31, 2020 when the operating loss amounted to KSEK -13 501.

During Q4 2021 Urb-it managed the largest ramp up in deliveries so far and more than doubled the deliveries performed from Q3 to Q4 and close to fourfolded the Net Sales compared to Q4 2020. The growth comes from increasing the volumes from AliExpress, Amazon and Yodel. During the ramp up, Urb-it has been affected by covid outbreak and new restrictions. Safeguarding the new partnerships, Urb-it has put a lot of effort in the delivery capabilities including external partners and necessary training which has resulted in higher costs.

Liquidity & Financing

Cash and cash equivalents amounted to KSEK 112 304 as of December 31, compared with KSEK 10 897 for the same period last year. The Group's current liabilities amounted to KSEK 29 093. At the same time last year, current liabilities amounted to KSEK 45 678. Equity amounted to KSEK 132 669 on the reporting day, compared with KSEK 61 769 for the same period in 2020. During the fourth quarter, non-current assets accumulated to KSEK 30 701 compared with KSEK 19 856 at the same time last year, driven by the investments of e-cargo bikes.

Personnel & Organization

As of December 31, 2021, the Urb-it Group had a total of 194 full-time employees, 6 of whom worked in Sweden and 155 in France and 33 in the UK. Previous year, the number of employees was 6 in Stockholm and 13 in Paris and 7 in London.

The increase compared to previous year is primarily due to employed couriers & hub personnel in France & UK to handle predictable volumes from carriers. The number of employed couriers & hub personnel amounted to 139 per December 31, 2021.

Intercompany Transactions

In the Parent Company, intra-loans to subsidiaries including interest were converted to shares in subsidiaries of a value of MSEK 27,4.

Related Party Transactions

During the fourth quarter of the year, the Company paid back the utilized parts of the loan commitment from Lage Jonason, amounting to MSEK 1,0.

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.

Financing & Going Concern

In January, the EGM approved the directed issue of 41 million shares totalling 82 MSEK previously decided by the board. The issue was fully subscribed and the total new shares amounts to 194 229 084 registered on the 21st of January 2021.

During October a directed issue of 18 650 000 shares totalling 80 195 000 SEK was decided by the board, using a authorisation approved by the AGM held in April. The issue was fully subscribed, and the total new shares amounted to 212 879 084 registered on the 30th of October 2021.

On November 19, the board of directors of Urb-it AB resolved on a directed issue to Ingka Investments, the investment arm of Ingka Group, the main IKEA retailer, of 21 590 909 shares, which was approved by an extraordinary general meeting held on December 10th. The subscription price in the Share Issue amounted to SEK 4.40 per share. The Company raised MSEK 95 before transaction related costs through the Share Issue. The total new number of shares amounted by the end of the year to 234 469 993.

THE STOCK

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Summary	2021	2020	2020 FY
Number of outstanding shares as of 30 September 2021	234 469 993	153 229 084	153 229 084
Outstanding shares as of 30 September after utilization of SO / convertibles	243 405 112	157 454 203	157 454 203
Average number of shares April - June	211 224 588	142 462 869	142 462 869
Average number of shares April - June after utilization of SO / Convertibles	220 159 707	146 687 988	146 687 988

Shareholders as of 30 Sep 2021	Shares	Capital %	Votes %
Lage Jonason ^[1]	77 586 413	33,09%	33,09%
INGKA	21 590 909	9,21%	9,21%
Fjärde AP fonden	15 900 000	6,78%	6,78%
Erik Mitteregger förvaltning AB	13 066 868	5,57%	5,57%
Handelsbanken Microcap	12 400 000	5,29%	5,29%
Skandia	10 465 000	4,46%	4,46%
Concensus Småbolag	10 000 000	4,26%	4,26%
Fiducian technology fund	9 370 000	4,00%	4,00%
Adrigo Small & Midcap	8 898 200	3,80%	3,80%
Astrid Jonason	7 668 387	3,27%	3,27%
Other shareholders	47 524 216	20,27%	20,27%
Total	234 469 993	100%	100%

^[1] Board member Lage Jonason privately owns 45 215 769 shares and 32 370 644 shares through his company Lage Jonason AB.

CONSOLIDATED INCOME STATEMENT



Amounts in KSEK	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Operating income, stock changes etc.				
Net sales	16 000	4 282	34 270	12 558
Capitalized work for own account	1 666	1 485	5 571	5 223
Other operating income	104	67	199	67
Sum operating income, stock changes etc.	17 770	5 833	40 040	17 848
Operating expenses				
Other external expenses	-35 147	-10 719	-72 447	-40 138
Personnel costs	-23 090	-5 625	-56 408	-21 833
Depreciation and impairment of tangible and intangible non-current assets	-2 531	-2 912	-10 768	-12 746
Other operating expenses	-16	-78	-45	-79
Sum operating expenses	-60 785	-19 334	-139 668	-74 796
Operating income/loss	-43 015	-13 501	-99 628	-56 949
Financial items				
Other interest income and similar items	504	-10	888	3 787
Interest costs and similar items	-884	-4 708	-2 199	-11 780
Sum financial items	-380	-4 717	-1 311	-7 993
Income/loss after financial items	-43 395	-18 218	-100 940	-64 942
Income before tax	-43 395	-18 218	-100 940	-64 942
Tax	-	-	-	-
Net income/loss	-43 395	-18 218	-100 940	-64 942
Income of the Parent Company's shareholders	-43 395	-18 218	-100 940	-64 942
Income per share before utilization	-0,21	-0,12	-0,51	-0,46
Income per share after utilization	-0,20	-0,12	-0,49	-0,44



CONSOLIDATED BALANCE SHEET

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Amounts in KSEK	31 Dec 2021	31 Dec 2020
ASSETS		
Subscribed but unpaid share capital	-	75 643
Non-current assets		
<i>Intangible non-current assets</i>		
Capitalized development and other similar expenses	14 484	18 915
Intellectual property rights, brands and other intangible assets	489	489
	14 974	19 404
<i>Tangible non-current assets</i>		
Property, plant, and equipment	12 301	234
	12 301	234
<i>Financial non-current assets</i>		
Other long-term receivables	3 427	218
Other long-term receivables	3 427	218
Sum non-current assets	30 701	19 856
Current assets		
<i>Short-term receivables</i>		
Trade receivables	12 998	3 983
Other short-term receivables	3 110	541
Deferred expenses and accrued income	2 648	277
	18 757	4 801
<i>Cash and cash equivalents</i>		
Cash	112 304	10 897
Sum current assets	131 061	15 698
SUM ASSETS	161 762	111 197

CONSOLIDATED BALANCE SHEET (CONT.)

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Amounts in KSEK	31 dec 2021	31 Dec 2020
EQUITY AND LIABILITIES		
EQUITY		
Stockholders' equity	28 747	18 787
Ongoing new share issue	-	82 000
<i>Other contributed capital</i>	605 999	366 185
Other equity incl. net income	-502 077	-405 202
Equity attributable to Parent Company's shareholders	132 669	61 769
SUM EQUITY	132 669	61 769
Provisions		
Deferred tax liability	-	-
Sum provisions	0	0
Other long-term liabilities	-	3 750
Sum long-term liabilities	0	3 750
Short-term liabilities		
Debt to credit institutions	-	-
Advances from customers	-	-
Tax Debt	28	90
Trade payables	16 211	3 133
<i>Other short term liabilities</i>	10 255	39 883
Accrued expenses and deferred income	2 600	2 572
Sum short-term liabilities	29 093	45 678
SUM EQUITY AND LIABILITIES	161 762	111 197
SOLIDITY	82%	56%

GROUP CASH FLOW STATEMENT

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Amounts in KSEK	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
<i>Operating activities</i>				
Operating loss	-43 015	-13 501	-99 628	-56 949
Adjustment for non-cash items	3 036	-1 220	11 654	7 119
Interest received	-	0	0	0
Interest paid	-884	-584	-2 199	-2 367
Cash flow from operating activities before changes in working capital	-40 864	-15 306	-90 174	-52 196
Changes in trade receivables	-6 771	-2 159	-8 912	-2 311
Change in other operating receivables	-1 966	390	-4 034	1 033
Change in trade payables	9 106	-5 511	12 914	-952
Change in other operating payables	6 131	10 056	4 494	12 899
Cash flow from operating activities	-34 364	-12 530	-85 712	-41 528
<i>Investing activities</i>				
Investment in intangible non-current assets	-1 608	-1 485	-5 571	-5 223
Investment in tangible non-current assets	-2 701	-153	-12 287	-193
Investment in financial non-current assets	-2 475	39	-3 137	310
Divestiture/amortization of other financial non-current assets	-	-	-	-
Cash flow from investing activities	-6 784	-1 599	-20 995	-5 107
<i>Financing activities</i>				
New share issue	175 195	-	257 195	393
Loan cleared in share issue	-	-	-6 357	-
Stock options	-	-	60	-
Costs related to new share issue	-2 901	-	-2 989	-
Subscribed but unpaid share capital	-	-	-	-
Borrowings	-21 000	25 648	-40 000	57 422
Change in interest-bearing liabilities	-	-1 000	-	-1 000
Cash flow from financing activities	151 294	24 648	207 909	56 815
Cash flow for the period	110 146	10 519	101 201	10 181
Cash and Cash equivalents at beginning of period	2 040	591	10 897	930
Cash and cash equivalents at end of period	112 067	10 897	112 304	10 897
Exchange rate differences in cash and cash equivalents	-119	-213	206	-214



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
Opening balance 2021-01-01	18 787	82 000	366 185	-405 202	61 769
New share issue	9 960		247 235		257 195
Ongoing new share issue		-82 000			-82 000
Costs related to new share issue			-2 989		-2 989
Exchange rate difference when converting foreign operations				-1 221	-1 221
Restricted equity regarding capitalised development costs			5 573	-5 573	0
Depreciation capitalised development cost			-10 003	10 003	0
Stock Options				855	855
Adjustment					
Net income for the year				-100 940	-100 940
Closing balance 2021-12-31	28 747	0	605 999	-502 077	132 669

INCOME STATEMENT PARENT COMPANY

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Amounts in KSEK	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
Operating income, stock changes etc.				
Net sales	-	0	-	1 089
Capitalized work for own account	1 666	1 485	5 571	5 223
Other operating income	7	-	103	-
Sum operating income, stock changes etc.	1 674	1 485	5 673	6 312
Operating expenses				
Other external expenses	-7 118	-3 992	-18 705	-19 294
Personnel costs	-3 430	-2 059	-9 802	-9 996
Depreciation and impairment of tangible and intangible non-current assets	-2 285	-2 904	-10 001	-12 674
Other operating expenses	-16	-78	-45	-78
Sum operating expenses	-12 849	-9 033	-38 553	-42 042
Operating Loss	-11 175	-7 548	-32 879	-35 730
Financial items				
Write down intercompany loans	-	-	-	-
Other interest income and similiar items	1 478	1 161	2 791	8 537
Interest costs and similar items	-888	-4 708	-2 204	-11 780
Sum financial items	589	-3 547	587	-3 243
Income/loss after financial items	-10 586	-11 095	-32 293	-38 973
Income before tax	-10 586	-11 095	-32 293	-38 973
Tax	-	-	-	-
Net income/loss	-10 586	-11 095	-32 293	-38 973
Income of the Parent Company's shareholders	-10 586	-11 095	-32 293	-38 973

BALANCE SHEET PARENT COMPANY

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Amounts in KSEK	31 Dec 2021	31 Dec 2020
ASSETS		
Subscribed but unpaid share capital	-	75 643
Non-current assets		
<i>Intangible non-current assets</i>		
Capitalized development and other similar expenses	14 484	18 915
Intellectual property rights, brands and other intangible assets	489	489
	14 974	19 404
<i>Financial non-current assets</i>		
Participations in Group Companies	89 954	62 506
Receivables from Group Companies	60 899	3 752
Other long-term receivables	25	25
	150 879	66 282
Sum non-current assets	165 852	85 686
Current assets		
<i>Short term receivables</i>		
Trade receivables	19	98
Receivables from Group Companies	317	-
Other short-term receivables	825	243
Deferred expenses and accrued income	995	48
	2 156	388
<i>Cash and cash equivalent</i>		
Cash	106 075	6 181
Sum current assets	108 231	6 569
SUM ASSETS	274 084	167 899

BALANCE SHEET PARENT COMPANY (CONT.)

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Amounts in KSEK	31 Dec 2021	31 Dec 2020
Equity and liabilities		
Equity		
<i>Restricted equity</i>		
Stockholders' equity	28 747	18 787
Ongoing new share issue	-	82 000
Restricted equity regarding capitalised development costs	14 738	19 168
	43 485	119 954
<i>Unrestricted equity</i>		
Share premium reserve	592 459	347 468
Retained earnings	-340 569	-306 135
Net loss	-32 293	-38 973
	219 597	2 359
Sum equity	263 082	122 314
Long-term liabilities		
Other liabilities	-	3 750
Sum long-term liabilities	0	3 750
Short-term liabilities		
Advances from customers	-	-
Tax debt	28	90
Trade payables	6 464	1 715
Other short-term liabilities	1 910	37 622
Accrued expenses and deferred income	2 600	2 409
Sum short-term liabilities	11 001	41 835
SUM EQUITY AND LIABILITIES	274 084	167 899
SOLIDITY	96%	73%

PARENT COMPANY CASH FLOW STATEMENT

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Amounts in KSEK	Oct-Dec 2021	Oct-Dec 2020	Jan-Dec 2021	Jan-Dec 2020
<i>Operating activities</i>				
Operating loss	-11 175	-7 548	-32 879	-35 730
Adjustment for non-cash items	2 875	-1 229	10 965	7 048
Interest received	963	1 121	1 901	4 750
Interest paid	-887	-536	-2 203	-2 367
Cash flow from operating activities before changes in working capital	-8 225	-8 191	-22 216	-26 298
Changes in trade receivables	-	1	3	195
Change in other operating receivables	-482	307	-1 051	932
Change in trade payables	4 407	-5 487	4 750	-738
Change in other operating payables	1 111	4 955	667	5 749
Cash flow from operating activities	-3 189	-8 416	-17 847	-20 160
<i>Investing activities</i>				
Investment in intangible non-current assets	-1 666	-1 485	-5 571	-5 223
Investment in Group Companies	-40 504	-8 823	-84 597	-52
Investment in financial non-current assets	-	-	-	-25 861
Cash flow from investing activities	-42 170	-10 308	-90 167	-31 137
<i>Financing activities</i>				
New share issue	175 195	-	257 195	393
Loan cleared in share issue	-	-	-6 357	-
Stock options	19	-	60	-
Issue costs	-2 901	-	-2 989	-
Subscribed but unpaid share capital	-	-	-	-
Borrowings	-21 000	25 648	-40 000	57 422
Change in interest-bearing liabilities	-	-1 000	-	-1 000
Cash flow from financing activities	151 313	24 648	207 909	56 815
Cash flow for the period	105 954	5 924	99 894	5 518
Cash and Cash equivalents at beginning of period	122	257	6 181	564
Cash and cash equivalents at end of period	106 075	6 181	106 075	6 082

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
Opening balance 2021-01-01	18 787	82 000	19 168	347 467	-345 108	122 314
New share issue	9 960			247 235		257 195
Ongoing new share issue		-82 000				-82 000
Costs related to new share issue				-2 989		-2 989
Development fund			5 573		-5 573	0
Amortization of development fund fees			-10 003		10 003	0
Adjustment				747	-747	0
Stock Options					855	855
Net income for the year					-32 293	-32 293
Closing balance 2021-12-31	28 747	0	14 738	592 459	-372 862	263 082



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 22 Feb 2022

Lage Jonason
Chairman of the Board

Andrea Rosengren
Board Member

Fredrik Warstedt
Board Member

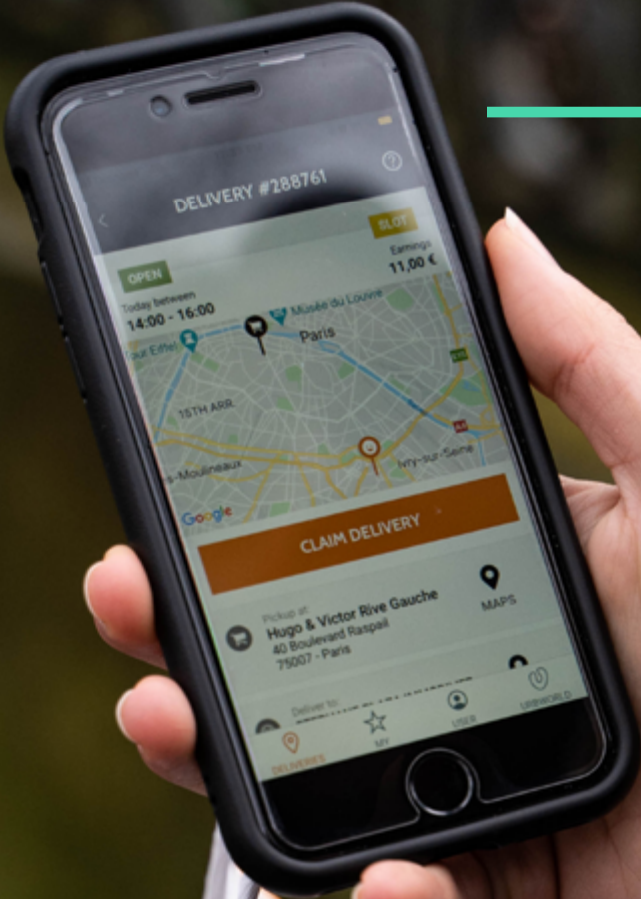
Anna Wikner
Board Member

Johan Englund
Board Member

Kevin Kviblad
CEO

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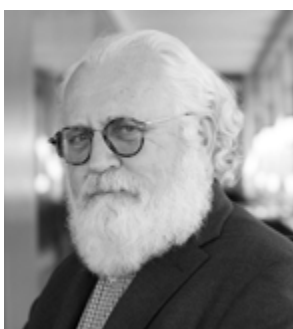


THE BOARD

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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 28 Nov 2021



Lage Jonason
Chairman of the Board



Fredrik Warstedt
Board Member



Andrea Rosengren
Board Member



Anna Wikner
Board Member



Johan Englund
Board Member



Kevin Kviblad
CEO

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FINANCIAL CALENDER

Q4 Report 2021	22 Feb 2022
EGM	28 Feb 2022
Annual Report	18 Mar 2022
AGM	22 Apr 2022
Q1 Report 2022	29 April 2022
Q2 Report 2022	18 Aug 2022
Q3 Report 2022	28 Oct 2022
Q4 Report 2022	22 Feb 2023

CERTIFIED ADVISOR

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102 15 Stockholm, Sweden

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