SITOWISE

Goodwill impairment
Analyst call
17 December 2026

HEIKKI HAASMAA, CEO
KIM STRÖMBERG, INTERIM CFO

Key facts

- **Sitowise will record an impairment of 40 million euros in Q4 2025 related to its Swedish business.**
  - The impairment affects Group goodwill and Sitowise Sverige AB shares in the parent company's balance sheet.

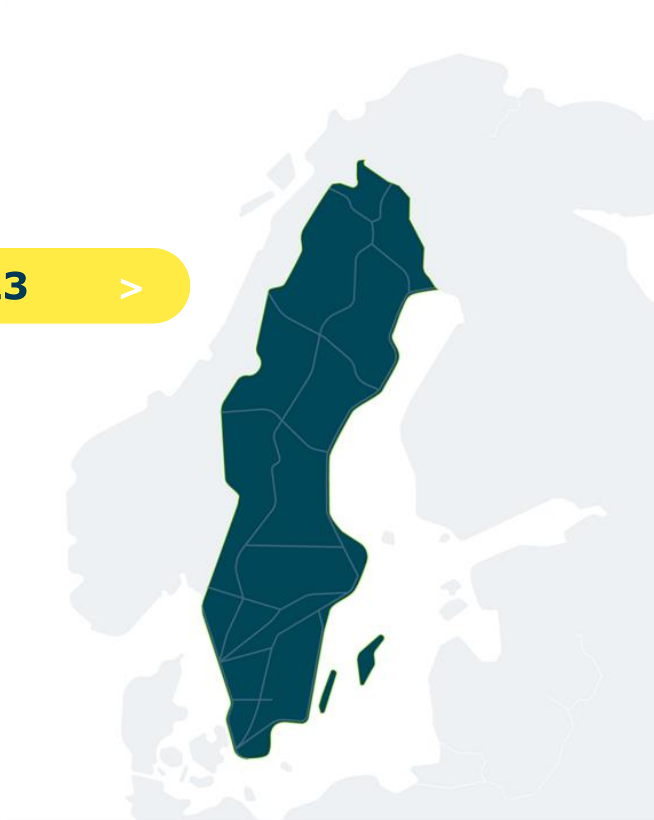
- **Financial impact:**
  - **Group:** No impact on adjusted EBITA, reported under "Depreciation and impairment", impact on EPS approx. -1.12 euros. No cash flow impact. Impact on equity ratio approx. -10.2pp (based on 30 Sep 2025 figures).
  - **Parent company:** Reduces distributable funds, but no material impact on ability to pay dividends. Impact on parent company equity ratio approx. -12.1pp (based on 30 Sep 2025 figures).

- **Impaired goodwill stems from acquisitions made between 2018–2022 in Sweden.**
  - The business in Sweden has underperformed relative to initial expectations.
  - Benefits sought through adjustments materializing at lower pace than anticipated.
  - Current low net sales level and weak profitability reduced future cash flow assumptions in the impairment test.
  - Sweden business area is positioned to improve its financial performance in 2026 and we believe in its strong long-term growth opportunities.

- **After impairment, Group goodwill will be approx. 120 million euros, originating from Infra, Buildings, and Digi businesses. During 2025**

Acquisition in the Sweden business area

2019	2020	2021	2022	2023
Platform Building design & structural engineering	Expansion to **installation**	Expansion to **HVAC and digital solutions**	Expansion to **civil works and infrastructure**	
BYGGNADSTEKNISKA BYRÅN; CONSTRUCT KARLSSON & SEGELSTRÖM	TFIP	V-Kompetens	MAVACON MARK & VA CONSULT AB; E60 Elkonsult AB; Convia INGENJÖRSBYRÅ AB	



SITOWISE SWEDEN TODAY

Established platform with Sitowise brand

220 experts (Q3 2025)

12 locations

Net sales 19 M€ in 1-9/2025

SITOWISE

Sitowise goodwill testing process and principles

- **Annual IFRS-based test**: Goodwill is tested once a year or when impairment indicators arise.
- **One cash-generating unit.** Goodwill originates from acquisitions made for specific business areas.
- **Valuation method**: Recoverable amount determined using Discounted Cash Flow (DCF) model.
    - Based on organic growth only, conservative EBITA margin development toward target.
- **Key assumptions**: Updated annually to reflect market conditions.
    - **CAGR** (next 5 years, 30.9.2025): 3.0%.
    - **Terminal growth:** 2.0%, aligned with Finland's long-term GDP trend and peer benchmarks.
    - **WACC:** 8.26%, no changes made in the underlying assumptions, slight variations to previous originating from the market parameters.
    - **Investment assumptions:** Includes IFRS16 lease additions for more accurate capital structure.
- **Governance**: Results reviewed by management and Audit Committee for compliance and transparency.

Goodwill items at Group and parent company level

Sitowise Group Plc

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousand	30 Sep 2025	30 Sep 2024	31 Dec 2024
Assets			
Goodwill	160,222	159,234	158,630
Intangible assets	9,945	12,569	11,628
Property, plant, and equipment	1,925	2,591	2,370
Right-of-use assets	25,223	24,328	22,967
Other shares, similar rights of ownership, and receivables	1,839	1,821	1,944
Deferred tax assets	2,355	1,880	769
Total non-current assets	**201,508**	**202,424**	**198,309**
Trade and other receivables	45,925	50,540	50,724
Income tax receivables	768	636	588
Cash and cash equivalents	9,461	10,215	17,459
Total current assets	**56,154**	**61,391**	**68,770**
Total assets	**257,662**	**263,815**	**267,079**

~40 MEUR related to Sweden Business Area

Parent company i.e. legal entity with distributable funds

SITOWISE GROUP PLC: NOTES TO THE FINANCIAL STATEMENTS (FAS)

The Parent Company financial statements are prepared in accordance with the Finnish Accounting Standards (FAS). Copies of Sitowise Group's consolidated financial statements are available at Linnoitustie 6, FI-02600 Espoo, Finland.

9 INVESTMENTS

EUR	2024	2023
Holdings in Group companies		
Acquisition cost January 1	161,508,170	161,516,354
Decrease	-7,028	-8,184
Acquisition cost December 31	**161,501,142**	**161,508,170**

Holding	2024	2023
Sitowise Oy	100%	100%
Infracontrol AB	100%	100%
Sitowise Sverige AB	100%	100%

EUR	2024	2023
Other shares and participations		
Acquisition cost January 1	305,500	305,500
Acquisition cost December 31	**305,500**	**305,500**

9.1 MEASUREMENT OF INVESTMENTS

Investments are measured at acquisition cost or at cost less accumulated impairment, if the recoverable amount is expected to be permanently lower than the acquisition cost.

Represents the combined acquisition cost of companies integrated in Sitowise Sverige AB, Sitowise Oy since the merger of Sito and Wise in 2017, and the acquisition value of Infracontrol AB. Does not include the acquisition cost of acquired Finnish companies.

- **Value of Sitowise Sverige AB shares written down by 40 MEUR**
  - Valuation is based on same goodwill testing principles as in for the Group goodwill
  - The impairment represents approx. 2/3 of the value of Sitowise Sverige AB shares

SITOWISE

Impacts in Group Balance Sheet

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousand	30 Sep 2025	IMPACT
Assets		
Goodwill	160,222	**-40 MEUR**
Intangible assets	9,945	
Property, plant, and equipment	1,925	
Right-of-use assets	25,223	
Other shares, similar rights of ownership, and receivables	1,839	
Deferred tax assets	2,355	
Total non-current assets	**201,508**	-40 MEUR
Trade and other receivables	45,925	
Income tax receivables	768	
Cash and cash equivalents	9,461	
Total current assets	**56,154**	
Total assets	**257,662**	-40 MEUR

EUR thousand	30 Sep 2025	IMPACT
Shareholders' equity and liabilities		
Share capital	80	
Reserve for invested unrestricted equity	97,294	
Fair value reserve	-17	
Translation difference	-3,466	
Retained earnings	20,953	**-40 MEUR**
Equity attributable to owners of the parent	**114,843**	-40 MEUR
Non-controlling interest	0	
Total shareholders' equity	**114,843**	-40 MEUR
Deferred tax liabilities	749	
Financial liabilities	68,327	
Lease liabilities	19,289	
Other financial liabilities	247	
Total non-current liabilities	**88,612**	
Income tax liabilities	672	
Financial liabilities	1,041	
Lease liabilities	7,674	
Provisions	725	
Trade payable and other liabilities	44,093	
Total current liabilities	**54,206**	
Total shareholders' equity and liabilities	**257,662**	-40 MEUR

- **Impact on equity ratio -10.2pp to 34.4%** (as per 30 Sep 2025).

SITOWISE

Impact on Group P&L

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

EUR thousand	Note	Jan 1 – Dec 31, 2024	
Net Sales	**2.2**	**192,910**	
Other operating income	2.3	923	
Materials and services	2.4	-20,183	
Employee benefits	2.5	-131,303	
Other operating expenses	2.6	-26,715	
Depreciation, amortization, and impairment	2.7	-13,160	**Impact -40 MEUR**
Operating result		**2,473**	Impact -40 MEUR
Financial income	4.1	390	
Financial expenses	4.1	-6,239	
Profit before taxes		**-3,377**	Impact -40 MEUR
Income taxes	6.2	666	
Profit for the period		**-2,710**	**Impact -40 MEUR**
Attributable to:			
Owners of the parent		-2,576	Impact -40 MEUR
Non-controlling interest		-134	
Profit for the period		**-2,710**	**Impact -40 MEUR**

EUR thousand	Note	Jan 1 – Dec 31, 2024	
Items that may be reclassified to profit or loss			
Change in translation difference		-1,842	
Cash flow hedging, net of tax		-351	
Total for items in other comprehensive income		**-2,193**	
Total comprehensive income		**-4,903**	
Comprehensive income attributable to:			
Owners of the parent		-4,769	Impact -40 MEUR
Non-controlling interest		-134	
Earnings per share:			
Earnings per share (EUR)	2.8	-0.08	**Impact per share – 1.12 EUR**
Diluted earnings per share (EUR)		-0.07	

Impact on Group Parent company Balance Sheet

SITOWISE GROUP PLC BALANCE SHEET (FAS)

EUR Assets	Note	Dec 31, 2024	Dec 31, 2023
Non-current assets			
Intangible assets	8	1,165,373.60	2,097,672.56
Holdings in Group companies	9	161,501,142.77	161,508,170.44
Other shares and participations	9	305,500.00	305,500.00
Other debtors	10	916,524.70	925,729.07
Non-current assets total		**163,888,541.07**	**164,837,072.07**
Current assets			
Long-term receivables	11	12,500,000.00	12,500,000.00
Short-term receivables	12	5,937,293.45	5,543,433.04
Cash and cash equivalents		13,759,116.29	9,972,951.13
Current assets total		**32,196,409.74**	**28,016,384.17**
Assets total		**196,084,950.81**	**192,853,456.24**

EUR Shareholders' equity and liabilities	Note	Dec 31, 2024	Dec 31, 2023
Shareholders' equity	**13**		
Share capital		80,000.00	80,000.00
Reserve for invested unrestricted equity		99,401,854.47	98,741,854.47
Fair value reserve		-341,736.71	9,229.07
Retained earnings		9,415,913.44	5,401,763.70
Profit (loss) for the period		-813,519.00	4,014,149.74
Total shareholders' equity		**107,742,512.20**	**108,246,996.98**
Liabilities	**14**		
Non-current liabilities		69,314,085.00	70,000,000.00
Current liabilities		19,028,353.61	14,606,459.26
Liabilities total		**88,342,438.61**	**84,606,459.26**
Shareholders' equity and liabilities total		**196,084,950.81**	**192,853,456.24**

Note: example based on 2024 figures, excl. any other impacts during 2025

Value of Holdings in Group companies declines to approx. **122 MEUR**

Assets decline to approx. **156 MEUR**

-40 MEUR impact through P&L

Equity declines to approx. **68 MEUR**

Equity and liabilities decline to approx. **156 meur**

- **Parent company equity ratio would decline by 11.5pp to 43.4% with presented 31 Dec 32024 figures**
- **Parent company distributable funds would decline by 40 MEUR to approx. 68 MEUR.**

SITOWISE

Thank you!

Q&A

Q4 2025 pre-silent call
9 Jan 2026 @1 pm EET

Sitowise Q4/FY 2025 Result
11 February 2026 @8.30 am EET

ir@sitowise.com