



Investor Presentation

2024

Our mission is to develop opportunities, and target long-term value creation

2024

Performance in line with strategy

Styrkás enters environmental services

First strategic foreign investment

Kaldalón included in the OMXI index

Sale of real estate development finalized

Heimkaup and Samkaup expected to merge

Skagi is established and acquires Icelandic securities

SKEL's most valuable assets delivering results exceeding budget



Net profit

6,754 ISK m.

61 ISK bn.

Total assets

44 ISK bn.

Equity

5.4 ISK bn.

Earnings of unlisted assets

4.7 ISK bn.

Cash and
treasury bonds

6.0 ISK bn.

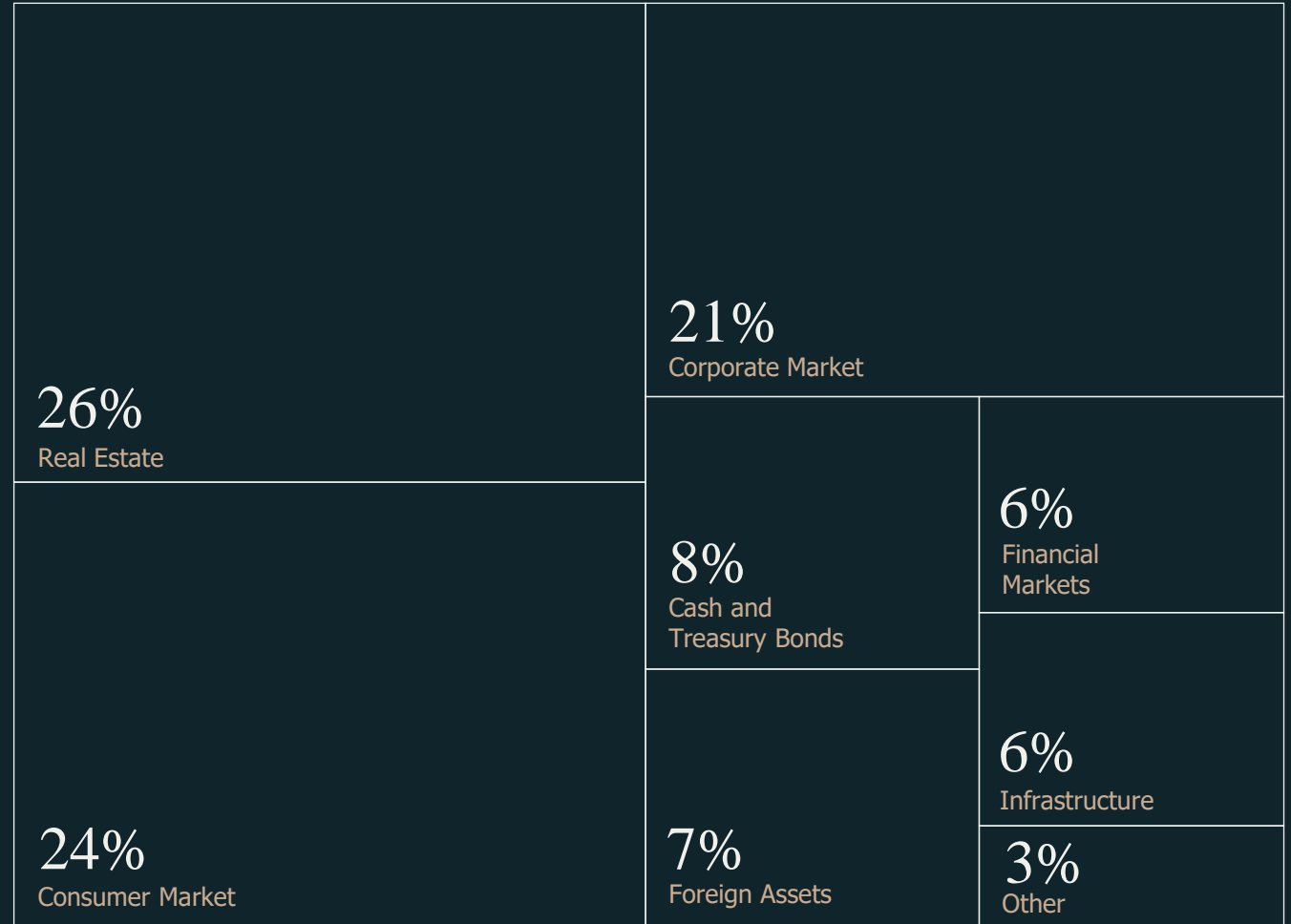
Dividends to
shareholders

2.1 ISK bn.

Earnings of listed assets

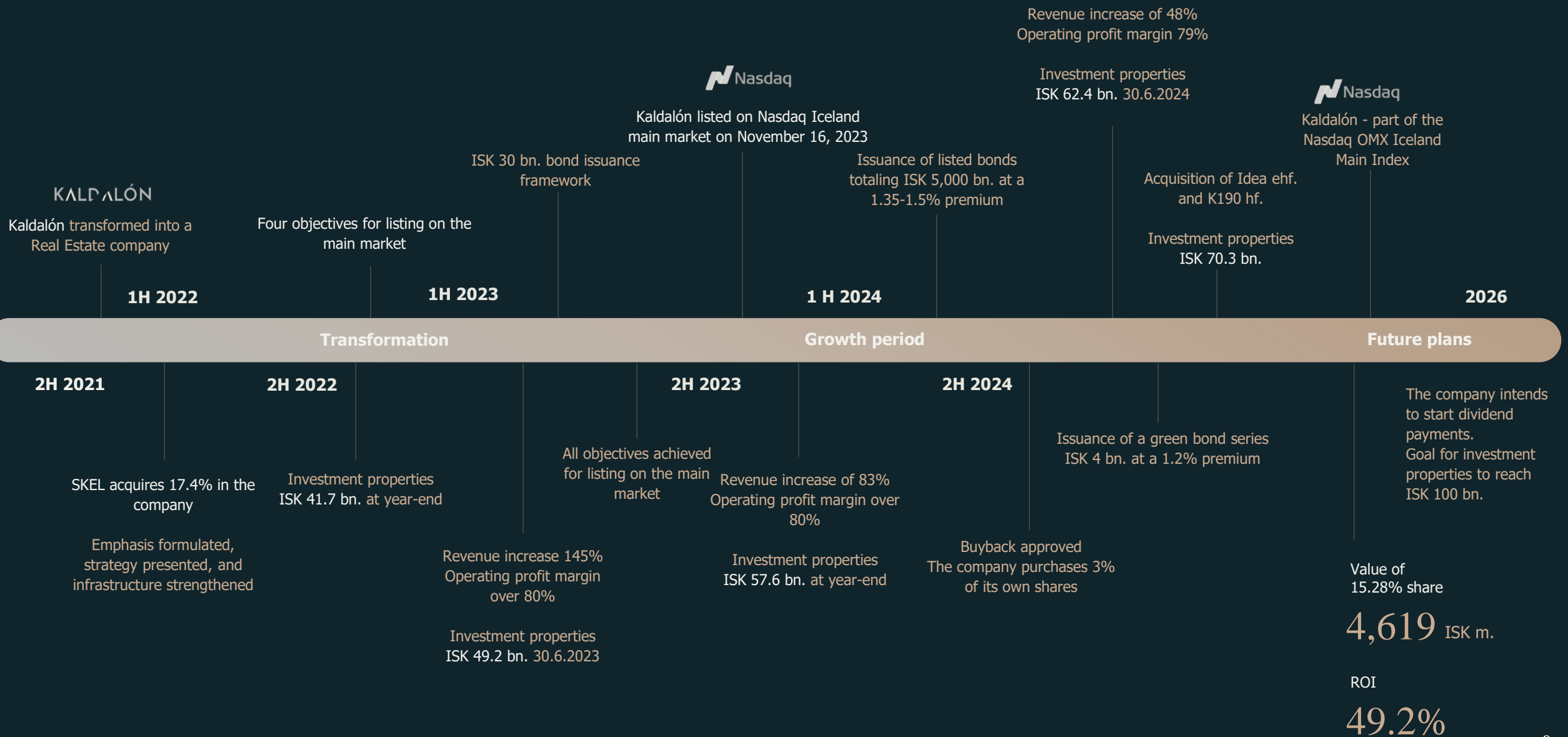
Portfolio

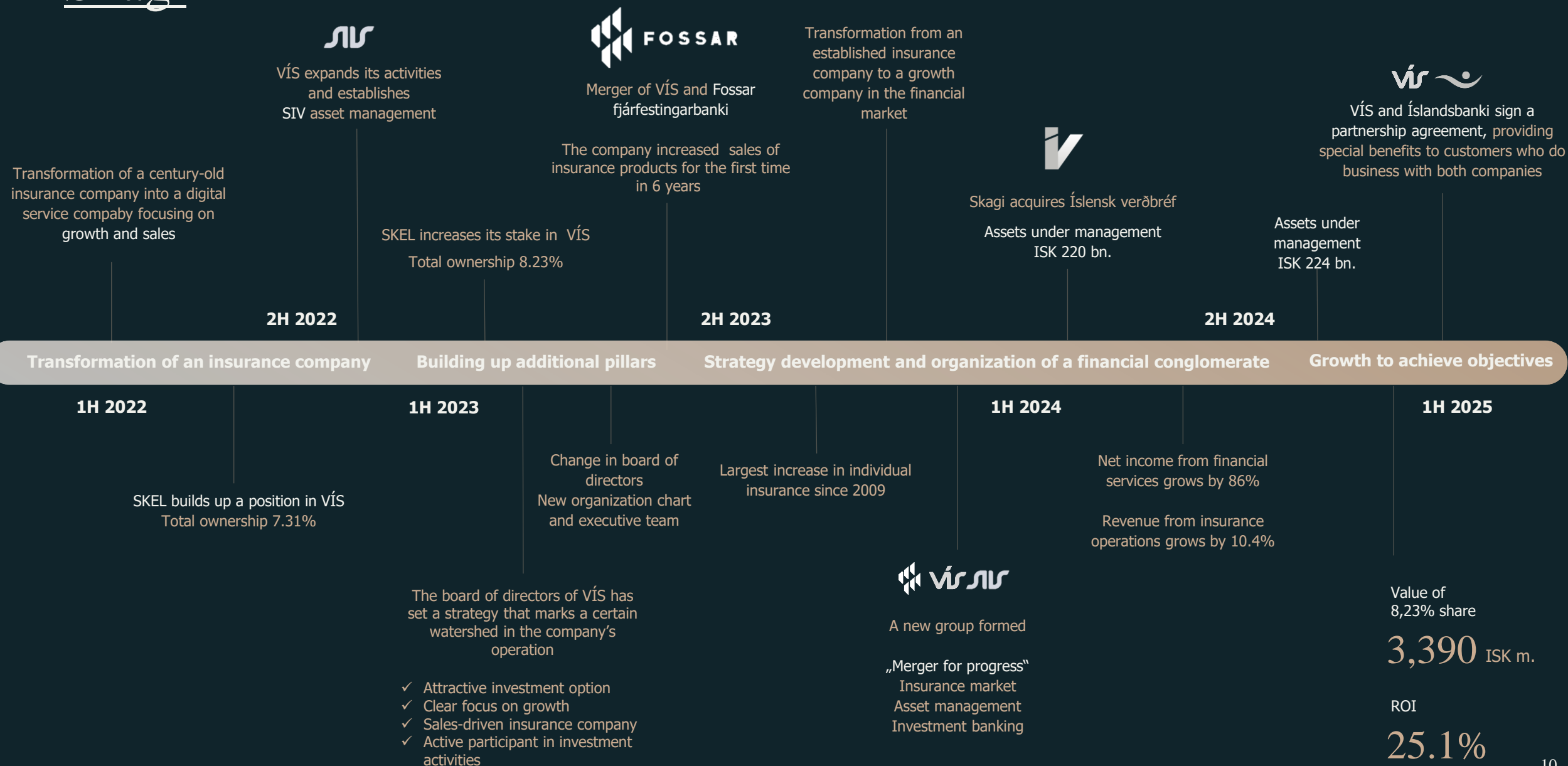
Total assets
60,570 ISK m.



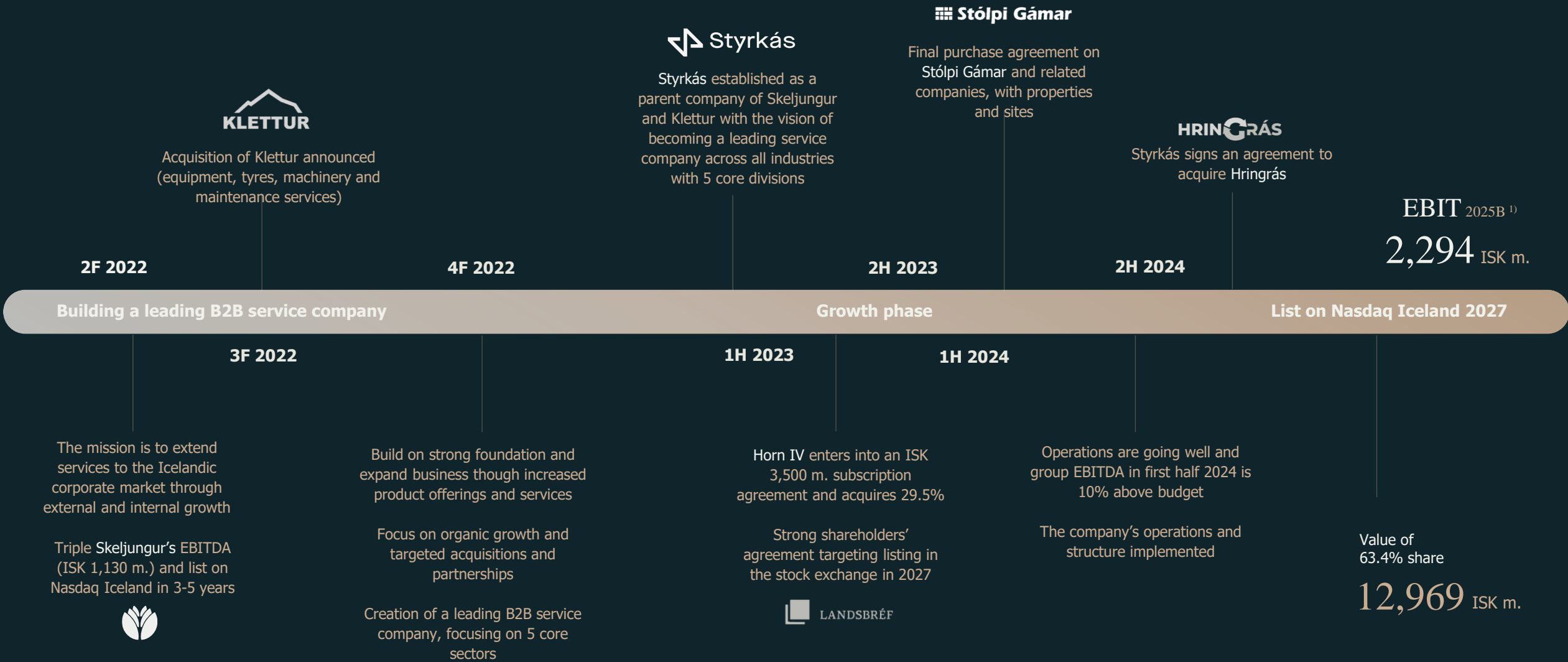
Focus on transformations
and increased profitability
of listed assets

Listed Assets



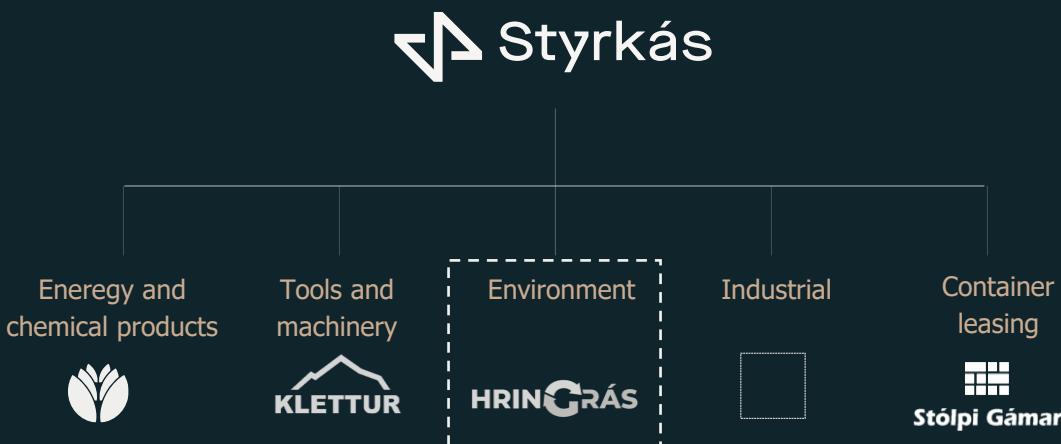


Corporate Services and Infrastructure



1) Group EBIT without IFRS and excluding Hringrás

“Establishing a leading B2B service company”



Group 2025 Budget

Margin
10,484 ISK m.

EBIT¹⁾
2,294 ISK m.

Equity value (63.4%)
12,969 ISK m.

Valuation method
Based on
transaction price

2024

- Record performance across all segments, with group EBITDA ISK 2,649 m. (excl. IFRS).
- The Group’s operating profit (EBIT) 4% above budget.
- Consolidated cash balance amounted to ISK 4.8 bn., with NIBD at ISK 1.8 bn. and the parent company’s cash balance at ISK 2.8 bn.
- Record year in fuel sales, with volume growing 5%.
- Rental income increased by over 50%, reaching approximately ISK 1 bn.

2024 cont.

- Record year in Scania sales and strong performance in CAT – both supporting future service revenues.
- New prefabricated housing market solutions were introduced to municipalities and developers.
- Construction of a new 30,000 sqm operational site for Stólpi and a new 1,500 sqm workshop and office facility is on schedule, with relocation planned for mid-2025.
- Property sites, building rights, and real estate provide significant room for growth.

2025 and future outlook

- Positive outlook in 2025. This year’s budget projects a 10% increase in operating profit for Stólpi and Klettur although fuel sales are expected to decline due to higher taxes and carbon levies shifting fuel sales away from Iceland.
- The national energy forecast anticipates a 2.2% increase in fuel consumption by 2029.
- Public tenders are expected to double in 2025, as infrastructure investment remains a key priority for the current government.
- SKEL will offer 10–15% of its share capital to cornerstone investors. The goal is to ensure that the company is no longer classified as a subsidiary of SKEL and to attract long-term investors.

1) Group EBIT without IFRS and excluding Hringrás

Acquisition of Hringrás

„Leader in scrap metal processing in Iceland“

HRINGRÁS



Hringrás

EBITDA (average 20-23)

~ 500 ISK m.

Expected EBITDA after acquisition

> 1.000 ISK m.

Enterprise value

6.3-6.5 ISK bn.

Fixed assets

- The book value of fixed assets exceeds ISK 6 bn., following investments in a state-of-the-art scrap metal shredder and advanced environmental protection systems at the company's site.
- These investments enhance the value of processed scrap metal, a key driver of Hringrás' expected financial improvement.

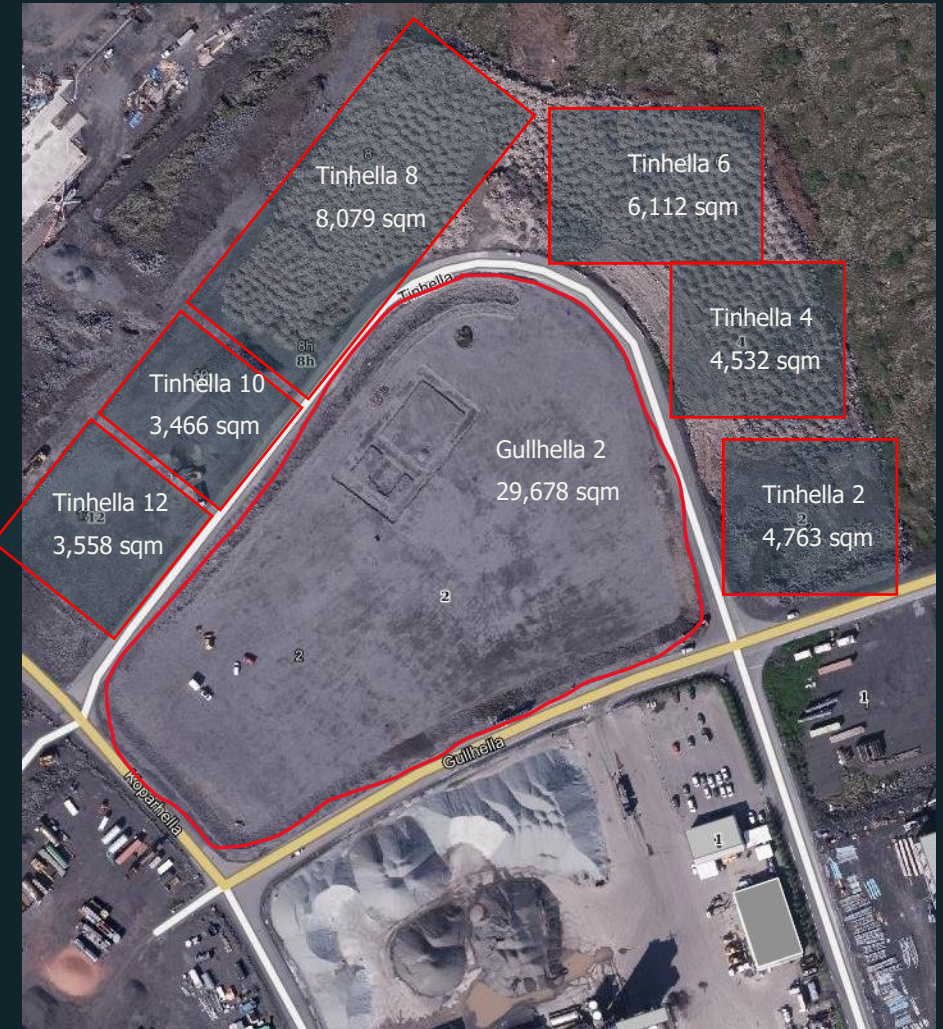
Opportunities

- The development in Iceland aligns with other Western nations, where the emphasis on recycling is growing rapidly alongside increasing requirements for waste management and disposal.
- Significant opportunities exist for further expansion of recycling operations on Hringrás' 27,000 sqm industrial site, with the potential to expand up to 50,000 sqm.
- The site is adjacent to Stólpi's 60,000 sqm property site, creating synergies for future growth.

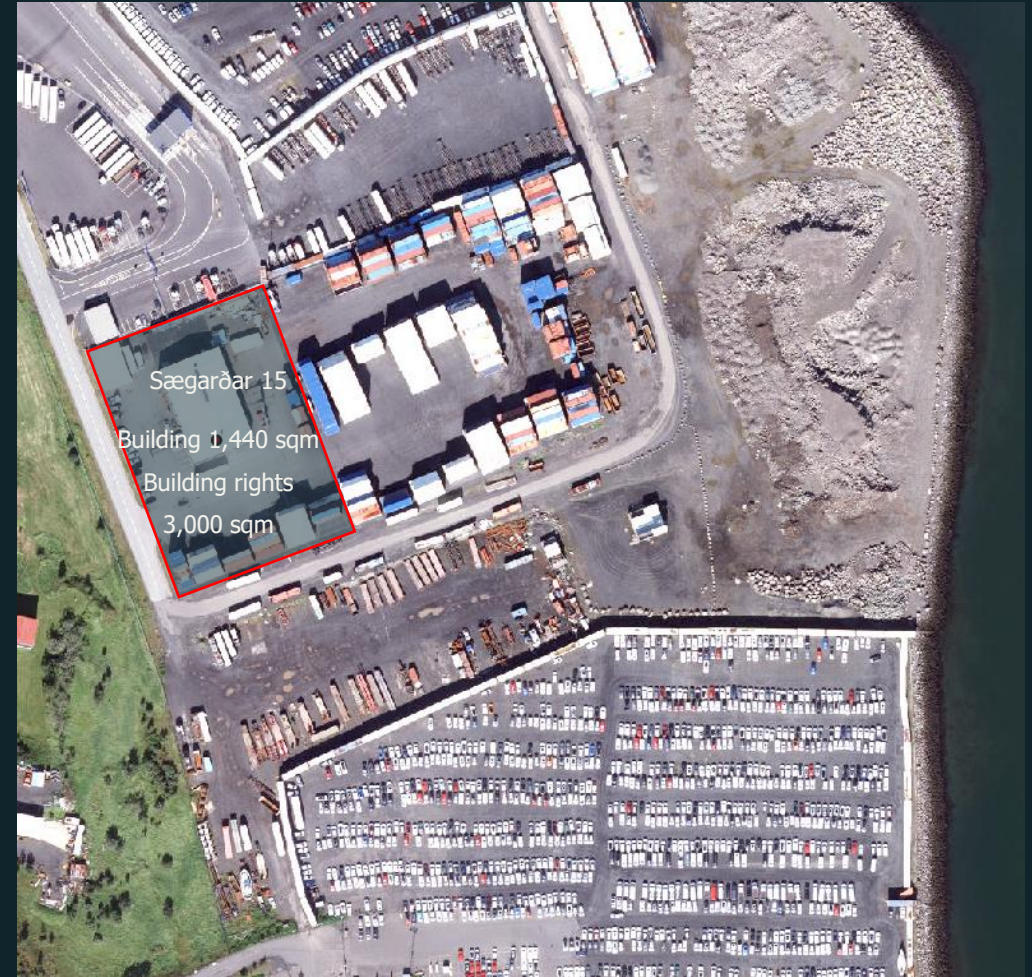
Purchase Price

- Enterprise value is ISK 6.3 bn., with a potential increase to ISK 6.5 bn. if performance targets are met.
- The entire purchase price is settled through new shares in Styrkás, granting the sellers a 9.7–10.7% stake in the company.
- This acquisition aligns with Styrkás' strategic objective to establish a new core business in environmental services.


Property site in a growing industrial area in Hafnarfjörður



Property site near Sundahöfn harbour



„Infrastructure company focusing on energy sector“

 **36**
 tank storage units
 **90m**
 storage space (litre)



2025 Forecast

Revenue
629 ISK m.

EBIT
163 ISK m.

Equity value
3,355 ISK m.

Valuation method

Third party
valuation

Key financials 2024

ISK m	Actual ¹⁾	Budget
Revenue	609	580
EBITDA	294	285
EBIT	133	145

Operations

- Operations have been stable during the year. The financial results are on budget.
- The tank storage units are **36** and have a capacity of **90m** litres of gasoline.
- The company sold its stake in a real estate located on KEF airport. Profit from the sale amounted to ISK 111 m.
- The equity value increases by ISK 452 m. since 30.6.2024.

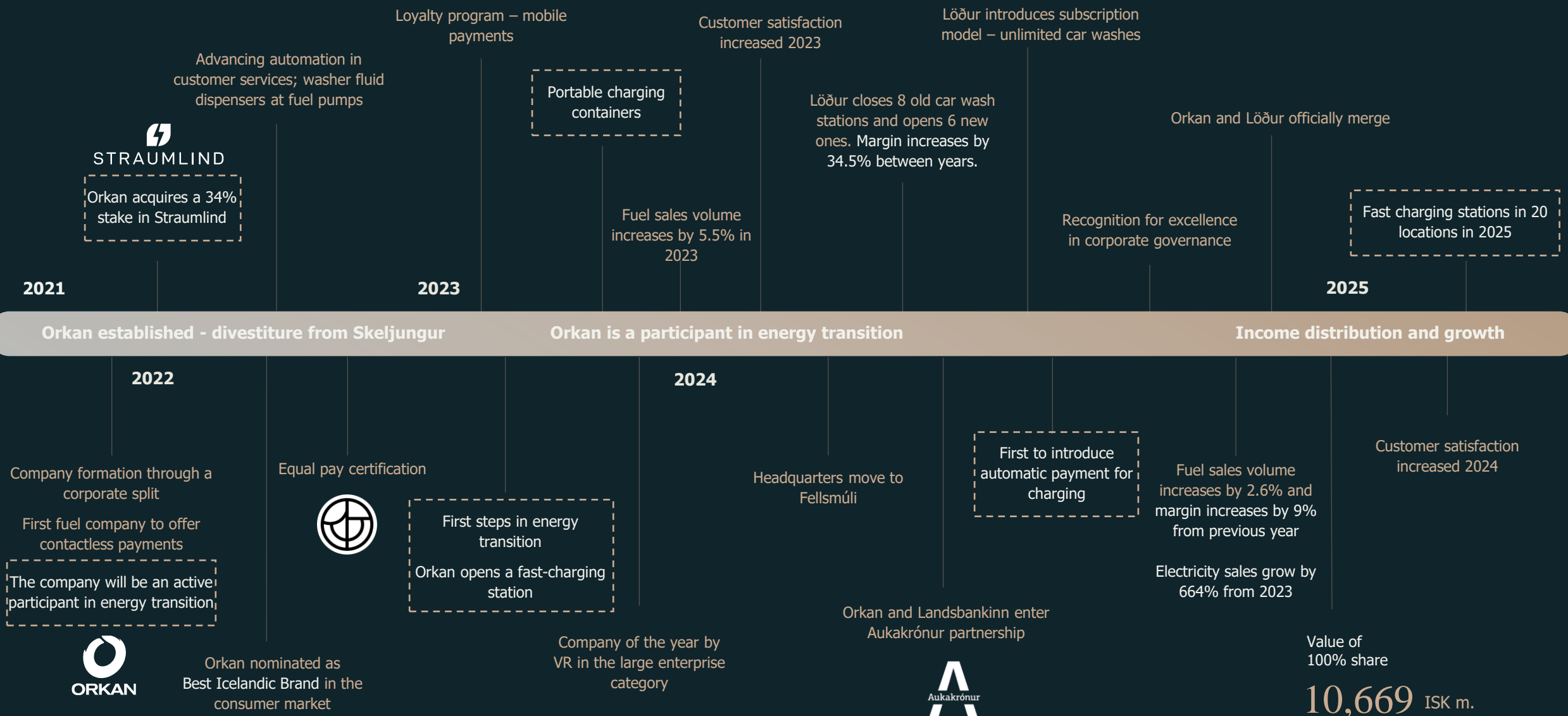
Upcoming

- Activity in this sector as ODR, Gallon's main competitor, is in sales process as has been publicly announced.
- Ongoing discussions with parties that have shown interest in purchasing the company.
- Potential sale of EBK is being reviewed. Gallon owns 25% stake in EBK.
- Looking forward there are opportunities for Gallon in consolidation in the sector, storage of e-fuels and increased activities in the arctic area.

1) According to draft of 2024 financials. Adjusted for profit from real estate sales and one-off items that otherwise would increase the results by 96 m. ISK. Fixed assets of Gallon will be revaluated in the 2024 accounts. The impact of this is not reflected in the numbers above.



Consumer Market



"Service of vehicles in a simple way"



Group
2025 Forecast

Margin and other income
5,731 ISK m.

EBIT²⁾
1,730 ISK m.

Equity value (100%)
10,669 ISK m.

Valuation method
Third party
valuation

Key financials 2024¹⁾

ISK m	Actual	Budget
Margin and other income	5,362	5,189
EBITDA excl. IFRS	2,272	2,161
EBIT excl. IFRS	1,682	1,560
EBITDA	3,142	2,994

Löður

- Löður started offering car washes on subscription in collaboration with Parka. The subscription model has exceeded expectations and now has over 5,000 subscribers.
- New locations opened in Fellsmúli and Akureyri during the winter, bringing the total number of car wash stations to 12.
- A new station will open on Lambhagavegur in the next few months.
- The lease agreement with N1 for 8 washing stations expired in March leading to their closure. However, this was accounted for in the company's strategy, and six new stations were opened in 2024.

Orkan

- Overall, operations are going well and EBITDA was 23% above budget in 2024.
- Service station transactions increased by 4.9% between years and fuel sales grew by 2.6%.
- The energy forecast assumed that the proportion of newly registered clean energy vehicles in 2023 would be 37%, but the actual figure was just under 19%.
- Orkan remains committed to the energy transition by offering all energy sources.
- The company has expanded its fast-charging network, with 13 stations currently in operation, set to reach 20 by year-end.
- The goal is to continue to offer smart solutions and innovations in simple operations.

1) According to draft of 2024 financials
2) EBIT án IFRS fyrir samstæðu Orkunnar og Löðurs

Orkan expands

Retail market group

- The anticipated merger with Samkaup was terminated in October 2024. Had it proceeded, the merger would have had a significant impact on Orkan and its associated companies and would likely have accelerated the company’s public listing.
- As a result, Orkan will pursue a more gradual strategy, taking incremental steps toward a diversified revenue base and strengthening the company’s market position. The company has a highly skilled management team and strong infrastructure.
- Orkan is financially robust, with a strong market share and solid growth potential.
- “Orkan 2.0” will hold the ownership in Orkan, Löður, Lyfjaval and a real estate company formed to manage the company’s properties and property sites.
- Orkan will focus on expanding its footprint in the consumer market and will actively seek new business units that align with its portfolio (everyday services).
- Upon formation, one-third of Orkan’s EBITDA originates from non-fossil fuel sources, but the goal is to increase this share to over 50% within the next two years.
- The company will focus on acquisitions based on the following key factors: (i) strong market share, (ii) cultural and strategic alignment (the right DNA and outstanding company culture) and (iii) minimum EBITDA of ISK 500 m.

Orkan 2.0



Fuel

- Orkan operates 73 stations all over the country with approx. 30% market share in fuel sales.
- It is estimated that around 50% of the Group's EBITDA will come from fuel in 2 years.
- Fuel sales volume increased by 2.6% between years.

Electricity

- Orkan has invested heavily in fast-charging stations throughout the country in line with the ideology of a "new product at the pump". The number of fast-charging stations is expected to increase from 13 to 20 this year.
- Electricity sales increased by 664% in 2024, compared to 2023, which was the first year of electricity sales.
- Straumlind's revenue increased 194% in 2024. The estimated EBITDA for the year 2024 is around ISK 65 m.

Car Wash

- Löður has made significant investments recently and its stations at major retail giants have been closed, as they have entered direct competition with Löður.
- The number of car washes increased by 91.6% from 2023, mainly due to subscriptions, but revenue increased by 23.2%.

Real Estate

- The company owns 31 properties and property sites, mainly outside the capital area.
- Transfer of assets to a new real estate company to focus on subletting and development as these are usually very interesting locations.
- The rental income of the real estate company will be around ISK 6-700 m. per year.

Pharmacy

- Lyfjaval's unique strengths lie in the size of its pharmacies, drive-thru service, extended opening hours, and strategic locations.
- There are opportunities to expand operations outside the capital area.
- Revenue increased by 11.4% in 2024 from the previous year.

Samkaup - Heimkaup

Agreement on the merger of Heimkaup with Samkaup

- In 2024, SKEL and Samkaup attempted a merger of companies in the consumer market with the goal of merging under Samkaup. Those negotiations were terminated in October of the same year.
- During the merger discussions, a synergy assessment of the merged entity was conducted, estimating synergies at about 1.5% in procurement. Based on this, Samkaup and the shareholders of Heimkaup decided to merge the companies in December 2024. Heimkaup's revenue was around ISK 7.7 bn. in 2024, and Samkaup's approximately ISK 42 bn. It is clear that both entities operated at a loss in 2024.
- In December 2024, a shareholders' meeting of Samkaup decided to increase share capital by ISK 1 bn. to strengthen the company's equity position in the short term. The capital increase was executed at a price of 24 ISK per share. In the offering, a holding company owned by SKEL subscribed for 17.4% of the issue, resulting in a 6.2% stake in Samkaup, valued at ISK 641 m. based on the offering price of 24 ISK per share.
- In the 2024 Financial Statements, SKEL's valuation of its stake in Heimkaup is based on the number of shares SKEL expects to receive in new equity in Samkaup in exchange for its equity in Heimkaup. The value of SKEL's ownership in Heimkaup is recorded at ISK 934 m. in the annual report (81.2% ownership).
- After the merger of Samkaup and Heimkaup, SKEL will indirectly own approximately 13.7% of Samkaup. A price of ISK 24 per share implies that the operational value of the merged entity is ISK 14.6 bn., with an equity value of ISK 10.5 bn. or 8.8x EBITDA for 2025, according to Samkaup's projections.

Key figures in the merger of Heimkaup with Samkaup



7.7 ISK bn.
Revenues **Heimkaup**



42 ISK bn.
Revenues **Samkaup**



1.5 %
Synergies in
procurement



14.6 ISK bn.
Operating value of the merged
company



1,576 m. ISK
Value of **SKEL's** shares in
Samkaup after the merger



13.7%
SKEL's shareholding in Samkaup
after merger

Samkaup's share capital increase



1 ISK bn.
Share capital increase



24 ISK
Share price



17.4%
SKEL's subscription of the
total share capital increase



173 ISK m.
SKEL's subscription in share
capital increase

Samkaup - Heimkaup

Agreement on the merger of Heimkaup with Samkaup

- The board of directors of Samkaup applied for permission to increase the share capital by up to ISK 100 m. at a nominal price of ISK 20-27 per share, until the end of May 2025, to support the company's investments and external growth for the future.
- Samkaup's management has presented shareholders with the company's streamlining and growth plans. They have also stressed to shareholders the importance of increasing the number of revenue streams in related operations, which will improve the utilisation of the company's infrastructure. In this context, they have pointed to growth in catering, medicines, alcohol, energy and specialty goods.
- It is clear that the competitive position of everyone in the grocery market vis-à-vis the two large companies in the grocery market is very difficult in all respects. But with better operations, utilisation of the sales network and more diversified revenue streams and strong finances, Samkaup has the opportunity to achieve success.
- Samkaup's management believes that there are great opportunities for synergy with the merger that can be used to gain a share of the grocery market. SKEL shares this view with Samkaup and will support these goals as a shareholder.

Highlights of the agreement

- ✓ Heimkaup exchanged for equity in Samkaup, valued at ISK 1,150 m.
 - ✓ SKEL owns 81.2% of Heimkaup and therefore receives equity in Samkaup valued at ISK 934 m.
- ✓ Operations without significant negative changes for each party.
- ✓ Review of the shareholder agreement in good faith.
- ✓ Final documentation.
- ✓ Reservations regarding shareholder and regulatory approvals.
- ✓ **The merger is expected to be fully completed in the first half of the year.**

Foreign Assets

Mapping investment opportunities in Europe with a focus on the consumer market



Stork ehf. acquires 50% share in INNO through INNOvative

INNO is the only department store in Belgium. For nearly 125 years, INNO has been a cornerstone of retail in all major cities of Belgium



EBITDA 2024¹⁾
1,391 ISK m.

SKEL

The board of SKEL sets a strategy to increase foreign assets from 3% to up to 30%

Systematic mapping of investment opportunities in Europe in line with SKEL’s mission

1F 2024

2H 2024

Development of a holding company for foreign assets in the European retail sector

Transformation and growth phase

2023

Market conditions in the European cosumer market are challenging after significant fluctuations in recent years, driven by COVID, conflicts, and high interest rates

Opportunities exist for investors with specialized knowledge and experience to build and develop a portfolio of assets

1H 2024

Focus has been placed on collaborating with strong partners, guided by long-term value creation

Relationships have been established with well-known players in the advisory and financial markets, with a wide range of interesting investment opportunities available

ICE JV ehf.

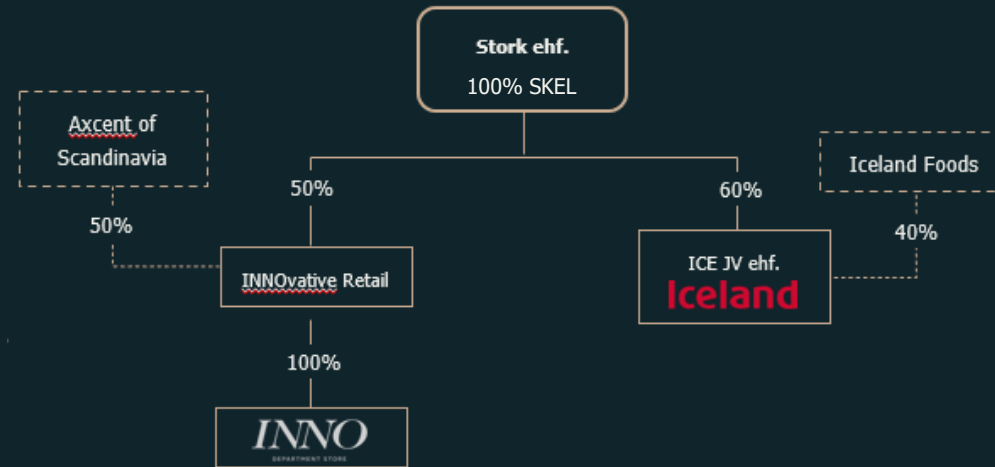
Iceland

Entered into a partnership with Iceland Foods, a British grocery chain with over 900 stores and a turnover of GBP 4.5 billion. The joint venture, ICE JV ehf., will distribute popular frozen products from Iceland Foods to the Nordic market to meet growing demand

Value of 100% share²⁾
2,208 ISK m.

1) EBITDA excl. IFRS 16 effects for INNO
2) The value of the stake consist of a shareholder loan and equity

„Development of a holding company for foreign assets“



Stork

Revenue INNO 2023/24
42,354 ISK m.

EBITDA INNO 2023/24
1,391 ISK m.

Value of Stork
2,208 ISK m.

Valuation method
Third party
valuation

The Journey

- Stork is a wholly owned company by SKEL and is intended to manage all foreign strategic investments with clearly defined goals and governance.
- Over the past 18 months, opportunities in Europe have been systematically mapped, with focus on retail.
- Relationships have been established with well-known players in the advisory and financial markets, with a wide range of attractive investment opportunities available.

Focus on Retail

- The retail sector has been largely neglected by investors in recent years as consumer expectations (CCI) have been at a low, resembling conditions in markets around the year 2000.
- Consumer expectations are gradually increasing, and disposable income is expected to grow in the coming years.
- The aftermath of COVID and higher interest rates present opportunities for active investors.

Capital Increase

- Based on the decades of experience and valuable network that SKEL possesses, there is a possibility to lead investments in this asset class.
- The company has engaged Arion Bank to explore the basis for increasing its share capital in the coming months in order to look for new investors in a well-defined journey for specific projects.

INNO at a glance

- INNO was founded in **1897** and is headquartered in Brussels, Belgium.
- INNO operates **16** stores in Belgium and an online store.
- The company's stores have a total of **130,000 sqm**.
- The company's business model is based on three sales channels; shop-in-shop, wholesaler and online store.
- INNO's product range in stores consists of more than **540** brands and over **1,650** brands are available on the company's online store.

Key figures FY 2023/24



42.4 ISK bn.
Sales



1.4 ISK bn.
EBITDA



3.3 %
EBITDA margin



21.4 m
Number of visits in store



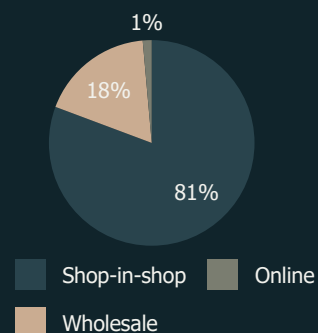
1,460
FTE



18.4%
% of visitors who shop in store

Strong sales with increased focus on own brand

Sales by sales channel



Sales by product categories



Key locations across Belgium



INNO's store in Antwerpen

INNO stores

SKEL



Liège



Brugge



Charleroi



Antwerpen



Louise



Hasselt



Rue Neuve



Schoten

INNO stores

SKEL



Bascule



Gent



Leuven



Woluwe



Mechelen



Namur



Oostende



Wassland

Real Estate

105 apartments in Stefnisvogur



Summary

- SKEL acquired 50 apartments in Stefnisvogur during the year, in addition to the 55 apartments that were delivered at the end of 2023. This brings the total number of apartments in Stefnisvogur 2-36 to **105**.
- The acquisition of the apartments was a part of the company's strategy to develop its balance sheet, converting development properties into income-generating real estate with a known market value, which can potentially be liquidated within 12 months.
- Almost all of the first apartments were rented out to residents of Grindavík, meeting their needs with short notices and other flexible terms, following the volcanic eruption in Grindavík. This solution was generally well received¹⁾.
- Alongside the increasing demand for rental housing, legal changes have been made to facilitate institutional investors' participation in the housing and rental market, while at the same time tightening contractual freedom in the rental market.
- Skel will begin selling apartments during the year as rental agreements expire and market conditions allow.
- The estimated value of the real estate in Stefnisvogur, according to an appraisal from one of the country's largest real estate agencies, is ISK 10.3 bn.
- The liabilities associated with the properties in Stefnisvogur amount to ISK 7.1 bn.

1) <https://www.vf.is/mannlif/grindavikursamfelag-i-stefnisvogi-i-reykjavik>



Financials

Balance Sheet

SKEL

Balance Sheet 31.12.2024

ISK millions	31.12.24	31.12.23
Cash	3,604	3,139
Government bonds	1,086	2,524
Listed securities	9,583	9,396
Investment properties at fair value	10,929	6,107
Other assets at fair value	32,822	27,138
Other assets	2,547	1,442
Total assets	60,570	49,745
Equity	43,728	37,610
Debt related to real estate	7,397	3,674
Other debts to credit institutions	4,888	4,768
Deferred income tax liability	1,773	1,892
Other liabilities	2,784	1,802
Total liabilities	16,842	12,135
Total equity and liabilities	60,570	49,745

Assets in ISK millions

Equity per share
23.3 ISK

12,969 Styrkás	10,669 Orkan, Löður, Real estates		4,690 Cash and Government bonds	
	4,619 Kaldalón	3,355 Gallon	3,307 Loans, receivables and other assets	
			2,861 Heimkaup, Lyfjaval	1,574 Other listed assets
10,929 Real Estates	3,390 Skagi	2,208 Stork		

Overview of Assets

Cash and other assets with known market price

Cash and treasury bonds	4,690
Kaldalón	4,619
Skagi	3,390
Other assets with known market price	1,620

14,319 ISK m.

Arm’s length value between unrelated parties

Styrkás	12,969
Heimkaup	934
Other assets	702

14,605 ISK m.

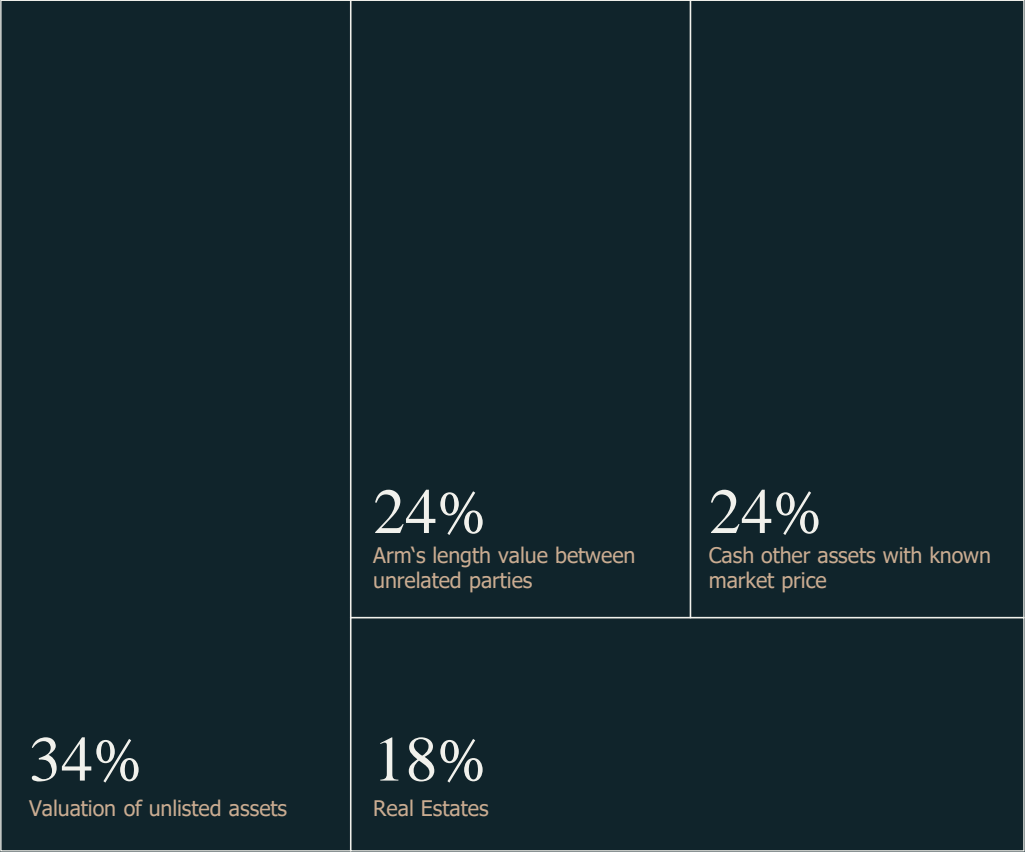
Real Estates

10,929 ISK m.

Valuation of unlisted assets

Orkan, Löður, Real Estates	10,669
Gallon	3,355
Loans, receivables and other assets	2,559
Stork	2,208
Lyfjaval	1,927

20,718 ISK m.



Operations 2H 2024

Profit and Loss statement 1.7. - 31.12.24

ISK millions	2H 2024	2H 2023
Fair value change of financial assets	8,017	4,041
Financial income (-expenses)	(482)	(358)
Income from real estate properties	127	35
Expenses from real estate properties	(26)	(3)
Investment income	7,636	3,715
Other income	13	54
Salaries and payroll expenses	(413)	(330)
Other operating expenses	(162)	(169)
Expenses and other income	(563)	(445)
Profit before taxes	7,073	3,270
Income tax	13	79
Profit for the year	7,086	3,349

Profit 2H 2024

7,086 ISK m.

5,265 ISK m.

Fair value change of
unlisted assets

2,752 ISK m.

Fair value change of listed
assets

Operations 2024

Profit and Loss statement 1.1. - 31.12.24

ISK millions	2024	2023
Fair value change of financial assets	7,520	5,939
Financial income (-expenses)	(113)	96
Income from real estate properties	229	34
Expenses from real estate properties	(44)	(9)
Investment income	7,592	6,060
Other income	51	128
Salaries and payroll expenses	(708)	(596)
Other operating expenses	(299)	(305)
Expenses and other income	(956)	(773)
Profit before taxes	6,636	5,288
Income tax	119	122
Profit for the year	6,754	5,410

Profit for the year

6,754 ISK m.

1,7% of equity

Operating expenses

Adjusted for options and incentives

5,375 ISK m.

Fair value change of unlisted assets

2,145 ISK m.

Fair value change of listed assets

Fair value changes

Overview	2024
Styrkás	3,285
Orkan	1,496
Stork	1,125
Gallon	516
Other unlisted	(1,047)
Total unlisted	5,375
Kaldalón	1,619
Skagi	709
Other listed	(183)
Total listed	2,145
Total fair value changes	7,520

Dividend payment 581

8,101 ISK m.
Total fair value changes and
dividend payments

Rationale for fair value changes

Styrkás

Styrkás is performing well and EBITDA exceeded expectations for the year. Healthy growth is still expected. At year-end, the Group's cash and cash equivalents amounted to ISK 4.8 bn. The book value is based on the price of Styrkás in the Hringrás transaction. The enterprise value of the company is estimated at ISK 23 bn. which is about 10x the estimated EBIT for 2025.

Orkan

The increase from Orkan's previous assessment is due to Orkan's performance exceeding projections over the past year. Orkan's EBITDA for 2024 was 23% above budget and the 2025 budget assumes continued growth. Löður's share price has been below the company's projections, which has negative impact on valuation, but the company's plans assume a good turnaround in Löður's operations in 2025. The capex need has been adjusted based on better insight into cost associated with installation of charging stations and that has a positive impact. The company's interest-bearing debt has also decreased, having a positive impact on valuation. Increase in WACC has a negative impact on valuation. The company's operating value corresponds to 8.3x estimated EBIT for 2025.

Stork

Stork's main asset is a 50% stake in INNOvative, which owns a 100% stake in the Belgian retail chain INNO. The store chain was bought in mid-2024 and therefore there was no value on Stork in SKEL's books on 30.6.2024. The company's enterprise value is estimated at ISK 6.3 bn. which corresponds to approximately 4.5x EBITDA for the operating year 2023-2024. The company's forecasts assume that earnings will increase considerably between years, but this will realize as the operating year progresses, which ends at the end of September.

Gallon

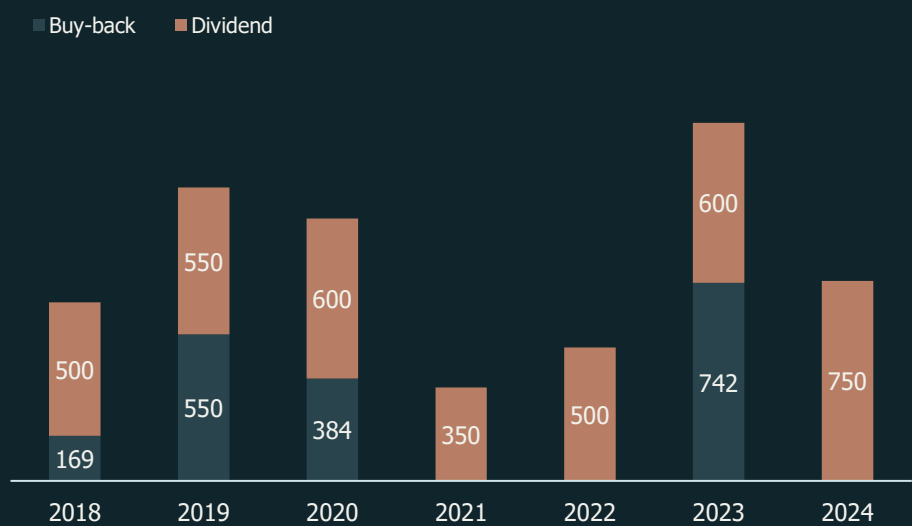
Operating budgets are comparable to those used in previous valuations, and the company's enterprise value has therefore changed little between years. Higher WACC has a negative impact, while changes in non-operating assets (EBK) has a positive impact. Discussions with interested buyers are ongoing.

Dividend proposal

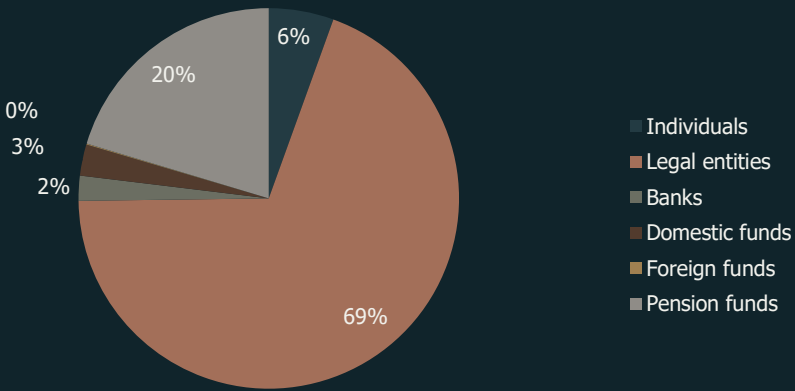
- The Board of Directors proposes that a dividend be paid to shareholders in 2025 for the operating year 2024 in the amount of ISK 6,000 m. The board will propose to the shareholders' meeting that dividends be paid in two installments, each amounting to ISK 3,000 m.
- Further details will be provided in the notice of the annual general meeting.

Shareholders

Payments to Shareholders (ISK m.)



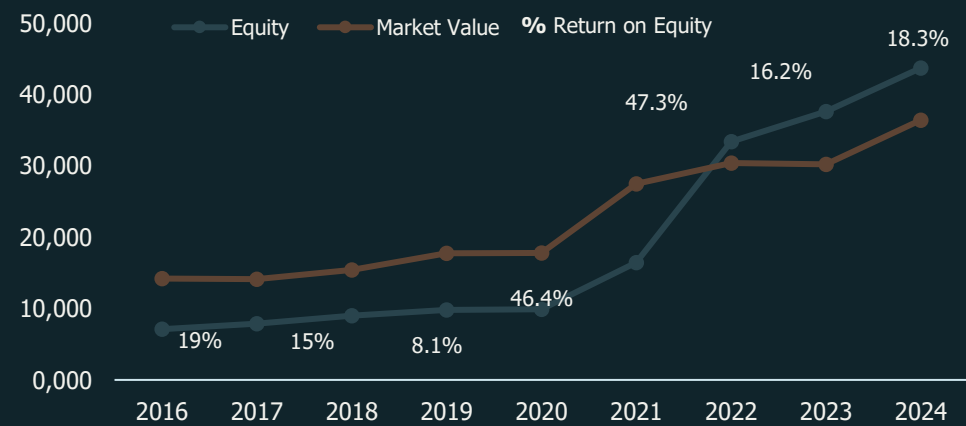
Shareholders 31.12.24



10 largest shareholders 31.12.24

Strengur hf.	51.6%
Frjálsi lífeyrissjóðurinn	8.6%
Birta lífeyrissjóður	7.4%
TCA ECDF III Holding S.á.r.l.	5.2%
NO.9 Investments Limited	3.1%
Skagi	1.6%
Eftirlaunasjóður FÍA	1.1%
Hofgarðar ehf.	1.1%
Íslandsbanki	1.0%
Vörður tryggingar	0.8%

Equity and market value since listing (ISK m.)



Upcoming

Attract partners into
foreign investments

Enhance operational
performance of INNO

Further expansion of
Styrkás and broadening
of shareholder group

Initiate the sale of real
estate assets

Conclusion of
Heimkaup/Samkaup and
Gallon

Orkan 2.0 – develop a
broader consumer services
group

SKEL

Valuation

Financial institutions were mandated to perform valuations of unlisted assets with either a turnover exceeding ISK 1 bn. or a valuation above ISK 1 bn. In cases where a recent transaction price between unrelated parties was available, it was used as basis for valuation, as seen with Styrkás.

SKEL's auditors, KPMG, classify the valuation of unlisted assets as a key audit matter in the company's financial review. Together with auditors, valuation specialists from KPMG's advisory division conducted a thorough review of the valuations, assessing methodologies, assumptions, and calculations to ensure accuracy and reliability.

Methodology

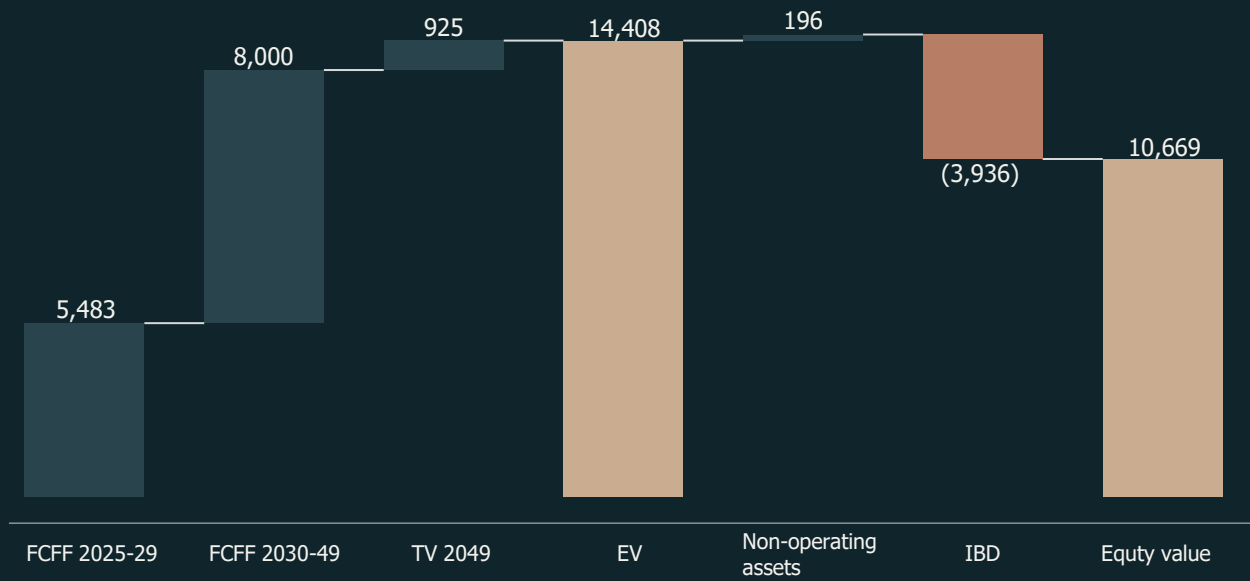
Fair value assessment of companies owned by SKEL was conducted using a Discounted Cash Flow (DCF) analysis, applying both Free Cash Flow to Firm (FCFF) and Dividend Discount Model (DDM). Additionally, a multiple analysis was performed using similar companies as benchmarks.

The valuation is primarily based on management's financial projections, supplemented by discussions between management and valuation experts. Key forecast variables are derived from actual changes in underlying financial figures, with an embedded inflation premium in risk-free interest rates used as an estimate for future inflation in cash flow projections.

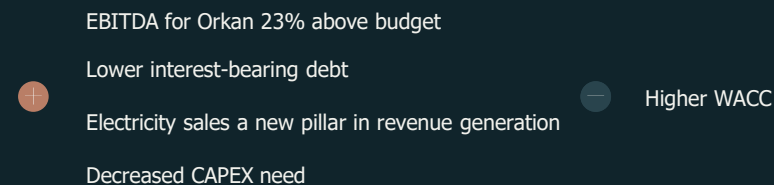
Orkan Group - Valuation

Equity value for Orkan Group (Orkan and Löður)

10,669 ISK m.



Impact on value



1) According to draft of 2024 financials
2) Margin and other income

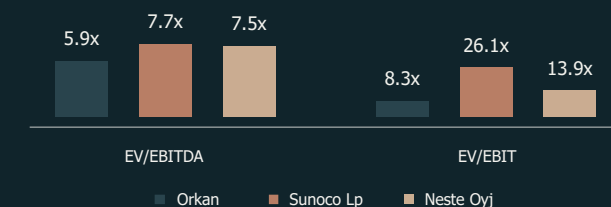
Results and forecast

	2024 ¹⁾	2025F
Margin ²⁾	5,362	5,731
EBITDA	3,142	3,233
EBITDA excl. IFRS	2,272	2,438
Depreciation	590	708
EBIT excl IFRS	1,682	1,730
CAPEX	1,026	993
EBITDA/margin	42.4%	42.5%
CAPEX/margin	19.1%	17.3%
ROIC	18.3%	19.6%

Required rate of return (nominal)

WACC	14.1%
Target leverage	30.0%

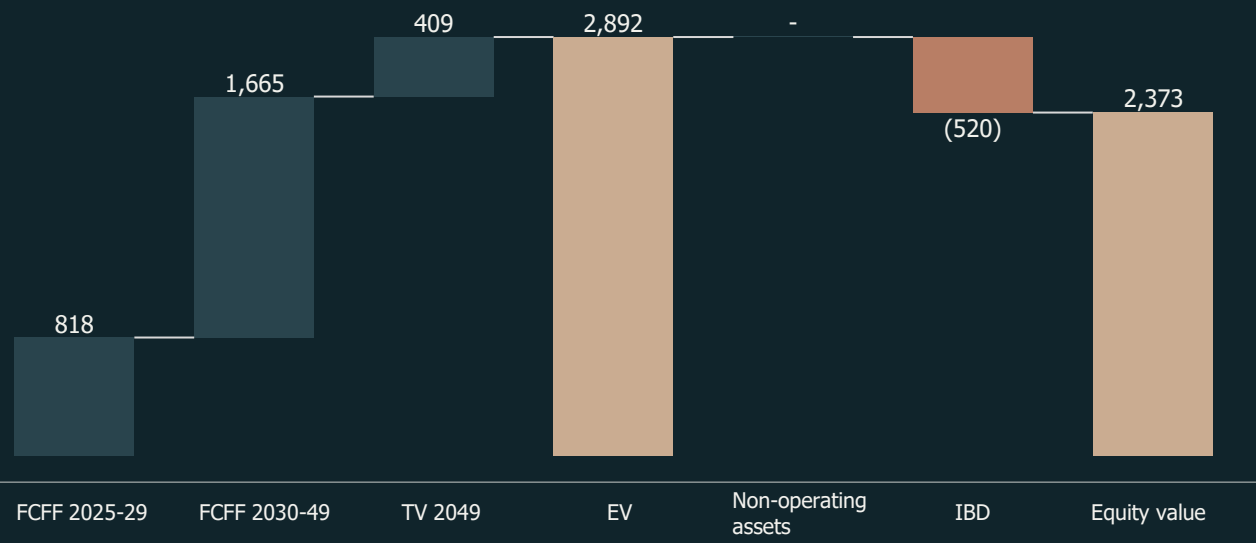
Multipliers 2025F



Lyfjaval - Valuation

Equity value

2,373 ISK m



Results and forecast

	2024 ¹⁾	2025F
Revenue	3,816	4,625
EBITDA	139	274
EBIT	(11)	221
Depreciation	150	53
CAPEX	117	74
EBITDA/revenue	3.6%	5.9%
CAPEX./revenue	3.1%	1.6%
ROIC	3.0%	19.5%

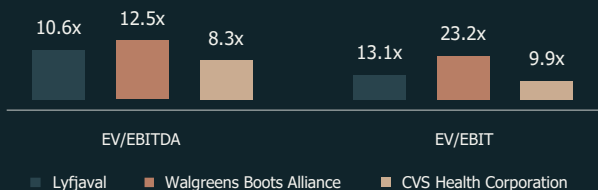
Required rate of return (nominal)

WACC	14.0%
Target leverage	20.0%

Impact on value

- Growing market
- Increased market share
- The company's results have been below budget
- Lower expectations for future performance

Multipliers 2025F

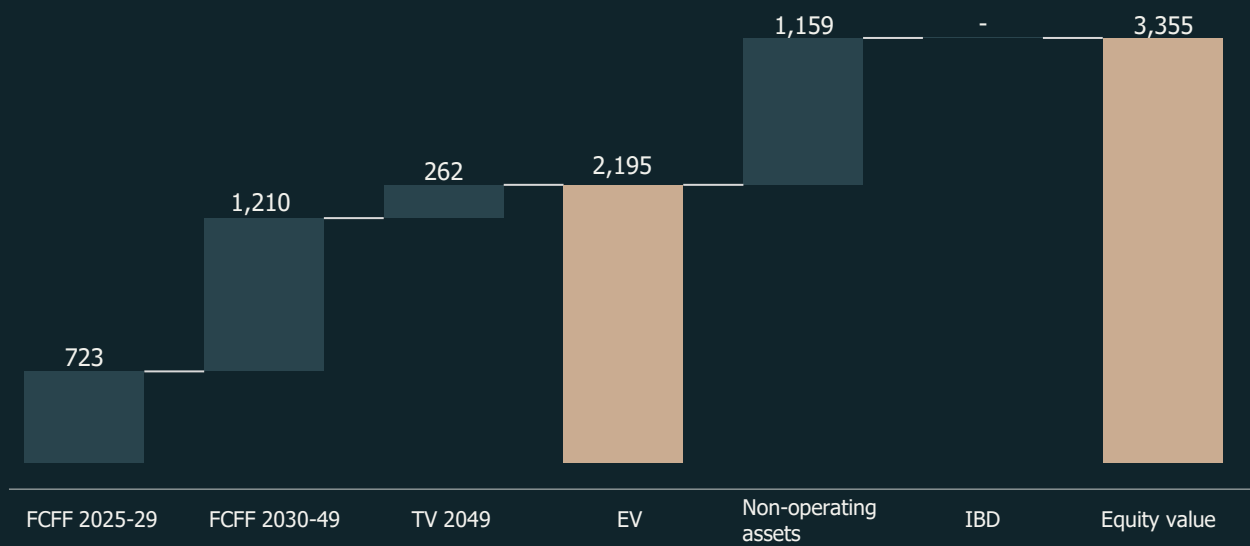


1) According to the draft financial statements

Gallon - Valuation

Equity value

3,355 ISK m.



Impact on value

- 2024 budget materialized
- Higher non-operating assets
- Strategic oil reserve storage
- Discussions with parties support valuation
- Higher WACC

1) According to draft of 2024 financials, adjusted for property sales gains and one-time items totalling approximately ISK 96 m., which would otherwise increase the results.

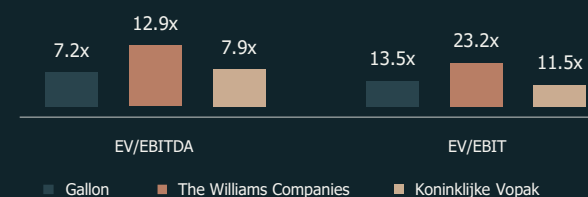
Results and forecast

	2024 ¹⁾	2025F
Revenue	609	629
EBITDA	294	303
EBIT	133	163
Depreciation	161	140
CAPEX	64	60
EBITDA/revenue	48.3%	48.2%
CAPEX./revenue	10.5%	9.5%
ROIC	9.4%	12.9%

Required rate of return (nominal)

WACC	12.0%
Target leverage	50.0%

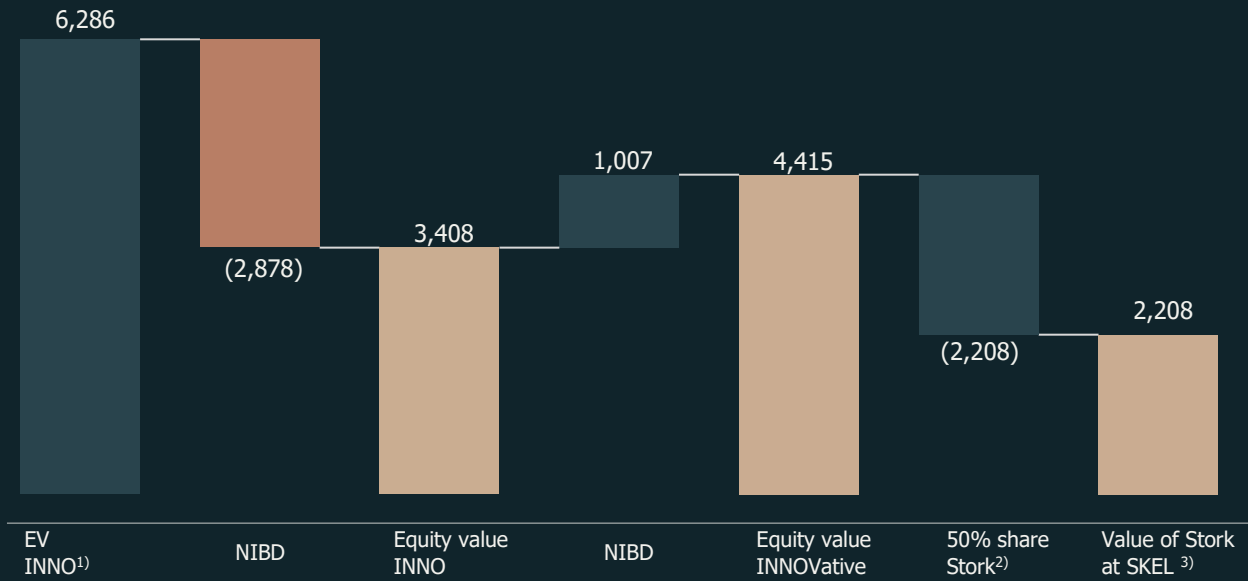
Multipliers 2025F



Stork - Valuation

Value of Stork at SKEL

2,208 ISK m.



1) EV (e. enterprise value) of INNO is based on a valuation where 4.5x EV/EBITDA multiplier was used.

2) Stork is a 50% owner of INNOVative, hence 50% of INNOVative's equity value is an asset for Stork.

3) SKEL's ownership in Stork consists of a shareholder loan amounting to ISK 1,082 m. and an equity value of ISK 1,126 m.

Valuation of Stork

- The primary asset of Stork is its 50% ownership stake in INNOvative, which owns 100% of the Belgian retail chain INNO.
- Additionally, Stork holds a 60% stake in ICE JV ehf., though as operations have not commenced, no specific valuation has been assigned to this asset.
- The main basis for the valuation of Stork is therefore the value of INNO.

Valuation of INNO

- The valuation of INNO was based on an independent financial institution's assessment, which incorporated INNOvative's management projections for the coming years and the use of EV/EBITDA multiples to benchmark against industry standards.
- Given that INNOvative's management forecasts are considered ambitious, SKEL's management opted to apply a conservative adjustment to the valuation through a prudence-based write-down.
- After accounting for Stork's ownership stake and the settlement of all intercompany loans, the equity value of Stork is estimated at ISK 1,126 million.

SKEL

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