

grönlandet

# Fastighetsaktiebolaget Grönlandet Södra 13

UNAUDITED FINANCIAL STATEMENTS

September 2017

Published November 27, 2017

## Disclaimer

*This document has been prepared by Fastighetsaktiebolaget Grönlandet Södra 13 ("Grönlandet") solely for information purposes. The document and all information contained herein may not be reproduced, in whole or in part, for any purpose except as authorized by Grönlandet.*

*Although the information contained herein is believed to be accurate in all material respects, no expressed or implied representation or warranty as to the accuracy or completeness of such information is made by Grönlandet, nor by any other party. This document has not been audited or independently verified. Nothing contained herein shall be relied upon as a promise or representation as to the future. No responsibility or liability (expressed or implied) is accepted for any errors, omissions or misstatements herein. The contents of this document are subject to corrections or change at any time and you will not be notified of such corrections or change.*

## Financial summary

Grönlandet was acquired by Marginalen Group AB on 26<sup>th</sup> of June 2015.

To support the acquisition, Grönlandet ("The Issuer") has registered senior secured floating rate notes at an amount of SEK 425,000,000. The Notes are denominated in Swedish Kronor and each Note is constituted by separate Terms and Conditions. The Issuer will each quarter of its financial year, provide its unaudited consolidated financial statements, or the year-end report (*bokslutskommuniké*) for such period.

- The financial report as of 30<sup>th</sup> of September 2017 includes ordinary activities in the company since 1 of January 2017.
- The value of the Investment property, as well as recalculation of equity, is reported as if the market value would have been applied, even though Grönlandet applies K2 for its legal financial statements. Latest revaluation of the property was made as of September 30, 2017.
- All spaces in the property have been fully occupied during 2017.
- The last valuation of the property was prepared by Cushman & Wakefield as of 30 September 2017. The value as shown in the balance sheet is 815 MSEK.

## Financial results

- Valuation adjustments in 2017 amounts to 115 MSEK (60 MSEK 2016)

| Profit and loss account<br>TSEK      | 9 months       | 12 months      |
|--------------------------------------|----------------|----------------|
|                                      | 2017           | 2016           |
|                                      | Jan-Sept       | Jan-Dec        |
| <b>Operating income</b>              |                |                |
| Rental income                        | 27 625         | 34 603         |
| Other income                         | 3 921          | 327            |
| <b>Total operating income</b>        | <b>31 546</b>  | <b>34 930</b>  |
| <b>Operating expenses</b>            |                |                |
| Property expenses                    | -8 663         | -9 431         |
| Other operating expenses             | -3 881         | -690           |
| <b>Total operating expenses</b>      | <b>-12 544</b> | <b>-10 121</b> |
| <b>Net operating income</b>          | <b>19 002</b>  | <b>24 809</b>  |
| Unrealised valuation adjustment      | 115 000        | 60 000         |
| <b>Financial income/expenses</b>     |                |                |
| Interest income                      | 1 287          | 1 684          |
| Interest expenses                    | -9 394         | -12 591        |
| <b>Net financial income/expenses</b> | <b>-8 107</b>  | <b>-10 907</b> |
| <b>Operating result</b>              | <b>125 895</b> | <b>73 902</b>  |
| <b>Taxes (deferred)</b>              | <b>-25 300</b> | <b>-13 200</b> |
| <b>Net profit/loss</b>               | <b>100 595</b> | <b>60 702</b>  |

## Balance sheet

- Market value has been applied on Investment property
- Last valuation of Investment property as of 30 September 2017
- Retained earnings include recalculation of equity in relation to adjustments made on the value of Investment property, including deferred taxes

| <b>Balance sheet</b>                | <b>2017</b>     | <b>2016</b>    |
|-------------------------------------|-----------------|----------------|
| <b>TSEK</b>                         | <b>Sept, 30</b> | <b>Dec, 31</b> |
| <b>Fixed assets</b>                 |                 |                |
| Investment property 1)              | 815 000         | 700 000        |
| Inventories                         | 3 562           | 0              |
| Financial receivables               | 62 558          | 61 271         |
| <b>Current assets</b>               |                 |                |
| Other assets                        | 57 651          | 53 878         |
| Cash and bank balances              | 20 018          | 11 500         |
| <b>Total assets</b>                 | <b>958 789</b>  | <b>826 649</b> |
| <b>Equity</b>                       |                 |                |
| Reserves                            | 120             | 120            |
| Retained earnings 1)                | 385 548         | 284 914        |
| <b>Total equity</b>                 | <b>385 668</b>  | <b>285 034</b> |
| <b>Long term liabilities</b>        |                 |                |
| Bond loans                          | 425 000         | 425 000        |
| Other liabilities                   | 27 000          | 23 000         |
| <b>Current liabilities</b>          |                 |                |
| Accrued liabilities                 | 14 558          | 10 984         |
| Other liabilities                   | 106 563         | 82 631         |
| <b>Total liabilities</b>            | <b>573 121</b>  | <b>541 615</b> |
| <b>Total equity and liabilities</b> | <b>958 789</b>  | <b>826 649</b> |
| <b>Key ratios</b>                   |                 |                |
| Equity ratio                        | 40,2%           | 34,5%          |
| Interest Cover Ratio                | 2,02            | 1,97           |
| Loan to value (LTV)                 | 49,7%           | 59,1%          |

1) Calculated as if market value would have been applied on Investment property