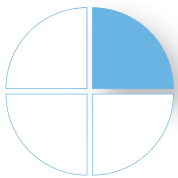


Wihlborgs Fastigheter AB



Interim report

January – March 2007



We will continue along the chosen path by acquiring and managing commercial properties that can be developed in our carefully selected strategic areas.

- Profit for the period amounted to SEK 114 million (81), which is the equivalent of a result per share of SEK 2.97 (2.11)
- Rental income for the period was SEK 248 million (190)
- Pre-tax profit amounted to SEK 132 million (104), of which SEK 28 million (17) pertains to value changes and derivatives
- Profit from ongoing property management was SEK 75 million (63)
- Equity/assets ratio amounted to 33.9 per cent (32.7)

Business concept

Wihlborgs is a property company focusing on commercial properties in growth areas in the Öresund region.

Focusing on well-functioning submarkets in the Öresund region, the company's business concept is to own, manage and develop commercial properties.

Overall objectives and strategies

Wihlborgs aims to be the leading and most profitable property company in the Öresund market.

Comment of the market

The rental market

According to Öresundinstituttet's forecast, the growth of the economy in the Öresund region is 3.1 per cent per annum. This follows two years with a growth in gross regional product of 3.6 per cent in 2005 and 4.1 per cent in 2006. This has resulted in rising property prices with a number of Swedish and international investors on the market.

According to Newsec, property deals amounting to SEK 9 billion were concluded in 2006 in Malmö compared with SEK 5.2 billion in 2005. The figures include both commercial properties and housing. Continued investment in the infrastructure with the completion of Citytunnel is progressing as planned without any time delays and will be completed in 2011. The tunnel will mean that travelling times for 3.6 million people will be cut and new growth areas will appear where the stations are being constructed.

According to Jones Lang LaSalle, vacancies in office properties in Malmö/Lund have fallen by 2.4 per cent and are now at 8.9 per cent of the total market. This is a consequence of a limit in the additions of new office premises and a strong demand in 2006. It is estimated that 50,000 sq.m. of new offices will be completed in Västra Hamnen in Malmö during 2007-2008. New projects expected to be constructed in Lund in 2008 will amount to 40,000 sq.m.

Lease costs for modern office premises in central Malmö are around SEK 1,900 per sq.m. per month and there are examples in excess of SEK 2,000 per sq.m. In the case of the older office premises in central Malmö, the lease costs range between SEK 1,200 and 1,700 per sq.m. Lease costs in 2007 in central areas are expected to rise by SEK 50-100 per sq.m. The vacancy figure is expected to fall to 8 per cent by the year end.

Income, expenses and result

Comparison figures for income statement items relate to values for the same period 2006 and balance sheet items as at 31 December 2006.

SEKm	2007 Jan-Mar 3 months	2006 Jan-Mar 3 months	2006/07 Apr-Mar 12 months	2006 Jan-Dec 12 months
Profit for the year before taxes, ongoing prop.man.	104	87	446	429
Profit for the year, ongoing property management	75	63	321	309
Profit for the period before taxes	132	104	1,092	1,064
Profit for the period	114	81	883	850
Per share, SEK				
Profit for the period before taxes, ongoing prop. man.	2.71	2.27	11.60	11.16
Profit for the period, ongoing property management	1.95	1.64	8.35	8.04
Profit for the period before taxes	3.43	2.71	28.42	27.69
Profit for the period	2.97	2.11	22.98	22.12
Shareholders' equity	95.50	76.04	95.50	92.30

Lease income

Lease income amounted to SEK 248m (190). The increase in lease costs is the consequence of index linking, renegotiation, new leases and lease income from net additions of properties acquired in 2006. The overall growth in rental income amounted to 31 per cent compared with 2006. The level of leasing is 92 per cent and remains unchanged from 31 December 2006.

During the period new lease agreements totalled SEK 26m on an annualised basis. Terminations were SEK 17m.

Property costs

The total property costs were SEK 83m (66).

Net operating income

The net operating income amounted to SEK 165m (124).

Central administration

Costs for central administration was SEK 7m (7).

Property sales and changes in value

A property was disposed of during the period for a total price of SEK 190m. This is the same as the net value at 31 December 2006 and SEK 79m above the total invested capital. An agreement on the sale of the property Generalens Hage 49 has been reached with Riksbyggen. The sale price amounts to SEK 51m. The property covers 4,200 m² of office space and will be converted by the purchaser to owner-occupied housing. Occupation is expected to take place at the end of 2007.

The valuation of the properties as at 31 March 2007 has been made internally and has resulted in the property value increasing by SEK 15m (17). Growth in value has been created through project development as well as through renegotiation and new negotiation of lease contracts. An external evaluation of all properties is made at each year end. An internal evaluation is made in connection with each quarterly financial statement. Direct yield remains unchanged for all properties during the period.

Changes in the properties' book value

Changed item	Group total, SEK m
Book value 1 January 2007	10,888
Acquisitions	27
Investments	113
Properties sold	-190
Value regulation	15
Foreign currency translations	31
Book value 31 March 2007	10,884





Net financial items

The period's net financial items amounted to SEK –54m (-30) of which lease income amounted to SEK 1m (2). Interest costs for the period, SEK –55m (-32) correspond to a borrowing rate of interest of SEK 3.78 per cent.

Profit from ongoing property management

Pre tax profit from ongoing property management, excluding changes in value, amounted to SEK 104m (87). Charged with 28 per cent tax the result amounted to SEK 75m (63).

Profit before tax

Pre-tax profit amounted to SEK 132m (104).

Profit for the period

Profit after taxes amounted to SEK 114m (81).

Property portfolio

Wilborgs property portfolio consists of commercial properties' in the Öresund region, located in Malmö, Helsingborg, Copenhagen and Lund. As of 31 March 2007 the property portfolio consisted of 219 properties with a lettable area of 1 142 000 sq.m. 20 of the properties have a site leasehold right. The properties' book value was SEK 10,884m, equivalent to the properties' assessed market value.

The total rental value was SEK 1,084m and the contracted rental income on an annual basis was SEK 996m. The economic occupancy rate was 92 per cent.

The properties in Malmö and Helsingborg represented 85 per cent of the total rental value and 83 per cent of the properties' book value. The rental value for office and retail properties and industrial/warehouse properties totalled 69 per cent and 29 of the total rental value respectively.

Property acquisition

One property at a value of SEK 27m has been acquired.

Investments and projects in progress

Investments in the stock of properties have amounted to SEK 113m. Investments agreed on in projects in progress amount to SEK 408m of which SEK 239m was invested by the end of the period.

The major projects in progress are Dockporten at Dockan in Malmö and the rebuilding of Kunskapsskolan in Båghallarna at Dockan.

Financial position

Shareholders equity

As of 31 March shareholders' equity amounted to SEK 3,790m (3,667) and the equity/assets ratio was 33.9 per cent (32.7). Shareholders' equity includes a minority item with SEK 120m pertaining to Ideon.

The long-term objective is that the equity/assets ratio will not be less than 25 and not more than 35 per cent.

Interest-bearing liabilities

As of 31 March the Group's interest-bearing liabilities were SEK 6,271m (6,448) with an average rate of interest, including credit facility fees, of 3.82 per cent.

As of 31 March the loans' average period of fixed interest was 22 months (17). The average maturity of loans, incl. committed lines of credit, was 4,2 years (4,4).

Liquid assets

The Groups' liquid assets amounted to SEK 200m (179) including unutilised overdraft facilities.

Structure of interest and loan maturities as per 31 March 2007

Matures, year	Interest maturity		Loan maturity	
	Loan amount, m	Av. int. rate,%	Cred. agreements, m	Utilised, m
2007	4,877	3.68	71	71
2008	48	4.98	106	106
2009	25	4.04	1,246	1,246
2010	1,035	3.95	635	628
2011	-	-	4,600	3,753
>2011	295	4.69	476	476
Total	6,280	3.78	7,134	6,280
Derivatives	-9			
Total incl. derivatives	6,271			

Employees

The average number of employees was 79 (77), of whom 54 were salaried employees and 25 wage-earners. The distribution of employees by region was as follows: Malmö 52, Helsingborg 18, Lund 5 and Copenhagen 4. The average age was 49 years, and the proportion of women was 32 per cent.

The parent company

The Parent Company's profit after taxes amounted to SEK 75m (19). The Parent Company pertains mainly to intra-group services. Sales amounted to SEK 20m (16). The Parent Company has invested SEK 19m (4) in subsidiary shares.

Property portfolio as of 31 March 2007

The summaries are based on Wihlborgs' property portfolio as of 31 March 2007.

Rental income pertains to contracted rental income on an annual basis as per 31 March 2007. The net operating income is based on the properties' earnings capacity on an annual basis as of 31 March 2007, based on contracted rental income and actual costs on a rolling 12-month basis.

Accounting principles

Wihlborgs applies the IFRS and the interpretation of these (IFRIC), adopted by the European Union.

The interim report was prepared in accordance with IAS 34 Interim Financial Reporting.

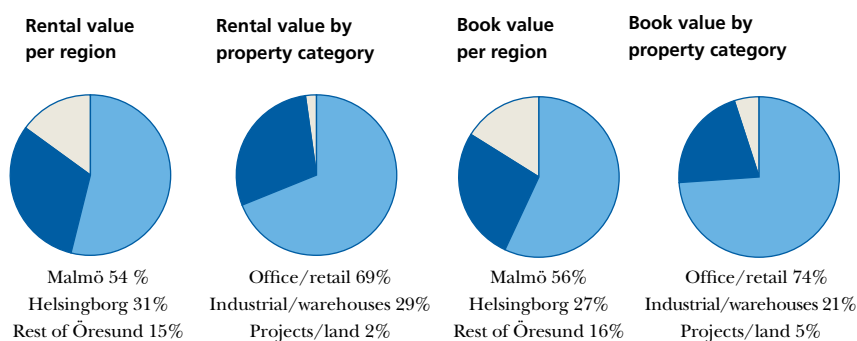
The accounting principles and methods of calculations are the same as were applied in the last annual report.

Largest shareholders in Wihlborgs per 31 March 2007

The largest shareholders in Wihlborgs are Maths O Sundqvist with company and Brinova Fastigheter AB which owns 10.7 and 10.1 per cent of the shares respectively. As of March 31, 2007 the ten largest Swedish shareholders owned 41.5 per cent and the number of shareholders totalled 28,684. The percentage of shares based abroad has decreased by 3.2 per cent to 27.1 per cent.

Shareholders of 31 March 2007	No. of shares thousands	Perc. of share capital
Maths O Sundqvist with company	4,110	10.7
Brinova Fastigheter AB	3,867	10.1
Investment AB Öresund	2,000	5.2
Länsförsäkringar Fund	1,476	3.8
Handelsbanken Fund	1,047	2.7
Robur Funds	1,017	2.6
SEB Funds	1,009	2.6
Mats Qviberg including family	569	1.5
Förvaltnings AB Färgax	450	1.2
Fjärde AP-fonden	384	1.0
Other shareholders reg. in Sweden	12,085	31.5
Shareholders reg. abroad	10,414	27.1
Total outstanding shares	38,428	100.0





Distribution of lettable area and type of premises

Region	Lettable area by type of premises							Total sq.m.	Proportion %
	Office sq.m.	Retail sq.m.	Ind./wareh. sq.m.	Hotel sq.m.	Residential sq.m.	Other sq.m.	Garage sq.m.		
Malmö	274,073	35,666	224,763	2,947	8,561	3,582	1,822	551,414	48.3
Helsingborg	142,282	37,623	217,699	20,799	5,367	6,133	190	430,093	37.6
Rest of Öresund region	110,302	4,680	45,661	-	-	208	-	160,851	14.1
Total	526,657	77,969	488,123	23,746	13,928	9,923	2,012	1,142,358	100.0
Proportion, %	46.1	6.8	42.7	2.1	1.2	0.9	0.2	100.0	

Distribution by region and property category

Region/property category	No. of properties	Lettable area sq.m.	Book value/market value		Rental value		Economic occupancy %	Rental income SEKm	Net operating income SEKm	Yield %	Surplus ratio %
			SEKm	SEK/sq.m.	SEKm	SEK/sq.m.					
Malmö											
Office/retail	42	322,882	4,777	14,794	445	1,378	93	415	298	6.2	72
Industrial/warehouse	47	211,495	970	4,587	134	635	91	122	77	7.9	63
Projects and land ³	22	17,037	392	22,980	5	316	89	5	1	0.3	28
Total Malmö	111	551,414	6,138	11,132	584	1,060	93	542	376	6.1	69
Helsingborg											
Office/retail ²	34	148,878	1,762	11,837	172	1,153	94	162	113	6.4	70
Industrial/warehouse	44	271,111	1,170	4,317	165	608	91	151	106	9.0	70
Projects and land	5	10,104	60	5,952	3	271	68	2	0	-0.2	-7
Total Helsingborg	83	430,093	2,993	6,958	339	789	93	314	219	7.3	70
Rest of Öresund region¹											
Office/retail	11	115,435	1,502	13,013	140	1,216	88	123	90	6.0	73
Industrial/warehouse	4	35,372	119	3,377	12	341	100	12	10	8.4	83
Projects and land	10	10,044	132	13,106	8	820	52	4	1	0.4	13
Total rest of Öresund reg.¹	25	160,851	1,753	10,900	161	999	87	140	101	5.7	72
Total Wihlborgs	219	1,142,358	10,884	9,528	1,084	949	92	996	696	6.4	70

1. One property located in Hamburg, Germany, with lettable area of 8,107 sq.m. is reported in the rest of Öresund region.

2. Two hotel properties located in Helsingborg, with lettable area of 21,262 sq.m. are reported in office/retail.

3. According to the IFRS def. of project properties, Wihlborgs owns a project property - the site of the Dockan area in Malmö - with a book value of SEK 226m.

Lease expiration 31 March 2007

Contracted rental income as per 31 March 2007

Expires in year	Number of leases	Lettable area sq.m.	SEKm	Proportion, %
Leases for renting premises				
2007	413	173,712	140	15
2008	468	215,687	180	19
2009	375	179,807	179	19
2010	242	173,520	177	18
2011	53	102,750	95	10
2012	38	27,271	28	3
>2012	43	110,989	165	17
Total commercial leases	1,632	983,736	964	100
Residential areas	184	13,800	12	
Parking spaces etc.	571	0	20	
Total	2,387	997,536	996	

Events after the end of the period

Wihlborgs have acquired three properties in Malmö, Ringspannet 3 and Stenyxan 20 in Fosie as well as Skevrodret 2 at Bulltofta. The properties contain a total of SEK 7,000 sq.m. The purchase price amounted to SEK 42m and possession will take place in the second quarter of 2007.

Wihlborgs has decided to move its head office to Dockan in the newly-built property that Teleca leases. The move will take place at the end of June 2007.

Outlook for 2007

The demand for leasing commercial premises is very strong in the region as shown by the new leasing for the first quarter. The development we forecast will continue in 2007.

Wihlborgs anticipates a number of business prospects during the coming year. Realised and anticipated increases in leases will result in a correction of market prices. This will probably initiate a number of sales on the market.

Forthcoming reports

- | | |
|--------------------------|-----------------|
| ■ Annual General Meeting | 26 April 2007 |
| ■ Interim report Jan-Jun | 16 August 2007 |
| ■ Interim report Jan-Sep | 1 november 2007 |

Auditing

This interim financial statements has not been examined by the company's auditors.

Malmö, 26 April 2007
Anders Jarl, *CEO*

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Income statements

SEKm	2007 Jan-Mar 3 months	2006 Jan-Mar 3 months	2006/07 Apr-Mar 12 months	2006 Jan-Dec 12 months
Rental income	248	190	967	909
Operating expenses	-46	-41	-159	-154
Repairs and maintenance costs	-12	-9	-50	-47
Property tax	-13	-7	-39	-33
Ground rent	-1	-1	-5	-5
Property administration	-11	-8	-46	-43
Net operating income	165	124	668	627
Central administration and marketing	-7	-7	-28	-28
Change in value of properties	15	17	637	639
Operating profit	173	134	1 277	1 238
Interest income	1	2	16	17
Interest costs	-55	-32	-210	-187
Change in value derivatives	13	0	9	-4
Profit after financial items	132	104	1 092	1 064
Current tax	-2	-2	-3	-3
Deferred tax	-16	-21	-206	-211
Net profit for the period¹	114	81	883	850
<i>Profit on ongoing management</i>	75	63	321	309
Earnings per share ^{2,3}	2.97	2.11	22.98	22.12
Number of shares at period end, thousands	38,428	38,428	38,428	38,428
Average number of shares, thousands	38,428	38,428	38,428	38,428

1. The entire profit/loss is attributable to the parent company's shareholders.

2. Key ratios per share have been calculated based on a weighted average number of shares during the period. There are no outstanding subscription options, convertibles or other potential ordinary shares to take into consideration.

3. Translation have been made for the share split 2:1, which was carried out in May 2006.

Operating profit by region

Mkr	Malmö 2007	Jan-Mar 2006	Helsingborg 2007	Jan-Mar 2006	Rest Öresund 2007	Jan-Mar 2006	Total 2007	Jan-Mar 2006
Rental income	137	101	78	63	33	26	248	190
Property expenses	-46	-34	-27	-24	-10	-8	-83	-66
Net operating income	91	67	51	39	23	18	165	124
Central administration							-7	-7
Operating profit¹							158	117
SEKm	07-03-31	06-12-31	07-03-31	06-12-31	07-03-31	06-12-31	07-03-31	06-12-31
Book value of properties	6 138	6 197	2 993	2 978	1 753	1 713	10 884	10 888

1. Excluding value changes from properties.

Certain income statements in 2006 per quarter

SEKm	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Rental income	190	224	253	242
Operating expenses	-41	-35	-37	-41
Repairs and maintenance costs	-9	-9	-15	-14
Property tax	-7	-9	-9	-8
Ground rent	-1	-1	-1	-2
Property administration	-8	-10	-12	-13
Net operating income	124	160	179	164

Balance sheets

SEKm	31 Mar 2007	31 Mar 2006	31 Dec 2006
Assets			
Properties	10,884	8,014	10,888
Other fixed assets	136	134	130
Current receivables	51	67	117
Liquid assets	107	109	86
Total assets	11,178	8,324	11,221
Shareholders' equity and liabilities			
Shareholders' equity	3,790	2,922	3,667
Deferred tax liability	749	653	734
Other long-term liabilities	6,307	4,485	6,486
Current liabilities	332	264	334
Total shareholders' equity and liabilities	11,178	8,324	11,221

Changes in shareholders' equity

SEKm	31 Mar 2007	31 Mar 2006	31 Dec 2006
Total shareholders' equity at the beginning of per.	3,667	2,842	2,842
<i>Shareholders equity attributable to parent company's shareholders</i>			
Amount at the beginning of the period	3,547	2,842	2,842
Dividends paid	-	-	-134
Translation differences	9	-1	-11
Net profit/loss	114	81	850
Amount at the end of the period	3,670	2,922	3,547
<i>Shareholders equity attributable to minority shares</i>			
Amount at the beginning of the period	120	0	0
Minority share in the acquisition of subsidiaries	-	-	120
Amount at the end of the period	120	0	120
Total shareholders' equity at the end of the period	3,790	2,922	3,667

Cash flow statements

Mkr	2007, Jan-Mar 3 months	2006, Jan-Mar 3 months	2006, Jan-Dec 12 months
<i>Current activities</i>			
Net operating income	173	134	1,238
Adjustments for items not included in cash flow	-15	-17	-638
Paid net financial expense	-53	-39	-188
Paid income tax	-12	-	1
Change in other working capital	-78	-19	-19
Cash flow from operating activities	171	59	394
<i>Investment activities</i>			
Acquisition of Group companies	-27	-4	-2,642
Sale of Group companies	185	168	1,374
Investments in and acquisitions of properties	-113	-285	-1,028
Sale of properties	-	13	164
Change in other fixed assets	-5	12	93
Cash flow from investing activities	40	-96	-2,039
<i>Financial activities</i>			
Dividends paid	-	-	-134
Change in long-term liabilities	-190	57	-1,776
Cash flow from financing activities	-190	57	1,642
Cash flow during the period	21	20	-3
Liquid assets, beginning of period	86	89	89
Liquid assets, end of period	107	109	86





Key figures

SEKm	2007 Jan-Mar 3 months	2006 Jan-Mar 3 months	2006/07 Apr-Mar 12 months	2006 Jan-Dec 12 months
Financial				
Return on shareholders' equity, %	12.6	11.2	26.8	26.6
Return on total capital, %	6.2	6.6	13.3	12.5
Equity/assets ratio, %	33.9	35.1	33.9	32.7
Interest-coverage ratio, multiple	4.1	4.3	6.4	6.6
Interest-coverage ratio ongoing prop. management, multiple	2.9	3.7	3.1	3.3
Loan-to-value ratio properties, %	57.6	55.5	57.6	59.2
Debt/equity ratio, multiple	1.7	1.5	1.7	1.8
Share related¹				
Net profit for the period per share, SEK	2.97	2.11	22.98	22.12
Pre-tax profit for the period per share, SEK	3.43	2.71	28.42	27.69
Profit for the period, ongoing prop. management per share, SEK	1.95	1.64	8.35	8.04
Pre-tax profit for the period, ongoing prop. man. per share, SEK	2.71	2.27	11.60	11.16
Shareholders' equity per share, SEK	95.50	76.04	95.50	92.30
Cash flow from operating activities before change in working capital per share, SEK	2.65	2.21	11.42	10.96
Proposed dividend per share, SEK	-	-	-	5.50
Number of shares at period end, thousands	38,428	38,428	38,428	38,428
Average number of shares, thousands	38,428	38,428	38,428	38,428
Property related				
Number of properties	219	200	219	219
Book value of properties, SEKm	10,884	8,014	10,884	10,888
Yield on properties, %	6.4	6,6	6.4	6.4
Lettable area, sq.m.	1 142,358	985,009	1 142,358	1 159,852
Rental income per sq.m., SEK	872	763	872	851
Net operating income per sq.m., SEK	609	535	609	597
Economic occupancy rate, %	92	90	92	92
Surplus ratio, %	70	70	70	70
Employees				
Number of employees at period end	79	68	79	77
Average number of employees	78	68	76	78

¹Translation have been made for the share split 2:1, which was carried out in May 2006.

DEFINITIONS

FINANCIAL

<i>Return on shareholders' equity</i>	Net profit for the period as a percentage of average shareholders' equity excluding minority shares.
<i>Return on total capital</i>	Profit after financial items plus interest expense as a percentage of average total assets.
<i>Equity/assets ratio</i>	Shareholders' equity as a percentage of total assets.
<i>Interest-coverage ratio</i>	Profit after financial items after reversing interest expense, divided by interest expense.
<i>Interest-cov. ratio, ongoing prop. management</i>	Profit after financial items after reversing interest expense and value changes properties and , derivatives, divided by interest expense.
<i>Loan-to-value ratio, properties</i>	Interest-bearing liabilities as a percentage of the book value of the properties.
<i>Debt/equity ratio</i>	Interest-bearing liabilities divided by shareholders' equity.

SHARE RELATED

<i>Net profit for the period, per share</i>	Profit for the period divided by the average number of outstanding shares.
<i>Pre-tax profit for the period, per share</i>	Profit after financial items for the period divided by the average number of outstanding shares.
<i>Profit for the period ongoing property management, per share</i>	Profit after financial items for the period, after reversing value changes properties and derivatives, charged with 28 percent tax, divided by average number of outstanding shares.
<i>Pre-tax profit for the period, ongoing management, per share</i>	Profit after financial items for the period, after reversing value changes properties and derivatives, divided by the average number of outstanding shares.
<i>Cash flow from operating activities before change in working capital, per share</i>	Cash flow from operating activities after deduction for current tax before change in working capital in relation to the average number of outstanding shares.
<i>Shareholders' equity per share</i>	Parent company shareholders' proportion of equity at the end of the year in relation to the number of shares at the end of the year.

PROPERTY RELATED

<i>Number of properties</i>	Total number of properties owned by Wihlborgs at year-end.
<i>Book value of properties</i>	Book value of the Groups property portfolio at year-end.
<i>Yield on properties</i>	Net operating income as a percentage of book value of the properties at year-end.
<i>Lettable area</i>	Total area available for letting.
<i>Rental income per sq.m.</i>	Rental income on an annual basis divided by lettable area.
<i>Net operating income per sq.m.</i>	Net operating income on an annual basis divided by lettable area.
<i>Economic occupancy rate</i>	Rental income as a percentage of gross rental income/rental value.
<i>Surplus ratio</i>	Net operating income as a percentage of rental income.

List of property acquisitions and sales January-March 2007

Property	Municipality	Area	Category	Area, sq.m.	Price, SEKm	Oper. income Jan-Mar, SEKm ¹
Property acquisitions Quarter 1						
Flygvärdinnan 5	Malmö	Malmö	Industri/warehouse	3,300		
Property acquisitions Jan-Mar 2007				3,300	27	0,2
Property sales Quarter 1						
Nils 21	Malmö	Malmö	Office/retail	24,300		
Property sales Jan-Mar 2007				24,300	190	0,2

1. Operating income from the properties acquired and sold are included in the net profit for the period.





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