Wihlborgs Annual Report **2013**

Invitation to attend Annual General Meeting

The Annual General Meeting (AGM) of shareholders in Wihlborgs Fastigheter AB (publ) will be held at **4.00 p.m. on Tuesday, 29 April 2014 at Slagthuset**, Jörgen Kocksgatan 7 A, Malmö, Sweden. Shareholders wishing to attend the Meeting must:

- be entered in the register of shareholders maintained by Euroclear Sweden AB on Wednesday 23 April 2014,
- notify the Company of their intention to attend, with any assistant, no later than 4.00 p.m. on Wednesday 23 April 2014.

Notification of intention to attend the AGM may be made in any of the following ways:

- by post to: Wihlborgs Fastigheter AB, Box 97, SE-201 20 Malmö, Sweden
- by telephone on: +46 (0)40 690 57 32
- by e-mail to: catharina.lachmann@wihlborgs.se
- via the Wihlborgs website www.wihlborgs.se –
 where further information on the AGM is also available.

Those who have notified the Company of their intention to attend the AGM will receive an attendance card by post. This card must be presented during registration at the AGM.

At notification of intention to attend, the shareholder must give details of name, civic registration number/corporate registration number, address, telephone number and shareholding. Shareholders who have registered their shares in the name of a trustee must, in order to be able to attend the AGM, temporarily re-register their shares in their own name with Euroclear Sweden AB. Any request for such re-registration must be made in good time before 23 April 2014.

Introduction and Contents

Wihlborgs Fastigheter AB (publ) is a property company that focuses on commercial properties in the Öresund region. Its property portfolio is located in Malmö, Helsingborg, Lund and Copenhagen. In Malmö, Lund and Helsingborg, Wihlborgs is the leading property company. The book value for the Company's properties totals SEK 22.6 billion. The annual rental value of the properties is SEK 2 billion. Wihlborgs shares are quoted on the Mid Cap List of the OMX Nordic Exchange.

Highlights of the Year

Rental income rose 13 percent to SEK 1,707 million (1,505).

The operating surplus was up 13 percent at SEK 1,238 million (1,099).

Income from property management increased by 9 percent to SEK 749 million (685).

Profit for the year totalled SEK 1,063 million (823), corresponding to earnings per share of SEK 13.83 (10.71).

The Board of Directors proposes a dividend of SEK 4.25 (4.00).

Key Ratios for the Group, SEK m.	2013	2012
	Jan-Dec	Jan-Dec
Rental income	1,707	1,505
Operating surplus	1,238	1,099
Income from property management	749	685
Changes in value	616	4
Profit for the period	1,063	823
Earnings per share, SEK	13.83	10.71
Surplus ratio, %	73	73
Equity/assets ratio, %	29.9	30.0
Occupancy rate, %	91	92

Financial Information 2014

Wihlborgs prints its annual report and sustainability report in both Swedish and English. The Annual Report will be sent to any shareholders notifying the Company that they wish to receive the document in printed form. The reports are also available in digital form at wihlborgs.se. Our sustainability report is prepared in accordance with at B+ level of the Global Reporting Initiative (GRI). We also publish our interim reports on our website, as follows:

Interim Report, Jan.–Mar. **29 April** Interim Report, Jan.–June **7 July** Interim Report, Jan.–Sep. **21 October**

Major events

Quarter 1

Modern property acquired at Central Station

- The Östersjön 1 building in central Malmö is acquired at a cost of SEK 241 million. The property is close to the Central Station and the City Tunnel.
- Arvid Liepe joins the Company as new CFO.

Quarter 2

Wihlborgs issues bonds

- Wihlborgs issues corporate bonds in its own name for the first time, for a total of SEK 750 million.
- Wihlborgs invests in the installation of its first solar power facility under its own management, at Berga, Helsingborg.
- Wihlborgs' single biggest development property, Landsdomaren 6, Lund, is completed on behalf of Psykiatri Skåne (the Skåne Psychiatric Service).
- Wihlborgs acquires development property Landstinget 2 in Lund at a cost of SEK 29 million.

Quarter 3

Wihlborgs becomes sole owner of the Ideon Science Park

- Wihlborgs acquires Ikano's ten properties in the Ideon Science Park at a total cost of SEK 1.5 billion.
- Wihlborgs issues a further corporate bonds for SEK 250 million.
- Anna Nambord is appointed Director of HR and CSR.

Quarter 4

Wihlborgs acquires logistics property in Malmö

Sunnanå 12:27, a large, modern logistics building on the edge of Malmö, is acquired at a cost of SEK 181 million.

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By working together, we doubly secure the future

A future for ourselves and for the society.

What we do is interconnected with what others do, and through synergies with decisions and strategies from different players, we create a favourable climate for growth and development.

Our responsibility to help society grow is based on this interchange: everything goes hand in hand.

Dockan, Malmö, is a good example. The area has grown because Malmö is growing. But the reverse is just as relevant – Malmö, too, has grown thanks to Dockan.

When we create desirable environments, it becomes more attractive to establish there – and if many businesses gather in the same location, it drives further growth. That is our approach in playing our part in influencing development – in Malmö, in Lund, in Helsingborg and in Copenhagen.

In 2013, our focus on creating good conditions for our customers yielded an increase of 9 percent in our income from property management, from SEK 685 million to SEK 749 million. Evidence as good as any that the cliché "putting the customer at the centre" still reflects a concept that pays dividends.

Even when times are tough - or perhaps especially then.

Not as bad as it sounds

Many reports are steeped in pessimism.

They talk of failing growth, higher vacancies, pressure on rents and a generally subdued propensity to invest.

Certainly, the world economy has been weak for a long while now, but Sweden has been relatively little affected. At Wihlborgs, we have opted for a less aggressive approach; we have built less and concentrated on the management side.

However, where we have not built others have, speculatively, creating a certain imbalance in the market. Growth in the market

has not slowed; what has grown is the supply of new office space. So the vacancies in Malmö are not due to declined demand – the supply of vacant space has outstripped demand.

Close to us, Denmark and Copenhagen in particular have suffered most from tougher times. The hope is that the worst is over, and if the trend turns upward, it may turn sharply and spill over to us. Copenhagen is a big city and there is potential there for us to grow considerably for many years once brighter times arrive on the Danish side. Looking further ahead, everything indicates that the Öresund region will show strongest growth, whatever the pessimists say.

The new Lund

Wihlborgs is now sole property owner in Ideon.

This is an outstanding opportunity to be part of the future on a bigger scale. With its proximity to the University of Lund and the Faculty of Engineering, Ideon is the breeding ground for many new R&D-based business ideas. It is here that new ideas take their first commercial steps and here that the business successes of tomorrow are born and develop over their first few years.

As property owner, we can offer solutions for small enterprises, for businesses that are growing and for businesses that want to be part of this idea-intensive zone – that is our concept for Ideon.

In Lund, we also completed the Landsdomaren project, adding $13,000 \, \text{m}^2$ to the existing $17,000 \, \text{m}^2$. This has created conditions for modern psychiatry directly adjacent to the hospital district.

With MAX IV and ESS just outside Lund, the transformation of central Lund is also picking up speed and the city has a vision of how the urban centre can be enhanced and made more attractive, a development that we aim to be part of.



"Through synergies with decisions and strategies from different players, we create a favourable climate for growth and development", says Anders Jarl, Chief Executive Officer at Wihlborgs since 2004.

And the new Helsingborg

In Helsingborg, work on the transformation of Knutpunkten is gathering renewed pace.

To enable Helsingborg to keep up with the competition and be an attractive location for establishment, we aim to make it easier for companies to move into premises satisfying present-day demands – not least in terms of environmental classification. As a location for offices in Helsingborg, Knutpunkten can hardly be bettered: right on the edge of Öresund, with an outlook towards the rest of the world.

We are also building a new office block in the Berga district. Nine storeys high, the building will give a lift to the whole area. This will be the first high-rise in the area that will proudly rise as a symbol of a Helsingborg that is striving onwards and upwards.

We are there for our customers - never the other way round

It is an advantage to be the biggest.

Wihlborgs is now bigger than the second and third biggest property companies together – in all the Swedish cities where we have concentrated our operations. Being big, we can always come up with new solutions for customers finding themselves in new situations – and needing to relocate to bigger, or for that matter smaller, premises.

But we are also capable of caring for customers and tenants outside our formal agreements. We have expanded our resources in customer relations, inviting customers to various network meetings to establish more new relationships and to identify new business opportunities. Our work on sustainability is attracting ever-increasing attention and Hanna Claesson, our Environmental Affairs Director, is often invited to talk about our work at various seminars.

During the year, we also increased our employee numbers to 113. We are growing as our ideas come to fruition – as we see it, this is the way to create job satisfaction.

We have always looked forward

And not just at what is right in front of us.

Competition has increased, there are some vacancies, but the number of new businesses inwardly relocating remains high.

In the long run, we also foresee Copenhagen rising and becoming an even more powerful engine for the region as a whole.

If we are to grow, we also have to build – and that time will come. When we build we do so with long-term ownership in mind and so take the long-term economy into account.

Wherever possible in consultation with the other players in society and the economy to ensure maximum sharing of the ideas that lead forwards.

That is how we can doubly secure the future and ensure favourable conditions for development, both for ourselves and for society at large.

Malmö, March 2014 Anders Jarl, Chief Executive Officer

Historical review



Interior of Ubåtshallen, Kranen 2, Dockan in Malmö.

We know our history.

It has taught us that times change and we must change with them. It has always been a strength to be quick to recognize the signs of the time and act accordingly.

Not to wait for something to happen – but to be involved and make sure it happens. We know that new winds will always blow. But we will stand firm.

The first few decades

In 1924, master builder O. P. Wihlborg established a construction company in Malmö. The company operates as builder, owner and manager of properties in Malmö for many years. In 1985, the construction business is sold off and the company becomes a traditional property company. Five years later, Wihlborgs is listed on the "O" List of the Stockholm Stock Exchange.

The Company gradually acquires a concentration of properties both in the Öresund region and in Stockholm. The Stockholm operation becomes even more focused with the acquisition of Fastighets AB Storheden in 1998.

Our "new life"

In the year 2000 JM, Peab and Wihlborgs form a joint development company for the Dockan area of Västra Hamnen, Malmö. Four years later, when Wihlborgs acquires the Stockholm-based property company Fabege, a resolution is passed at the 2005 AGM to the effect that the property portfolio in the Öresund region should be spun off and listed separately.

In 2005 we start writing the second part of our history. The spun-off company is named Wihlborgs Fastigheter AB and the spinning-off company is renamed Fabege AB. On 23 May 2005, Wihlborgs Fastigheter AB is listed on the "O" List of the Stockholm Stock Exchange.

In 2006 Wihlborgs acquires 14 properties in Malmö from Tornet. The properties have a total lettable area of 182,000 m². In June, Wihlborgs acquires 40 percent of the shares in Ideon AB. The acquisition includes the property Betahuset (kv Vätet 1), with a total area of 24,000 m². In May, a 2-for-1 share split is carried out, in which two new shares are issued for every existing share held.

In 2007 Wihlborgs continues to invest in the Ideon district of Lund, opening its fourth local office there. Wihlborgs launches a share buy-back programme.

In 2008 Wihlborgs acquires the Scandinavian Center property in Malmö, with a total area of 8,000 m².

In 2009 Wihlborgs acquires the Gängtappen building in the Dockan area and the SVT building in the adjacent Varvstaden area. We acquire the remaining 60 percent of the shares in Ideon AB.

In 2010 Wihlborgs, in partnership with Peab, wins the contract for the MAX IV research facility in Lund, and on 22 November, the first earth is turned. In central Helsingborg, the Knutpunkten centre, measuring 18,500 m² of offices, travel centre, shops and restaurants, is acquired. The Bytarebacken 39 property in central Lund, with a total area of 15,400 m² of shops and offices, is acquired.

In 2011 the AGM approves a 2-for-1 share split. The first day of trading in shares after the split was Monday 23 May. The number of shares outstanding and registered increased to 76,856,728. Wihlborgs avails itself of a new channel of financing, in the form of part-owned property finance company Svensk FastighetsFinansiering AB. During the year, Wihlborgs starts out on its biggest single newbuild/redevelopment project, Landsdomaren 6, in Lund.

In 2012, the Media Evolution City project in Dockan is completed. The project is a property of 7,600 m² and a centre for various businesses in the media sector. The Baltzar City building in central Malmö is acquired at a cost of SEK 473 million. Two properties are acquired in Denmark in Wihlborgs' sub-region Herlev/Ballerup. The Magasinet project near Malmö Central Station is completed.

In 2013 Wihlborgs acquires the remaining ten properties in Ideon and thereby becomes sole owner of the whole of the Ideon Science Park. Wihlborgs' biggest single newbuild/redevelopment project, Landsdomaren 6, Lund, is completed and Psykiatri Skåne (the Skåne Psychiatric Service) moves in.

Others should benefit from what we do, that is our simple idea.

All changes and new situations for our customers create new demands on us. It is when the situation changes that well-established relationships and open dialogue are so important, so that we can quickly deal with any new situation

and find new solutions.

This extra value should be clearly evident to businesses when they choose Wihlborgs as landlord. Many can own properties, many can offer premises, but what we want is to clearly mark our role as a partner not just a landlord.

By our day-to-day actions, we aim to demonstrate that we have strategies based on knowledge of the needs and requirements of the future – and to make these strategies part of our identity as the property company for business.

With that strong platform we can create advantages that our customers can benefit from. And at the same time make us a responsible partner in the development of the Öresund region.

Our mission

Specializing in efficient sub-markets in the Öresund region, Wihlborgs will own, manage – in-house – and develop commercial properties.

Overall goals and strategy

Wihlborgs will operate a business model for growth and will be one of the leading and most profitable property companies on the Stockholm Stock Exchange. To achieve this goal, Wihlborgs will:

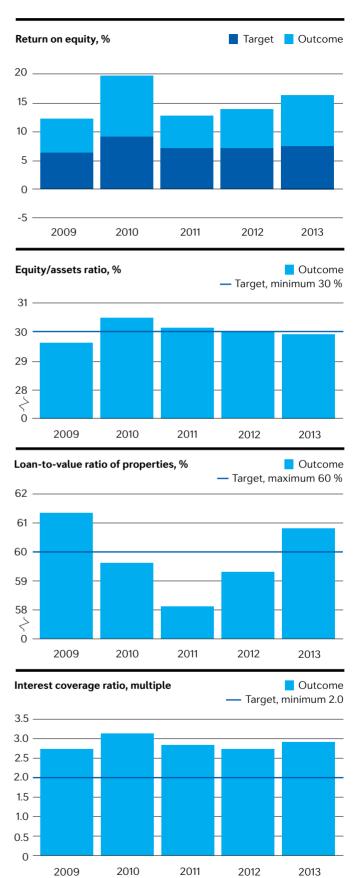
- Consolidate and further secure its market position in the Öresund region by concentrating on selected sub-markets.
- Actively enhance its property portfolio by acquisition, development and sale of properties. Realization of value growth will form a key part of operations.
- Actively and efficiently manage its property portfolio, focusing on high cost-efficiency and a high occupancy rate by maintaining a market-leading position in each sub-market.
- Strengthen customer relationships by active commitment and a high degree of service to create the conditions for long-term rental relationships.
- Actively cultivate the rental market to acquire new customers and reinforce our brand, to become the preferred choice for customers.

Financial targets

Wihlborgs will achieve:

- A return on equity that exceeds the risk-free interest rate by no less than six percentage points.¹
- ▲ An equity/assets ratio of no less than 30 percent.
- ▲ A loan-to-value ratio of no more than 60 percent.
- An interest coverage ratio of no less than 2.0.
- These financial goals will be achieved by active management of assets, liabilities and capital structure. Wihlborgs will at all times maintain a capital structure that delivers the best return to shareholders, with due regard taken to risk.

¹Risk-free interest rate is defined as the rate on a 5-year Swedish government bond.



Business model and valuedriving factors

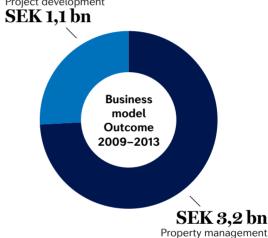
Wihlborgs' business model is based on growth. It rests on two pillars, project development and property management. The model consists of actively enhancing the property portfolio by:

- Starting new projects, acquiring, adding value and selling properties.
- Actively managing the property portfolio with its own personnel to assure a focus on high cost efficiency and a high occupancy rate. By being a market leader in each sub-market, the business model can be developed and strengthened.

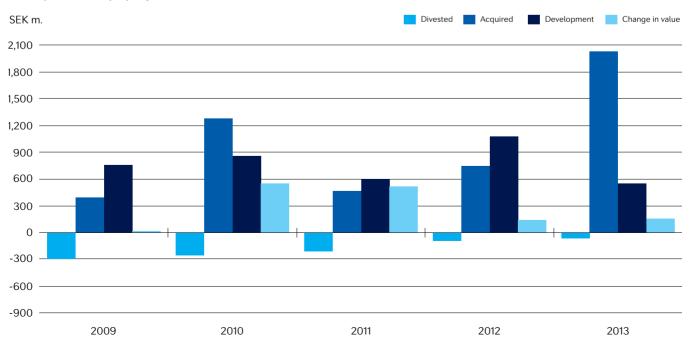
The financial impact of the model is illustrated in the chart alongside (right). Factors that drive the value of this business model include that Wihlborgs has a property portfolio encompassing an attractive range of modern properties for our tenants to operate in, and thus create conditions for their own growth. To achieve this goal, we must develop and add value to existing properties in the form of redevelopment and extension, in combination with acquisition of new properties and sale of properties for which development is complete. The changes made in the property portfolio are shown in the chart alongside. Substantial property value may be created via new production, where the strategy is not to build speculatively and indeed to have tenants contracted for the major share of the project before the start of construction. Market conditions determine the size and the pace at which projects may be started off.

With an experienced in-house project organization, costs can be kept within budgeted investment amounts. Wihlborgs has had extensive access to land holdings in the former dockyard area, Dockan, in Malmö. Since 2000, 161,000 m² of commercial premises have been developed, and further opportunities exist, in the area.

Project development SEK 112 m. Business model Outcome 2013 SEK 749 m. Property management Project development SEK 1,1 bn



Development of the property value, 2009-2013



Setting the table for others, not just ourselves

We have noticed that our clear sustainability strategy puts us in the vanguard. As a result, many others are looking to us and taking their cue from us.

More and more are now conscious of the gains to be made from working on sustainability, not just in their own business but for the world at large.

Our focus on sustainability has also helped focus attention on the issue in the stock market, where sustainable enterprise is an increasingly important factor to heavyweight investors.

Everything is inter-connected, and everything we do affects the world at large to a greater or lesser extent. We have to raise our sights and look to the future, if we are to understand the consequences of our own actions and act accordingly.

There are others around the table that we call Earth.

Sustainable enterprise



 $Wihlborgs\ CSR\ group: Anna\ Nambord,\ Ir\'ene\ Johansson,\ Mats\ Wessman,\ Hanna\ Claesson,\ Tobias\ Andersson\ and\ Arvid\ Liepe.$

We want to do right, not just talk about doing right.

As clear evidence of our redoubled commitment to sustainability issues, Wihlborgs has since 2011 been presenting an audited sustainability report, in accordance with the Global Reporting Initiative (GRI). The report is an important step in our own development to clearly demonstrate that Wihlborgs is a sound, ethically-minded enterprise in which to work, and to invest. Our sustainability report is audited by independent auditors.

The concept of CSR (Corporate Social Responsibility) rests on the ability of enterprises voluntarily to integrate social and environmental consideration into their operations, over and above the requirements of the law: to put it simply, to operate sustainably in their core business. The term CSR is often used in conjunction with the phrase "Triple Bottom Line", representing responsibility for People, the Planet and Profitability.

Our financial responsibility

Responsibility for conducting the business so that we earn a profit and can secure the Company's financial position, offer jobs and deliver a return on the capital invested by our owners.

Our environmental responsibility

Responsibility for conducting our business so that it does not adversely affect the Earth and its natural resources in the long term.

Examples of areas on which we focus include energy efficiency in our properties, modes of transport with lower environmental impact, recycling and environmental consideration in purchasing.

Our social responsibility

Responsibility for conducting business as a good member of society and for taking the health and well-being of other citizens, whatever their role, into account.

Introducing Wihlborgs

Organization

All our property management is conducted by our own personnel (property managers and caretakers), who know our clientele and are on hand to quickly respond to our customers' expectations and demands.

Every property management unit operates with clear profit centre responsibility and property managers and property directors work closely with Group Management in setting up the guidelines for the unit's operations. Working this way brings us close to our tenants and creates the operational freedom of action that we believe is both efficient and appreciated.

We operate in four regions, each with a regional director responsible for the region, who drives the business forward according to the Wihlborgs philosophy. Each region operates from a local office: Malmö HQ (Dockan), Lund (Ideon), Helsingborg (Berga) and Copenhagen (Herlev).

The Wihlborgs organization comprises management plus a number of group executive functions: Group Economy/Finance, Procurement, Environment, HR/CSR, Communication, Customer Relations (sales and marketing), Transactions and IT. These functions conduct Group-wide development initiatives and supply functional expertise to support the administration.

Improvements to the property portfolio are handled by a project department staffed by dedicated project managers. The project managers are responsible for newbuild and redevelopment projects, procurement and follow-up. Management and the project unit work closely together on preparing and evaluating investments in new properties.

Wihlborgs' Group Management consists of the CEO, CFO, Director of Corporate Communication, Director of HR and CSR and Projects/Business Development Director. Group Management has overall responsibility for coordinating the Company's operations.

Employees

At year-end, Wihlborgs had 113 (89) employees, of whom 75 (61) were administrators and 38 (28) caretakers. 104 employees work full-time and nine part-time. The gender breakdown among administrators is 49 percent men and 51 percent women. 39 (35) percent of employees in the Group are women.

The rise in the number of employees is attributable mainly to the fact that operations relating to Ideon after acquisition in the third quarter have now been consolidated. Employee numbers have also increased as a result of organizational changes in Copenhagen.

The average age was 45 (47) years. Of our employees, 31 (34) percent have a university-level education. Personnel turnover during 2013 was 9.9 (9.1) percent.

Sickness absenteeism at Wihlborgs is low; in 2013, it was measured at 1.42 (1.96) percent. Long-term absence (60 days or more) represented 17.10 (29.89) percent of total sickness absence.

Corporate culture

Our values – Action, Honesty, Knowledge and Community – form a cement that binds us together. Our corporate culture, rooted in these values, represents something tangible that we can refer to when introducing new employees into the organization, but also when we're dealing with behaviour, attitudes and approach to each other and our customers.

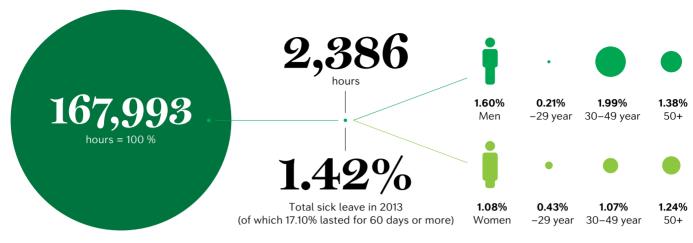
Security and safety

Of course, we must keep our workplace secure and safe, without risk of near-accidents and accidents. We have a work environment committee that conducts and evaluates activities to improve our shared work environment. Responsibility for the work environment is shared by everyone who works for the Company. We have set up a system of internal control in accordance with the Swedish Work Environment Act, whose intentions we strive to exceed.

Our systematic management of work environment issues determines how we plan, manage and monitor every aspect of the organization.

Day-to-day action on the work environment is simplified by routines for sick leave, rehabilitation, ergonomics, management of ill-health and accidents, and reporting of near-accidents.

Personal commitment and mutual care and attention minimize the risk of occupational injury and create a healthy work environment. Everyone is also formally obliged to observe instructions and routines and to be mindful of – and to report without delay – any risks and threats that may arise in the work environment.



Total working hours in 2013

Sick leave, by gender/age

As far as the actual property portfolio is concerned, regular safety rounds are carried out. The patrols are performed by personnel specifically qualified to inspect work environments and assess risks. The inspection personnel write reports on the risks found, and draw up action plans leading to acceptable outcomes.

Job satisfaction and personal development

At Wihlborgs, our aim is that all employees should enjoy, and find satisfaction in, their work. Our ambition is that every employee should develop and grow with the Company. To be able to continue as a successful company and employer, we need to listen to feedback from customers and employees alike, about our business and our way of running it. Alongside day-to-day open dialogue, we conduct questionnaire-based surveys where employees can make comments.

In 2013, we also carried out an employee satisfaction survey. The result was a "Employee Satisfaction Index" of 3.3 (3.5). The result, slightly lower than for 2010, led to an action plan setting out a number of improvement initiatives to which employees in different parts of the organization contributed. Another survey is scheduled for autumn 2014.

In addition, we conduct annual employee appraisals for feedback on performance, and to create conditions for personal development at work. During these appraisals, individual targets related to the Company's are set. We encourage employees who make suggestions for improvements and show willingness to develop their skills. Over the year, employees took part in several in-house and external training programmes and courses.

Four property managers were also promoted to executive roles (property directors) in the organization in 2013.

Incentives

Since 2005 Wihlborgs has a profit-sharing fund for which all employees, except for the CEO, are eligible. This to encourage the Company's personnel to achieve set goals, and to increase participation in Wihlborgs' activities. All contributions allocated to the fund are invested in Wihlborgs shares. The maximum allocation is one basic amount geared to the price index per employee per year. The shares in the foundation are restricted for five years after the allocation is made.



Caretakers Petra Westman and Stefan Carlén lending a hand with the sorting of waste.

113 major investments

We're nothing without our employees

If Wihlborgs is to expand and stay fit, our employees must feel that they themselves have the opportunity to grow.

We now have a total of 113 employees whose competence is our most important success factor. To ensure that we stay at the forefront of developments, we regularly invest in new learning at every level.

When our employees develop, the Company does too; it's the simple truth.



Mats Wessman, Procurement Director

What does your job involve?

A large part of my day-to-day work is constantly developing procurement processes and routines at Wihlborgs. We are making ever-higher demands on our suppliers in terms of CSR. This is an important part of the procurement process and is followed up continuously. Expansion of information initiatives about new agreements and future procurements, as well as a local presence in our offices, are key to successful procurement.

Do you have any particular challenge ahead of you in 2014?To achieve even greater loyalty for our procurement contracts.

What do you like about Wihlborgs as an employer? Wihlborgs is a secure, stable company to work at, with a good HR policy and many employee benefits.





Camilla Asplund, Letting Manager, Malmö

What does your job involve?

I'm part of our Customer Relations team. We organize customer activities and various PR events involving existing customers. My main function within the team is letting. I work closely with the property management side. We discuss upcoming vacancies, see if we have any potential customers or if any other actions are necessary in the premises before viewings. I market future and existing vacancies on our website.

Do you have any particular challenge ahead of you in 2014?

The focus over the first half-year will be on the website, on creating an attractive page for our vacant premises. We're also going to start up a CRM system. Another challenge will be attending to our larger vacancies in 2014.

What do you like about Wihlborgs as an employer?

I like the short decision paths when we have a decision to make. Wihlborgs invests in us in the form of training courses, health care, health insurance and other benefits. There's a very good atmosphere, we work well together, everyone's seen and heard. It's easy to feel at home at Wihlborgs.

Marjan Lokar, Caretaker, Malmö

What does your job involve?

I look after the day-to-day operations in "my" properties. This ranges all the way from contacts with our tenants to sharing in decisions about operations and finance in the properties.

Do you have any particular challenge ahead of you in 2014?

To get better at planning and structuring my work with our customers. As a result, we'll be able to deliver an even better service to and added value for our customers.

That should, we hope, make our customers happy with us so that they remain as Wihlborgs tenants.

What do you like about Wihlborgs as an employer?

Freedom with responsibility, I plan and structure my workday myself. My duties are tremendously varied, no one day is like another.

You can see that I like it here by the time I've worked at Wihlborgs – I've been employed at the company since 1984.

Global principles in our local community

Third year of sustainability reporting behind us

In 2013, we issued our third sustainability report in accordance with the Global Reporting Initiative (GRI). The report was drawn up at B+ level (on a scale from C–A). The plus sign indicates that the report is externally audited. The areas that we decided to include also reflect the ten global principles that we signed up to under the UN Global Compact.

The fact that we are now reporting on sustainability does not exclude us from signing up annually to the ten principles of the UN Global Compact in human rights, labour law, the environment and anti-corruption.

In 2012, we chose to analyze what six selected representatives of management at key Wihlborgs stakeholders saw as what should be prioritized in sustainability.

In 2013, we decided to take the analysis a stage further via in-depth interviews with the individuals concerned. The results are available in Wihlborgs' 2013 Sustainability Report on our website.

Wihlborgs continues to speak the language of sustainability

The training material developed in 2012 on the theme of enhancing our sustainability profile continued to be used in 2013. Over 2013, we maintained a strong focus on two areas. One was to communicate the framework for assessment of Wihlborgs' supply chain. The second was anti-corruption. In late 2013, all Wihlborgs employees attended a workshop on good business ethics. One of the most important topics centred on the dilemmas that can arise in the construction and property sector.

CSR-Skåne and CSR-Driven Enterprise

For the third consecutive year, we again maintained our membership of CSR-Skåne, a network for companies and organizations wishing to acquire knowledge, experience and tools for taking on their social responsibility.

The "CSR-Driven Enterprise" project continued and was completed in 2013. Wihlborgs participated in the quality group. The project at encouraging to encourage small businesses to enhance their brand by adopting a CSR perspective.

Wihlborgs' involvement in the quality group consisted of continually assessing quality and security in the processes and support tools produced.



Solar cells in Berga

In 2013, Wihlborgs built its first solar power facility under its own management. Measuring $380 \, \text{m}^2$ in area, the facility is located in Berga Center, Helsingborg. It will generate an estimated $53,500 \, \text{kWh}$ of electricity annually.

We also regard the facility as part of internal training and development in the environmental field. It will also serve as a source of reference data for any further solar cell facilities in the future.

The electricity generated will be used internally, to power the property. Any surplus will be sold to Öresundskraft, and through that company electricity certificates will also be managed and sold.

Keeping track of carbon dioxide

Wihlborgs reports its carbon dioxide emissions annually. To keep track of our carbon dioxide footprint, we compile data every year in the areas in which we affect the environment. Scopes 1, 2 and 3 indicate the areas represented in the table for tons of carbon dioxide.

If you would like further information on carbon dioxide emissions, energy consumption and measurable climate data, see Wihlborgs' Sustainability Report.

Wihlborgs' total carbon dioxide emissions in tons over the past three years:

In the year	Scope 1 Tons	Scope 2 Tons	Scope 3 Tons	Total Tons
2011	336	9,362	101	9,798
2012	515	8,267	97	8,879
2013	652	9,559	168	10,379

Wihlborgs' environmental vision for 2020 is to continue to expand but with reduced environmental impact. Relative to last year, the Company's environmental impact has increased. In all, our emissions rose by 1,500 tons, 17 percent. The biggest increase was due to district heating, where emissions were 1,318 tons higher than in 2012. The increase was mainly attributable to expansion of the property portfolio.

In pace with the adjustment that many energy companies face, we will become better able to acquire products with lower environmental impact. In combination with other initiatives, this means that we will be able to achieve our vision by the target year.

Our environmental goals

We set our environmental goals for three-year periods. The goals adopted for 2013 extend over the 2012-2014 period. The goals were established at a workshop in which all employees participated. The results vis-à-vis the goals for 2013 are presented on the page to the right.

Environmental vision 2020

Wihlborgs will continue to expand, but with reduced environmental impact.

1. MANAGEMENT & OPERATION	2013	Outcome 2013	2014
1.1 Energy efficiency, kWh/m²	Wihlborgs' properties are to maintain an average rate of energy consump- tion of no more than 148 kWh/m². This applies to properties within the environmental goals scheme.	Goal achieved in full. On 31 December 2013, the average consumption in our green properties was 142.8 kWh/m².	Wihlborgs' properties are to maintain an average rate of energy consump- tion of no more than 142 kWh/m². This applies to properties within the environmental goals scheme.
1.2 Green leases	During re-negotiations in 2013, 100 percent will include the option to sign a green lease.	Started. In the second half of 2013, Wihlborgs signed 13 green leases. We found that there was a need for further in-house training, and the goal has not been achieved in full.	During re-negotiations in 2014, 100 percent will include the option to sign a green lease.
1.3 Environmental classification of properties in existing portfolio (Green Building + environmental building)	Wihlborgs environmentally classifies at least three properties in its existing portfolio.	This goal has been achieved in part. Two properties classified in Wihlborgs' existing portfolio.	Wihlborgs environmentally classifies at least five properties in its existing portfolio.
2. LETTING, INFORMATION & COMMUNICATION ²	2013	Outcome 2013	2014
2.1 Environmental prospectus at viewing of premises	In 2013, an environmental prospectus is to be provided at viewing of premises in 20 percent of Wihlborgs' property portfolio.	Started. Relevant environmental facts linked to Vacant Premises will be available on the web. All preparations are complete and the information will be posted on the web following quality assurance in 2014.	In 2014, an environmental prospectus to be provided at viewing of premises in 50 percent of Wihlborgs' property portfolio.
3. BUSINESS DEVELOPMENT & PROJECTS	2013	Outcome 2013	2014
3.1 Environmental classification for new construction starts	100 percent of Wihlborgs' new construction starts measuring no less than 500 m² are to be environmentally classified.	Not measurable in 2013. No newbuilds started.	100 percent of Wihlborgs' new construction starts measuring no less than 500 m² are to be environmentally classified.
4. PURCHASING	2013	Outcome 2013	2014
4.1 Purchasing and procurement routines	On the basis of the risk assessments of preceding years, Wihlborgs monitors suppliers classified at risk level 3. Further agreements are conditional on positive changes being reported.	Goal achieved in full. 100 percent verified.	New agreements are not entered into with suppliers/contractors classified as level 3 risks.
5. TRANSACTION & ANALYSIS	2013	Outcome 2013	2014
5.1 Environmental issues in procurement of properties	100 percent of Wihlborgs' transactions are documented via the environmental indicator.	Started. Not fully in operation until 2014. 0 percent documented in 2013.	100 percent of Wihlborgs' transactions are documented via the environmental indicator.
6. ADMINISTRATION & IT	2013	Outcome 2013	2014
6.1 Web-based energy statistics	10 percent of energy statistics for our properties are available via Wihlborgs website.	Goal not achieved. Will take more time and resources than expected.	50 percent of energy statistics for our properties are available via Wihlborgs website.
6.2 EDI invoicing	35 percent of Wihlborgs' invoices from its suppliers will be delivered via EDI.	This goal has been achieved in part. In 2013, the result was 25 percent; the number of e-invoices was 12,800. This is a rise of 3,000.	50 percent of invoices from Wihlborgs' suppliers will be delivered via EDI.

¹This applies to properties covered by environmental goals, which is approximately 70 percent of the entire Wihlborgs portfolio where there is any form of potential for energy savings in the 2012–2014 period. This indicates that if we had included all properties, we would have reported a considerably lower figure for kWh/m². Our new routine means that everyone working in Wihlborgs' administration from the beginning of 2012, is working on the basis of individual key performance ratios, in which the individual key performance ratio has a considerable impact on the overall goal. The goal has been revised from 140 to 142 (according to management goals reported).

² Our Environmental prospectus will contain information on the environmental impact of the property, which letting managers at Wihlborgs can present to potential tenants when viewing premises. This may be information as to how the property is heated or cooled, whether it is environment-classified, phased-out materials have been removed etc.

The Wihlborgs share

A share with belief in the future

The Wihlborgs share – a strong performer

The share value rises according to how our strategies in the market work out and how well we succeed in managing our assets. One important factor influencing the share's performance is Wihlborgs' image of a company that people believe in. Our way of working and knowing when to speed up and when to slow down has created rising profitability, which also affects the Wihlborgs share favourably. With our focus on sustainability, our project portfolio and our acquisitions, we show that we believe in the future and that the Wihlborgs share will continue to perform strongly.

The Wihlborgs share

The Wihlborgs share is quoted in the Real Estate sector of the Mid Cap List on the OMX Nordic Exchange, Stockholm. Wihlborgs shares were listed on the Stockholm Stock Exchange in 2005, when the Company was spun off from the listed company Fabege.

A two-for-one share split has twice been carried out, in 2006 and 2011, with every existing share being replaced by two new ones each time. The number of shares outstanding has risen to 76.856,728.

At year-end, the Company's share capital totalled SEK 192 million. Each share entitles the holder to one vote and each person with a voting entitlement may at the AGM vote for the full number of shares held and represented by that person.

During the year, the Board did not exercise its mandate to approve a new issue of shares amounting to no more than 10 percent of the shares outstanding. In addition, the Board did not exercise its mandate to buy back any of the Company's own shares. Wihlborgs did not hold any of its own shares on 31/12/2013.

The company's market capitalization at year end was SEK 8.9 billion.

Share turnover

During 2013, Wihlborgs shares were traded to a total value of SEK 2.4 (3.1) billion on the Stockholm Stock Exchange. A total of 22.6 (32.4) million Wihlborgs shares were traded on the Stockholm Stock Exchange in 2013, corresponding to 90,000 (129,000) shares per day. This represents a turnover rate of 29 (42) percent of the average number of shares outstanding.

Change in share price

At year end, Wihlborgs shares were trading at SEK 115.25. The highest and lowest prices quoted for Wihlborgs shares in 2013 were SEK 117.50 and 96.75, respectively. Over 2013, the total yield on the share, including dividend of SEK 4.00, was 17.5 percent.

Net worth as per balance sheet

The assets and liabilities on the balance sheet are to reflect a company's market value. As a result, the net worth may be calculated from the equity on the balance sheet. It should be noted at this point that Wihlborgs' effective tax rate is lower than the nominal tax rate.

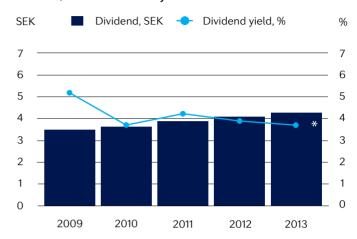
Wihlborgs' equity per share is SEK 89.70 at a tax rate of 22 percent. At a tax rate of 0 percent, Wihlborgs equity per share is SEK 110.49.

Dividend and dividend policy

Wihlborgs' dividend policy is based on transferring to share-holders 50 percent of income from day-to-day property management and 50 percent of income realized from property sales. In both cases, a deduction is made for tax at a standard rate of 22 percent. The dividend proposed by the Board for 2013 is SEK 4.25 (4.00). This represents a dividend yield of 3.7

percent, based on the share price at year-end. Provided that the AGM approves the Board's proposed dividend of SEK 4.25 and record date is 5 May, dividend will be paid on 8 May 2013. Wihlborgs shares will then be traded, including dividend, up to and including the day of the AGM, Tuesday, 29 April 2014.

Dividend/share and dividend yield



^{*}Proposed dividend, subject to approval by the AGM.

Ownership structure

The largest shareholder in Wihlborgs is Brinova Fastigheter AB, which owns 10.1 percent of the shares outstanding. At the end of December 2013, the ten largest Swedish shareholders owned 29.5 percent of the shares.

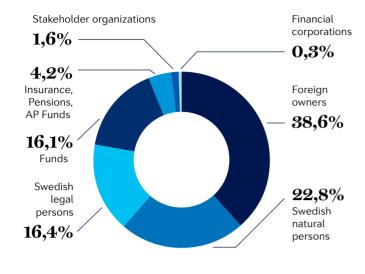
The number of shareholders was 24,617, the same as at the preceding year-end.

At the end of December, foreign shareholders represented 38.6 percent of the total, 3.6 percentage points lower than at the previous year-end. Of foreign ownership, the USA accounted for 36 percent, the UK for 31 percent, Luxembourg for 16 percent and Ireland for 3 percent.

Largest shareholders in Wihlborgs on 31 December 2013

Shareholders	No. of shares, thousands	Share of capital/votes, %
Brinova	7,734	10.1
SEB Funds	2,755	3.6
Handelsbanken Funds	2,318	3.0
Länsförsäkringar Funds	2,304	3.0
Qviberg Family	2,133	2.8
Robur Funds	1,554	2.0
Skandia Funds	1,204	1.6
Tibia Konsult AB	1,203	1.6
Lannebo Funds	873	1.1
Avanza Pension	611	0.8
Other shareholders registered in Sweden	24,476	31.8
Other shareholders registered abroad	29,692	38.6
Total number of shares outstanding	76,857	100.0

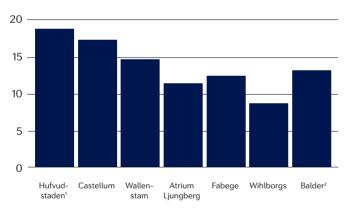
Ownership structure





Listed property companies

Market capitalization, 31 December 2013, SEK bn





Scan **QR** code

Obtain the latest share price on your mobile or tablet PC.

² Including preferential shares.

Share/Key ratio ¹	2013	2012	2011	2010	2009
Market price at year-end, SEK	115.25	101.50	91.00	97.50	66.25
Change in share price during the year, %	13.5	11.5	-6.7	47.2	32.5
Earnings per share, SEK	13.83	10.71	8.65	12.05	6.72
Income from property management per share, SEK	9.75	8.91	8.54	7.90	7.46
P/E ratio I, multiple	8.3	9.5	10.5	8.1	9.9
P/E ratio II, multiple	15.2	15.5	14.5	16.7	12.1
Equity per share I, SEK	89.70	79.86	72.86	67.74	58.95
Equity per share II, SEK	110.49	96.96	92.04	85.12	73.15
Dividend per share, SEK (2013 = proposed dividend)	4.25	4.00	3.75	3.50	3.38
Dividend yield per share, %	3.7	3.9	4.1	3.6	5.1
Total yield per share, %	17.5	15.7	-3.1	52.3	39.0
Number of shares at year-end, thousands	76,857	76,857	76,857	76,857	74,928
Average number of shares, thousands	76,857	76,857	76,857	76,492	72,532

¹ For definitions of key ratios, see page 135.

¹ A and C shares.

The Öresund region Wihlborgs Annual Report 2013 33

Here, now and then

The Öresund region is our home territory.

We are a dominant player – and we intend to become even stronger – here. It is in this region that we are part of shaping developments in Malmö, Lund, Helsingborg and Copenhagen.

In 2013, we invested heavily in Lund's Ideon Science Park, whose reputation and importance extends way beyond Lund city limits and the borders of Sweden. In Helsingborg, we are building a new high-rise in Berga and in early 2014 work on redevelopment and expansion of Knutpunkten will begin. In Malmö, despite a certain level of vacancies, we see no slackening of interest from businesses wanting to establish a presence there.

We also identify positive signs on the Danish side, after some years of contraction. When Copenhagen takes off, it boosts the whole region with fresh energy and appetite for investment. And when it does, we are well placed to share in that expansion.

Market leader

Wihlborgs property portfolio has a market value of SEK 22.6 billion. On the Swedish side of Öresund, this makes us the biggest commercial property owner.

The strategy is for us to be present in locations where we see potential for long-term growth both population-wise and economically. That is why Wihlborgs is investing in Malmö, Lund, Helsingborg and Copenhagen. In these locations, we also are geographically highly focused on a number of selected submarkets, which makes us uniquely able to conduct cost-efficient management. A local presence in each market gives us a depth and breadth of knowledge of these markets, enabling us to offer our customers a higher quality of service.

A strong region

The population of the Öresund region, which geographically consists of Skåne on the Swedish side of Öresund and Själland, Lolland, Falster, Møn and Bornholm on the Danish side, is more than 3.8 million. The population is concentrated around Öresund, most densely on the Danish side. Of the region's 3.8 million inhabitants, just under 1.3 live in Skåne. According to the Öresund Population Forecast for 2012–2031, the population will pass 4 million as early as in 2021.

Despite the relatively limited geographical area of the Öresund region – less than 5 percent of the total area of Sweden and Denmark¹ – the region accounts for more than 26 percent of the GDP for Sweden and Denmark combined. The region is also home to the highest concentration of highly educated labour in the whole of northern Europe.

The past few years have been dominated by major infrastructure investments in the region, notably the Öresund Bridge, the City Tunnel in Malmö and the Copenhagen Metro. The Öresund Bridge, which was opened in 2000, has been a huge factor in the development of the Öresund region, helping to boost both regional expansion and higher mobility in the region. Migration across Öresund has risen ever since the bridge came into being – other than in the 2009-2012 period – especially from Själland to Skåne. According to Ørestat (Statistics for the Öresund Region), the negative trend now seems to have reversed. In the first half of 2013, the number of people migrating across Öresund was 18 percent higher than in the same period a year earlier.

Malmö and Copenhagen face a sharply rising population and a continued increase in the number of passengers crossing the Öresund Bridge. The forecast indicates that the number of rail passengers via the bridge will rise from 20,000 to 50,000 per day in 20 years. At the same time, goods traffic will continue to expand strongly, not least when the Fehmarn Belt link opens in 2021. In addition, a high-speed rail service for the Oslo-Gothenburg-Malmö-Copenhagen route is also under discussion. Against that background, the European regional fund Interreg Öresund has granted a subsidy of EUR 1 million to the City of Malmö and the City of Copenhagen to examine how a metro link between the cities could develop the region. The project

presented its report in December 2013, arguing the need for planning for ways of relieving this strongly growing pressure on the Öresund Bridge. An Öresund metro would be an effective, long-term solution to the capacity problems facing the Öresund Bridge. A separate system such as the metro would not only reduce the strain on the bridge, it would also create a more robust and reliable transport service across Öresund. The Öresund region's international competitiveness would be lifted by the shorter commuting times. The position of Kastrup would be strengthened, a strong argument for companies to establish their businesses in the Öresund region. The enlarged labour market would make it easier to match competence requirements.

Major research projects for the future, including Max IV, the most powerful synchrotron radiation research facility in the world, and ESS, a multi-disciplinary research centre based around the most powerful neutron source in the world, will further boost the region's growth. Max IV will be ready for use by researchers as early as in 2015. For more information on MAX IV, see page 53.

Economic outlook

In October 2013, Nordea issued its Regional Outlook report. It shows that growth in South Sweden was clearly the strongest of the four city regions in 2013, at 2.4 percent. The recession hit South Sweden hard, which was affected by more than four years of stagnation in Denmark. The Danish economy is now starting to show growth, although weak, which is contributing to the growth in South Sweden. In 2014, South Sweden and Mälardalen (in central Sweden) are expected to show clearly stronger growth than Sweden as a whole.

In its Nordic Economic Survey of December 2013, Nordea estimates that growth in Denmark will average 0.3 percent for 2013. Growth during 2014 is expected to rise slightly to 1.3 percent.

In view of the troubling economic situation, we find ourselves operating in a low-interest environment. In December 2013, the Bank of Sweden lowered its repo rate to 0.75 percent. The Bank judges that this level will remain until the beginning of 2015. Denmark, too, is in a low-interest rate situation. During the year, its central bank adjusted its key interest rate on two occasions: in January, it was raised 10 baaic points to 0.3 percent and in May it was lowered again to 0.2 percent.

Regional growth, gross regional product, annual real change, %						
	2010	2011F	2012F	2013F	2014F	
South Sweden	6.6	2.6	0.4	2.4	3.0	
Mälardalen	4.7	3.4	1.5	1.6	3.1	
West Sweden	8.4	3.5	1.4	0.1	2.2	
Rest of Sweden	7.9	2.2	0.3	-0.3	1.6	
Total (GDP)	6.6	2.9	1.0	0.8	2.5	

Source: Nordea, Regional Outlook, October 2013

Labour market outlook

Employment rose very strongly in South Sweden in 2013, and by clearly the highest rate of the city regions. The increase is expected to continue in 2014, but at a slower pace. However, unemployment in South Sweden remains higher than the average for the country. This suggests that the unemployment is structural rather than cyclical. After several years of falling employment in Denmark, which was hit both harder and earlier by the previous recession, Øresundsinstituttet estimates in its October 2013 forecast that employment began to rise slightly in 2012 by 0.2 percent, again by 0.2 percent in 2013 and will continue to improve in 2014. A moderate increase of 0.5 percent is expected for the year.

Trend of employment, annual change, %					
	2010	2011	2012	2013F	2014F
South Sweden	1.6	0.4	0.2	2.5	1.4
Mälardalen	1.6	2.6	1.3	1.8	1.4
West Sweden	0.8	3.1	1.1	0.3	0.5
Rest of Sweden	1.0	2.2	0.1	-0.2	0.0
Total	1.2	2.3	0.7	0.9	0.7

Source: Nordea, Regional Outlook, October 2013

Rental market

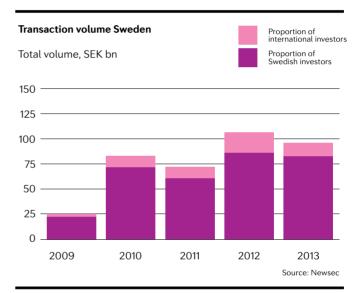
The rental market is traditionally late in the economic cycle. Changes in the economy show through in the trend of employment 6–12 months later. After that, it takes another 6–12 months before they are reflected in the rental market. 2013 was characterized by relatively low activity in the rental market, where processes became quite drawn-out. However, an improvement emerged towards year-end. The growth in employment that we saw in 2013 should be reflected in positive developments in the rental market in 2014.

Malmö and Helsingborg are relatively stable markets, while the rental market in Lund is at the moment showing a high vacancy rate. The market is being hit hard by cutbacks at Ericsson Group companies and by AstraZeneca's closure. The future in Lund is bright, however with major investments being made in the MAX IV and ESS research centres, which will boost the region's economy.

Denmark has been hit harder by the downturn in the economy, with several years of stagnation. However, the first three quarters of 2013 show growth, if only slight. Employment has fallen more sharply and for more years than it did in Sweden. As a result, the rental market has been affected to a greater extent, with a rise in vacancy rates and stronger downward pressure on rents. According to Øresundsinstituttet's 2013 forecast, employment rose slightly in Själland in 2012 and 2013, which indicates that it will take some time yet before we see any clear improvement in the rental market in Denmark.

Property market

According to Newsec, the volume of transactions valued at ≥ SEK 100 million totalled SEK 91 billion in Sweden in 2013, which is close to a level seen as normal. Increased appetite for risk among investors, better access to finance and lower vacancy risks led to a shift in Sweden's property market, where activity outside city locations rose. The proportion of foreign investors fell sharply during the financial crisis, to just 14 percent in 2013. Wihlborgs was able to strengthen its positions in the Öresund region, notably in Lund. This advance was in the form of the biggest commercial property transaction in Skåne, where Wihlborgs acquired Ikano's portfolio in the Ideon Science Park. For more information on our transactions, see "Acquisitions and Sales" on pages 55–59. In Denmark, the volume of transactions was already falling in 2007, and turnover remained low in 2013, although it rose slightly to DKK 26 billion.



Transaction volume Denmark

Total volume, DKK bn

100

75

50

25

0

2009

2010

2011

2012

2013

Source: Sadolin & Albæk

The Öresund region



Media Evolution City, Dockan, Malmö.

Malmö

312,994

Population on 31 December, 2013

15.2% (7.5%) Population growth, 2003–2013

23.1% (18.8%) Percentage with higher education, 2012 1

64% (77%) Percentage in employment, 20–64 years, 2012

8.2% (4.0%) Trend of employment, 2007–2012

7.9 (6.6) New enterprise, annual average, 2008–2012 $^{\scriptscriptstyle 2}$

Figures in brackets refer to Sweden as a whole.

Malmö, the third largest city in Sweden, is experiencing rapid growth. According to a forecast from the City of Malmö, its population will exceed 350,000 as early as in 2020.

Following its shipbuilding and industrial crisis, Malmö has undergone a structural transformation. 1995 was a breakthrough year and the city's fortunes turned. In that year, construction of the Öresund Bridge began. In the same year, it was also decided that Malmö would have an university. Today, it has around 24,000 students and 1,500 employees. This has been an important piece in the jigsaw puzzle of change in Malmö, from an industry-dependent city to one that has a knowledge- and service-based economy. Both the Öresund Bridge, opened in 2000, and the City Tunnel, opened in 2010, have contributed to the process of integration and regional enlargement, through more efficient transport links for the Öresund region.

Developments in Malmö are largely concentrated around the transport nodes. The area around the Central Station is being developed in the form of a new congress center, concert hall and hotel complex, Malmö Live and new buildings for Malmö University, while the Dockan area, just a few minutes from Central Station, continues its transformation into a modern urban district. Hyllie has the Malmö Arena, a multi-purpose venue that has attracted several major events to Malmö in recent years: the Eurovision Song Contest 2013, the Handball World Championship 2011, the Junior Ice Hockey World Championship 2014 and concerts by Placido Domingo, Bob Dylan, Depeche Mode, Lady Gaga and Britney Spears to name just a few.

Wihlborgs in Malmö

	2013	2012
Number of properties	118	117
Lettable area	665,000 m ²	641,000 m ²

Wihlborgs is the largest commercial property owner in Malmö, with around 660,000 m². Other major commercial property owners in the city include Fastighets AB Briggen, Klövern, Kungsleden, Stena Fastigheter, Vasakronan and Volito Fastigheter. Malmö is an attractive city for property investment and several investors new to the market stepped in. Wihlborgs, too, took its chances to strengthen its portfolio in Malmö during 2013, via acquisitions. The biggest acquisitions were the Östersjön 1 office property in central Malmö and the Sunnanå 12:2 logistics facility in Burlöv. In Fosie, we are expanding our project opportunities by acquiring 19,000 m² of land next to Sydsvenska Dagbladet's printing works, in a prime location for exposure next to Malmö's Outer Orbital (Yttre Ringvägen). We made two minor disposals during the year, a small, centrally-located property in Limhamn and the buildings on the Gäddan 6 site opposite Malmö Castle. For more information, see "Acquisitions and Sales" on pages 55-59.

Wihlborgs is highly focused within four management areas: Västra Hamnen, Centrum, Fosie/Limhamn and Norra Hamnen/Arlöv. Wihlborgs has project opportunities in all management areas. We have also been awarded two land allocations totalling an area of approximately 20,000 m² for offices in Hyllie. For further information on our projects and development opportunities, see "Projects & Development" on pages 49-53.

¹At least 3 years of post upper secondary school education, 16–74 years

 $^{^2\}text{Number}$ of new companies relative to population, number per 1,000 inhabitants. Sources: Arena för tillväxt and SCB.

The Öresund region



Property Managers Sofie Andersson and Johnny Hansson and Regional Director Lennart Jönsson

Västra Hamnen

Number of properties	18
Lettable area	164,000 m ²

Västra Hamnen is Wihlborgs' biggest management area in terms of value. In 2000, the Dockan Exploatering development company was established and acquired the land area comprised by Dockan. Wihlborgs, JM and Peab each hold a one third share in the company. Wihlborgs is responsible for developing the commercial sites in Dockan. The area has been transformed from a former industrial area into a modern urban district. Homes, offices, shops, restaurants and schools today stand side by side here.

Back in autumn 2000, Wihlborgs completed the first commercial newbuild in the area, Torrdockan 6. Since then, basically one building per year has been completed. In 2013, the Fören project was completed, an office building of just under 10,000 m², where the ÅF Group consolidated its operations from several separate sites. The Dockan development has won Malmö's City Architectural Award on several occasions. In 2002, we first won the award for the Tyrén Building; in 2011 the prize was awarded for the Region Skåne building and in 2012 it was for Media Evolution City, the hub of Malmö's media industry. Excluding project properties, Wihlborgs owns and manages a total of 164,000 m² in Dockan. The area offers further opportunities for development.

The biggest property letting in 2013 was Skrovet 5, in one of the premises vacated by ÅF when it relocated to Fören. Tieto Sweden took up occupancy in October.

Wihlborgs' major tenants in Västra Hamnen include Thyssen-Krupp Marine Systems, Tieto Sweden, Malmö University, Mercedes-Benz Sverige, Region Skåne, SVT and ÅF.

Market information			
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %
Offices	1,800-2,500	4-7	5.25-6.0

Centrum

Number of properties	19
Lettable area	182,000 m ²

Buildings in Malmö Centrum are highly varied – the area includes housing, offices, public service buildings etc. – with ages ranging from the mediaeval to the contemporary. Wihlborgs manages 182,000 m², mainly office properties. In 2013, Wihlborgs made its biggest acquisition in Malmö, in Centrum: the Östersjön 1 office property, next to Central Station. The lettable area is 8,300 m², mainly offices. The older buildings on the Gäddan 6 site were sold to the City of Malmö.

The second biggest development area in Malmö Centrum is Nyhamnen, which in 2011 saw the departure of ferry traffic to the newly constructed, up-to-date Norra Hamnen. This paves the way for a transformation of the area into a modern urban environment, where we will participate via new opportunities for development. In 2013, Wihlborgs completed the redevelopment of Magasinet, a warehouse building dating from the 1950s, into modern office premises with an area of 5,000 m². The building is let to LRF Media, Jayway and ArjoHuntleigh.

The biggest new letting in the area was Östersjön 1 to Nordea, which took over the premises vacated when Tieto Sweden relocated to Dockan. In the property, 6,000 m² are being renovated on behalf of Nordea, which will vacate Södergatan in the first half of 2014.

Wihlborgs' major tenants in the management area include Comfort Hotel, Cybergymnasiet, Försäkringskassan (Swedish Social Insurance Agency), Mannheimer Swartling, Länsförsäkringar, Tullverket (Swedish Customs) and Ubisoft Entertainment.

Market information			
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %
Offices	1,500-2,200	8-12	5.5-6.25

Source: Malmöbryggan Fastighetsekonomi AB, standard property.

¹ Investment yield requirement, fully let.



Property Management Executive Tobias Andersson and Property Manager Jan Andersson.



Property Manager Jesper Gillander and Property Management Executive Ivana Stankovic.

Fosie and Limhamn

Number of properties	43
Lettable area	164,000 m ²

Fosie and Limhamn are well-known commercial districts in a favourable transport location with good links to the European road network. Development of Fosie, one of the biggest commercial districts in Malmö, started in the 1970s. The area is situated between the Inner and Outer Orbitals and is characterized mainly by small and medium-sized enterprises.

Our portfolio in Limhamn is located in the Annetorp industrial district. The area is characterized by small industrial businesses, plus a number of office units. Svågertorp also falls within the management area. The area is conveniently located with good links to the Outer Orbital. We have various development opportunities in the management area.

Wihlborgs manages $164,000 \text{ m}^2$ in the area, primarily industrial/warehousing properties. In 2013, Vipan 7, a property in central Limhamn, was divested.

In Limhamn, Gjuteriet 18, Dresser Wayne's former industrial facility, has been in the process of demolition and environmental remediation since 2012. In parallel with this process, work is under way on producing a new detailed development plan for the area. Another major project in the management area in 2013 was a major redevelopment at Rosengård 130:403 on behalf of Securitas Sweden.

Wihlborgs' major tenants in the management area include ABB, Honda Motor Europe, Papyrus Sverige, Scandinavian Cosmetics, Bravida Sverige and Securitas Sverige.

Market information			
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %
Offices Industrial/Warehousing	800-1,300 400-800	8-12 5-15	6.5-7.5 7.25-8.5

Norra Hamnen and Arlöv

Number of properties	38
Lettable area	155,000 m ²

The harbourside area, which has hosted industrial activity since the early 1900s, is undergoing redevelopment and renewal. The district is one of the biggest commercial areas in Malmö. The harbourside area has close access to the region's extensive rail and motorway network. The area is typified by industrial and warehouse businesses of various sizes.

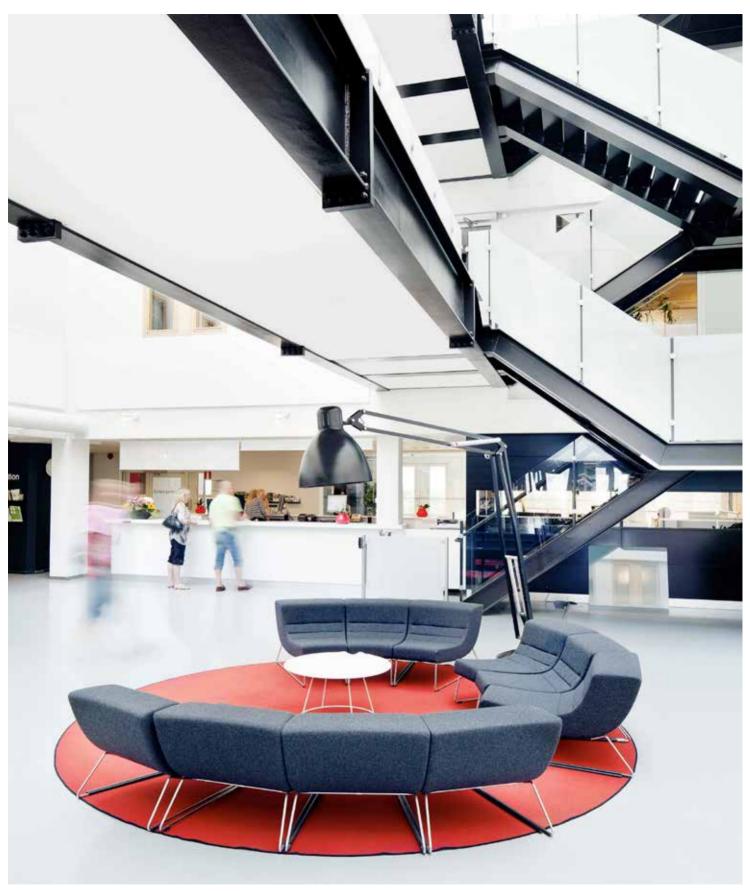
The Arlöv industrial district occupies a strategic location between Malmö and Lund, with direct links to the region's motorways. Wihlborgs' management area also includes Bulltofta, adjacent to the Inner Orbital. Development activities here started in the 1970s, when the airport that had operated there since the 1920s, was closed down and operations moved to Sturup. The area is populated mainly by small industrial businesses and minor office properties. We have various development opportunities in the management area. Wihlborgs manages 155,000 m², primarily industrial/warehousing properties. In late 2013, we acquired a major logistics facility, Sunnanå 12:2, extending over 14,500 m². The property is let in its entirety to TransFargo.

The biggest new letting in the management area was to XXXLutz, which leases 4,000 m² of warehousing space in Flygledaren 9. The biggest project in the area was redevelopment of the Skevrodret 2 property. Occupancy was taken up by Elanders.

Wihlborgs' major tenants in the management area include TransFargoAhlsell Sverige, Axfood Sverige, Wayne AB, Mechanum Sverige and Nordic Sugar.

Market information			
	Rent excl. heating, SEK m²	Vacant space, %	Direct yield requirement ¹ , %
Offices Industrial/Warehousing	600-1,000 300-700	10-15 10-25	7.5-9.0 8.0-9.0

The Öresund region



Interior from City Planning Office, Helsingborg, whose offices are in Terminalen 5.

Helsingborg

132,989

Population on 31 December, 2013

9.9% (7.5%) Population growth, 2003–2013

17.5% (18.8%) Percentage with higher education, 2012¹

72% (77%) Percentage in employment, 20–64 years, 2012

3.1% (4.0%) Trend of employment, 2007–2012

7.6 (6.6) New enterprise, annual average, 2008–2012 $^{\circ}$

Figures in brackets refer to Sweden as a whole

Helsingborg, located at the narrowest part of Öresund, is the ninth biggest municipality in Sweden, with just over 130,000 inhabitants. According to a forecast from March 2012, the City of Helsingborg estimates that its population will exceed 150,000 by 2024.

Officially, Helsingborg was founded in 1085, but a settlement was probably already in existence at Landborgen in the 10th Century. This makes Helsingborg one of the oldest cities in Sweden. In the 14th century, Helsingborg was one of the most important cities in Denmark. Helsingborg today is dominated by Landborgen, which divides the city and restricts expansion of the central areas. By developing as an industrial and port city during the Industrial Revolution in the 19th century, Helsingborg became one of the fastest-growing cities in Sweden.

The city's excellent location has meant that several logistics companies and distribution centres have established themselves here. Furthermore, the harbour is the second largest container port in Sweden.

In Helsingborg, work progresses on the H+ project, which is intended to increase the density of development in southern Helsingborg to create an attractive and cohesive urban area. In a sub-project, there are plans for the Oceanhamnen area, which is to be developed into an urban archipelago in central Helsingborg. The city will gain a new waterside meeting place as an attractive location for homes, businesses and tourism. A central area near the water will be developed in which the Knutpunkten transport hub, for example, will play an important role.

Wihlborgs in Helsingborg

	2013	2012
Number of properties	105	106
Lettable area	522,000 m ²	524,000 m ²

Wihlborgs is the largest commercial property owner in Helsing-borg, with just over $520,000~\text{m}^2$. Other major commercial property owners in Helsingborg include Alecta, Fastighets AB Briggen and Norrporten. Wihlborgs is highly focused within our three management areas: Centrum, Berga and Söder.

In 2013, a facility for Bergaterminalen measuring 11,200 m² was completed in Väla Södra. In central Helsingborg, work started on a major redevelopment project on the Ruuth 23 site where an old apartment building over 4,000 m² is being converted into school and care facilities. Alongside Route 111 in Berga, work started on a new nine-storey office building, which is expected to be completed in spring 2015. Wihlborgs has long worked on making a transformation of Knutpunkten possible. The property was acquired in 2010. It is anticipated that in the first half of 2014, the first stage will commence. As a result, around 8,000 m² of new lettable office space will be created. The vacancy rate for offices is low and there has been no new production to speak of since the area surrounding Knutpunkten was developed in the early 1990s. We have further opportunities for development in all management areas in Helsingborg. For more information on our projects and examples of development opportunities, see "Projects & Development" on pages 49-53.

¹At least 3 years of post upper secondary school education, 16–74 years

 $^{^2}$ Number of new companies relative to population, number per 1,000 inhabitants. Sources: Arena för tillväxt and SCB.

The Öresund region



Knutpunkten, Helsingborg.



Property Manager Peter Siroky and Property Management Executive Jan-Erik Johansson.

Centrum

Number of properties	21
Lettable area	121,000 m ²

Central Helsingborg is a dense urban centre built in stone, whose architecture creates a grandiose, metropolitan style along the city's main thoroughfare, the fashionable main streets Drottninggatan and Järnvägsgatan. In the streets behind, the architecture is on a smaller scale. Most of the buildings in the central parts date from the late 19th Century/early 20th Century, when Helsingborg experienced its heyday. Wihlborgs manages 121,000 m² in the area, primarily office properties.

Wihlborgs acquired Terminalen 1 (Knutpunkten) in autumn 2010 and has been working on a long-term plan to transform the property. A detailed development plan was passed in 2013 and we hope to be able to begin work on the first stage of the project in spring 2014. For the Ruuth 23 site, we have signed major leases with AcadeMedia and Region Skåne, enabling us to start a large-scale conversion of the old apartment buildings into modern school and care facilities. For more information on our projects and development opportunities, see "Projects & Development" on pages 49–53.

Other examples of lettings in the area include offices for the City of Helsingborg at Kärnan Norra 21 and Najaden 14. The offices are used for Contact Centre and Daily Business, respectively.

Wihlborgs' major leaseholders in the management area include Domstolsverket (the Swedish National Courts Administration), Stena Line Öresund, ProCivitas, the City of Helsingborg and Skatteverket (the Swedish Tax Agency).

Market information			
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %
Offices	1,400-1,900	5-7	6.0-6.5

Source: Malmöbryggan Fastighetsekonomi AB, standard property.

¹ Investment yield requirement, fully let.



Property Manager Mattias Arnesson and Property Management Executive Mathias Bengtsson.



Regional Director Thomas Bråhagen and Property Manager Ola Caapsgård.

Berga

Number of properties	40
Lettable area	174,000 m ²

Berga is the biggest of Helsingborg's commercial areas, conveniently located next to the E4/E6 and E20 motorways, and thus in an outstanding position for communication links. The area is characterized mainly by small-scale industrial, warehouse and retail properties, with services including restaurants, banks and a highly developed public transport network. Wihlborgs manages 174,000 m² in the area, above all industrial/warehousing properties.

In 2013, Wihlborgs completed work on two major projects in Väla Södra for Bergaterminalen. Bergaterminalen is renting 11,200 m² of warehouse, refrigeration and freezer space, as well as offices, on a seven-year lease. Berga is also home to our own Helsingborg office, and a start was made during the year on a neighbouring office project.

Completion of this 9-storey building, in which NCC will be one of the major leaseholders, is expected at year-end 2014.

Major lettings in the management area include one at Grusplanen 2, where the area leased by an existing tenant has been expanded. An extension measuring approximately 1,000 m^2 of warehousing space is in progress on behalf of Airlog Group Sweden. Land for development is available in the management area enabling new projects to be developed for new and existing tenants.

Wihlborgs' major tenants in the management area include Eimskip Transport AB, NetOnNet, Bergaterminalen, Peab and Victoria Scandinavian Soap.

Söder

Number of properties	44
Lettable area	227,000 m ²

The buildings in the area are fairly heterogeneous, ranging all the way from small warehouse and industrial properties through large logistical facilities to office and commercial buildings. Wihlborgs' portfolio focuses on logistics facilities.

Wihlborgs is represented in four sub-areas in Söder: Hamn-City, located adjacent to the important container port, Gåsebäck, Planteringen and Ättekulla. Wihlborgs manages 227,000 m² in the area, primarily industrial/warehousing properties. This makes Söder our biggest management area in Helsingborg in terms of floor space.

The biggest project in Söder during 2013 was redevelopment of the Brottaren 17 property for Axfood. Major new lettings included Gymnasten 9, where Bolist Logistik is leasing 7,400 $\rm m^2$ of warehousing space, and Gymnasten 4, where IMAB is leasing retail space of 1,800 $\rm m^2$.

Wihlborgs has major development options in its existing property portfolio in Söder. The management area also includes six undeveloped sites in Landskrona.

Wihlborgs' major tenants in the management area include Axfood Sverige, PH Nedermans & Co, Tretorn Sweden, Unilever Sverige and Yves Rocher Suède.

Market information						
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %			
Offices	900-1,400	8-12	7.0-8.0			
Industrial/Warehousing	400-800	5-15	7.5-8.5			

Market information							
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ¹ , %				
Offices Industrial/Warehousing	700-1,100 400-700	10-15 10-25	7.5-9.0 8.0-9.0				

The Öresund region



Italian bistro at Ideon Gateway, Lund.

Lund

114,291

Population on 31 December, 2013

11.8% (7.5%) Population growth, 2003–2013

40.1% (18.8%) Percentage with higher education, 2012 $^{\scriptscriptstyle 1}$

68% (77%) Percentage in employment, 20–64 years, 2012

4.2% (4.0%) Trend of employment, 2007–2012

7.0 (6.6) New enterprise, annual average, 2008–2012 $^{ ilde{2}}$

Figures in brackets refer to Sweden as a whole.

¹At least 3 years of post upper secondary school education, 16–74 years.

 $^2\text{Number}$ of new companies relative to population, number per 1,000 inhabitants. Sources: Arena för tillväxt and SCB.

Lund is a fast-growing municipality. According to a population forecast from 2012, the city is expected to grow by between 1.2 and 1.6 percent annually until 2028. The University of Lund, which was founded back in 1666, is the biggest education and research establishment in Scandinavia. The university has around 7,200 employees and some 47,000 students, mainly in Lund, Malmö and Helsingborg. The university has an international profile and cooperates with around 680 universities in more than 50 countries.

Lund has a long tradition of research and entrepreneurship. The city is home to several world-leading corporations and newly-established small enterprises. Investment in research and development in Lund is continuing, and work is under way on construction of the most powerful synchrotron radiation research facility in the world, MAX IV, in the northeast of Lund. Wihlborgs and PEAB are joint developers in the project. ESS, a multi-disciplinary research centre based around the most powerful neutron source in the world, is also being planned for Lund. The two centres will play a significant role in the science and industrial development of the future, in both materials science and life sciences. The centres will therefore contribute to a continuingly healthy growth for Lund and the Öresund region.

Wihlborgs in Lund

	2013	2012
Number of properties	26	15
Lettable area	205,000 m ²	128,000 m ²



Regional Director Cecilia Larsson, Property Management Executive Magnus Andersson, Property Managers Max Alsborn och Anders Grönvall.

Wihlborgs is one of the major commercial property owners in Lund, with 205,000 m^2 under management in the area. This represents a near-doubling of the portfolio during 2013. The majority of the properties are located in and around the Ideon Science Park, not least since the acquisition of Ikano's property portfolio. For more information on the Ikano transaction, see "Acquisitions and Sales" on pages 58-59.

The development property Landstinget 2, comprising 3,000 m² in central Lund, was acquired in April 2013. It is leased in entirety by the Municipality of Lund, which will vacate the building in 2014 and take up occupancy of Kristallen. This will enable Landstinget 2 to be redeveloped into attractive modern premises.

Other major commercial property owners in Lund include Fastighets AB Briggen, Niam and Vasakronan. Akademiska Hus, which principally provides educational premises, is another major player in Lund.

In north-eastern Lund competition for tenants is fierce. There are vacancies on a major scale following cutbacks at companies in the Ericsson Group and the closure at AstraZeneca. Vacancies in central Lund are practically non-existent and demand for premises is higher in this area. Here, planning is under way for the Postterminal site to enable us to develop new office premises.

In 2013, Wihlborgs finished its biggest project yet, on the Landsdomaren site, where we created modern premises for Skåne Psykiatri (the Skåne Psychiatry Service). Region Skåne signed a 20-year lease on approximately 30,000 m². For further information, see "Projects & Development" on page 52.

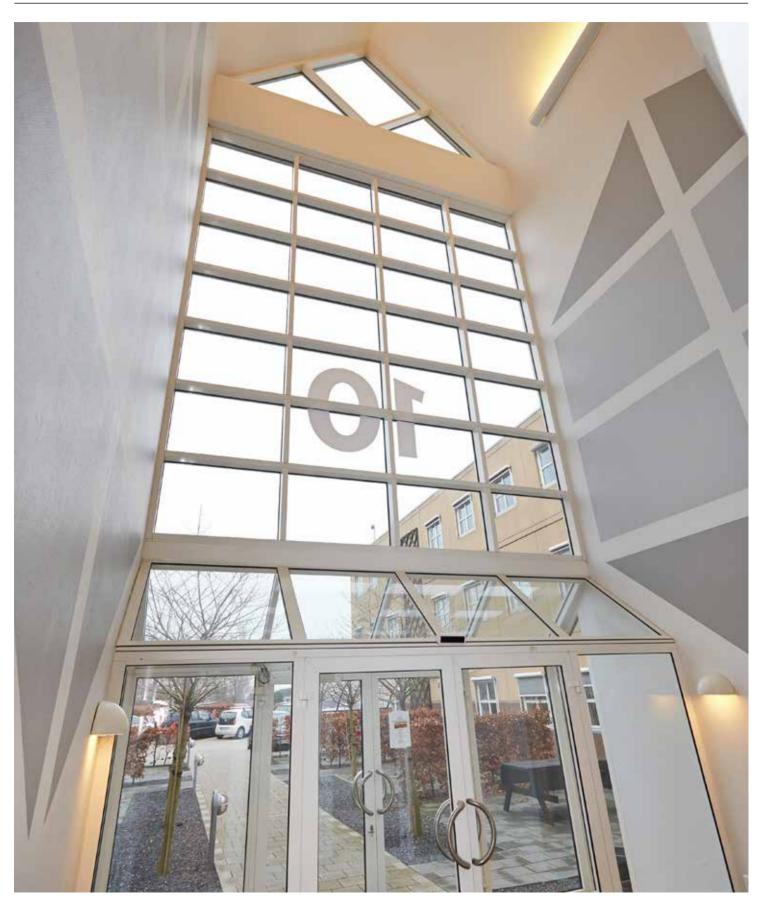
Wihlborgs' major tenants in the management area are Capio Närsjukvård, Elite Hotels, Gambro, ICA Sverige, the University of Lund, QlikTech International and Region Skåne.

Market information							
	Rent excl. heating, SEK/m²	Vacant space, %	Direct yield requirement ³ , %				
Offices Industrial/Warehousing	1,200-2,200 400-800	5-12 10-15	6.0-6.5 7.5-8.5				

Source: Malmöbryggan Fastighetsekonomi AB, standard property.

³ Investment yield requirement, fully let.

The Öresund region



Entrance to the Smedeholm 10 building, Herlev.

Copenhagen

1,749,405

Population, 1 January, 2014

5.2% Population growth, 2009–2014

-2.8% Change in no. of people in employment, 2008–2013¹

5.9% Percentage unemployment, total, Dec. 2013

Figures refer to the Capital Region of Denmark. 115–64 years. Source: Statistics Denmark

The City of Copenhagen has around 570,000 inhabitants, while the whole of Capital Region of Denmark has a population of just over 1.7 million. The city is the main hub of the Öresund region and is home to the Nordic countries' largest airport, Copenhagen Airport. 2013 was another record year with the number of passengers totalling 24.1 million, 3.1 percent higher than in 2012. The airport has a very important role to play in the development of the Öresund region as a whole. The infrastructure in Copenhagen is modern and well organized, incorporating a new Metro, which is currently being expanded with the addition of a City Circle Line (Cityringen).

Roughly half of those employed in the region work in the private sector. Prominent sectors include clean tech, life sciences and information and communication technology.

Wihlborgs has been established in the Copenhagen region since 1996, but in recent years several Swedish operators have begun to cast their eyes on the Copenhagen property market and have made their first acquisitions here.

Wihlborgs in Copenhagen

	2013	2012
Number of properties	15	15
Lettable area	132,000 m ²	132,000 m ²

All of Wihlborgs' properties are located in the west of Greater Copenhagen, near main transport routes. The majority of the properties are situated in Herlev Municipality. The Herlev business park was established in the 1950s and has undergone continual development. Herlev has good public transport provision in the form of both bus and rail services. Approximately 6,500 people are employed in the area. Some properties are located in the Lautrup business park, Ballerup, which is characterized



Peter Nielsen, Regional Director, Copenhagen.

by large office buildings largely used by IT enterprises. We also have a logistics facility in Brøndby and one in Furesø.

Wihlborgs has around 132,000 m² under management in the management area. In 2012, Pfizer's headquarters in Ballerup, consisting of around 8,500 m² of office space, was acquired. The acquisition has enabled us not only to expand our presence in Ballerup but also, in 2013, to develop our conference and meeting facilities in the property, a welcome addition to our service offering.

During 2013, Wihlborgs recorded a positive net leasing result in Copenhagen. Examples of major new lettings include Hotri storkøkkener, which is leasing 1,600 m 2 in Literbuen 6 and Olivia Danmark, which is leasing 1,800 m 2 in Hørkær 16-28, both located in Herlev.

Wihlborgs' major tenants in the management area include Pfizer, KMD, FORD Denmark, Formpipe, Vitesse, Burkert, SOSUskolen (health care college) and Cunningham Leif Hansen.

Market information Herlev								
	Rent excl. heating, DKK/m²	Vacant space, %	Direct yield requirement², %					
Offices	550-900	11.0	6.75-8.5					
Industrial/Warehousing	300-450	6.25	8.0-10.0					

Market information Ballerup							
	Rent excl. heating, DKK/m²	Vacant space, %	Direct yield requirement ² , %				
Offices	550-900	11.0	6.75-8.5				
Industrial/Warehousing	300-450	6.25	8.0-10.0				

² Fully let. Source: DTZ, standard property.

On the starting blocks

We are not standing still, but over the past year we moved forward more slowly in new projects.

We were early to see an imbalance between newbuilds and demand – above all in Malmö – and therefore took a less aggressive approach. We concentrated instead on our management operations and refined our approach to customer care and relationships.

In Lund, we created new, improved conditions for modern psychiatry through our modernization and expansion of Landsdomaren 6 – the building has now almost doubled in size.

In Helsingborg, the go-ahead has been given for the expansion of Knut-punkten. The project is to create space for 500-700 workplaces, which will come as a welcome addition of modern, high-efficiency offices in central Helsingborg. In December, work started on construction of a new high-rise out in Berga. The building will be a distinctive landmark on the northern approaches to Helsingborg.

In Malmö, construction on Rondellhuset in Dockan will begin as soon as we have signed leases with prospective tenants.

Development of the future

In Wihlborgs' management areas, we can meet most wishes that a tenant may have. Our property portfolio offers opportunities in most areas to redevelop or extend existing properties. We can also offer newbuilding, either on undeveloped sites or with existing built properties.

Where Wihlborgs sees potential, it works systematically on producing detailed development plans, for example, to change the use of land and extend building rights to be able to meet the needs of tenants and optimize the value of the properties. A number of current and future projects are described in the following.

The Dockan area

Wihlborgs' biggest development area is Dockan, Västra Hamnen, Malmö. Dockan is a historic area of Malmö where the Kockums shipyard once enjoyed its period of greatness. The area has gradually been transformed from an industrial area to a mixed urban environment. Dockan Exploatering AB was formed in 2000 to drive development in Dockan. Wihlborgs, JM and Peab each own a third of the company, which in turn owns the undeveloped land in the area. Wihlborgs is responsible for developing the commercial sites in Dockan, while JM develops the residential properties and Peab puts up the buildings. Wihlborgs completed the first building, Torrdockan 6, back in 2000. Since then, basically one building per year has been completed. In 2013, Fören was completed, an office project comprising 9,800 m² of office and retail space. All the office space is leased by the ÅF Group, one of our former tenants, who relocated and consolidated operations in these modern premises. By engaging different architects on the projects, an exciting mix of building styles has been developed. Our commercial newbuild projects have been awarded the Malmö Stadsbyggnadspris (City Architectural Award) three times; in 2002 for the Tyréns building, in 2011 for Regionhuset and in 2012 for Media Evolution City. Once development of the area is complete, it is estimated that Wihlborgs will have developed just over 200,000 m² of office space in Dockan. Today, we have completed development of around 160,000 m².

The next project in Dockan, Rondellhuset, will be built at the Stora Varvsgatan/Östra Varvsgatan intersection, where we will

erect a half-moon shaped office building comprising 7,000 m² of lettable area. Planning permission for the project was granted in 2013.

As a contribution to a living environment, and to further enhance the dynamics, we have for several years been planning a hotel building at Dockplatsen. Planning is also in progress for the area around Ubåtshallen. The plans envisage a further multistorey car park and an office building.

Other major development projects

In the Nyhamnen area, where we are a major property owner, a modern business area is currently in development. Just east of Slagthuset, Malmö, we own the Sirius 3 site, where we have planning permission for an office building. Detailed planning is already complete for the building, which means we are in a position to start a newbuild at short notice.

In conjunction with Dresser Wayne signing a lease with us in 2010 on the Stenshuvud 3 property, for an area of more than 14,000 m², the company's two properties in Limhamn were acquired. These comprise a total area of 33,000 m² and include the Gjuteriet 18 property and the undeveloped Limhamn 156:90 site. The properties are located in an attractive area near the coast that is in the process of being converted into a popular residential area. Work on demolition of the buildings and environmental remediation of the site started back in 2012. Planning for the development of new building rights, primarily residential, is in progress and the detailed development plan is expected to be passed in 2014.

Another major area for development is Hyllie in southern Malmö. The area around the City Tunnel station is undergoing development. Long term, we take the view that Hyllie will become an attractive development area, much thanks to its excellent location for communications and so we have prepared by signing land-use approval agreements with the City of Malmö for two areas. One will enable development of an area of 14,000 m² and the other an area of 6,000 m², both for office use. Planning for the latter is under way and we anticipate having our plan passed in 2015.

Examples of Wihlborgs projects in Helsingborg



1. Redevelopment of Knutpunkten (Terminalen 1) 2. New construction Polisen 2 3. New construction Floretten 3

In the industrial/warehousing sector, we have several project options in the outer regions of Malmö.

In late 2010, Wihlborgs acquired Terminalen 1 – Knutpunkten – in Helsingborg. The property needs major refurbishment and continuity of management. Since we took ownership of the property, our focus has been to make upgrading possible. We have produced a new detailed development plan to enable the travel centre and new offices to be developed in a location near to public transport links. Around 8,000 m² of new office space will be created in the first stage, which is expected to be started in the first half of 2014. In central Helsingborg, there is a demand for bigger, more modern office space, as basically no new space has arrived on the market since the Knutpunkten complex as a whole was completed in the early 1990s. In summer 2014, a detailed development plan for a newbuild on the Polisen site is also expected to be passed. The first stage,

which may be started in the third quarter 2014, provides for construction of 4,000 m². The second stage comprises at least 8,000 m². In Helsingborg, work is also in progress on developing the Oceanpiren property in association with the municipality. Berga and Söder offer several opportunities for industrial and warehousing newbuilds.

In Lund, we own the Postterminalen 1 property, a stone's throw north of the Central Station. Here, we are pursuing a planning procedure to develop, above all, offices – around 13,000 $\,$ m² – and residential buildings. Modern offices in central Lund today are in demand but supply is short. In 2013, we acquired the 3,000 m² Landstinget 2 property, which is also located in the vicinity of the Central Station. The building will be emptied in the second quarter and will undergo total renovation. It will be ready for occupation in 2015. Yet another centrally located property, Armaturen 4, offers potential for expansion. In the

second quarter of 2014, we anticipate obtaining planning permission for an extension of just over 1,000 m² of office space at roof level. The premises will be let in flexible units down to 200 m².

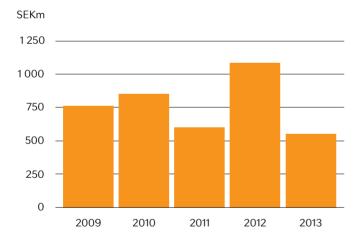
Having acquired Ikano's properties at Ideon, we have building rights with detailed development plans approved for the 8,000 m² Syret site. At Gastelyckan, we have an option to develop industrial and warehouse buildings for stakeholders.

Active management

Wihlborgs seeks to increase its cash flow and market value by actively enhancing its property portfolio, not just through acquisitions and sales but also by upgrading its existing property stock. In 2013, we invested SEK 548 million in redevelopment, extension and newbuilding – the chart below shows the trend since 2009. In a normal year, around SEK 600–800 million is invested in redevelopment, extension and newbuilding. Approved investments in ongoing projects amount to SEK 367 million, of which SEK 162 million had been invested at the turn of the year.

As far as new production is concerned, the strategy is not to build speculatively; an adequate proportion of revenue must be assured before starting.

Requiring investments



Projects completed in 2013

Three projects requiring investments of more than SEK 10 million were completed in 2013.

Wihlborgs' biggest-ever project, the redevelopment and extension of the Landsdomaren 6 building in Lund, was completed in 2013. The original building, which previously served in an administrative function for Malmö County Council/Region Skåne and comprised 17,000 m² of offices, was completed in 1972. The offices have been totally modernized and a 13,000 m² extension has been added. Psykiatri Skåne (the Skåne Psychiatric Service), which took up occupancy in the

second quarter of 2013, is renting the entire property on a 20-year lease. Wihlborgs invested SEK 730 million on the modernization and extension project. The three-storey building accommodates administration facilities for outpatient care, an inpatient ward, an accident and emergency department, a training kitchen for patients with eating disorder problems and areas for different types of treatments such as phototherapy and physiotherapy.

In Dockan, the Fören project was completed in the first quarter of 2013. This project encompasses 9,800 m² of offices, with shops at street level. The project was started speculatively when the vacancy rate in Dockan was practically zero, a situation that made it impossible for us to meet our existing customers' location needs. Our tenant, the ÅF Group, had expanded considerably over several years, partly through acquisition of other businesses. It was operating from no less than three separate addresses, and when Fören was completed the company was able relocate, consolidate and expand operations in this modern office building.

In Väla Södra, Helsingborg, work was completed on the construction of warehousing, refrigeration and freezer facilities, plus offices, on behalf of Bergaterminalen, a family-owned forwarding, logistics and warehousing business. The project comprised 11,200 m² of space.

Projects in progress in 2013

At Gjuteriet 18, where planning is in progress for developing new building rights, environmental remediation of the soil is under way, as well demolition of the existing buildings.

At Östersjön 1 (for more information, see page 59), a project is in progress to redevelop 6,000 m² on behalf of Nordea, which will move into ultra-modern offices in the first half of 2014.

In Helsingborg, work started on a new 9-storey office building in Berga right by Route 111. The project extends to $5,000~\text{m}^2$ and is largely let to NCC. The project will be completed by 2015.

In central Helsingborg, work started on a major redevelopment project on the Ruuth 23 site, a 4,000 m² former apartment building. The property consists of a street-side building and a courtyard building. The courtyard building is being converted into school premises which will be leased in entirety by Acade-Media. The street-side building is being leased to Region Skåne. Occupancy will be taken up in the second quarter of 2014.

Sustainable building

The construction industry in Sweden accounts for more than a third of total energy consumption and so has considerable impact on the climate. The property sector is becoming increasingly engaged in the issue and Wihlborgs in particular is working on various levels of environmental certification for buildings. We set our environmental goals for three-year periods. In 2011, we formulated our environmental goals for 2012–2014. According to Wihlborgs' environmental goals for project development

Projects in pr	rogress requiring inves	tments of > SEK 50 mil	lion	-				
Municipality	Property	Project	Category of use	Completion date	Lettable area, m	Occupancy rate, % ¹	Estimated investment, SEK m.	Earned SEK m. ¹
Helsingborg	Floretten 3, part of	Newbuild	Office/Retail	Q1 2015	4,800	40	104	1.4
Helsingborg	Ruuth 23	Redevelopment	Office/Retail	Q3 2014	3,900	100	61	7.3
Total					8,700		165	8.7

¹ 31 Dec. 2013

in 2013, 100 percent of Wihlborgs' new construction starts of 500 m² and above will be environmentally classified under a recognized environmental classification system. Today, we have two projects in progress - Floretten 3 and Ruuth 23 (see above) - that will be environmentally classified under the Swedish Miljöbyggnad scheme. Berga Tower will even be proposed for Miljöbyggnad Gold classification, the highest category. Miljöbyggnad is a Swedish system that addresses 15 environmental points, including procured energy, noise classification, presence of radon, damp-proofing, daylight and checks of used materials, chemicals and building products. Rondellhuset, our next office project in Dockan, will also be environmentally classified under the Miljöbyggnad system.

In support of its redevelopment and newbuilding operations, Wihlborgs has also developed its own environmental programme, which is more comprehensive than the Miljöbyggnad system. A provisional Green Building application had also been submitted for Floretten 3. Green Building certification of a property confirms that the building's energy performance has improved. This certification is available both for newbuilds and redevelopment of existing properties. In the case of new production in South Sweden, a building's energy consumption must not exceed 75 kWh/m². In redevelopments, energy consumption must be reduced by at least 25 percent.

Hälsostaden

In partnership with Peab and Region Skåne, Wihlborgs has formed a company called Hälsostaden Ängelholm Holding AB. The purpose of the company is to develop the buildings in the hospital area of Ängelholm into a health care district with health and care services to benefit patients, the municipality and the region. The company's task is to concentrate the health care side within the northern hospital area while the buildings in the southern part would be released for other activities. An agreement has been signed with Region Skåne on a policy for the redevelopments and a major newbuild in the northern hospital area. The investment is estimated at SEK 700 million. Region Skåne will lease premises for activities in the area, while the company will be responsible for expanding, managing and adding value to the site. Project planning is under way and the first two buildings were completed in 2013, a new multi-storey car park and a new mortuary. The project as a whole is expected to be completed in 2017.

MAX IV

Wihlborgs and Peab have been appointed joint developers for the MAX IV project and the company Fastighets AB ML4 was established for the purpose. MAX IV will be a synchrotron radiation laboratory capable of world-class performance.

Synchrotron light is produced using electrons travelling at near the speed of light through magnetic fields in a storage ring. With the aid of the short-wave light, the properties of different materials can be studied, opening the way to new advances in a number of areas, including biomedicine, medicine, materials science, nanotechnology and environmental science. Fastighets AB ML4 will rent the property to the University of Lund on a 25year lease. Construction started in 2011 and will be completed in summer 2015 when the University of Lund will take possession of the whole facility. The official opening is planned for the longest day of the year, in June 2016.

The product is divided into two stages, the first of which was completed on 27 September 2013. This included a 420-metre long, 10 metre wide tunnel with walls and roof made of 2-metre thick concrete. The second stage will consist of a circular, 12-metre high building with a circumference of 650 metres. together with an office building/visitor centre. Both stages will also comprise a majority of technology buildings and in all the project will consist of around 20 buildings with a GTA (gross total area) of 50,000 m².



MaxLab IV. photo: FOJAB Architects

Sole ownership of Ideon

The acquisition of ten properties in the Ideon Science Park in Lund, from Ikano Fastigheter, was our biggest deal of the year. Wihlborgs is now sole property owner in Ideon, which gives us unique opportunities to shape and develop the area for future expansion.

In central Lund, we acquired the Landstinget 2 property, which we will be modernizing and redeveloping. With the building's central location next to the Central Station, we will be able to meet the market's strong demand for modern offices in the middle of the city. We also continue to believe in Malmö and the surrounding areas. In Burlöv, we acquired a property that is perfectly situated for logistics businesses, with a location right next to Malmö's Outer Orbital.

In central Malmö, we are continuing our strategy of maintaining a strong presence in Malmö's best office locations. The acquisition of the Östersjön 1 property is a good example of how we succeeded in offering an existing tenant other premises from our portfolio, while a new tenant opted to take up occupancy of Österjön 1, right next to Malmö Central Station.

Net acquisitions SEK 2 billion

For Wihlborgs' part, 2013 was a very active year in the transaction market. We acquired 14 properties in five separate transactions and sold two properties. Wihlborgs acquired properties for SEK 2,010 million, compared with SEK 751 million in 2012. Property sales totalled just SEK 25 million, slightly less than in 2012 when sales of SEK 93 million were made. This represents net acquisitions of SEK 1,985 million, compared with SEK 658 million in 2012.

As early as on 2 January, we took ownership of the first property Östersjön 1, a stone's throw from Malmö Central Station. The project comprises 8,300 m² of lettable area and the price paid was SEK 240.8 million. The seller was DnB Liv Eiendom Sverige AB.

In the second quarter, we took ownership of the development property Landstinget 2 in central Lund. The 3,000 m² building was erected in 1960 as an administration facility for Malmö County Council. In 1972, the municipality of Lund moved in and has operated in the building ever since. However, the municipality is relocating from the premises in the first half of 2014 to Kristallen. This gives us the opportunity for a complete

renovation of the building. The property, acquired from the municipality of Lund, is in an attractive location just a stone's throw from the Central Station.

The biggest acquisition by a wide margin, completed in the third quarter, consisted of Ikano Fastigheter's portfolio in the Ideon Science Park. The acquisition extended to just over 60,000 m² of lettable area and 10 properties was valued at SEK 1.5 billion. For further information about this acquisition, see display.

In Fosie, we acquired 19,000 m² of ready-to-build-on land in a prime location for exposure and communication links, next to newspaper Sydsvenska Dagbladet's printing works.

We are expanding in the municipality of Burlöv, where we acquired the Sunnanå 12:27 property from AxFast AB. The site stretches over an area of 53,000 m² with an existing development of three buildings – an office, a terminal and a logistics facility – representing a total lettable are of 14,525 m². The property is fully let to TransFargo AB on a long lease.

During 2013, Wihlborgs sold two minor properties for SEK 25 million, SEK 6 million more than the total capital invested. The property Gäddan 6, in central Malmö, was sold to the municipality of Malmö and Vipan 7, Limhamn, was sold to Trianon.

Östersjön 1

PropertyÖstersjön 1CategoryOffice/RetailLocation"A" grade

Address Carlsgatan 6, Stormgatan 5

Municipality Malmö

Seller DnB Liv Eiendom Sverige AB.

Purchase priceSEK 240.8 m.Lettable areaApp. $8,300 \text{ m}^2$

Tenants Tieto Enator, Geab The PhoneHouse

Year built 2001

Tax assessment value 2013 SEK 114.6 m.

Via a company transaction, Östersjön 1 was acquired from DnB Liv Eiendom Sverige AB. The property is located north of the Central Station, at the intersection of Carlsgatan and Stormgatan. The lettable area is 8,300 m². The site measures 1,938 m² and possession is with right of ownership. The acquisition further strengthens our position as Malmö's leading property company. When we took possession, Tieto Enator and Geab The Phonehouse were the only tenants in the property. Around 700 m² were vacant. In 2013, Tieto Enator relocated to a vacancy that had arisen in Skrovet 5 when the ÅF Group moved to our recently completed Fören project in Dockan. A 10-year lease was signed with Nordea, which relocated from Södergatan to this property, office space measuring 6,000 m² in Östersjön 1. The move into these ultra-modern premises will take place in the first quarter of 2014.



Östersjön 1 is located next to Malmö Central Station.



One of the properties acquired in the Ideon Science Park.

Property	acquisitions and sales						
Acquisi- tions							
Quarter	Property	Municipality	Management area	Category	Lettable area, m²	Price, C SEK m.	perating surplu 2013, SEK m.
1	Östersjön 1	Malmö	Centrum	Office/Retail	8,301		
2	Landstinget 2	Lund	Lund	Office/Retail	3,069		
3	Syret 1 (multi-storey car park)	Lund	Lund	Office/Retail			
3	Vätet 3	Lund	Lund	Office/Retail	335		
3	Syret 3	Lund	Lund	Office/Retail	17,352		
3	Syret 4	Lund	Lund	Projects & Land			
3	Syret 5	Lund	Lund	Office/Retail	5,978		
3	Syret 6	Lund	Lund	Office/Retail	8,123		
3	Syret 7	Lund	Lund	Office/Retail	6,501		
3	Syret 8	Lund	Lund	Office/Retail	9,874		
3	Syret 9	Lund	Lund	Office/Retail	3,450		
3	Studentkåren 2	Lund	Lund	Office/Retail	11,216		
4	Stenåldern 7	Malmö	Fosie	Projects & Land			
4	Sunnanå 12:27	Burlöv	Arlöv	Industrial/ Warehousing	14,525		
Total ac	quisitions 2013				88,724	2,010	59
Sales							
1	Gäddan 6	Malmö	Centrum	Projects & Land	2,530		
1	Vipan 7	Malmö	Limhamn	Industrial/ Warehousing	1,002		
Total sal	les 2013				3,532	25	(

 $^{^{1}\}mathrm{Operating}$ surplus from properties acquired and sold that are included in the results for the period.

The Ideon acquisition

The biggest deal of the year was completed in Lund, where Wihlborgs acquired Ikano Fastighets AB portfolio in the Ideon Science Park via a company transaction. Wihlborgs, already the owner of around 40,000 m² in Ideon, became the sole owner of all properties in the Ideon area through the transaction.

The properties acquired consist of 10 properties, Syret 1, Syret 3, Syret 4 (building right), Syret 5, Syret 6, Syret 7, Syret 8, Syret 9, Studentkåren 2 and Vätet 3. The properties represent a total site area of 113,343 m² and possession is with right of ownership.

The acquired area totalled approximately 63,000 m². Primarily comprising office properties, the area also includes hotels and laboratories. The properties have around 1,100 parking spaces, 600 of which are located in the car park in Syret 1.

Major tenants in the properties include Elite Hotels, Axis Communications, Ikano Bank and Ikano Fastigheter AB.

Syret 8 (Gamma) was built in 1983 and Studentkåren 2 (Alfa 3-6) in 1985. The other buildings were constructed between 1999 and 2013. The properties are in good condition.

The acquisition strengthens our position in Lund, and we are now the dominant property owner in the city. This makes us an even stronger player in Lund's research and development district, while at the same time the fact that we are sole property owner provides us with benefits of scale in day-to-day operations.

In addition to the existing building rights for Syret 4, we have major options for developing and creating new building rights in the Ideon district. The municipality of Lund is planning a tram halt between the north and the centre of Ideon and by owning the properties on both sides of the tram route we have even greater opportunities to benefit from the future development that will take place here.



Ideon Gateway, Lund

Wihlborgs paid SEK 1,500 million net and took ownership on 1 July 2013. The transaction also included a swap of building rights in which Ikano obtained residential building rights for the Gjuteriet site in Limhamn (for further information see page 50).

Ideon Gateway

Lund's tallest office building, Ideon Gateway (Syret 3) was inaugurated on 17 January 2013. Apart from offices, the building accommodates hotel and conference facilities. The ground floor also has a restaurant and café. Ideon Gateway consists of two linked building structures, one 14 storeys and the other 19 storeys high. The lower building has the hotel while the taller one accommodates offices.

Ideon Gateway was conceived as a meeting place serving the Ideon Science Park. This requirement was scrupulously observed by the architects, Uulas Arkitekter. The activities within Ideon are based on innovation and this is reflected in its architecture. For example, Uulas Arkitekter chose a brand-new material for the glass facade. A film incorporated into the glass creates a shimmering look that changes colour according to where it is viewed from.

The environmental issue was important to the project from the start, and Ideon Gateway is one of the first buildings in Sweden to be awarded LEED platinum certification. It has also been certified under both the Green Building and Miljöbyggnad schemes. A range of smart environmental measures are in place.

Ideon Gateway is heated and cooled by borehole heat storage in the building, which means in simple terms that it is heated in the winter and cooled in the summer by hot and cold water, respectively, pumped from boreholes. Variable Air Ventilation ("VAV") is installed. This system enables the need for heating or cooling to be precisely adjusted for different parts of the building. For example, it will not need to be heated during the hours when sunlight is streaming in or when the premises are empty. Lighting is presence-controlled, so if someone forgets to switch off ceiling lights when leaving the premises, the lights are switched off automatically. The entire property is also equipped with low-energy lighting. The lifts are equipped with self-recharging generators so when the lifts descend they generate their own electricity.

The facade incorporates solar cells that generate a high proportion of the electricity used in the building. The solar power system is the biggest one to be installed in a building in Sweden and one of the biggest systems of its type in the Nordic region.

Large areas of the roof of Ideon Gateway are laid with green roofing which stores rainwater, provides cooling in the summer, insulates in the winter and promotes biodiversity. Where the roof is not laid with green roofing, solar cells are installed.

A large rainwater storage tank is located next to the building to alleviate pressure on the public rainwater drainage system in times of heavy rain.

Food waste from the restaurant is centrifuged to remove the liquid content, reducing the weight by 80 percent. This enables the number of loads to dispose of the waste to be reduced.



The Ideon Science Park, Lund.

522,000 m²

34
Office/Retail

58
Industrial/
Warehousing

13
Projects & Land

205,000 m²

2]
Office/Retail

Industrial/ Warehousing

Projects & Land

132,000 m²

II
Office/Retail

Industrial/ Warehousing Projects & Land

665,000 m²

45
Office/Retail

Industrial/ Warehousing 23
Projects & Land

Our properties Wihlborgs Annual Report 2013 61

We're growing where growth is strongest

There's no mistaking the dynamics of the Öresund region.

3.8 million people live here, there are 170,000 businesses and the region accounts for a quarter of the total GDP for Sweden and Denmark combined.

Against this background, Wihlborgs becoming an increasing part of the Öresund region with a lettable area of 1,523,000 m². But we're not stopping there; our strategy is to grow so we can become more able to satisfy new needs and requirements from our tenants.

This, perhaps, is our biggest project: to continue to be part of the development of a vibrant Öresund region. All forecasts indicate that this is the region that will expand most. And we are growing with it.

Property portfolio

Wihlborgs' property portfolio consists of commercial properties in the Öresund region. Of the carrying amount for the portfolio, office and retail units account for 80 percent and industrial and warehousing facilities for 18 percent. The properties are located in selected sub-markets in Malmö, Helsingborg, Lund and Copenhagen. The property portfolio on 31 December 2013 consisted of 264 properties, including 12 with site leasehold rights, with a total lettable area of around 1,523,000 m². The carrying amount for the properties on 31 December 2013 was SEK 22,584 million, corresponding to the estimated market value at that point in time. The total rental value is SEK 2,012 million and the annualized contracted rental income SEK 1,826 million. The economic occupancy rate was 91 percent. Wihlborgs' properties in Malmö and Helsingborg accounted for 75 percent of the total rental value and 74 percent of the carrying amount for the properties. The rental value of office and retail properties and for industrial and warehouse properties accounted for 76 percent and 24 percent, respectively, of the total rental value.

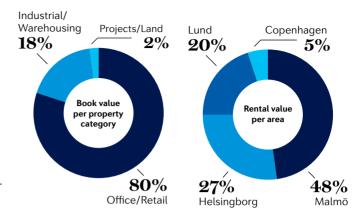
In Malmö, Helsingborg and Lund, where Wihlborgs is the leading property company, the property portfolio is divided into management areas subject to different market conditions.

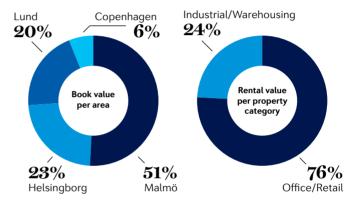
Malmö is divided into the management areas of Västra Hamnen, Centrum, Fosie and Limhamn, plus Norra Hamnen and Arlöv. Västra Hamnen, with a lettable space of 164,000 m² is Wihlborgs' biggest management area in terms of value.

Helsingborg is divided into the management areas of Centrum, Söder and Berga, of which Centrum is Wihlborgs' biggest in terms of value.

In Lund, Wihlborgs owns properties valued at SEK 4,433 million, and in Copenhagen properties valued at SEK 1,316 million.

Within the existing property portfolio, ongoing value-adding projects are conducted in the form of redevelopment/extension and new production. Of the total carrying amount for the property portfolio, properties in Projects & Land account for SEK 475 million. Wihlborgs' largest development area is Dockan, Västra Hamnen, Malmö, where Wihlborgs' future building rights are estimated at 50,000 m² in gross area.





Property portfolio on 31 December 2013

The following summaries are based on Wihlborgs' property portfolio on 31 December 2013. "Rental income" refers to annualized contracted rental income on 1 January 2014. "Operating surplus" is calculated from the annualized earnings capacity of the properties, based on rental income for January 2014 and estimated annual costs of operating and maintenance, property management, property tax and site lease rent. In the tables, each area is rounded off separately and so certain rounding-off differences may arise.

Share, %	45	7	38	7	3	100	
Total	690,732	107,589	571,042	102,660	51,102	1,523,125	100
Copenhagen	115,806	0	15,740	0	0	131,546	9
Lund	121,331	10,598	31,203	32,952	8,609 ³	204,693	13
Helsingborg	147,281	52,249	275,118	20,684	26,875 ²	522,207	34
Malmö	306,315	44,742	248,981	49,024	15,618 ¹	664,680	44
Area	Office, m²	Retail, m²	Ind./Ware- housing, m²	Education/ Health care, m²	Miscella neous, m²	Total, m²	Share, %

¹ Includes 10,275 m² hotels.

 $^{^{2}}$ Includes 5,390 \mbox{m}^{2} housing and 13,158 \mbox{m}^{2} hotels

³ Includes 8,215 m² hotels.

Total, Wihlborgs	264	1,523	22,584	2,012	1,321	91	1,826	1,334	73	1,398	6.2
Projects & Land	38	11	475	4	333	_	2	-1	_	-1	_
Industrial/Warehousing	115	634	3,980	481	758	87	419	293	70	312	7.8
Office/Retail	111	878	18,130	1,528	1,739	92	1,405	1,042	74	1,087	6.0
Analysis/category											
Total, Wihlborgs	264	1,523	22,584	2,012	1,321	91	1,826	1,334	73	1,398	6.2
Copenhagen	15	132	1,316	95	724	87	83	61	74	66	5.0
Lund	26	205	4,433	404	1,972	91	368	271	74	285	6.4
Helsingborg	105	522	5,249	547	1,048	91	498	348	70	369	7.0
Malmö	118	665	11,586	966	1,453	91	877	653	74	679	5.9
Analysis/area											
Area/property category	Number of properties	Area, thou- sand m ²	Carrying amount, SEKm	Rental value, SEKm	Rental value, SEK/m²	Economic occupancy rate, %	Rental income, SEKm	Operating surplus incl. property mgmt, SEKm	Surplus ratio, %	Operating surplus excl. property mgmt, SEKm	Direct return excl property admin., %

Total, Wihlborgs Total, excluding	264	1,523	22,584	2,012	1,321	91	1,826	1,334	73	1,398	6.2
Total, Copenhagen	15	132	1,316	95	724	87	83	61	74	66	5.0
Projects & Land	1	_	50	_	_	-	_	_	_	_	_
Industrial/Warehousing	3	20	114	8	394	100	8	7	82	7	6.1
Office/Retail	11	111	1,152	87	784	85	75	55	74	59	5.1
COPENHAGEN											
Total, Lund	26	205	4,433	404	1,972	91	368	171	74	285	6.4
Projects & Land	1	_	17	_	_	_	-	_	_	-	-
Industrial/Warehousing	4	21	124	15	715	87	13	11	81	11	9.1
Office/Retail	21	183	4,292	389	2,119	91	355	261	73	273	6.4
LUND											
Total, Helsingborg	105	522	5,249	547	1,048	91	498	348	70	369	7.0
Projects & Land	13	5	80	1	131	_	1	-1	_	-1	_
Industrial/Warehousing	58	341	2,021	257	753	87	223	152	68	163	8.1
Office/Retail	34	177	3,148	290	1,642	95	275	198	72	207	6.6
HELSINGBORG											
Total, Malmö	118	665	11,586	966	1,453	91	877	653	74	679	5.9
Projects & Land	23	6	328	3	507	_	1	0	_	0	
Industrial/Warehousing	50	252	1,720	201	798	87	175	124	71	130	7.6
MALMÖ Office/Retail	45	407	9,537	762	1,872	92	701	529	75	549	5.8
Area/property category	Number of properties	Area, thou- sand m ²	Carrying amount, SEKm	Rental Re value, SEKm	ental value, SEK/m²	Economic occupancy rate, %	Rental income, SEKm	Operating surplus incl. property mgmt, SEKm	Surplus ratio, %	Operating surplus excl. property mgmt, SEKm	Direct return excl property admin., %

Rental value and occupancy rate

The total rental value for the property portfolio on 1 January 2014 was SEK 2,012 million, of which the estimated rental value for vacant premises amounted to SEK 186 million.

The total lettable area on 1 January 2013 was approximately 1,523,000 m², of which 206,000 m² was unlet. The economic occupancy rate averaged 91 percent for the entire property portfolio including the project portfolio, with Malmö at 91, Helsingborg at 91, Lund at 91 and Copenhagen 87 percent. The respective economic occupancy rates were 92 percent for office and retail properties and 87 percent for industrial and warehousing.

Rental	income and
contra	ct structure

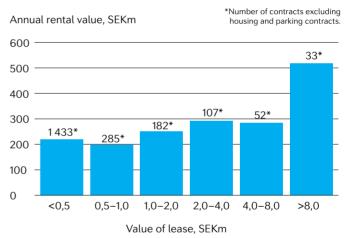
Contracted annual rental income for Wihlborgs' property portfolio on 1 January 2014 on an annualized basis was SEK 1,826 million. Rental income includes additional charges such as property tax, heating and electricity costs that Wihlborgs passes on to its tenants. At the same point in time, Wihlborgs had in all 2,092 commercial lease agreements with contracted rental income totalling SEK 1,768 million and an average term of 4.1 years. Leases with a term of three years or more are normally subject to an annual rent adjustment based on changes in the consumer price index or a fixed percentage increase. For Wihlborgs, the rent adjustments in existing leases means that the income for 2014 increases by approx. 0.5 percent. Annualized rental income from Wihlborgs' ten highest-value tenants totalled SEK 387 million, corresponding to 21 percent of contracted rental income.



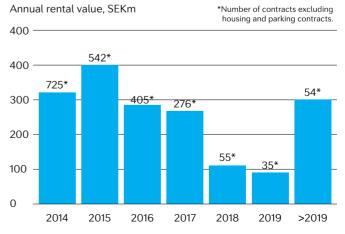
Exquisite ceiling, Knutpunkten, Helsingborg

Wihlborgs 10 highest-value tenants on 31 December 2013 Tenant Area Comfort Hotel Malmö Elite Hotels Helsingborg/Lund Helsingborgs City Helsingborg Malmö University Malmö OlikTech Lund Region Skåne Malmö/Lund/Helsingborg TeliaSonera Malmö ThyssenKrupp Marine Systems Malmö Tullverket (Swedish Customs Service) Malmö/Helsingborg ÅF Group Malmö/Lund

Contracted rental income on 1 January 2014, by value of lease



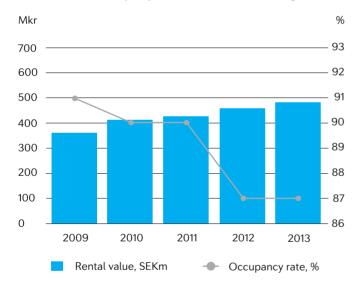
Terms of Wihlborgs leases on 31 December 2013



Rental value and occupancy rate, Office/Retail



Rental value and occupancy rate, Industrial/Warehousing



Property costs

Operating costs

Wihlborgs major operating cost items are heating, electricity, water and caretaking. Other operating costs include insurance, security and alarm systems and waste management. Operating costs in 2013 totalled SEK 238 million.

Wihlborgs' organization focuses closely on efficient management and works continuously with its tenants to reduce operating costs. Because a large proportion of operating costs are charged to tenants in addition to their rental charges, the effect of changes in these costs on Wihlborgs' operating surplus is limited.

Repair and maintenance costs

To maintain the condition and standard of the properties, both continuous and scheduled maintenance and repairs are carried out. The cost of repairs and maintenance in 2013 totalled SEK 70 million.

Property tax and site leasehold rent

Property tax in 2013 amounted to 1 percent of the tax assessment value for commercial rental properties and 0.5 percent for industrial properties. Special-purpose properties such as schools and health care centres are not attributed a tax assessment value and are not charged with property tax. The tax assessment value for Wihlborgs' property portfolio in Sweden on 31 December 2013 totalled SEK 9,586 million and property tax for 2013 amounted to SEK 82 million. Of the total property tax charged to the Group, SEK 71 million was passed on to the tenants in the form of a rent surcharge.

Site leasehold rent for 2013 amounted to SEK 6 million.

Allocation of responsibilities between property owner and tenants

Tenants of commercial premises, especially in industrial and warehousing properties, bear a relatively large measure of responsibility for operating and maintenance costs.

Normally, Wihlborgs is responsible only for external maintenance, while the tenants are responsible for internal maintenance of the buildings. In Denmark, tenants are basically responsible for all operating costs.

Property management

The costs of property management consist in large part of the expense associated with renting, rent negotiation, rent debiting and marketing. The cost of property management in 2013 totalled SEK 73 million.

Surplus ratio

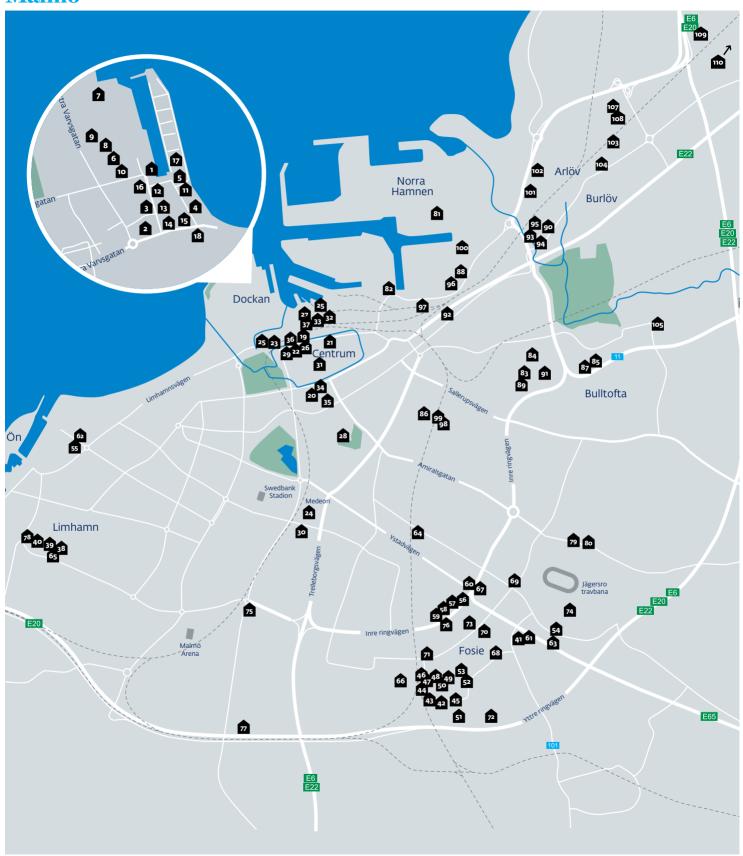
The operating surplus as a proportion of rental income – the surplus ratio – was 73 percent.

Investments

Expenditure on value-adding measures in existing properties is recognized as investments and is not expensed. Examples of investments include costs for redevelopment, extensions and tenant adjustments. Investments in 2012 amounted to SEK 548 million. A more detailed account of project activities appears on pages 49-53.

Our properties

Malmö



Malmö

Väst	ra Hamnen											
	Name of property	Address	Munic- ipality	Type of property	Tax ass. val. SEKm	Site lease- hold	Offices, m ²	Retail, m²	Industrial/ Ware- housing, m ²	Education/ Health care, m ²	Miscel- laneous, m²	Total, m²
1	Dockporten 1	Dockgatan 1 A-F	Malmö	Office/Retail	103		4,120	450	0	0	0	4,570
2	Gängtappen 1	Stora Varvsgatan 11	Malmö	Office/Retail	230		14,893	660	18	0	0	15,571
3	Gängtappen 2	Hallenborgsg./Lovartsg.	Malmö	Office/Retail	118		9,165	675	19	0	0	9,859
4	Kranen 1	St Varvsg./Isbergsg.	Malmö	Office/Retail			9,850	534	0	698	0	11,082
5	Kranen 10	Isbergs gata	Malmö	Projects & Land			0	0	0	0	0	0
6	Kranen 2, University	Östra Varvsgatan 11 A-F	Malmö	Office/Retail			0	650	707	15,987	0	17,344
7	Kranen 4	Östra Varvsgatan 23	Malmö	Office/Retail	43		4,053	0	25	0	170	4,247
8	Kranen 6 Båghallarna	Östra Varvsgatan 13 A-C	Malmö	Office/Retail			0	0	5,484	2,830	3,050	11,364
9	Kranen 7	Östra Varvsgatan 15	Malmö	Projects & Land	2		650	0	2,737	0	0	3,387
10	Kranen 8 Ubåtshallen	Östra Varvsgatan 9 A–B	Malmö	Office/Retail			2,524	375	10	12,406	0	15,315
11	Kranen 9	Isbergs gata 15	Malmö	Office/Retail	69		3,710	0	0	0	0	3,710
12	Skrovet 3	Dockplatsen/Hallonborgsg.	Malmö	Office/Retail	222		8,720	1,605	21	0	0	10,346
13	Skrovet 4	Hallenborgs gata 7 A–B	Malmö	Office/Retail	32		0	0	0	0	0	0
14	Skrovet 5	Hallenborgsg./St Varvsg.	Malmö	Office/Retail	185		7,482	1,243	0	0	0	8,724
15	Skrovet 6	Stora Varvsgatan 3–7	Malmö	Office/Retail	253		12,461	459	0	0	0	12,920
16	Skåneland 1	L Varvsg./Dockplatsen	Malmö	Office/Retail	224		11,206	325	0	0	0	11,531
17	Torrdockan 6	Dockplatsen 1	Malmö	Office/Retail	206		10,611	601	0	0	1	11,213
18	Ubåten 2	Stora Varvsg./Gamla Dockan	Malmö	Office/Retail	154		11,955	369	0	268	0	12,592
Tota	l, Västra Hamnen				1,840		111,399	7,946	9,021	32,189	3,221	163,775

Tota	l, Centrum				2,263	121,300	20,172	12,391	16,506	11,292	181,661
37	Östersjön 1	Carlsg./Stormg.	Malmö	Office/Retail	115	8,254	0	47	0	0	8,301
36	Väktaren 3	Hjälmareg. /Nordenskiöldsg.	Malmö	Office/Retail	174	8,260	0	60	0	0	8,320
35	Uven 9	Diskontogången/ Lugna g.	Malmö	Office/Retail	72	6,091	0	1,010	0	0	7,101
34	Sparven 15	V Kanalg./Storg./Drottng.	Malmö	Office/Retail	110	7,637	0	5,899	7,052	0	20,588
33	Slagthuset 1	Carlsg/Utställng/Jörgen Kock	Malmö	Office/Retail	243	6,656	8,225	30	1,267	10,275	26,453
32	Sirius 3	Carlsg/Navigationsg/Mercurig	g Malmö	Projects & Land		0	0	0	0	0	0
31	Sankt Jörgen 21	Söderg./Baltzarg./Kalende	Malmö	Office/Retail	313	7,821	3,449	76	0	0	11,346
30	Ritaren 1	Stadiong./Ingenjörsg.	Malmö	Office/Retail	14	S 2,761	0	327	0	0	3,088
29	Neptun 6	Västerg./Slottsg./N Vallg.	Malmö	Office/Retail	75	3,391	0	224	1,486	0	5,101
28	Malmen 12	Barkg./Möllevångsg.	Malmö	Office/Retail		3,250	0	10	3,437	814	7,511
27	Kolga 4	Jörgen Kocksg./Stormg.	Malmö	Office/Retail	47	2,266	0	19	0	0	2,285
26	Högvakten 6	Gråbrödersg/N Vallg/Västerg	Malmö	Office/Retail	69	3,086	537	0	0	0	3,623
25	Hamnen 22:188	Hans Michelsensgatan 8–10	Malmö	Office/Retail	79	5,946	752	1,921	0	0	8,619
24	Forskaren 1	PA Hanssons v./Cronquist g.	Malmö	Office/Retail	151	15,812	225	632	0	0	16,669
23	Flundran 1	Gibraltarg./Suezg.	Malmö	Office/Retail		0	0	0	2,451	0	2,451
22	Fisken 18	N Vallg./Västerg./ L Bruksg.	Malmö	Office/Retail	115	5,905	0	86	813	0	6,804
21	Erik Menved 37	M Nilsg/Kattsundsg/Österg.	Malmö	Office/Retail	315	17,706	3,308	2,006	0	203	23,223
20	Elefanten 40	Storg/ S Förstadsg	Malmö	Office/Retail	267	12,111	2,742	8	0	0	14,861
19	Börshuset 1	Skeppsbron 2	Malmö	Office/Retail	104	4,347	934	36	0	0	5,317

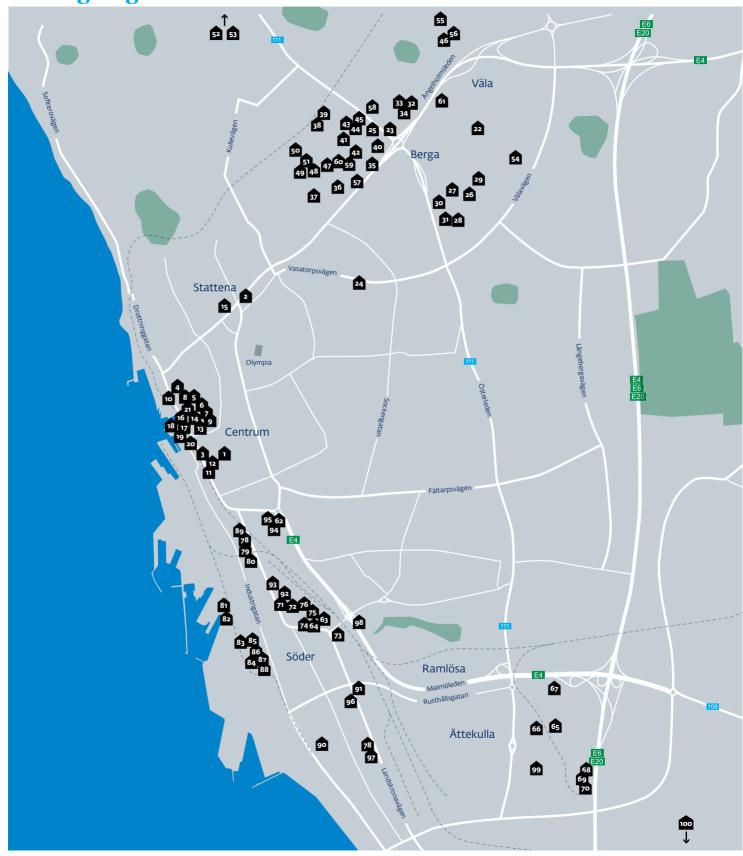
Our properties

	Name of property	Address	Munic- ipality	Type of property	Tax ass. val. SEKm	Site lease- hold	Offices, m ²	Retail, m²	Industrial/ Ware- housing, m²	Education/ Health care, m ²	Miscel- laneous, m ²	Total, m ²
38	Balken 10	Ringugnsgatan 3	Malmö	Ind./Warehousing	21		0	0	3,725	0	0	3,725
39	Balken 7	Schaktugnsgatan 5	Malmö	Ind./Warehousing	8		618	0	1,202	0	0	1,820
40	Blocket 1	Limhamnsgårdens Allé	Malmö	Ind./Warehousing	39		2,776	0	3,018	329	721	6,844
41	Boplatsen 3	Boplatsgatan 4 - 6 - 8	Malmö	Office/Retail	124		23,299	660	2,218	0	0	26,177
42	Bronsdolken 10	Stenyxegatan 27	Malmö	Ind./Warehousing	5		0	0	1,271	0	0	1,271
43	Bronsdolken 11	Stenyxegatan 29	Malmö	Ind./Warehousing	5		550	0	403	0	0	953
44	Bronsdolken 18	Stenyxegatan 17	Malmö	Ind./Warehousing	8		0	0	1,311	0	0	1,311
45	Bronsdolken 25	Stenyxegatan 33-35	Malmö	Office/Retail	38		480	6,872	2,881	0	0	10,233
46	Bronsdolken 3	Stenyxegatan 13-15	Malmö	Ind./Warehousing	53		176	4,242	7,299	0	0	11,717
47	Bronsspannen 13	Trehögsgatan 3	Malmö	Ind./Warehousing	7		0	0	1,765	0	0	1,765
48	Bronsspannen 5	Trehögsgatan 7	Malmö	Ind./Warehousing	3		0	0	735	0	0	735
49	Bronsspannen 8	Flintyxegatan 3	Malmö	Ind./Warehousing	6		0	0	1,067	0	0	1,067
50	Bronsspannen 9	Flintyxegatan 5	Malmö	Ind./Warehousing	9		351	0	1,718	0	0	2,069
51	Bronsåldern 2	Bronsåldersgatan 2	Malmö	Ind./Warehousing	57		20	0	12,287	0	0	12,307
52	Dubbelknappen 15	Kantyxegatan 23	Malmö	Office/Retail	9		1,555	0	78	0	0	1,633
53	Dubbelknappen 23	Risyxegatan 3	Malmö	Ind./Warehousing	26		0	0	4,027	0	0	4,027
54	Förbygeln 1	Ridspög./Skrittg	Malmö	Ind./Warehousing	21		0	0	5,146	0	0	5,146
55	Gjuteriet 18	Limhamnsvägen 109	Malmö	Projects & Land	13		0	0	0	0	0	0
56	Hindbygården 10	Ö Hindbyvägen	Malmö	Projects & Land	1		0	0	0	0	0	0
57	Hindbygården 7	Ö Hindbyvägen 70–72	Malmö	Projects & Land	4		0	0	0	0	0	0
58	Hindbygården 8	Ö Hindbyvägen 74	Malmö	Office/Retail	5		1,630	0	0	0	0	1,630
59	Hindbygården 9	Ö Hindbyvägen	Malmö	Projects & Land	2		0	0	0	0	0	0
60	Hundlokan 10	Cypressvägen 21 - 23	Malmö	Ind./Warehousing	20		0	0	5,985	0	0	5,985
61	Hällristningen 5	Boplatsgatan 5	Malmö	Projects & Land	3		0	0	0	0	0	0
62	Limhamn 156:90	Gjejersgatan 2	Malmö	Projects & Land	_		0	0	0	0	0	0
63	Löplinan 7	Sporregatan 13	Malmö	Ind./Warehousing	8		0	0	2,489	0	0	2,489
64	Mandelblomman 5	Lönngatan 75	Malmö	Ind./Warehousing	7		640	0	1,995	0	0	2,635
65	Muren 5	Ringugnsgatan 8	Malmö	Ind./Warehousing	7		0	0	1,593	0	0	1,593
66	Olsgård 8	Olsgårdsgatan 3	Malmö	Ind./Warehousing	26		0	0	3,714	0	0	3,714
67	Revolversvarven 11	Jägershillgatan 20	Malmö	Office/Retail	8	S	0	1,170	480	0	0	1,650
68	Ringspännet 3	Kantyxegatan 5 and 3	Malmö	Ind./Warehousing	14	J	207	0	3,420	0	0	3,627
69	Rosengård 130:403	Agnesfridsvägen 113 B	Malmö	Office/Retail	44		7,801	415	0,120	0	0	8,216
70	Spännbucklan 9	Agnesfridsv./ Skivyxeg.	Malmö	Ind./Warehousing	35		0	0	6,800	0	0	6,800
71	Stenyxan 20	Stenyxegatan 16	Malmö	Office/Retail	7		1,415	0	175	0	0	1,590
72	Stenåldern 7	Stenåldersgatan	Malmö	Projects & Land	,		1,413	0	0	0	0	1,530
73	Stridsyxan 4	Agnesfridsvägen 179	Malmö	Ind./Warehousing	26		564	87	5.933	0	0	6,584
74	Stångbettet 15	Ridbanegatan 6	Malmö	Ind./Warehousing			270	0	3,687	0	0	3,957
75	Sufflören 3	Axel Danielssons väg 259	Malmö	Ind./Warehousing				0	1,486	0	0	2,314
76	Trindyxan 3	Bronsyxegatan 9	Malmö	Ind./Warehousing	11 34		828 576	0	7,037	0	0	7,613
77	Urnes 3	Långhusgatan 4	Malmö	Office/Retail	39		4,600	0	7,037	0	0	4,600
77 78	Valvet 1	Krossverksgatan 5 A–M	Malmö Malmö	Ind./Warehousing			2,810	0	629	0	0	3,439
76 79	Vårbuketten 2	Husievägen 19	Malmö	•	16				2,699	0	0	2,699
79 80	Vårbuketten 4	=		Ind./Warehousing Projects & Land	15 4		0	0	2,699	0	0	
	varbuketten 4	Husievägen 17	Malmö	Trojects & Land	4		0	0				0
- .	l, Fosie & Limhamn				807		51,166	13,446	98,273	329	721	163,935

No.	Name of property	Address	Munic- ipality	Type of property	Tax ass. val. SEKm	Site lease- hold	Offices, m ²	Retail, m²	Industrial/ E Ware- housing, m ²	Education/ Health care, m ²	Miscel- laneous, m ²	Total, m ²
81	Finngrundet 4	Blidög./Bjurög.	Malmö	Ind./Warehousing	17		1,469	0	2,152	0	0	3,621
82	Flintan 3 (Malmö)	Borrg./Lodg.	Malmö	Ind./Warehousing	9		0	0	3,277	0	0	3,277
83	Flygledaren 9	Höjdrodergatan 16 and 24A	Malmö	Ind./Warehousing	24		0	0	5,573	0	0	5,573
84	Flygvärdinnan 5	Höjdrodergatan 28	Malmö	Ind./Warehousing	24		5,230	0	0	0	0	5,230
85	Fältsippan 11	Källvattengatan 6	Malmö	Projects & Land	6		0	0	0	0	0	0
86	Grytan 3	Industrigatan 21	Malmö	Ind./Warehousing	10		1,263	0	1,100	0	0	2,363
87	Gulsippan 4	Källvattengatan 9	Malmö	Ind./Warehousing	16		735	0	2,662	0	0	3,397
88	Hanö 1	Hanögatan 2	Malmö	Ind./Warehousing	20		814	270	3,936	0	0	5,020
89	Höjdmätaren 1	Flygledaregatan 5	Malmö	Ind./Warehousing	10		1,010	0	887	0	0	1,897
90	Kirseberg 31:53	Strömg./ Lundav.	Malmö	Ind./Warehousing	155		1,790	300	22,976	0	0	25,066
91	Skevrodret 2	Kabingatan 7	Malmö	Ind./Warehousing	6		0	0	1,830	0	0	1,830
92	Skjutsstallslyckan 11	Lundav./Rosendalsv.	Malmö	Ind./Warehousing	9		0	692	3,073	0	0	3,765
93	Spillepengshagen 1	Ågatan 8	Malmö	Ind./Warehousing	7		115	0	1,915	0	0	2,030
94	Spillepengshagen 3	Lundav./ Åg.	Malmö	Office/Retail	15	S	2,503	1,916	0	0	0	4,419
95	Spillepengsmarken 8	Strömgatan 11	Malmö	Office/Retail	17		2,414	0	610	0	0	3,024
96	Stenshuvud 3	Hanög./Borrg./Brännög.	Malmö	Ind./Warehousing	67		451	0	16,951	0	0	17,402
97	Stocken 2	Västkustvägen 17	Malmö	Ind./Warehousing	32		0	0	4,390	0	0	4,390
98	Syret 12	Scheeleg./Industrig.	Malmö	Ind./Warehousing	7	S	0	0	1,803	0	0	1,803
99	Syret 13	Industrigatan 31–33	Malmö	Ind./Warehousing	8		0	0	1,585	0	0	1,585
100	Utgrunden 8	Sturkögatan 8–10	Malmö	Ind./Warehousing	25	S	0	0	10,084	0	0	10,084
101	Vinkeln 8	Arlövsv./Vinkelg./Hakeg.	Malmö	Ind./Warehousing	39	S	1,673	0	6,249	0	0	7,922
102	Arlöv 17:4	Arlövsv./Västkustv.	Burlöv	Ind./Warehousing	14	S	212	0	4,024	0	0	4,236
103	Arlöv 19:133	Hantverkaregatan 18	Burlöv	Office/Retail	11		1,674	0	0	0	0	1,674
104	Arlöv 19:58	Hantverkaregatan 4	Burlöv	Projects & Land	7		540	0	1,449	0	384	2,372
105	Sunnanå 12:2	Staffanstorpsvägen	Burlöv	Projects & Land	12		0	0	0	0	0	0
106	Sunnanå 12:27	Starrvägen 100-102	Burlöv	Ind./Warehousing	74		0	0	14,525	0	0	14,525
107	Tågarp 16:19	Hammarvägen 3	Burlöv	Ind./Warehousing	11		0	0	4,316	0	0	4,316
108	Tågarp 16:42	Företagsv./Hammarv.	Burlöv	Ind./Warehousing	30		558	0	8,653	0	0	9,211
109	Åkarp 1:69	Tegelvägen 4	Burlöv	Ind./Warehousing			0	0	5,277	0	0	5,277
110	Borgeby 15:14 etc.	Norra Västkustvägen	Lomma	Projects & Land	3		0	0	0	0	0	0
Tota	l, Norra Hamnen & Arli	öv			685		22,451	3,178	129,297	0	384	155,309
	, Malmö				5,596		306,315	44,742	248,981	49,024	15,618	664,680

Our properties

Helsingborg

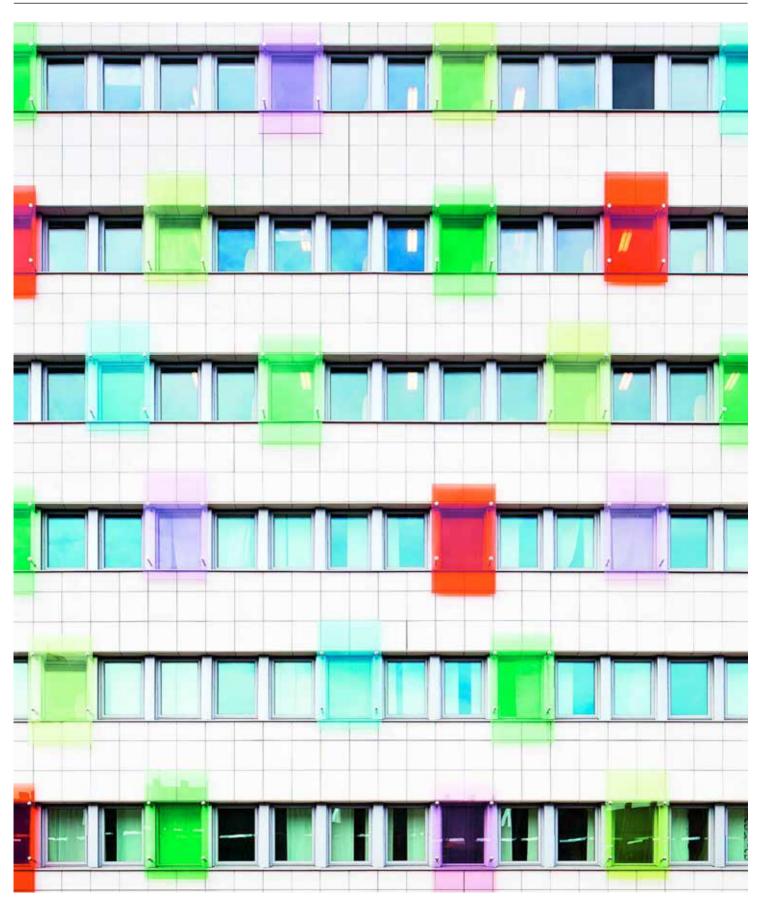


Helsingborg

Cen	trum 											
	Name of	Address	Munic-	Type of	Tax	Site	Offices,		Industrial/E		Miscel-	Total, m
	property		ipality	property		lease-	m ²	m²	Ware-	Health	laneous,	
					val. SEKm	hold			housing, m²	care, m ²	m²	
1	Belgien Norra 19	Gasverksg./ N. Eneborgsv. 2	Helsingborg	Office/Retail	101	-	2,249	866	200	2,099	3,645	9,05
2	Iris 6	Dragareg. 2/Hävertg. 2	Helsingborg	Ind./Warehousing	0		100	507	1,619	520	1,192	3,93
3	Kalifornien 10	Järnvägsgatan 35-37	Helsingborg	Office/Retail	77		5,831	0	0	0	77	5,90
4	Kullen Västra 19	Kullagatan 30	Helsingborg	Office/Retail	25		1,008	401	0	0	372	1,78
5	Kärnan Norra 21	Stortorget 17	Helsingborg	Office/Retail	31		2,330	303	138	0	0	2,77
6	Kärnan Södra 8	Södra Storgatan 7	Helsingborg	Office/Retail	25		1,567	0	0	166	0	1,73
7	Kärnan Södra 9	Södra Storgatan 11–13	Helsingborg	Office/Retail	_		382	1,002	8	1,336	3,543	6,27
8	Magnus Stenbock 7	Strömgränd /N Storgatan 7	Helsingborg	Office/Retail	8		403	200	0	0	0	60
9	Minerva 19	Södra Storgatan 31	Helsingborg	Office/Retail			1,181	0	0	0	0	1,18
10	Najaden 14	Drottningg./Sundstorget 2-6	Helsingborg	Office/Retail	171		8,686	1,552	569	2,724	42	13,57
11	Polisen 2	Nedre Holländaregatan 1	Helsingborg	Office/Retail	70		0	0	0	1,170	0	1,17
12	Polisen 3	Carl Krooks gata 24	Helsingborg	Office/Retail	79		11,818	0	16	1,457	0	13,29
13 14	Ruuth 23 Ruuth 35	Bruksgatan 29 Bruksgatan 25/Prästgatan 10	Helsingborg	Projects & Land	23		3,877	295	136	1 272	0	4,17
15	Stattena 10	3 . 3	3 3	Office/Retail	20		457 0	589	136 0	1,273		2,45
16	Svea 7	Stattena Centr/Nelly Krooks g		Office/Retail Office/Retail	39 119			2,537	0	257	541	3,33
17	Terminalen 1	Järnvägsg./Södra Strandg. 4-0 Järnvägsg./Kungstorget 8	Helsingborg	Office/Retail	119	S	5,056 7,413	1,859 8,439	213	108 705	313	7,33 18,17
18	Terminalen 2		Helsingborg	Office/Retail	124	S	7,413	55	0	705	1,402	
19	Terminalen 4	Kungstorget 6 Järnvägsgatan 18	0 0	Office/Retail	51	S	3,348	0	0	0	13,158 25	13,21
20	Terminalen 5	Järnvägsgatan 22–24	Helsingborg Helsingborg	Office/Retail	86	S	5,591	142	0	0	0	3,37 5,73
21	Vikingen 10	N Kyrkog., Mariagatan 2	Helsingborg	Office/Retail	22	3	229	831	0	182	615	1,85
	l, Centrum				980		61,526	19,578	2,899	11,997	24,925	
Ber	ga											
22	Ametisten 5	Porfyrgatan 1	Helsingborg	Ind./Warehousing	41		0	0	7,669	0	0	7,66
23	Armborstet 4	Lilla Garnisonsgatan 31	Helsingborg	Ind./Warehousing	12		880	1,970		0	0	,
24	Barrikaden 3	Fyrverkaregatan	Helsingborg	Projects & Land			0	0		0	0	
25	Floretten 3	Garnisonsgatan 25 A-C	Helsingborg	Office/Retail	37		5,248	44	444	0	0	5,73
26	Grusbacken 1	Mogatan 12	Helsingborg	Ind./Warehousing	11		0	0	,	0	0	
27	Grusgropen 3	Grustagsgatan 22	Helsingborg	Ind./Warehousing	24		531	0	,	0	0	4,73
28	Grushögen 2	Makadamgatan 1	Helsingborg	Ind./Warehousing	12		0	0	,	0	0	3,05
29	Grusplanen 2	Blockgatan 8	Helsingborg	Ind./Warehousing	10		2,354	0		0	0	,
30	Grustaget 1	Grustagsgatan 35-37	Helsingborg	Office/Retail	20		4,008	0		0	0	,
31	Grustaget 2	Grustagsgatan 11-15	Helsingborg	Ind./Warehousing	19		653	0	-, -	0	0	3,80
32	Hakebössan 1	Karbingatan 28-32	Helsingborg	Ind./Warehousing	22		997	0	-,	0	0	,
33	Hakebössan 2	Karbingatan 10–20	Helsingborg	Ind./Warehousing	43		715	366		576	0	
34	Hakebössan 3	Karbingatan 22, 26	Helsingborg	Ind./Warehousing	24		1,123	0		0	0	- , -
35	Hillebarden 1	Garnisonsgatan 16, 18 A-B	Helsingborg	Ind./Warehousing	39		2,152	2,321		0	0	8,76
36	Huggjärnet 12	Garnisonsg./Kastellgatan 8	Helsingborg	Office/Retail	28		4,242	420		0	0	
37	Huggjärnet 13	Kastellgatan 2	Helsingborg	Ind./Warehousing	16		454	163	,	0	0	
38	Kniven 2	Mörsaregatan 17	Helsingborg	Projects & Land	15		0	0		0	0	
39	Kniven 3 Kroksabeln 11	Mörsaregatan 19	Helsingborg	Ind./Warehousing	19		200	0		0	0	, -
40	Kroksabeln 19	Muskötg./Garnisonsg. 17	Helsingborg	Ind./Warehousing	29		729	864		0	0	
41		Florettgatan 14	Helsingborg	Ind./Warehousing	22		943	192	,	0	0	
42 43	Kroksabeln 20 Lansen 1	Florettgatan 16 Florettgatan 15-29 B-C	Helsingborg	Office/Retail	27		972	2,463		0	0	4,27
43	Lansen 1 Lansen 2	· ·	Helsingborg Helsingborg	Ind./Warehousing	97		9,579	0		0	30	
44	Lansen 3	Florettgatan 31–39	0 0	Ind./Warehousing	23		1,818	0		0	30	5,70
		Florettgatan 29 A	Helsingborg	Office/Retail	5			0		0	0	
46	Lövskogen 3	Ekvändan	Helsingborg	Projects & Land	0		0	0		0	0	
47	Musköten 13	Muskötgatan 8 B	Helsingborg	Office/Retail	13		2,243	0		0	0	
48	Musköten 20	Muskötgatan 6-8	Helsingborg	Ind./Warehousing	12		0	0		0	0	
49	Musköten 9	Muskötgatan 4	Helsingborg	Office/Retail	15		864	3,420		0	0	- /
50 51	Mörsaren Västra 13 Mörsaren Västra 5	Florettgatan 4	Helsingborg	Ind./Warehousing	16 7		404 1 701	0		0	0	3,97
JI	wiorsaren vastia 3	Muskötgatan 5	Helsingborg	Ind./Warehousing	/		1,701	0	0	0	0	1,70

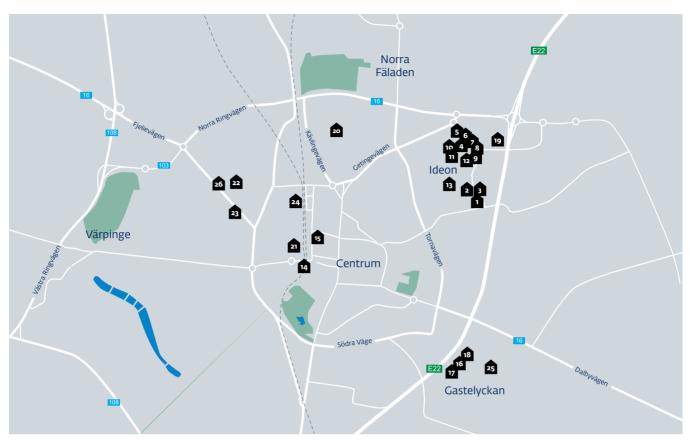
Our properties

Section	No.	Name of	Address	Munic-	Type of	Tax	Site	,		ndustrial/E		Miscel-	Total, m
		property		ipality		val.		m²	m²	_	Health care, m ²		
	52	Nackstycket 8	Tygelvägen 5	Helsinabora	Office/Retail			0	0	0	0	0	
		,	, , ,	0 0									31
55 Sankskogen de Standran S Standran Heikingborg Decircles & Land Query Competition of the Part of Schaffunger S Standran Heikingborg Decircles & Land Query Competition of the Part o		*	·			37							11,20
			•		•								2,27
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58 Visirar 15 Garmisonogatan 47 A Helsinghoor of Office/Bretal 11 1,871 0<		9	Garnisonsgatan 12		•								3,00
Section Muskingstant 2		* *	=		· ·								1,80
Marchan 12			=		· ·								1,87
Section Process Proc		,	=										5,14
Sader		•	-		•					,			4,62
Afrika 18	Total	, Berga				785		44,681	18,347	110,441	892	30	174,39
63 Brottaren 15 Kapplöpningsgatan 14, 16 Helsingborg Ind./Warehousing 19 2,733 100 1,530 0 0 64 Brotratren 17 Hästhagsvägen 3 Helsingborg Ind./Warehousing 1 0 0,5227 0 0 0 66 Bunkagården Mellersta 1 Bunkalund Sögen 5 Helsingborg Ind./Warehousing 35 30 0 10,345 0 0 68 Flintysan 1 Stenbrovågen 36-38 Helsingborg Ind./Warehousing 11 0 0 3,106 0 0 69 Flintysan 5 Stenbrovågen 36-38 Helsingborg Ind./Warehousing 11 0 0 3,106 0 0 71 Gymnasten 4 Planteringvägen 11 Helsingborg Ind./Warehousing 18 282 0 4,163 0 0 73 Hästhagsvägen 1 Helsingborg Ind./Warehousing 3 2,714 0 16,341 0 0 75 Ol	Söde	er											
February	62	Afrika 18	Verkstadsgatan 13	Helsingborg	Ind./Warehousing	9		1,432	0	0	0	0	1,43
Bunkagården Mellersta 1 Bunkagårdsgatan 1 Helsingborg Indi/Warehousing 11 0 0 2,463 0 0 0 0 0 0 0 0 0	63	Brottaren 15	Kapplöpningsgatan 14, 16	Helsingborg	Ind./Warehousing	19		2,733	100	1,530	0	0	4,36
66 Bunkagården Västra 8 Bunkalund östra 8 Bunkagårdsgatan 13 Helsingborg ind./Warehousing 20 0 0 6,300 0 0 67 Bunkalund Ostra 8 Bunkagårdsgatan 13 Helsingborg ind./Warehousing 11 0 0 3,008 0 0 69 Flintyxan 3 Stenbrovägen 36-38 Helsingborg ind./Warehousing 11 1 0 0 3,106 0 0 71 Gymnasten 4 Planteringsvägen 11 Helsingborg of Diftec/Retail 28 0 1,335 4,490 0 60 72 Gymnasten 9 Kapplöpningsgatan 6 Helsingborg of Diftec/Retail 28 0 1,335 4,490 0 60 73 Hästhagen 7 La Cours g./Landskronav. Helsingborg of Micker/Retail 64 7,506 1,609 465 1,297 320 74 Manövern 3 Hästhagesgen 1 Helsingborg of Micker/Retail 18 1,40 4,739 0 0 0 75 Olympiaden 7 Kapplöpningsgatan 3 Helsing	64	Brottaren 17	Hästhagsvägen 3	Helsingborg	Office/Retail	40		0	5,327	0	0	0	5,32
67 Bunkalund Östra 8 Bunkagårdsgatan 13 Helsingborg ind //Warehousing 11 0 0 6,300 0 0 68 Flintyxan 1 Stenbrovågen 40-42 Helsingborg ind //Warehousing 11 0 0 3,108 0 0 70 Flintyxan 3 Stenbrovågen 36-38 Helsingborg ind //Warehousing 11 0 0 3,108 0 0 71 Gymnasten 4 Planteringsvägen 11 Helsingborg Office/Retail 28 0 1,335 4,490 0 60 72 Gymnasten 9 Kapplöpningsgatan 6 Helsingborg Office/Retail 64 7,506 1,609 465 1,297 320 74 Manövern 3 Hasthagsvägen 1 Helsingborg Office/Retail 18 240 4,739 0 0 0 75 Ölympiaden 7 Kapplöpningsgatan 3 Helsingborg Office/Retail 18 2,0 4,759 0 0 0 76 Ölympiaden 7 Kapplöpningsgatan 3 Helsingborg Office/Retail 18 1,199	65	Bunkagården Mellersta 1	Bunkagårdsgatan 1	Helsingborg	Ind./Warehousing	11		0	0	2,463	0	0	2,46
68 Flintyxan 1 Stenbrovägen 40-42 Helsingborg ind //Warehousing 11 0 0 3,108 0 0 69 Flintyxan 3 Stenbrovägen 36-38 Helsingborg ind //Warehousing 11 0 0 3,106 0 0 70 Flintyxan 5 Stenbrovägen 32-34 Helsingborg ind //Warehousing 18 282 0 4,163 0 0 71 Gymnasten 4 Planteringsvägen 11 Helsingborg of Micker Office/Retail 28 0 1,335 4,490 0 60 72 Gymnasten 9 Kapplöpningsgatan 6 Helsingborg of Office/Retail 64 7,506 1,609 465 1,297 320 74 Mandvern 3 Hästhagevägen 1 Helsingborg of Office/Retail 18 240 4,739 0 0 0 75 Olympiaden 7 Kapplöpningsgatan 3 Helsingborg of Ind/Warehousing 3 8 812 0 890 0 0 76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg of Ind/Warehousing 7 578 0 2,384 0 0 78 Persien 1	66	Bunkagården Västra 8	Bunkalundsvägen 5	Helsingborg	Ind./Warehousing	35		30	0	10,345	0	0	10,37
Filintyxan 3 Stenbrovågen 36-38 Helsingborg Ind./Warehousing 11 0 0 3,106 0 0 0 0 0 0 0 0 0	67	Bunkalund Östra 8	Bunkagårdsgatan 13	Helsingborg	Ind./Warehousing	20		0	0	6,300	0	0	6,30
Flintyxan 5	68	Flintyxan 1	Stenbrovägen 40-42	Helsingborg	Ind./Warehousing	11		0	0	3,108	0	0	3,10
71 Gymnasten 4 Planteringsvägen 11 Helsingborg of McGorgen Office/Retail 28 0 1,335 4,490 0 60 72 Gymnasten 9 Kapplöpningsgatan 6 Helsingborg of McGorgen Ind./Warehousing 39 2,714 0 16,341 0 0 74 Manowen 3 Hästhagsvägen 1 Helsingborg Office/Retail 18 240 4,739 0 0 0 75 Olympiaden 7 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 78 Persien 1 V Sandg./Cindersg.11 Helsingborg Ind./Warehousing 7 7 104 0 3,235 0 515 79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 7 7 104 0 3,235 0 0 515 80 Persien 15 Cindersgatan 13-15 Helsin	69	Flintyxan 3	Stenbrovägen 36-38	Helsingborg	Ind./Warehousing	11		0	0	3,106	0	0	3,10
72 Gymnasten 9 Kapplöpningsgatan 6 Helsingborg Office/Retail 39 2,714 0 16,341 0 0 73 Hästhagen 7 La Cours g./Landskronav. Helsingborg Office/Retail 64 7,506 1,609 465 1,297 320 74 Manövern 3 Hästhagsvägen 1 Helsingborg Office/Retail 18 240 4,739 0 0 0 75 Olympiaden 8 Kapplöpningsgatan 5 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 76 Olympiaden 8 Kapplöpningsgatan 8 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 578 0 2,384 0 0 78 Persien 15 Cindersgatan 13-15 Helsingborg Ind./Warehousing 7 104 0 1,336 2,472 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing	70	Flintyxan 5	Stenbrovägen 32–34	Helsingborg	Ind./Warehousing	18		282	0	4,163	0	0	4,44
73 Hästhagen 7 La Cours g./Landskronav. Helsingborg Office/Retail 64 7,506 1,609 465 1,297 320 74 Manövern 3 Hästhagsvägen 1 Helsingborg Office/Retail 18 240 4,739 0 0 0 75 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 104 0 3,235 0 515 78 Persien 14 Cindersgatan 17-19 Helsingborg Ind./Warehousing 7 104 0 3,235 0 515 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 5 540 0 1,326 0 0 81 Planteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing<	71	Gymnasten 4	Planteringsvägen 11	Helsingborg	Office/Retail	28		0	1,335	4,490	0	60	5,88
74 Manövern 3 Hästhagsvägen 1 Helsingborg Office/Retail 18 240 4,739 0 0 0 75 Olympiaden 7 Kapplöpningsgatan 5 Helsingborg Ind./Warehousing 8 812 0 890 0 0 76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 7578 0 2,384 0 0 78 Persien 1 V Sandg./Cindersg. 11 Helsingborg Ind./Warehousing 9 44 0 1,336 2,472 0 80 Persien 15 Cindersgatan 13-15 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 81 Plätförädlingen 11 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 7 7 5,339	72	Gymnasten 9	Kapplöpningsgatan 6	Helsingborg	Ind./Warehousing	39		2,714	0	16,341	0	0	19,05
75 Olympiaden 7 Kapplöpningsgatan 5 Helsingborg Ind./Warehousing 18 8 12 0 890 0 0 76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 7 578 0 2,384 0 0 78 Persien 1 V Sanday./Cindersg. 11 Helsingborg Ind./Warehousing 7 7 104 0 3,235 0 515 79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 19 44 0 1,336 2,472 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 19 44 0 1,336 2,472 0 81 Platteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 82 Platteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 83 Plätförädlingen 13 Strandbadsvägen 15-17 Helsingborg 1nd./Warehousing	73	Hästhagen 7	La Cours g./Landskronav.	Helsingborg	Office/Retail	64		7,506	1,609	465	1,297	320	11,19
76 Olympiaden 8 Kapplöpningsgatan 3 Helsingborg Ind./Warehousing 18 1,190 0 5,910 0 0 77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 578 0 2,384 0 0 78 Persien 1 V Sandg./Cindersg. 11 Helsingborg Ind./Warehousing 7 104 0 3,235 0 515 79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 0 0 0 4,026 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 81 Platreringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 82 Platreringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 84 Plátförädlingen 13 Strandbadsvägen 15-17 Helsingborg Ind./Warehousing	74	Manövern 3	Hästhagsvägen 1	Helsingborg	Office/Retail	18		240	4,739	0	0	0	4,97
77 Orkanen 5 Landskronavägen 18 Helsingborg Ind./Warehousing 7 578 0 2,384 0 0 78 Persien 1 V Sandg./Cindersg. 11 Helsingborg Ind./Warehousing 7 104 0 3,235 0 515 79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 9 44 0 1,336 2,472 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 81 Platneringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 82 Platréràdlingen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 82 Plátfóradlingen 13 Strandbadsvägen 15-17 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plátföradlingen 15 Strandbadsvägen 14 Helsingborg I	75	Olympiaden 7	Kapplöpningsgatan 5	Helsingborg	Ind./Warehousing	8		812	0	890	0	0	1,70
78 Persien 1 V Sandg./Cindersg. 11 Helsingborg Ind./Warehousing 7 104 0 3,235 0 515 79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 9 44 0 1,336 2,472 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 0 0 0 4,026 0 81 Planteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 82 Platteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 83 Plåtförädlingen 13 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 87 Plåtförädlingen 18 Strandbadsvägen 13 Helsingborg Ind./Warehousing	76	Olympiaden 8	Kapplöpningsgatan 3	Helsingborg	Ind./Warehousing	18		1,190	0	5,910	0	0	7,10
79 Persien 14 Cindersgatan 13-15 Helsingborg Ind./Warehousing 9 44 0 1,336 2,472 0 80 Persien 15 Cindersgatan 17-19 Helsingborg Ind./Warehousing 0 0 0 4,026 0 81 Planteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 82 Planteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 84 Plåtförädlingen 11 Strandbadsvägen 15-17 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plåtförädlingen 15 Strandbadsvägen 17 Helsingborg Ind./Warehousing 5 170 0 2,496 0 0 87 Plåtförädlingen 18 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 87<	77	Orkanen 5	Landskronavägen 18	Helsingborg	Ind./Warehousing	7		578	0	2,384	0	0	2,96
80 Persien 15 Cindersgatan 17–19 Helsingborg Ind./Warehousing 0 0 4,026 0 81 Planteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 82 Platteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 83 Plåtförädlingen 11 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 44 Plåtförädlingen 15 Strandbadsvägen 15–17 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 86 Plåtförädlingen 18 Strandbadsvägen 14 Helsingborg Ind./Warehousing 5 170 0 862 0 0 87 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 <t< td=""><td>78</td><td>Persien 1</td><td>V Sandg./Cindersg. 11</td><td>Helsingborg</td><td>Ind./Warehousing</td><td>7</td><td></td><td>104</td><td>0</td><td>3,235</td><td>0</td><td>515</td><td>3,85</td></t<>	78	Persien 1	V Sandg./Cindersg. 11	Helsingborg	Ind./Warehousing	7		104	0	3,235	0	515	3,85
81 Planteringen 1:8 V Tallgatan 32 Helsingborg Ind./Warehousing 5 540 0 1,325 0 0 82 Planteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 83 Plåtförädlingen 11 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 84 Plåtförädlingen 13 Strandbadsvägen 15-17 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 86 Plåtförädlingen 18 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 87 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg	79	Persien 14	Cindersgatan 13-15	Helsingborg	Ind./Warehousing	9		44	0	1,336	2,472	0	3,85
82 Planteringen 1:9 V Tallgatan 32 Helsingborg Ind./Warehousing 16 1,314 0 4,882 0 0 83 Plåtförädlingen 11 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 84 Plåtförädlingen 13 Strandbadsvägen 7 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 86 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 87 Plåtförädlingen 18 Strandbadsvägen 9 Helsingborg Ind./Warehousing 5 170 0 862 0 0 87 Plåtförädlingen 8 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg	80	Persien 15	Cindersgatan 17-19	Helsingborg	Ind./Warehousing			0	0	0	4,026	0	4,02
83 Plåtförädlingen 11 Strandbadsvägen 19-21 Helsingborg Ind./Warehousing 72 5,339 0 17,289 0 0 84 Plåtförädlingen 13 Strandbadsvägen 15-17 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 87 Plåtförädlingen 18 Strandbadsvägen 11 Helsingborg Ind./Warehousing 5 170 0 862 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Office/Retail 3,074 0 2,949 0 0 90 Påfägeln 9 Frejagatan 8 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 91 Rausgård 21 Landskronavägen 8 Helsingborg Ind./Warehousing 43 4,276 0 6,172 <td>81</td> <td>Planteringen 1:8</td> <td>V Tallgatan 32</td> <td>Helsingborg</td> <td>Ind./Warehousing</td> <td>5</td> <td></td> <td>540</td> <td>0</td> <td>1,325</td> <td>0</td> <td>0</td> <td>1,86</td>	81	Planteringen 1:8	V Tallgatan 32	Helsingborg	Ind./Warehousing	5		540	0	1,325	0	0	1,86
84 Plåtförädlingen 13 Strandbadsvägen 15–17 Helsingborg Ind./Warehousing 67 1,674 0 15,193 0 0 85 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 86 Plåtförädlingen 18 Strandbadsvägen 9 Helsingborg Ind./Warehousing 5 170 0 862 0 0 87 Plåtförädlingen 7 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Offfice/Retail 3,074 0 2,949 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing <td>82</td> <td>Planteringen 1:9</td> <td>V Tallgatan 32</td> <td>Helsingborg</td> <td>Ind./Warehousing</td> <td>16</td> <td></td> <td>1,314</td> <td>0</td> <td>4,882</td> <td>0</td> <td>0</td> <td>6,19</td>	82	Planteringen 1:9	V Tallgatan 32	Helsingborg	Ind./Warehousing	16		1,314	0	4,882	0	0	6,19
85 Plåtförädlingen 15 Strandbadsvägen 7 Helsingborg Ind./Warehousing 17 0 0 2,496 0 0 86 Plåtförädlingen 18 Strandbadsvägen 9 Helsingborg Ind./Warehousing 5 170 0 862 0 0 87 Plåtförädlingen 7 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Projects & Land 3 0 0 795 0 0 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 93 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 94 Spanien 11 <td>83</td> <td>Plåtförädlingen 11</td> <td>Strandbadsvägen 19-21</td> <td>Helsingborg</td> <td>Ind./Warehousing</td> <td>72</td> <td></td> <td>5,339</td> <td>0</td> <td>17,289</td> <td>0</td> <td>0</td> <td>22,62</td>	83	Plåtförädlingen 11	Strandbadsvägen 19-21	Helsingborg	Ind./Warehousing	72		5,339	0	17,289	0	0	22,62
86 Plåtförädlingen 18 Strandbadsvägen 9 Helsingborg Ind./Warehousing 5 170 0 862 0 0 87 Plåtförädlingen 7 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Office/Retail 3,074 0 2,949 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Ind./Warehousing 16 0	84	-	Strandbadsvägen 15–17	Helsingborg	Ind./Warehousing	67		1,674	0	15,193	0	0	16,86
87 Plåtförädlingen 7 Strandbadsvägen 11 Helsingborg Ind./Warehousing 4 0 0 1,210 0 0 88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Office/Retail 3,074 0 2,949 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Projects & Land 3 0 0 795 0 0 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 5 Gåsebäcksvägen 6 Helsingborg Ind./Warehousing 16 0	85	Plåtförädlingen 15	Strandbadsvägen 7	Helsingborg	Ind./Warehousing	17		0	0	2,496	0	0	2,49
88 Plåtförädlingen 8 Strandbadsvägen 13 Helsingborg Ind./Warehousing 43 2,451 0 9,365 0 0 89 Posten 1 Västra Sandgatan 7 Helsingborg Office/Retail 3,074 0 2,949 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Projects & Land 3 0 0 795 0 0 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Ind./Warehousing 16 <td< td=""><td></td><td>=</td><td>Strandbadsvägen 9</td><td>Helsingborg</td><td>Ind./Warehousing</td><td>5</td><td></td><td>170</td><td>0</td><td>862</td><td>0</td><td></td><td>1,03</td></td<>		=	Strandbadsvägen 9	Helsingborg	Ind./Warehousing	5		170	0	862	0		1,03
89 Posten 1 Västra Sandgatan 7 Helsingborg Office/Retail 3,074 0 2,949 0 0 0 90 Påfågeln 9 Frejagatan 8 Helsingborg Projects & Land 3 0 0 795 0 0 0 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Projects & Land 0 0 0 0 0 0 0 0 0 0 0 0 0 0 96 Stormen 13 Landskronavägen 2-12 Helsingborg Ind./Warehousing 16 0 0 0 4,303 0 0 0 0 0 97 Tyfonen 1 Landskronavägen 20 Helsingborg Ind./Warehousing 16 1,600 0 2,900 0 0 0 0 3,987 0 315 99 Ättehögen Mellersta 6 Torbornavägen 22 Helsingborg Ind./Warehousing 11 729 0 1,888 0 0 0 0 0 0 0 0 0 0 100 Pedalen 16 etc. Rattgatan Landskrona Projects &	87	Plåtförädlingen 7	Strandbadsvägen 11	Helsingborg	Ind./Warehousing	4		0	0	1,210	0	0	1,21
90 Påfågeln 9 Frejagatan 8 Helsingborg Projects & Land 3 0 0 795 0 0 91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Ind./Warehousing 16 0 0 0 0 0 96 Stormen 13 Landskronavägen 2-12 Helsingborg Ind./Warehousing 16 1,600 0 2,900 0 0 98 Valsen 1 Svanhalsgatan 17 Helsin		•	Strandbadsvägen 13	Helsingborg	Ind./Warehousing	43		2,451	0	9,365	0	0	11,81
91 Rausgård 21 Landskronavägen 9 Helsingborg Ind./Warehousing 43 4,276 0 6,172 0 190 92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Ind./Warehousing 16 0	89	Posten 1	Västra Sandgatan 7	Helsingborg	Office/Retail			3,074	0	2,949	0	0	6,02
92 Sadelplatsen 10 Fäktmästaregatan 5 Helsingborg Ind./Warehousing 7 0 0 3,210 0 0 93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Projects & Land 0 </td <td>90</td> <td>Påfågeln 9</td> <td>Frejagatan 8</td> <td>Helsingborg</td> <td>Projects & Land</td> <td>3</td> <td></td> <td>0</td> <td>0</td> <td>795</td> <td>0</td> <td>0</td> <td>79</td>	90	Påfågeln 9	Frejagatan 8	Helsingborg	Projects & Land	3		0	0	795	0	0	79
93 Sadelplatsen 13 Planteringsv/Fäktmästareg. Helsingborg Ind./Warehousing 52 109 706 13,861 0 520 94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Projects & Land 0		=	Landskronavägen 9	Helsingborg	Ind./Warehousing			4,276	0	6,172	0		10,63
94 Spanien 11 Kvarnstensg./Motorg. Helsingborg Ind./Warehousing 24 2,133 508 3,025 0 0 95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Projects & Land 0		•	Fäktmästaregatan 5		Ind./Warehousing	7		0	0	3,210	0	0	3,21
95 Spanien 5 Gåsebäcksvägen 6 Helsingborg Projects & Land 0 <th< td=""><td>93</td><td>Sadelplatsen 13</td><td></td><td></td><td>Ind./Warehousing</td><td>52</td><td></td><td>109</td><td>706</td><td>13,861</td><td>0</td><td>520</td><td>15,19</td></th<>	93	Sadelplatsen 13			Ind./Warehousing	52		109	706	13,861	0	520	15,19
96 Stormen 13 Landskronavägen 2–12 Helsingborg Ind./Warehousing 16 0 0 4,303 0 0 97 Tyfonen 1 Landskronavägen 20 Helsingborg Ind./Warehousing 16 1,600 0 2,900 0 0 98 Valsen 1 Svanhalsgatan 17 Helsingborg Ind./Warehousing 14 0 0 3,987 0 315 99 Ättehögen Mellersta 6 Torbornavägen 22 Helsingborg Ind./Warehousing 11 729 0 1,888 0 0 100 Pedalen 16 etc. Rattgatan Landskrona Projects & Land 4 0 0 0 0 0		·	9 9	Helsingborg	Ind./Warehousing	24		2,133	508	3,025	0	0	5,66
97 Tyfonen 1 Landskronavägen 20 Helsingborg Ind./Warehousing 16 1,600 0 2,900 0 0 98 Valsen 1 Svanhalsgatan 17 Helsingborg Ind./Warehousing 14 0 0 3,987 0 315 99 Ättehögen Mellersta 6 Torbornavägen 22 Helsingborg Ind./Warehousing 11 729 0 1,888 0 0 100 Pedalen 16 etc. Rattgatan Landskrona Projects & Land 4 0 0 0 0 0		•	Gåsebäcksvägen 6	Helsingborg	Projects & Land	0		0	0	0	0	0	
98 Valsen 1 Svanhalsgatan 17 Helsingborg Ind./Warehousing 14 0 0 3,987 0 315 99 Ättehögen Mellersta 6 Torbornavägen 22 Helsingborg Ind./Warehousing 11 729 0 1,888 0 0 100 Pedalen 16 etc. Rattgatan Landskrona Projects & Land 4 0 0 0 0 0			-	Helsingborg	Ind./Warehousing	16		0	0	4,303	0		4,30
99 Ättehögen Mellersta 6 Torbornavägen 22 Helsingborg Ind./Warehousing 11 729 0 1,888 0 0 100 Pedalen 16 etc. Rattgatan Landskrona Projects & Land 4 0 0 0 0 0		=	-	Helsingborg	Ind./Warehousing	16		1,600	0	2,900	0		4,50
100 Pedalen 16 etc. Rattgatan Landskrona Projects & Land 4 0 0 0 0 0			-		=					3,987			4,30
, in the second of the second		=	Torbornavägen 22		•	11		729		1,888	0		2,61
Total Säder 700 41 074 14 224 161 779 7 705 1 020	100	Pedalen 16 etc.	Rattgatan	Landskrona	Projects & Land	4		0	0	0	0	0	
101at, 30del 765 41,074 14,324 101,776 7,755 1,520	Total	, Söder				789		41,074	14,324	161,778	7,795	1,920	226,89



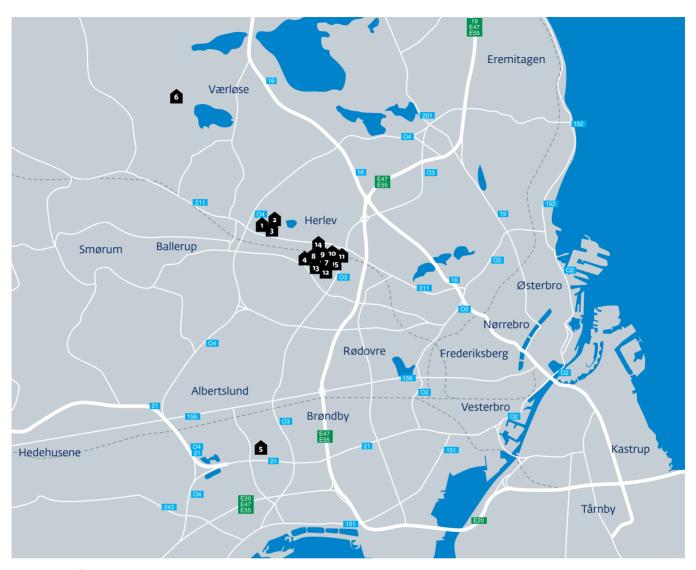
The Polishuset 3 building, Helsingborg.

Our properties



Lund

	Name of	Address	Munic-	Type of	Tax	Site	Offices,	Retail,	Industrial/ E	ducation/	Miscel-	Total, m²
	property		ipality	property	ass. val. SEKm	lease- hold	m ²	m ²	Ware- housing, m²	Health care, m²	laneous, m²	
1	Studentkåren 2	Scheelev./Ole Römers v. 16	Lund	Office/Retail	60		10,076	1,183	110	0	14	11,383
2	Studentkåren 5	Scheelevägen 15 B - D	Lund	Office/Retail			8,150	0	0	0	0	8,150
3	Studentkåren 6	Scheelevägen 15 A	Lund	Office/Retail	33		4,707	0	0	0	0	4,707
4	Syret 1 (Delta)	Molekylvägen 3	Lund	Office/Retail	20		0	0	0	0	0	0
5	Syret 3 (Ideon)	Scheelevägen 27	Lund	Office/Retail	277		9,114	0	251	0	8,215	17,580
6	Syret 4 (Delta 2)	Scheelevägen 25	Lund	Projects & Land	2		0	0	0	0	0	0
7	Syret 5 (Delta 3)	Scheelevägen 23	Lund	Office/Retail	37		5,691	0	302	0	0	5,993
8	Syret 6 (Delta 4)	Scheelevägen 21	Lund	Office/Retail	45		8,123	0	0	0	0	8,123
9	Syret 7 (Delta 5)	Scheelevägen 19	Lund	Office/Retail	40		5,875	0	227	0	0	6,102
10	Syret 8 (Gamma)	Sölvegatan 41	Lund	Office/Retail	43		9,430	0	449	0	0	9,879
11	Syret 9 (Delta 6)	Sölvegatan 43	Lund	Office/Retail	20		3,407	0	41	0	0	3,448
12	Vätet 1	Scheelevägen 17	Lund	Office/Retail	151		23,088	710	986	1,016	5	25,805
13	Vätet 3 (Minideon)	Ole Römers väg 5	Lund	Office/Retail			0	0	0	335	0	335
14	Armaturen 4	Trollebergsv./Gasverksg. 1-9	Lund	Office/Retail	60		5,466	0	150	0	208	5,824
15	Bytarebacken 39	Bang./Clemenstorget 5	Lund	Office/Retail	210		4,673	7,223	796	2,758	167	15,617
16	Diabasen 1	Skiffervägen 26	Lund	Ind./Warehousing	14		710	0	2,630	0	0	3,340
17	Diabasen 3	Skiffervägen 30–86	Lund	Office/Retail	39		1,825	0	6,392	0	0	8,217
18	Flintan 3	Skiffervägen 24	Lund	Ind./Warehousing	26		0	0	5,979	0	0	5,979
19	Forskaren 3	Scheelevägen 24–26	Lund	Office/Retail	221		11,253	0	0	0	0	11,253
20	Landsdomaren 6	Baravägen 1	Lund	Office/Retail			0	0	0	27,495	0	27,495
21	Landstinget 2	Byggmästaregatan 4	Lund	Office/Retail			3,069	0	0	0	0	3,069
22	Länsmannen 1	Åldermansgatan 2	Lund	Ind./Warehousing	32		0	0	9,080	0	0	9,080
23	Måsen 17	Starv./Grisslevägen 15-19	Lund	Office/Retail	49		3,829	0	452	0	0	4,281
24	Postterminalen 1	Fabriksgatan 1	Lund	Office/Retail			0	0	0	1,348	0	1,348
25	Skiffern 2	Skifferv./Porfyrvägen 7	Lund	Ind./Warehousing	10		0	0	2,910	0	0	2,910
26	Töebacken 7	Bondev./Fjeliev./Åldermansg.	Lund	Office/Retail	47		2,845	1,482	448	0	0	4,775
Tota	l, Lund				1,436		121,331	10,598	31,203	32,952	8,609	204,693



Copenhagen

	Name of property	Address	Munic- ipality	Type of property	Tax Site ass. lease- val. hold SEKm	Offices, m ²	Retail, m²	Industrial/ E Ware- housing, m ²	Education/ Health care, m ²	Miscel- laneous, m²	Total, m²
1	Borupvang 5	Borupvang 5	Ballerup	Office/Retail		10,273	0	0	0	0	10,273
2	Lautrupvang 12	Lautrupvang 12	Ballerup	Office/Retail		9,396	0	0	0	0	9,396
3	Lautrupvang 8	Lautrupvang 8	Ballerup	Office/Retail		9,447	0	0	0	0	9,447
4	Literbuen 6-10	Literbuen 6-10	Ballerup	Office/Retail		11,932	0	0	0	0	11,932
5	Abildager 8-14	Abildager 8-14	Bröndby	Ind./Warehousing		0	0	14,512	0	0	14,512
6	Lejrvej 1	Lejrvej 1	Furesö	Ind./Warehousing		0	0	1,228	0	0	1,228
7	Ellekær 2-4	Ellekaer 2-4	Herlev	Office/Retail		4,828	0	0	0	0	4,828
8	Ellekær 6	Ellekaer 6	Herlev	Office/Retail		5,834	0	0	0	0	5,834
9	Ellekær 9	Ellekaer 9	Herlev	Office/Retail		7,149	0	0	0	0	7,149
10	Hørkær 14 & 26	Hörkaer 14, 26	Herlev	Office/Retail		5,379	0	0	0	0	5,379
11	Hørkær 16-28	Hörkaer 16-28	Herlev	Office/Retail		34,220	0	0	0	0	34,220
12	Marielundvej 28-30	Marielundvej 28-30	Herlev	Office/Retail		9,700	0	0	0	0	9,700
13	Marielundvej 29	Marielundvej 29	Herlev	Ind./Warehousing		4,442	0	0	0	0	4,442
14	Smedeholm 10	Smedeholm 10	Herlev	Office/Retail		3,206	0	0	0	0	3,206
15	Vasekær 9	Vasekaer 9	Herlev	Projects & Land		0	0	0	0	0	0
Tota	l, Copenhagen				0	115,806	0	15,740	0	0	131,546

Not everything can be measured in monetary terms, it's said

The total value of our property portfolio is now SEK 22.6 billion.

What you don't see in those figures is that thousands of people work in our properties. What effect does it have if they're happy where they work, and job satisfaction is high?

What effect does where they work have on the company and how does this affect development in the region – in monetary terms?

Working with our tenants' best interests in view is what drives us. Can't this be measured in monetary terms? Well, yes, we think it can. It depends on where you look.

If it can't be seen in the value of the properties, other figures clearly show how Wihlborgs is doing.

Market value

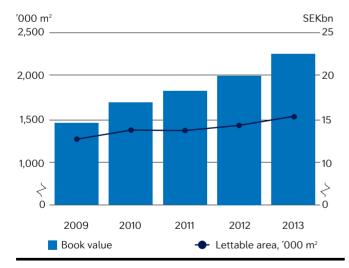
Wihlborgs' consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) and we have elected to account for our properties at fair value, that is, at their market value. On acquisition of an asset, the value of the property is reduced by a discount for deferred tax. In establishing a fair value after the date of acquisition, the property value is adjusted by the discount obtained. On 31 December 2013, this amounted to SEK 216 m. The carrying amount for the Group's properties on 31 December 2013 was SEK 22,584 (19,876) million, an increase of SEK 167 (140) million in value during the year. For details of all value change items, see the table below.

Change in carrying amount for the properties in 2013

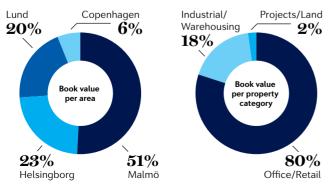
Value change item	Group total, SEKm
Carrying amount, 1 January 2013	19,876
Acquisitions	2,010
Investments	548
Properties sold ¹	-65
Change in value	167
Currency translations	48
Carrying amount, 31 December 2013	22,584

¹ Including provisional insurance indemnity for total loss on property.

Amendment of the properties' book value and lettable area 2009–2013



Carrying amount per property category and per area in 2013



Excluding property administration, the yield for the investment properties, excluding projects, was 6.3 percent. The yield per property category was 6.0 percent for office properties and 7.8 percent for industrial/warehousing properties.

External market valuation

On the valuation date, 31 December 2013, Wihlborgs arranged for an external valuation of its entire property portfolio, where the market values of the individual properties were assessed. The Swedish portfolio was valued by ASPECT-certified valuers at Malmöbryggan Fastighetsekonomi AB and Savills Sweden AB, while the Danish portfolio was valued by DTZ Egeskov & Lindquist A/S. The valuation was conducted in accordance with International Valuation Standards. The currently used definition of market value in Sweden is:

"The probable price obtained in a sale on the general property market."

This definition is assumed to fall within the scope of, and lead to the same valuation result as, application of the IVSC's (International Valuation Standards Committee) definition:

"Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

The valuations are based partly on quality-assured contractand property-related information from Wihlborgs, data obtained from public sources and relevant market information. All built properties were inspected in 2011-2013.

Valuation methods

In this valuation, a combination of a yield-based method (market simulation) and a comparable sales method is used, in which transactions completed in the sub-markets concerned are analyzed in order to calibrate the parameters for the yieldbased method (cash flow method). The market parameters derived from analysis of comparable transactions include. among others, investment yield requirements, which include an appropriate risk premium. The market value is considered to correspond to the yield value that is calculated from - normally 5-year - cash flow forecasts. In cases where it is considered justified in view of long-term leases, longer estimate periods are used. Newbuild projects in progress are valued as if the project were completed, less the budgeted remaining cost of the project. As for unbuilt properties and upgrade projects, a newbuild value for a possible future land use is estimated, taking into account clearing and development costs, based on current planning criteria and prices for similar projects sold.

The property values are affected by the assumed market parameters that are used. By varying a number of parameters,



Multi-storey car park on Erik Menved 37 site, central Malmö.

a measure of the sensitivity of the valuation is obtained. For example, lowering the yield requirement by 0.25 percent results in a increase of 2.7 percent in the yield value for the built properties in Sweden. A similar increase results in a reduction of 3.2 percent in the yield value. For a sensitivity analysis, see the table below.

Aggregated sensitivity analysis, built properties in Sweden

Parameter	Assumed change,%	Change in yield value, %
Market rent level	10	9.7
Market rent level	-10	-10.5
Operating and maintenance costs	20	-7.4
Operating and maintenance costs	-20	6.7
Investment yield, residual value	0.25	-3.2
Investment yield, residual value	-0.25	2.7

Source: Malmöbryggan Fastighetsekonomi AB

All assumptions on which value assessments are based reflect market conditions known at the time of valuation.

■ After the end of the lease contracts, the rents have been adjusted to market levels while at the same time account has been taken of a property-specific, long-term vacancy risk. The long-term trend of rents for office and commercial premises in existing condition is assumed to be no more than the rate of inflation.

- It is calculated that operating and maintenance costs will rise by 0.5 percent above the rate of inflation over the period of the calculation. Standardized operating and maintenance costs are used in calculating the value, taking the specific characteristics of the property into account. These are based on analyses of historical outcomes and budgeted costs at both property and aggregated level for the market segments and property categories concerned.
- Over the calculation period, it is assumed that the Consumer Price Index (CPI) will be 1.25 percent during 2014 and otherwise that inflation will parallel Riksbanken's (the Swedish Central Bank) long-term target of 2 percent.

Estimated cost of capital and investment yield requirements

Area	Cost of capital for current value calculation of the net operating income, %	Investment yield requirement for calculation of residual value, %
Västra Hamnen	5.5-7.6	5.0-6.0
Centrum	6.5-8.0	5.0-7.0
Fosie and Limhamn	7.4-9.0	6.0-8.0
Norra Hamnen and Arlöv	6.9-9.1	6.0-7.75
Centrum	6.0-7.8	5.0-6.5
Berga	7.7-9.1	6.25-7.75
Söder	6.5-8.0	6.5-7.75
Lund	6.0-8.5	5.5-7.5
Copenhagen	-	6.75-8.5

Economic apprehension can be met with calm

These are tough times. Nothing is as simple as it used to be.

You need to be cautious and you need sharp eyes that quickly spot changes. Will rents fall, will vacancies rise, will we lose tenants, will operating and maintenance costs increase – and what changes can we expect in the interest rate market? There are many factors that may cause apprehension and nervousness.

But with flexible strategies, risks can become new opportunities. You just have to keep your calm.

Cash flow risks

The factors that are critical to the cash flow from operating activities are variations in rental income, property costs and interest rates. These factors not only affect cash flow, but also results and key ratios.

Rental income

RISK OF FALLING RENTS

Description of risk

Rents are mainly driven by demand for premises, which in turn is driven by growth in various sub-markets. In localities showing economic growth, higher demand for premises is to be expected, and thus potential for higher rents and scope for new construction. An economic downturn and downward pressure on rents through over-production may lead to more tenants moving out and relocating, resulting in higher vacancy rates and falling rents. The rental market is traditionally late in the economic cycle.

Risk management

Because the term of lease contracts is normally between three and five years, changes in market rents do not immediately impact rental income. Most of Wihlborgs' leases with a term of more than three years have index-linking clauses involving annual rental increases based either on changes in the Consumer Price Index or a fixed percentage increase. Under the index-linking clauses in Wihlborgs' contracted leases, rents are adjusted by 87 percent of the rate of inflation.

Outcome

Despite a slight rise in vacancies in Malmö and a 0.1 percent fall in the CPI, the rental value of like-for-like portfolios was 2 percent higher on 1 January 2014 than at the same time last year. This was due to a positive net leasing result and leases including a fixed annual percentage increase. At year-end, the average term for Wihlborgs leases was 4.09 years. The table below shows the years in which the terms of Wihlborgs' property leases end.

Terms of lease contracts

Total	2,092	1,768	100
>2019	54	298	17
2019	35	91	5
2018	55	110	6
2017	276	265	15
2016	405	287	16
2015	542	401	23
2014	725	316	18
	Number of leases	SEKm	Share, %
-			

RISK OF VACANCIES

Description of risk

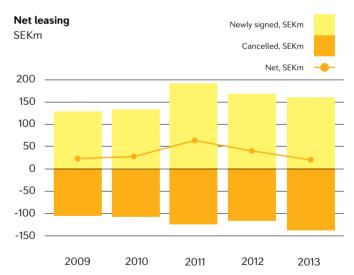
The occupancy rate in the portfolio is largely determined by the Company's own activities, but it is also affected by changes in the economic cycle. Concentration on individual markets creates many opportunities through closeness to customers and knowledge of the market. However, it can also represent a risk if structural changes affect a particular city or region.

Risk management

The Öresund region is regarded long term as a strong market in terms of location, population growth, employment and public transport. Through local knowledge, active engagement and high-quality service among the personnel who manage the properties and contacts with tenants, we create the basis of long-term rental relationships, and in that way reduce the risk of new vacancies. A certain level of vacancies creates opportunities in the form of new tenancies and flexibility vis-à-vis existing tenants wishing to expand or reduce their premises.

Outcome

Despite weak growth in the Swedish city regions in recent years and negative economic growth in Denmark, Wihlborgs again reports a positive net leasing result – see diagram below. New production of office properties in Malmö has been higher than this growth, and so vacancies have risen slightly in Malmö. At year-end, Wihlborgs' occupancy rate was 91 percent as against 92 percent for the preceding year. Vacancies in SEK amounted to SEK 178 million (149) in 2013.



CUSTOMER DEPENDENCE/BAD DEBT LOSSES

Description of risk

During an economic downturn, the risk of bankruptcies and tenancy terminations increases. When a tenant moves out, the risk is that it will take time before a new tenant moves in. This affects both rental income and cash flow. In addition, most premises will need to be adapted to some extent before a new tenant moves in.

Risk management

A broad leasehold portfolio with partners from a variety of sectors and companies, large and small, attenuates the risk of major fluctuations in vacancies and bad debts resulting from dependence. All new leases are subject to a credit check of tenants, and if necessary the lease is backed by a security, deposit or bank guarantee. All rents are payable quarterly or monthly in advance.

Outcome

Wihlborgs has just under 2,100 commercial leases spread over the office, retail, industrial/warehousing, education/care and hotel sectors. The ten biggest single leases accounted for just under 21 percent of the tenancy value on 31 December 2013. 19 percent of income at originates from municipalities, county councils and government agencies. Credit losses in 2013 amounted to SEK 7 million, 0.4 percent of total income.

Property costs

Description of risk

Major operating cost items are tariff-based costs for heating, electricity, water and waste management. Other costs include property tax, caretaking and administration. Under many of the leases, the bulk of these costs are passed on to the tenant. As a result, the impact of any change in the costs is relatively limited. Unforeseen repairs on a major scale may have a negative effect on results.

Risk management

Many of Wihlborgs' environmental goals are linked to improvements in energy efficiency, to curb cost increases and limit environmental impact. Work is under way both in-house and with tenants, since in most cases tenants are responsible for operating costs. Through plans for maintenance and repair measures, Wihlborgs strives continuously to maintain the condition and standard of its properties. The importance of cost-efficient management also comes into focus during acquisitions. All properties are insured against major negative impact through damage. Final settlement of operating costs with tenants takes place once a year using an in-house developed system linked to both rent and financial management systems.

Outcome

The rise in property costs is mainly due to an increase in the property portfolio, but another factor was an unusually cold start to 2013. For more information on the energy savings made during the year in relation to our environmental goals, see the report and description of outcome on pages 26-27.

Interest costs

FIXED-INTEREST PERIOD

Description of risk

Interest expense is Wihlborgs' biggest single item of cost. Changes in interest rates have considerable impact on cash flow, results and key ratios. The extent to which and how quickly an interest rate change shows through in income will depend on the fixed-interest period chosen for the loans.

Risk management

Wihlborgs uses a combination of variable interest rates and interest rate derivatives to adjust its fixed-interest period and interest rate levels in order to achieve the goals for its financing activities, limit in a interest rate risk without the need for renegotiation of loans. Interest rate derivatives are accounted for at fair value. If the rate agreed for the derivative deviates from the anticipated future market interest rate during the term, a change in value arises that affects the Company's balance sheet and income statement, but not its cash flow. In many cases, the lower risk in interest payments through long fixed-interest terms creates a higher risk in the value of the derivative due to the time factor. At the end of term of the derivatives, the value of interest rate derivatives is always zero.

Outcome

The interest rate derivative portfolio was unchanged during the year, but the liability increased leading to an average fixed-interest period of 5 years at year-end. The average interest rate was 3.50 percent at year-end, including the cost of credit agreements.

Sensitivity analysis

All variations in the above risk factors directly affect the income from property management. The following table illustrates the impact on the income from property management (SEK m.):

Sensitivity analysis - income from property management

	Change	Impact on income, SEKm
Economic occupancy rate	+/-1%-point	+/-20
Rental income	+/-1%	+/-17
Property costs	+/-1%	+/-5
Market interest rate	+/-1%-point	+/-37

Risks in property valuation

The property portfolio is valued every quarter at fair value. This directly affects both income and key ratios.

Changes in values of properties

Description of risk

The extent of such changes in value is partly determined by Wihlborgs' own capacity, through alteration and upgrading of properties and lease contract and client structures, to increase the market value of the properties, and partly by external factors that affect supply and demand in Wihlborgs' property markets.

Risk management

Wihlborgs' property portfolio is valued in its entirety by external valuers at year-end and on an ongoing basis in-house during the year. For information on estimates and judgements in the valuation of properties, see pages 77-79. At acquisition, the transaction department analyzes the property concerned to determine the fair value, as well as the future opportunities and risks. In general, property values are less volatile in concentrated portfolios of properties in good locations, and Wihlborgs' properties are tightly concentrated within Malmö, Helsingborg, Lund and Copenhagen.

Outcome

Changes in value for Wihlborgs in 2013 totalled SEK 167 million, including SEK 112 million attributable to project development. The investment properties increased in value by SEK 55 million, above all as a result of acquisitions during the year. The table below illustrates the impact on Wihlborgs' results and financial position of changes of \pm 0 percent in property values.

Sensitivity analysis, change in property values

	-10%	-5%	0	5%	10%
Profit before tax, SEKm	-893	236	1,365	2,494	3,623
Equity/assets ratio, %	24.6	27.4	29.9	32.1	34.2
Loan-to-value ratio of properties, %	67.6	64.0	60.8	57.9	55.3

Risks in investments

Wihlborgs' goal is to continue to grow. This will require investments in new and existing properties alike.

Description of risk

The principal risk at acquisition of properties consists of unexpected vacancies or costs arising in the properties after acquisition that are not covered by the agreement. If an acquisition is made as a company, risks are also associated with the company, such as VAT and other taxes. If a newbuild, extension or redevelopment project is more expensive than expected, is not leased on completion or is delayed, both valuation and cash flow are adversely affected.

Risk management

For all new acquisitions and investment projects, calculations are made of the estimated cost and return. These calculations are subject to approval via set internal routines. Projects valued at more than SEK 10 million are subject to approval by the Board of Directors. The risks involved in acquisition of properties/companies are limited by due diligence analyses performed by suitably qualified in-house and external personnel. The risks in internal projects managed by in-house, experienced project managers are limited partly via agreements with contractors and partly via regular internal follow-ups versus budget to reveal and address any deviations in good time. In the prevailing economic situation, no newbuilds are started without leases in place for the major share of the new space.

Outcome

In addition to the 14 property acquisitions, the biggest of which were the properties in the Ideon Science Park in Lund, three projects valued at more than SEK 50 million were completed in 2013. Among these, the biggest were the redevelopment for Psykiatri Skåne – Wihlborgs' biggest-ever project – and Fören in Malmö. Both were completed according to plan and budget. A further two major projects were in progress at year-end and will be completed in 2014. For more information, see "Projects & Development" on pages 49–53.

Risks in financing

Wihlborgs is dependent on external loans to be able to fulfill its commitments and complete transactions.

Supply of capital

Description of risk

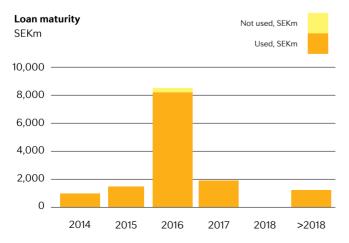
Turbulence in the credit markets in recent years demonstrates how the conditions for and supply of credit can change guickly. If Wihlborgs cannot extend, or raise new, loans, or if the terms and conditions are extremely unfavourable, our ability to fulfil our obligations and complete transactions becomes limited.

Risk management

Every year, the Board of Directors adopts a financial policy that sets out overall principles for the Economy/Finance function and for how risks in the Company's financial function are to be limited. The policy states, for example, that the spread of loans over various credit institutions must be such that there are 4-6 main lenders, each of whose share of the total loan portfolio should not exceed 30 percent per year. Wihlborgs is also required to seek to ensure that the final maturity dates for loans are spread out as far as allowed by conditions in the market. For further information on financial goals and financial risk management, see Note 2.

Outcome

At year-end, Wihlborgs' loan-to-value ratio was 60.8 percent. which is temporarily above the target figure as a result of major investments in 2013. At year-end, Wihlborgs had six main lenders, none of whom represented more than 30 percent of the overall loan portfolio. As well as borrowing from banks, Wihlborgs has borrowed SEK 115 million from the part-owned company SvenskFastighetsfinansiering. To further reduce dependence on the banks, Wihlborgs has issued a senior secured bond loan for SEK 1 billion with a maturity of 18 months. The maturity of the loans and the unutilized portions of the loans are shown in the table below.



Other risks

Operational risk

Description of risk

The risk of sustaining losses as a result of inadequate routines for day-to-day procedures.

Risk management

Wihlborgs seeks to continuously monitor, evaluate and improve the Company's internal controls. Operational risks are reduced by effective internal controls for essential processes, fit-forpurpose administrative systems, competence development and reliable valuation models and principles.

Outcome

During the year, development of the purchasing routine continued in the form of a direct link to supplier agreements for attestation of supplier invoices. Work on developing the system for reporting and following up projects is proceeding as planned.

Environment

Description of risk

Not only existing buildings, but also the construction of new properties, affect the environment in different ways. Under the Swedish Environmental Code, whoever has conducted an activity and has caused pollution is responsible for remedying any damage. If the party responsible cannot remedy this damage or pay for the damage to be remedied, then the party that owns the property is responsible.

Risk management

Wihlborgs is actively working to reduce negative impact on the environment and has set environmental goals. These are presented in the section entitled Sustainable Enterprise, on pages 17-27. Environmental risks are analyzed and assessed in the course of any acquisitions.

Outcome

The outcome with regard to the environmental goals for 2013 is described on page 27. During the year, Wihlborgs' first solar power facility was installed at Berga Centrum, Helsingborg, with an estimated power generation capacity of 53,500 kWh/year. Wihlborgs has to fulfill an essential environmental requirement regarding the remediation of contaminated land and demolition at the Gjuteriet 18 property in Limhamn. The need for remediation was known when the property was acquired and the cost for this is included in the project budget for developing the property.

Taxes

In the business conducted by Wihlborgs, several areas are subject to taxation. As well as tax on income that is charged to the companies in the Group, taxes include property taxes, value added tax, stamp duty and energy taxes. The way these taxes impact Wihlborgs is described in the following. Political decisions such as changes in company taxation and tax legislation, and interpretations of that legislation, may either favourably or adversely impact Wihlborgs' tax situation.

Income tax

The nominal rate of corporation tax in Sweden is 22 percent (26.3) and in Denmark 25 percent (25). In Denmark, corporation tax will be lowered to 24.5 percent in 2014 but this will only marginally affect Wihlborgs' tax situation.

Corporation Tax Committee

In 2014, the Corporation Tax Committee will present its final report. The committee's directives include examining the difference in taxation on the return on equity and borrowed capital, respectively, and reviewing the rules on Group contributions and undervalue transfers. The committee is expected to propose tighter rules regarding restrictions on interest deduction, possibly combined with a lowering of the rate of corporation tax. A change to this effect may, depending on how it is framed, adversely affect the tax situation of property companies, and thus Wihlborgs.

Current tax

Wihlborgs' current tax in 2013 totalled SEK 4 million (5). The taxable base does not include changes in value of properties and derivatives. Income from the sale of companies is not included either, as this item is not normally taxable/deductible. In addition, taxation may be deferred via depreciation allowances for tax purposes, as well as direct deductions. Tax loss carryforwards can also be used. Note 13 on pages 111-112 details how taxable income is calculated.

Deferred tax

The deferred tax liability calculation is based on temporary differences between the recognized and tax values for assets and liabilities and on the value of tax loss carry-forwards. The income statement reports the tax on any changes in these items over the year.

Tax deductible depreciation

Investments in properties are shown in the categories of buildings, land improvements, fixtures and fittings and land. Wihlborgs applies depreciation at the following rates for tax purposes:

Buildings 2-5% (Office 2%, Ind./Warehousing 4%)

Land improvements 5% Fixtures and fittings 25% Land 0%

Depreciation of buildings and land improvements is based on the accumulated acquisition cost and depreciation on fixtures and fittings based on the taxable residual value at the beginning of the year, adjusted to reflect investments and disposals during the year. In the case of newbuilds, fixtures and fittings often represent a major part of the investment.

Direct tax deductions in minor redevelopments

Direct tax deductions are allowed for tenant adjustments, replacement of components and minor modifications, even when these add value and are capitalized in the accounts.

Sale of properties as companies

Any profit from the sales of properties as companies is tax-free and any loss is not tax-deductible. This applies to subsidiaries and properties that are held as capital assets.

Tax loss carry-forwards

The tax loss carry-forwards taken into account in calculation of deferred tax total SEK 1.469 million (1.400).

Property tax

Property tax is paid for nearly all the Group's properties. Particular categories of buildings, such as those for communication, education and health care, are tax-exempt. The tax rate for other types of building is determined by the type of building and land use. The rate for office buildings is 1 percent of the tax assessment value. For industrial/warehousing the rate is 0.5 percent. In Denmark, tax rates vary, depending on which municipality the properties are located in. Property tax paid for 2013 totalled SEK 82 million (69).

Value added tax

Properties are exempt from compulsory registration for value added tax. If premises are leased to a tenant permanently operating a business subject to compulsory value added tax registration, the property owner can voluntarily register for

value added tax and thereby have ongoing value added tax deducted from both operating costs and investment. Where premises are leased to central or local government, there is no requirement regarding compulsory value added tax registration. No deduction may be made for ongoing value added tax relating to operating costs or investments in premises that have not been registered for voluntary liability for value added tax. In 2013, non-deductible ongoing value added tax on operating costs totalled SEK 6 million (5). This amount is recognized as an operating cost in the annual accounts. Non-deductible ongoing value added tax on investments for 2013 totalled SEK 2 million (10) and is recognized as investment in property.

Stamp duty

Sale of property in Sweden is subject to stamp duty (transfer of title) of 4.25 percent on purchase price or tax assessment value. whichever is the higher. In Denmark, the tax rate is 0.6 percent and the tax is charged in the same way. In the case of intra-Group property transactions, it is possible to be granted deferral of stamp duty until the property is sold outside the Group. If properties are purchased or sold as companies (i.e. are "packaged" as holding companies) no stamp duty is payable. In 2013, SEK 1 million (5) was paid as stamp duty on the transactions in which Wihlborgs was involved. In addition, stamp duty of 2 percent (1.5 percent in Denmark) was payable on mortgages taken out on properties. This tax amounted to SEK 32 million (21) in 2013.

Energy taxes

In 2013, Wihlborgs procured energy at a cost of SEK 134 million (127) for use in its properties primarily for heating, cooling, ventilation and lighting. Of this cost, energy taxes accounted for SEK 19 million (17). Wihlborgs is striving actively to reduce its energy consumption, which in the long term, and assuming an unchanged tax rate and property portfolio, will lead to lower energy tax costs.

Summary

In 2013, Wihlborgs' operations generated a total of SEK 146 million (132) in different categories of paid tax, as described above and detailed below:

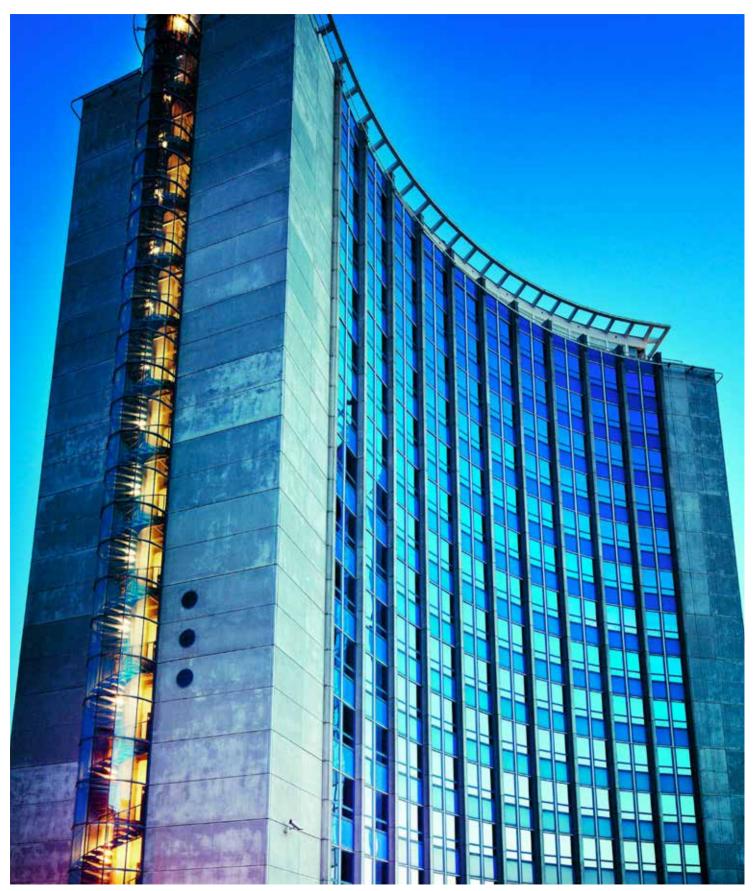
Breakdown of taxes paid (SEK m)	2013	2012
Income tax	4	5
Property tax	82	69
Value added tax	8	15
Stamp duty	33	26
Energy tax	19	17
Total tax paid	146	132

In addition to taxes paid, Wihlborgs has liabilities in the form of taxes that have been deferred. Deferred income tax totals SEK 1,598 million (1,314) and stamp duty SEK 30 million (30). Assuming an unchanged rate of expansion, deferred income tax is not expected to fall due for payment within the foreseeable future.



Skrovet 5, in Dockan, offers a total of 8,700 m² of office and retail space.

Administration Report



Gängtappen 1, Dockan, Malmö.

Administration Report

The Board of Directors and Chief Executive Officer of Wihlborgs Fastigheter AB (publ), co. reg. no. 556367-0230, hereby present their Annual Report on Group and Parent Company operations in 2013.

Operations

Wihlborgs is a property company with operations focused in the Öresund region. The Company's property portfolio comprises 264 (253) commercial properties, primarily in Malmö, Helsingborg, Lund and Copenhagen with a net value on the balance sheet date of SEK 22,584 million (19,876). The total rental value on 1 January 2014, was SEK 2,012 million (1,690) million and contracted rental income on an annual basis on that day was SEK 1,826 million (1,547), giving an economic occupancy rate, excluding projects and land, of 91 percent (92).

Organization

Wihlborgs' operational organization comprises Property Management and Project Development. Property Management is adapted to local market conditions and is organized in four regions, which in turn are divided into nine geographical sub-regions for efficient management close to the customer. All management is performed by company employees. The Project Development operation, with in-house project managers, is responsible for newbuild and redevelopment projects, procurement and follow-up. The Company head office accommodates central functions such as Finance, HR, Purchasing, IT, Communication, Environment and Customer Relations. These functions conduct Group-wide development options and supply functional expertise to support the administration. The head office has its own premises in the Dockan area of Malmö. The Company also has branch offices in Helsingborg, Lund and Copenhagen. The number of full-time employees at year-end had risen to 111 from the previous year's 87, mainly because the business associated with Ideon after the acquisition has now been consolidated. In addition, certain organizational changes in Denmark resulted in an increase in the number of employees. The average age fell from 47 to 45 years.

Results

In 2013, Group rental income rose by 13 percent to SEK 1,707 (1,505) million. The increase is attributable to continued strength in letting, property acquisitions and completed projects. The net letting was SEK 21 million (34). Rental income includes SEK 3 million (5) relating to final settlement with tenants for supplementary billing in 2012, and SEK 3 million (8) in settlement of terminated leases. Total property costs amounted to SEK 469 million, up from SEK 406 in the preceding year. The increase is mainly attributable to growth in the property portfolio, but also in part to higher costs due to the winter conditions in early 2013. The operating surplus rose by SEK 139 million to SEK 1,238 million. The surplus ratio was unchanged from the previous yearend, at 73 percent.

Interest income increased by SEK 1 million to SEK 14 million. As a result of a higher level of loan debt, interest costs rose from SEK 392 million in the preceding year to SEK 469 in 2013. The average interest rate was somewhat lower than a year earlier, amounting to 3.50 percent (3.57) at year-end, including the cost of credit agreements.

The property portfolio increased in value by SEK 167 million (140), with SEK 112 million (224) being attributable to project development and SEK 55 million (-84) to a rise in value of the portfolio under management. Higher market interest rates led to a value gain of SEK 449 million (-138) in the interest rate derivative portfolio during the year.

Cash flow and financial position

Cash flow from operating activities brought a surplus of SEK 770 million, as against SEK 747 million in the preceding year, mainly through a higher operating surplus. The cash flow from investment activities totalled SEK 2,476 million during the year, a rise of SEK 586 million from the year before. Investments and acquisitions are largely financed via loans, meaning that loans increased by SEK 1,902 million (1,327) during the year. Shareholders received SEK 307 million (288) in dividend in 2013. Total

Administration Report

cash flow for the Group during the year amounted to SEK -91 million (-104).

Group's equity increased by SEK 756 million to SEK 6,894 million, giving an equity/assets ratio of 29.9 percent (30.0) at year-end. Interest-bearing liabilities at year-end totalled SEK 13,740 million (11,786), giving a loan-to-value ratio of 60.8 percent. Wihlborgs temporarily failed to achieve its targets of an equity ratio of 30 percent and a loan-to-value ratio of less than 60 percent as a result of the acquisition of the Ideon properties.

The Group met its other financial targets, for return on equity and interest coverage, at year-end 2013.

Acquisition and sale of properties and subsidiary companies

The biggest acquisition of the year took place in July, when Wihlborgs purchased 10 properties in the Ideon Science Park, Lund, from Ikano Fastigheter AB. In addition, a further one property in central Lund was acquired, plus three properties in Malmö. In all, 14 (8) properties were acquired at a cost of SEK 2,010 million (751). Two (4) properties were divested, realizing SEK 25 million (93). For more information on changes to the property portfolio during the year, see Acquisitions and Sales on pages 55–59.

Investments in existing properties and current projects

A total of SEK 548 million (1,076) was invested in properties in 2013. During the year, three major projects were completed, Fören (Gängtappen 2) in Malmö, Rubinen 1 in Helsingborg and Wihlborgs' biggest-ever project, the redevelopment and expansion of Landsdomaren 6 in Lund, on behalf of Psykiatri Skåne, which was completed in June. Approved investments in ongoing projects at year-end amounted to SEK 367 million (1,295), of which SEK 162 million (892) had been invested. See pages 49–53 for further information on project activities and future projects.

Parent Company

The Parent Company does not have any property holdings itself, instead dealing with issues related to the stock market and Group-wide management, administration and financial services. Turnover amounted to SEK 118 million (98), primarily from the sale of services to other companies within the Group. The Parent Company made a profit of SEK 668 million (82) after tax. The improvement is for the most part attributable to a gain of SEK 449 million (-118) in the value of derivatives plus higher earnings from shares in Group companies, amounting to SEK 393 million (281). Cash flow was a negative SEK 71 million (negative 129) for the year. During the year, the Parent Company invested SEK 3,883 million (70), mainly in shares in subsidiaries, including shareholder contributions.

The Wihlborgs share

Wihlborgs shares are quoted on the Mid Cap List of Nasdaq OMX Stockholm. Wihlborgs' share capital totals SEK 192 million, represented by 76,856,728 shares. Each share has a quota value of SEK 2.50. All shares have equal voting rights, one vote per share. During the year, 22.6 million shares were traded (32.4). The Company's stock market capitalization on 31 December 2013 was SEK 8.9 billion, compared to SEK 7.8 billion in the preceding year. The Board of Directors proposes that the Annual General Meeting (AGM) should renew the Board's mandate firstly to re-purchase a maximum of 10 percent of the shares registered in the Company, which could mean the acquisition of a maximum of 7,685,672 shares, and secondly to authorize a new share issue corresponding to no more than 10 percent of the shares outstanding.

Ownership

The largest shareholder in Wihlborgs on 31 December 2013 was Brinova Fastigheter AB which owns 10.1 percent of both the capital and voting rights. This was unchanged from the previous year. The proportion of shareholders registered abroad was 38.6 percent (42.2). At year-end, the ten largest Swedish shareholders in Wihlborgs held 29.6 percent (28.7) of the shares outstanding. The number of shareholders at year-end totalled 24,617 (24,615).

Profit-sharing fund

Employee holdings of shares via Wihlborgs' profit-sharing fund totalled 282,837 on 31 December 2013.

Corporate Governance Report

A separate Corporate Governance Report is presented on pages 126–133.

Board of Directors

According to Wihlborgs' Articles of Association, the Company's Board shall be made up of no less than four and no more than eight members. In 2013, the Board consisted of eight regular members. No member of the Board is entitled to compensation at the end of his/her term of office.

Senior executive remuneration

Fees are paid to the Chair and Board members in accordance with resolution of the AGM. At the 2013 AGM, the following guidelines on remuneration were approved. Remuneration to the CEO and other senior executives will be made up of basic salary, other benefits and pension. Basic salary is renegotiated annually; for more information on amounts in 2013, see Note 7. "Other benefits" refers to company cars and health insurance. No specific variable or share price based remuneration is paid

to members of Group Management. The pensionable age is 65. The costs of the CEO's pension are paid in the form of a premium amounting to 35 percent of the pensionable income during the CEO's period of service. Other senior executives are covered by an ITP plan or equivalent. Other senior executives refers to the four persons who, together with the CEO, make up Group Management. For information on the composition of Group Management, see page 132.

Risks and uncertainties

Wihlborgs' results, cash flow, profit and financial position are affected by a number of factors that to varying degrees can be influenced by the Company's own actions. By analyzing the risks that the Group faces and how Wihlborgs should address them in the short and long terms, many such risks may also be regarded as opportunities.

Rental income

Demand for premises is affected by fluctuations in the general economy and local growth in the various sub-markets. Wihlborgs operations are focused on properties in the Öresund region, which is viewed as an attractive market in the long-term, in view of location, population growth, employment and general communication links. The average term for Wihlborgs leases is 4.09 years, which means changes in market rents do not immediately impact rental income. In most cases, leases with a term of over three years have indexing clauses with annual rent adjustments, the majority of which are based either on changes in the Consumer Price Index or a fixed percentage increase. The Company's broad lease portfolio reduces the risk of significant changes in vacancies. Wihlborgs has 2,092 commercial leases spread over the office, retail, industrial/warehousing, education/ care and hotel sectors. The highest-value individual lease accounts for just under 3.6 percent of total rental income and on 31 December 2013, the ten highest value tenants represented 21 percent of contracted rental income. The occupancy rate in Wihlborgs' portfolio is largely dependent on the Company's own efforts, but it is also affected by fluctuations in the economic cycle and structural changes. At year-end 2013, Wihlborgs' occupancy rate, excluding projects, was 91 (92) percent. Over and above the risk of vacancies, there is a risk of credit losses if tenants fail to pay up. All new leases are subject to a credit check on prospective tenants, and if necessary the lease is backed by a personal guarantee, deposit or bank guarantee. All rents are payable quarterly or monthly in advance.

Property costs

Major operating cost items are tariff-based costs for heating, electricity, water and waste management. Under many leases, the bulk of the tariff-based costs are passed on to the tenant. Wihlborgs' exposure to any change in these costs is therefore relatively limited. Property tax is based on the tax assessment value of the properties and is affected by political decisions on the tax rate and the tax assessment value fixed by the authorities. Property tax, too, is generally passed on to the tenants.

Interest costs and financing

Wihlborgs is dependent on loans from lending institutions, to be able to finance and meet its commitments and complete transactions. In order to reduce its dependence on the banks, Wihlborgs issued, in 2013, a senior secured bond loan with a maturity of 18 months and a coupon of 3-month STIBOR + 120 points. Bonds totalling SEK 1,000 million were issued. In addition, a further SEK 115 million was borrowed from the partowned property finance company SvenskFastighetsfinansiering AB. On 31 December 2013, the loan-to-value ratio was 60.8 percent (59.3). Borrowing leads in turn to interest expense, the biggest single items of cost to which Wihlborgs is exposed. Through a combination of variable interest rates and interest rate derivatives, Wihlborgs can adjust its fixed-interest period and interest rate levels to achieve the goals for its financing activities, while limiting interest rate risk and without needing to renegotiate its loans. Loan agreements with the banks include a provision that margins are normally renegotiated annually. On 31 December 2013, the average fixed-interest period, including the effects of interest rate derivatives, was 5 years (7).

Financial instruments and financial risk management
To manage its financial risks, Wihlborgs has drawn up a finance
policy that sets goals for its financial activities. The policy is
subject to annual approval by the Board of Directors. For further
information on financial instruments and financial risk management, see Note 2 on pages 106–107.

Changes in value of properties

Changes in values of properties are determined partly by Wihlborgs' own capacity, through modifications and upgrades to properties and via lease and tenant structures, to increase the market value of its properties, and partly by external factors affecting supply and demand in Wihlborgs' property markets. In general, the values of properties are less volatile in concentrated portfolios of properties in good locations. Wihlborgs' properties are highly concentrated in Malmö, Helsingborg, Lund and Copenhagen. Property valuations are calculated using generally accepted principles based on certain assumptions, and have a considerable effect on the Group's results. For more information on property valuations see Principles of Valuations on pages 77–79, and Note 15.

Taxes

Wihlborgs' current tax is lower than the nominal tax on profit before tax. This is because of higher depreciation charges on the properties for tax purposes than those recognized in the accounts, direct deductions for tax purposes in certain redevelopments, unrealized value changes not recognized in taxable income, and the fact that property sales have been conducted as companies and are therefore tax-exempt. Political decisions such as changes in company taxation and tax legislation, and interpretations of that legislation, may either favourably or adversely impact Wihlborgs' tax situation.

Administration Report

Operational risk

Operational risks are reduced by effective internal controls for essential processes, fit-for-purpose administrative systems, competence development and reliable valuation models and principles. Wihlborgs seeks to continuously monitor, evaluate and improve the Company's internal controls.

Environment

Wihlborgs is actively working to reduce the negative impact on the environment and has established environmental goals. Environmental risks are analyzed and assessed in the course of any acquisitions. One of Wihlborgs' properties, Gjuteriet 18 in Limhamn, is subject to environmental requirements with regard to contaminated land and demolition. The need for remediation was known when the property was acquired and the cost for this is included in the project budget for developing the property. Wihlborgs is not aware of or subject to any significant environmental requirements.

Events after the financial year-end

On 31 January 2014, Wihlborgs sold the Terminalen 2 property with leasehold rights in central Helsingborg for SEK 318m.

In February, the Board resolved on an allocation of one basic amount geared to the price index per share to the profit-sharing fund for 2013. The amount was expensed in 2013.

In February, Wihlborgs Fastigheter AB issued a SEK 300 million senior guaranteed bond loan in the Swedish bond market. The loan has a maturity of five years. The interest rate for the bond loan is variable, based on 3-month STIBOR + 55 base points. It matures on 18 February 2019. The loan is secured via a joint and several guarantee from Region Skåne, which in turn has collateral in the form of the Landsdomaren 6 property in Lund that it is renting from Wihlborgs on a 20-year lease. As payment for the guarantee, Region Skåne will receive a guarantee fee from Wihlborgs for the duration of the bond loan. Wihlborgs will apply for the bonds to be traded on Nasdaq OMX Stockholm.

On 1 March, Wihlborgs took ownership of four office properties with a total area of $39,000 \text{ m}^2$ in Ballerup, Denmark, from Magistrenes Pensionskasse. The purchase price was DKK 250 million. Vacancies in the portfolio total 50 percent and the initial yield is 5 percent. Subsequently, a 12-year lease on $14,000 \text{ m}^2$ in one of the properties was signed with Schneider Electric Denmark.

Outlook for 2014

Wihlborgs' business model is based on growth via project development and property management. We anticipate a higher operating surplus in 2014 and an increase in the project portfolio. As far as new production is concerned, the strategy is not to build speculatively. Our balance sheet is strong and we hope to acquire more properties in our sub-areas. Our net leasing result has been positive through 24 consecutive quarters, and we will continue to focus on the net leasing result in 2014.

Proposed distribution of profit

The following unappropriated profit in the Parent Company is at the disposal of the Annual General Meeting:

Total, SEK	1,903,026,809
Profit for the year	668,272,668
Retained profit	1,234,754,141

The Board proposes that the unappropriated profit be distributed as follows:

Total, SEK	1,903,026,809
To be carried forward	1,576,385,715
Dividend to shareholders, SEK 4.25 per share	326,641,094

Wihlborgs has 76,856,728 registered shares. If the number of outstanding shares changes before the date of record, the dividend sum of SEK 326,641,094 will be adjusted.

Board's statement regarding proposed distribution of profit

Basis of decision

The Group's equity has been calculated in accordance with the IFRS standards and interpretations of those standards (IFRIC), as adopted by the EU, and in accordance with Swedish law, via application of the Swedish Financial Reporting Board's Recommendation RFR 1 (Supplementary Accounting Rules for Groups).

The Parent Company's equity has been calculated in accordance with Swedish law, via application of the Swedish Financial Reporting Board's Recommendation RFR 2 (Accounting Rules for Legal Entities). The proposed distribution of unappropriated profit is based on 50 percent of the Group's day-to-day income from property management and 50 percent of the proceeds realized from property sales, less a deduction for tax at a standard rate of 22 percent, which is in line with Wihlborgs' dividend policy. The Board is of the view that full provision will be available for the Company's restricted equity once the proposed distribution of unappropriated profit is carried out. The Board also considers that the proposed dividend to shareholders is justifiable in terms of the parameters stipulated in Chapter 17, Section 3, paragraphs 2 and 3 of the Swedish Companies Act; nature, scope and risks of the business, as well as consolidation requirement, liquidity and general position.

The Board's judgement is that the proposed dividend will not affect the Group's future business opportunities or its ability to fulfill its commitments. The dividend does not conflict with the Group's financial targets.

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Amounts in SEKm	Note 1–3	2013	2012
Rental income	4	1,707	1,505
Property costs	5-7	-469	-406
Operating surplus		1,238	1,099
Other income	8	14	7
Central administration and marketing	6-10	-51	-42
Interest income		14	13
Interest costs		-469	-392
Share in results of joint ventures		3	0
Income from property management		749	685
Change in value, investment properties	11	167	140
Change in value, derivatives	12	449	-136
Profit before tax		1,365	689
Current tax	13	-4	-5
Deferred tax	13	-298	139
Profit for the year		1,063	823
Other comprehensive income	14		
Items that may be retransferred to income for the year			
Year's exchange differences in translation of foreign operations		12	-11
Year's hedging of exchange risk in foreign operations		-15	19
Tax attributable to hedging of currency risk in foreign operations		3	-5
Other comprehensive income for the year		0	3
Comprehensive income for the year		1,063	826
Of which, attributable to:			
Shareholders in Parent Company		1,063	823
Holdings without controlling interest		-	-
Of which, attributable to:			
Shareholders in Parent Company		1,063	826
Holdings without controlling interest		-	_
PER-SHARE DATA (NO DILUTION AFFECT, AS THERE ARE NO POTENTIAL SHARES)			
Earnings per share, SEK		13.83	10.71
Dividend per share (2013, proposed dividend)		4.25	4.00
Number of shares outstanding at end of period, millions		76.9	76.9
Average number of shares outstanding, millions		76.9	76.9

CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Amounts in SEKm	Note	2013	201
ASSETS			
Non-current assets			
Investment properties	15	22,584	19,876
Equipment	16	7	í
Interests in joint ventures	17	124	129
Receivables from joint ventures	18	212	234
Other non-current receivables	19	16 	14
Total non-current assets Current assets		22,943	20,258
Accounts receivable	20	40	20
Derivative instruments	27	-	22
Other receivables	27	22	20
Prepaid expenses and			
accrued income	21	64	27
Cash and cash equivalents	22	11	102
Total current assets		137	191
Total assets		23,080	20,449
EQUITY AND LIABILITIES			
Equity	23		
Share capital		192	192
Other contributed capital		2,178	2,178
Reserves	14	45	45
Retained profit including profit for the year		4,479	3,723
Equity attributable to shareholders in Parent Company Holdings without controlling interest		6,894 -	6,138
Total equity		6,894	6,138
Non-current liabilities			
Deferred tax liability	24	1,598	1,314
Other provisions	25	36	50
Non-current interest-bearing liabilities	26	13,078	11,786
Derivative instruments	27	110	560
Other non-current liabilities		16	16
Total non-current liabilities		14,838	13,726
Current liabilities			
Current interest-bearing liabilities	26	662	-
Accounts payable		80	121
Current tax liabilities		18	5
Other liabilities		168	70
Accrued expenses and deferred income	28	420	389
Total current liabilities		1,348	585
Total equity and liabilities		23,080	20,449

CONSOLIDATED STATEMENT OF CHANGES	IN EQUITY				'			
Amounts in SEKm	Note	Share capital	Other contributed capital	Reserves	Retained profit	Total equity	Holdings with- out controlling interest	Tota equity
	14, 23	∟— a	ttributable to	shareholders i	in Parent Com	pany ——		
Equity, 1 January 2012		192	2,178	42	3,188	5,600	0	5,600
Comprehensive income for the year								
Profit for the year		_	_	_	823	823	=	823
Other comprehensive income		_	-	3	-	3	_	3
Comprehensive income for the year		0	0	3	823	826	0	826
Transactions with the Group's owners								
Dividend paid		_	-	_	-288	-288	_	-288
Total transactions with the Group's owners		0	0	0	-288	-288	0	-288
Equity, 31 December 2012		192	2,178	45	3,723	6,138	0	6,138
Comprehensive income for the year								
Profit for the year		_	-	_	1,063	1,063	-	1,063
Other comprehensive income		_	-	0	_	0	_	0
Comprehensive income for the year		0	0	0	1,063	1,063	0	1,063
Transactions with the Group's owners								
Dividend paid			_	-	-307	-307	_	-307
Total transactions with the Group's owners		0	0	0	-307	-307	0	-307
Equity, 31 December 2013		192	2,178	45	4,479	6,894	0	6,894

CONSOLIDATED CASH FLOW STATEMENT			
Amounts in SEKm	Note	2013	2012
OPERATING ACTIVITIES			
Operating surplus		1,238	1,099
Other income		14	7
Central administration		-51	-42
Depreciation items		1	_
Interest received		19	10
Interest paid		-466	-364
Income tax paid		-6	-4
Cash flows before changes in working capital		749	706
CHANGES IN WORKING CAPITAL			
Changes in operating receivables		-64	33
Changes in operating liabilities		85	8
Total changes in working capital		21	41
Cash flow from operating activities		770	747
INVESTMENT ACTIVITIES			
Investment in and acquisition of properties		-2,558	-1,827
Sale of properties		65	93
Acquisition of interests in joint ventures		_	-16
Change in receivables from joint ventures		22	-142
Changes in other non-current assets		-5	2
Cash flow from investment activities		-2,476	-1,890
FINANCING ACTIVITIES			
Dividend paid		-307	-288
Settlement of derivatives		22	_
Borrowing		5,310	1,797
Amortization of loan liabilities		-3,408	-470
Change in other non-current liabilities		-2	_
Cash flow from financing activities		1,615	1,039
Change in cash and cash equivalents		-91	-104
Cash and cash equivalents at start of period		102	206
Cash and cash equivalents at end of period	22	11	102

PARENT COMPANY INCOME STATEMENT			
Amounts in SEKm	Note	2013	2012
Net sales	30	118	98
Operating costs	7, 10, 30	-117	-108
Operating profit/loss		1	-10
Result from financial items			
Result from interests in Group companies	31	393	281
Result from interests in joint ventures		-	-1
Result from other securities and receivables accounted for as non-current assets	32	434	387
Other interest income and similar profit/loss items		2	4
Interest expense and similar profit/loss items	33	-528	-467
Change in value, derivatives	12	449	-118
Profit after financial items		751	76
Tax on profit for the year	13	-83	6
Profit for the year		668	82
Other comprehensive income		-	_
Comprehensive income for the year		668	82

Amounts in SEKm	Note	2013	2012
ASSETS			
Non-current assets			
Property, plant and equipment			_
Equipment	16	4	2
Financial assets			
Interests in Group companies	34	7,626	3,782
Receivables from Group companies		8,998	10,146
Interests in joint ventures	17	54	53
Receivables from joint ventures	18	212	234
Other non-current receivables	19	8	11
Deferred tax receivable	35	41	124
Total financial assets		16,939	14,350
Total non-current assets		16,943	14,352
Current assets			
Accounts receivable		4	4
Derivative instruments	27	-	22
Other receivables		2	3
Prepaid expenses and accrued income	21	163	128
Cash in hand and on deposit	22	4	75
Total current assets		173	232
Total assets		17,116	14,584
EQUITY AND LIABILITIES			
Equity	23		
Equity	23		
Restricted equity			
Share capital		192	192
Unrestricted equity			
Retained profit		1,235	1,460
Comprehensive income for the year		668	82
Total unrestricted equity		1 002	1 5 4 2
Total unrestricted equity		1,903 2,095	1,542 1,734
Total equity		2,093	1,734
Other provisions			
Other provisions for pensions	25	6	5
Non-current liabilities			
Non-current interest-bearing liabilities	26	11,626	9,783
Liabilities to Group companies		3,133	2,414
Derivative instruments	27	110	560
Total non-current liabilities		14,869	12,757
Current liabilities			
Accounts payable		4	3
Other liabilities		60	3
Accrued expenses and deferred income	28	82	82
Total current liabilities		146	88
TOTAL EQUITY AND LIABILITIES		17,116	14,584
Pledged assets	29	12,358	10,213
r teaged assets	23	,	,

STATEMENT OF CHANGES IN EQUITY FOR PARENT COMPANY	Chara as::+-!	Doot=ists-I	Uprostriated	Tat-
Amounts in SEKm	Share capital Note	reserves	Unrestricted equity	Tota equit
	23			
Equity, 1 January 2012	192	0	1,748	1,94
Comprehensive income for the year	-	_	82	82
Dividend paid	-	_	-288	-28
Equity, 31 December 2012	192	0	1,542	1,734
Equity, 1 January 2013	192	0	1,542	1,734
Comprehensive income for the year	_	-	668	668
Dividend paid		_	-307	-307
Equity, 31 December 2013	192	0	1,903	2,095
PARENT COMPANY CASH FLOW STATEMENT				
Amounts in SEKm	Note		2013	2012
OPERATING ACTIVITIES				
Operating loss			1	-10
Interest and dividend received			821	831
Interest paid			-529	-462
Cash flows before changes in working capital			293	359
CHANGES IN WORKING CAPITAL				
Changes in operating receivables			-5	2
Changes in operating liabilities			59	2
Total changes in working capital			54	200
Cash flow from operating activities			347	363
INVESTMENT ACTIVITIES				
Acquisitions of non-current assets			-2	C
Shareholder contributions paid			-2,987	-7
Acquisitions of interests in Group companies			-896	-63
Change in receivables from Group companies			1,148	-363
Change in other financial non-current assets			24	-142
Cash flow from investment activities			-2,713	-575
FINANCING ACTIVITIES				
Dividend paid			-307	-288
Termination of derivatives			22	C
Borrowing			5,084	923
Amortization of loan liabilities			-3,241	-434
Changes in other non-current liabilities and provisions			720	-206
Group contributions received			17	88
Cash flow from financing activities			2,295	83
Change in cash and cash equivalents			-71	-129
Cash and cash equivalents at start of period			75	204
Cash and cash equivalents at end of period	22		4	75

Notes

Unless otherwise stated, amounts are in SEK million.

Note 1 - Principal accounting policies

General information

The consolidated accounts and the annual accounts of Wihlborgs Fastigheter AB (the Parent Company) for the 2013 financial year have been approved by the Board of Directors and the Chief Executive Officer for publication on 17 March 2014 and will be presented to the Annual General Meeting (AGM) on 29 April 2014 for adoption. The Parent Company is a Swedish public limited company with its registered office in Malmö. The Parent Company's functional currency is Swedish kronor (SEK), which is also the reporting currency of the Parent Company and the Group.

Compliance with standards and statutory requirements

The consolidated accounts have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by International Accounting Standards Board (IASB), as well as interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC) and approved by the European Union. Furthermore, the Swedish Financial Accounting Standards Council's recommendation RFR 1, Supplementary Rules for Consolidated Financial Statements, has been applied. The Parent Company accounts have been prepared in accordance with the Swedish Annual Accounts Act and by application of Recommendation RFR 2, Accounting Rules for Legal Entities issued by the Swedish Financial Reporting Board. Deviations between the Group and Parent Company accounting policies are described in the section "Accounting policies – Parent Company", below.

Basis of preparation

Assets and liabilities are recognized at historical cost, other than investment properties and derivative instruments, which are reported at fair value.

Use of judgements and estimates

To be able to prepare financial statements in accordance with generally accepted accounting practice, the management and the board have to make judgements and assumptions that affect the amounts reported for assets, liabilities, income and expenses, as well as other information disclosed.

These judgements are based on experience and the various assumptions that are considered reasonable by the management and the board in view of prevailing circumstances. The conclusions drawn form the basis of decisions regarding book values for assets and liabilities in cases where such amounts cannot readily be determined on the basis of information from

other sources. Actual outcomes may differ from these assessments if other assumptions are made or if the relevant conditions change.

The accounts are particularly sensitive to the judgements and estimates on which the valuation of investment properties are based. Further information on the basis of valuation and the methods used in the valuation of properties is provided on pages 78–79 of this annual report and also in Notes 11 and 15. Tax claims and tax loss carry-forwards are assessed, and if they are encumbered with significant uncertainty are not taken into account in calculation of tax on the year's income and tax claims, that is to say, they are not included in the total tax loss carry-forwards recognized.

Principal accounting policies applied

The accounting policies presented below have been applied consistently in all periods that are presented in the group's financial statements.

New accounting policies

The amended accounting policies that the Group has applied since 1 January 2013 are described in the following. Other new and amended standards and interpretations of IFRS applied since the beginning of 2013 have not materially affected the Group's financial statements.

As a result of amendments to IAS 1 Presentation of Financial Statements, items in Other comprehensive income are to be grouped in two categories, according to whether a) they will not be reclassified to profit/loss for the period or b) they will be reclassified to profit/loss for the period. All items in Wihlborgs' Other comprehensive income fall within category b). IFRS 13 Fair Value Measurement is a new universal standard for determining fair value, where this is required by other standards. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. IFRS 13 also requires several qualitative and quantitative disclosures regarding fair value. Wihlborgs measures investment properties and derivatives at fair value. Neither valuation nor accounting is affected by the new standard, other than in the case of certain supplementary disclosures. IFRS 7 Financial Instruments: Disclosures was updated in 2013 and now includes a clear requirement to present and account for recognized financial instruments that are governed by a legally binding master netting agreement or the like. Wihlborgs has analyzed its interest rate derivative agreements and concluded that the conditions for the right to net assets and liability are satisfied. IAS 19 Employee Compensation has been amended. The effect of the amendment is to abolish the "corridor method". The amendment has no effect on Wihlborgs' accounting since the defined benefit ITP plans used in the Group are accounted for as defined-contribution, due to lack of information from Alecta. The Swedish Financial Reporting Board has issued new guidance on accounting for group contributions, effective 1 January 2013, inclusive, with a main rule and an alternative rule. Early adoption has been permitted. The main rule accords with the guidelines in force since

1 January 2011, inclusive, described in the following under the Parent Company's accounting policies.

New and amended standards effective 1 January 2014 and later The Group has not yet implemented the new and amended standards described below.

The EU has approved a package of five standards to come into effect after 1 January 2014. IFRS 10 Consolidated Financial Statements (replaces sections of IAS 27) outlines when and how companies are to prepare consolidated financial statements. IFRS 11 Joint Arrangements (replaces IAS 31) defines the difference between Joint Operations and Joint Ventures for which only the equity method may be used. IFRS 12 deals with disclosure of interests in other companies. Wihlborgs is also affected by amendments to the existing IAS 27 Consolidated and Separate Financial Statements and IAS 28 Investments in Associates. The new standards are not expected to have any material effect on the Group's accounting. IAS 32 Financial Instruments - Presentation, which applies as of 1 January 2014 introduces clarifications of the rules on netting of financial assets and liabilities; the amendments will not have any material effect on Wihlborgs' accounting.

In the first quarter of 2014, the EU is expected to approve IFRIC 21 Levies, which states that government levies are to be recognized as a liability in their entirety when the obligation arises. Property tax is a government levy that is incurred by whoever owns any particular property on 1 January that year. To Wihlborgs, the effect of the amendment, if approved, is that the whole of the property tax liability will be recognized at an earlier stage than last year. IFRS 9 Financial Instruments will be effective from no earlier than 1 January 2015, inclusive. As a result, no analysis of the implications of IFRS 9 has yet been performed.

Definition of segment

Wihlborgs reports on four geographical market areas: Malmö, Helsingborg, Lund and Copenhagen. Each market area corresponds to a business segment whose revenues and costs are regularly monitored by reporting to the Chief Executive Officer, who is the highest executive decision-maker. Group Management monitors operating results and changes in property values; other profit and loss items are not broken down by market area. On the assets side, investments in properties and their book values are monitored.

Basis of consolidation

The consolidated accounts include the Parent Company Wihlborgs Fastigheter AB, and all companies in which the Parent Company has a direct or indirect controlling interest. A "controlling interest" consists of a direct or indirect right to determine a company's financial and operational strategies in order to obtain economic benefits. The consolidated accounts are based on accounting documents produced for all Group companies per 31 December, and are prepared in accordance with the historical cost convention. However, the Group companies acquired in December 2004 are reported in this Group at the values reported in the Fabege Group in accordance with the rules on joint control.

The consolidated income statement includes companies acquired or disposed of during the year at values only with respect to the period the company was owned. Intra-Group sales, balances and profits and losses are eliminated on consolidation.

Acquisition of properties via companies

A company acquisition may be regarded either as an asset acquisition or a business acquisition. A company acquisition whose primary purpose is to gain access to the properties of the purchased company and in which any management organization and administration of the acquired company are of subordinate importance to the completion of the acquisition, is normally treated as an asset acquisition. A company acquisition where the management organization and administration of the acquired company are of major importance to the completion and value of the acquisition, is instead treated as a business acquisition.

In the case of an asset acquisition, no deferred tax on the surplus value of the properties is reported; any discount attributable to the deferred tax is instead deducted from the property value. In establishing a fair value after the date of acquisition, the property value is adjusted by the discount obtained. On the other hand, in the case of a business transaction, deferred tax is recognized at the nominal tax rate on the surplus value of the property and other temporary differences attributable to the assets or liabilities acquired. The company acquisitions made after formation of the Group are treated as asset acquisitions.

Currency translation for foreign operations

The functional currency for the Group's foreign operations is the currency in which the Group entity concerned conducts its business activities. The Group's financial reports are presented in Swedish kronor (SEK), the functional currency of the Parent Company. The income statements and balance sheets for foreign operations are translated to SEK; the balance sheets are translated at the rates prevailing at the balance sheet date, apart from equity, which is translated at the historical rate. The income statements are translated at the average rate for the period. Any translation differences arising in translation to SEK are taken to other comprehensive income and are accumulated as a reserve within equity.

Joint ventures

Companies in which Wihlborgs has a long-term ownership involvement and, with one or several joint venture partners, exercises a controlling influence, are reported in the income statement and balance sheet in accordance with the equity method. In the consolidated income statement, Wihlborgs' annual share of this result is reported, as well as any change in surplus or deficit values, where appropriate. The value of these interests is adjusted on the balance sheet to reflect the share of income and any dividend payments. Any internal gains are adjusted in the income statement. Joint ventures are accounted for on the basis of the latest available accounts for the company concerned, adjusted to take account of any deviation in accounting policies and with an adjustment for the estimated

effect of events and transactions in the period until the end of the reporting period for the Wihlborgs Group.

Transactions denominated in foreign currencies

Transactions in foreign currency are translated to SEK using the exchange rate at the time of the transaction. Monetary assets and liabilities in foreign currency are translated at the balance sheet rate, with any exchange gains or losses being credited or charged to the income statement. Exchange differences on operating receivables and liabilities are taken to the operating profit, while exchange differences attributable to financial assets and liabilities are reported under the heading Result from financial items.

Hedging of new investment in a foreign operation

In order to reduce foreign exchange risks related to net assets in foreign operations, forward contacts and foreign currency loans are used. At the end of the accounting periods, these loans are translated at the rate prevailing on the balance sheet date and the forward contracts are reported at fair value. The effective portion of the period's changes in exchange rates attributable to the hedging instruments is recognized in other comprehensive income in order to take account of the translation differences in connection with the net assets in the foreign operations. The accumulated translation differences from both net investment and hedging instruments are settled up and recognized in profit for the year when the foreign operation is divested. Where a hedging arrangement is not wholly effective, the ineffective portion is recognized in profit for the year.

Income

Rental income from property management is notified in advance and recognized as income in the period to which it relates. Rental income includes invoiced supplementary charges for electricity, heating, property tax etc. In cases where a leaseholder is for a specific period granted a rent reduction and in another period is charged a higher rent, the under- or overpayment, respectively, is recognized as accrued on a linear basis over the term of the lease, provided that the rent reduction is not associated with phased occupancy or the like. Income relating to leases terminated early is recognized with immediate effect unless the tenant is subject to any outstanding obligations. Income from property sales is recognized when the significant risks and benefits associated with ownership of the properties have been transferred to the buyer and when it is probable that the economic benefits associated with the sale will accrue to Wihlborgs. This means that the income is generally recognized from the point at which occupancy is taken up.

Leasing

Lease contracts attributable to investment properties are to be regarded as operational leases. These contracts are reported in accordance with the principles of income reporting as described above. Under site leasehold agreements that from an accounting perspective are operational leases, Wihlborgs is the lessee. The site leasehold rent is recognized as a cost for the

period concerned. Wihlborgs is also party, as lessee, to a minor number of lease agreements of insignificant scale. These leases, which pertain in large part to cars, are reported as operational leases, with the expense being recognized in income on a linear basis over the period of the lease.

Costs

The concept of property costs includes all costs associated with the investment properties. This includes direct property costs such as costs of operations, maintenance, site leasehold rent and property tax. The term also includes indirect property costs, such as costs of leasing and property administration. The term central administration comprises costs of group management, the costs of being a public limited company and other costs associated with the corporate form, including centralized advertising and other marketing.

Employee compensation

Compensation to employees, in the form of wages/salaries, paid holiday, paid sick leave etc. is accounted for as it is earned. As regards pensions and other post-employment benefits, these are classified as defined-contribution or defined-benefit plans. Commitments under the defined-contribution plans are fulfilled via premiums to independent public bodies or companies that administer the plans. A number of employees at Wihlborgs are covered by the ITP Plan, with regular contributions to Alecta. According to IFRS, this is to be classified as a defined-benefit plan to which several employers subscribe. Since sufficient information to report these as defined-benefit is not available, they are reported as defined-contribution plans.

All employees, apart from the Chief Executive Officer, receive shares in the Wihlborgs Profit-Sharing Fund, which is entirely independent of Wihlborgs. Allocations to the profit-sharing fund are recognized as a personnel cost in the period to which the profit shares pertain.

Income from property management

IAS 1 prescribes which information is to be presented in the income statement and the supplement describes how this may be set up. However, neither what is prescribed nor what is described is exhaustive or specific to developments at a property management company in Sweden, and a fairly clear tendency can be discerned. Against that background, income from property management is reported in a section of the income statement and changes in property values and derivatives in a separate section between income from property management and the profit before tax.

Financial income and expense

Financial income comprises interest income and realized gains on available-for-sale financial assets. Interest income is recognized in the period it which it arises. Dividend on shares is recognized in the period in which the entitlement to receive payment is considered certain.

Financial expense includes interest and other costs attributable to the financing of operations, plus continuous interest

on interest rate derivatives. This item also includes impairment losses and realized losses on available-for-sale financial assets. Interest expenses are charged to income in the period in which they are incurred, other than when they are incorporated into the historical cost of a construction project, and are recognized by application of the effective interest convention. Wihlborgs capitalizes interest expense attributable to the production of major newbuilds, extensions and redevelopments in the consolidated accounts. In the accounts of individual companies, all borrowing costs are charged to income in the year in which they are incurred. When calculating a borrowing cost to be capitalized, the average interest rate for the loan portfolio is used.

Charges for mortgages raised are not expensed but capitalized as investment in property.

Income tax

Tax on profit for the year includes both current and deferred income tax for Swedish and foreign Group entities. Current tax is based on taxable profit for the year, which differs from the recognized profit for the year, in that it has been adjusted for non-taxable income, non-deductible expenses and for any change in temporary differences between recognized and taxable values for assets and liabilities. Current tax for the Group is based on the tax rates that applied on the balance sheet date. Deferred tax has been calculated using the balance sheet method. This method is used to account for deferred tax liabilities and claims for all temporary differences between reported and taxable values for assets and liabilities and for other taxable deductions or deficits. Deferred tax liabilities and tax claims are calculated on the basis of the tax rate anticipated for the time at which the temporary difference is reversed. When valuing taxable tax loss carry-forwards, an assessment is made of the likelihood that the deficit can be utilized. When determining deferred tax claims, deficits are included in the amount that can be offset with certainty against future profits. In the case of asset acquisition, initially no deferred tax is reported on surplus or deficit values on consolidation of assets and liabilities acquired. Deferred taxes are reported at the nominal tax rate prevailing, undiscounted. Deferred tax claims and deferred tax liabilities are offset if relating to income tax to be paid to the same tax authority and if the Group is able to settle the tax by payment of a net amount. Both current and deferred tax are reported in the income statement as income or costs except where the underlying transaction is booked directly against equity. In such cases, the tax is also taken direct to equity.

Appropriations and untaxed reserves

Tax legislation in Sweden and certain other countries allows the payment of tax to be postponed by appropriation to untaxed reserves in the balance sheet via the income statement heading "Appropriations". Rules in the legislation allow depreciation over and above depreciation according to plan. However appropriations and untaxed reserves are not presented in the consolidated accounts. In the consolidated balance sheet, untaxed reserves are divided into deferred tax liability and equity. Equity is then eliminated so that only equity earned after the date of

acquisition remains. In the consolidated income statement, the appropriation to or withdrawal from untaxed reserves is divided between deferred tax and net profit for the year.

Properties

All properties in the Group are classified as investment properties on the basis that they are held to earn rental income or for capital appreciation, or a combination of the two. Investment properties are accounted for using the fair value method on the balance sheet, in accordance with IAS 40. Any change in value is recognized on a separate line in the income statement. The Group's properties are accounted for on the balance sheet as non-current assets. Since the properties are accounted for fair value, no provision for depreciation is made in the consolidated accounts. Investment properties are valued quarterly on the basis of an internal valuation model. At year-end, all properties are valued by independent external valuers with recognized and appropriate qualifications. The valuation model used is based on a long-term assessment of return taking into account the current value of future payment flows and differentiated requirements for return per property, reflecting location, purpose, condition, standard etc. In the case of properties acquired via asset acquisition, the carrying amount is downwardly adjusted by an amount equal to any discount provided, in respect of the deferred tax, at acquisition.

Additional expenses relating to redevelopment/extension are added to the carrying amount only when it is probable that the future economic benefits associated with the asset will accrue to the Company and the acquisition cost can be measured in a reliable manner. All other subsequent costs are expensed in the period when they occur. The decisive factor in determining when an additional expense is added to the carrying amount is whether the expense relates to replacement of whole or parts of identified components, in which case the expenditure is capitalized. Expenditure on entirely new components is also added to the carrying amount. In major projects, interest during the project period is capitalized. Expenditure on repairs is expensed in the period in which it arises.

Further information on external valuation of property is provided on pages 78–79, while Note 15 gives details of the classification of the property portfolio and its respective carrying amounts.

Financial instruments

Financial assets and liabilities are recognized in the balance sheet when the company becomes a party under the contractual terms and conditions for the instrument. A financial asset is derecognised from the balance sheet when the contractual rights expire or become due or when the company loses control over the asset. On every reporting occasion, the company determines whether there are objective indications of any impairment requirement for a financial asset or group of financial assets. A financial liability is derecognized from the balance sheet when the obligation has been fulfilled or has otherwise expired.

Financial assets and liabilities are offset and recognized as a net amount on the balance sheet when there is a legally en-

forceable right to offset, and when there is an intention to settle, the items on a net basis, or to realize the asset and settle the liability simultaneously. Financial income and expense are offset in the income statement in cases where they are linked to the financial assets and liabilities where offsetting occurs.

Financial instruments are recognized either at accumulated acquisition cost or fair value, depending on how they are categorized under IAS 39.

Cash in hand and on deposit – consist of bank balances at the end of the reporting period and are reported at their nominal value.

Claims – Non-current receivables are represented in the main by promissory note loans in connection with the sale of properties or companies. The intention is to hold these promissory note loans until maturity. The portion of promissory note loans that falls due within a year is accounted for among other receivables. If the promissory note loans are subject to interest terms that deviate from those of the market, the acquisition cost deviates from the nominal value. Receivables, including accounts receivable, are recognized at accrued acquisition cost, less a provision for bad debt. The need for such provision is assessed on a case-by-case basis, with any impairment being recognized among operating costs.

Loan liabilities - are recognized at accumulated acquisition cost.

Derivative instruments – Wihlbergs' interest rate derivative instruments are measured regularly at fair value in accordance with IAS 39. Any change in value is recognized in the income statement The principles on hedge accounting stated in IAS 39 are not applied to interest rate derivatives. On the other hand, changes in currency derivatives to hedge net investments in foreign operations are recognized in consolidated comprehensive income. Derivative instruments are valued at the current value of future cash flows. In determining future cash flows, anticipated market rates during the remaining term of the derivatives portfolio has been used. In the closable swaps included in the portfolio, the option component has not been attributed any value, since swaps can only be closed in pairs and so do not give rise to any impact on income at Wihlborgs. The banks decide whether closure takes place.

Accounts payable – are subject to a short payment date and are recognized at acquisition cost.

Equipment

Assets are recognized on the balance sheet at accumulated acquisition cost, less a deduction for accumulated depreciation according to plan and impairment. Annual depreciation is applied at 20 percent, on a straight-line basis, to the acquisition cost.

Equity

If any buy-back of Wihlborgs' own shares takes place, equity is reduced by the purchase consideration paid, including transac-

tion costs. Payments received from any sale of the Company's own shares are recognized as an increase in equity. Any transaction costs are taken directly to equity.

Dividends are recognized as a reduction in equity following approval by the AGM.

Provisions

A provision differs from other liabilities in that uncertainty is attached to the time of payment or the size of the amount to effect the provision. A provision is recognized on the balance sheet when there is a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation, and the amount can be reliably calculated.

Parent Company's accounting policies

The deviations that occur between the Parent Company's and the Group's policies arise from limitations in the Parent Company's ability to apply IFRS as a result of statutory provisions in, above all, the Swedish Annual Accounts Act, and with regard to the relationship between accounting and taxation.

Shares in subsidiaries

Shares in subsidiaries are accounted for within the Parent Company using the acquisition cost method. The carrying amount is regularly tested by reference to the fair value of the assets and liabilities of the subsidiaries. In cases where the carrying amount of the shares in subsidiaries exceeds the fair value of the subsidiaries, an impairment charge is applied and charged to the income statement. Where an earlier impairment is no longer justified, it is reversed.

Anticipated dividend

Anticipated dividends from subsidiaries are reported as financial income.

Group contributions

Group contributions are recognized in accordance with the main rule of Recommendation RFR 2. Under this rule, a group contribution received by a parent company from a subsidiary company has to be recognized in the parent company as financial income subject to the same principles as ordinary dividends from subsidiary companies. Group contributions made by the Parent Company to a subsidiary company will be reported as an investment in shares in the subsidiary. The Parent Company has never paid, and only ever received, Group contributions from subsidiaries.

Shareholder contributions

Shareholder contributions are recognized at the provider as an increase in shares in subsidiaries and at the receiver as an increase in unrestricted equity.

Derivative instruments

At the Parent Company, the entire change in value of currency derivatives is recognized under the heading "Change in value, derivatives" in the income statement.

Note 2 - Financial risk management

Financial policy

Wihlborgs' financial activities are governed by the financial policy that is subject to annual approval by the Board. This financial policy sets out the overall rules determining how Wihlborgs' financial operations are to be managed and how the risks of these financial activities are to be limited. Operations are financed by equity and loans. The major share of these loans are interest-bearing. The Parent Company's Economy/Finance function is a group executive function with responsibility for the Group's financing, interest rate risk management, liquidity planning and management of other financial risks. The function reports quarterly to the Board in accordance with guidelines established in the financial policy. The overall goals for the Economy/Finance function are:

- To secure Wihlborgs' short- and long-term capital requirements
- To optimize financial netting within set risk parameters.
- On the basis of Wihlborgs' operations, to continuously adapt financing in order to achieve and maintain a capital structure that is stable in the long term.

Management of financial risks

Liquidity and financial risk

Liquidity and financial risk refers to the risk of not being able to meet payment obligations as a result of insufficient liquidity or difficulties in raising new loans. Wihlborgs must be able to carry out transactions when the opportunity arises and must always be able to meet its commitments. Refinancing risk increases if the Company's creditworthiness deteriorates or if a large portion of its loan portfolio falls due on one or a few occasions.

Liquidity risk is managed partly via regular liquidity forecasts and partly by ensuring that Wihlborgs has access to credit lines or cash/cash equivalents that can be used at short notice to even out fluctuations in payment flows.

Borrowing risk is the risk that finance will be unavailable or obtainable only at highly unfavourable terms at a certain time. According to the financial policy, the objective for the capital structure is established in order to provide return on equity, enable the Company to obtain the necessary loan financing and secure scope for investment. Wihlborgs' aim for capital structure is to show an equity/assets ratio of no less than 30 percent and no more than 60 percent. On 31 December, the equity ratio was 29.9 percent (30) and the loan-to-value ratio 60.8 percent (59.3). In order to limit its financial risk, Wihlborgs endeavours to ensure that maturities of its credit lines are spread as far as possible, taking market conditions into account; for more information on the maturity structure at year-end, see the table below. Wihlborgs' total available credit is SEK 14,049 million (12,285), of which SEK 13,740 million (11,786) had been utilized on 31 December 2013. Wihlborgs has secured access to finance via long-term credit facilities.

The average period in which capital was tied up, including credit facility, was 4.0 (4.2) years. For more information on loan maturity per year, see the table below.

INTEREST AND MATURITY STRUCTURE PER 31 DECEMBER 2013

	Interest ma	,	Lo redit agree-	oan maturity Used.	Not used,
	amount, SEK m.	interest,	ments, SEKm	SEKm	SEKm
2014	3,896	1.84	970	970	0
2015	45	1.35	1,442	1,442	0
2016	1,500	3.56	8,500	8,193	307
2017	1,500	4.04	1,890	1,890	0
2018	0	-	0	0	0
After 2018	6,799	4.31	1,247	1,246	1
Total	13,740	3.49	14,049	13,740	308

Interest rate risk

Interest expense is the biggest single item of cost to which Wihlborgs is exposed. The extent to which and how quickly an interest rate change shows through in income will depend on the fixed-interest period. A rise in interest rates is often set off by a rise in inflation. In commercial leases, it is normal for rents to be index-linked for inflation.

Interest rate risk is the risk that income and cash flow will be affected by a change in market interest rates; the interest rate risk is calculated as the difference between the current average interest rate in the portfolio and the market interest rate. According to the financial policy, the goal for the interest coverage ratio is always to exceed 2.0 times; at year-end the interest coverage ratio was 2.6 (2.7) times.

By a combination of loans with a short fixed-interest period and the use of financial instruments in the form of interest swaps, a high degree of flexibility can be obtained and the fixedinterest period and interest rate level adapted to ensure that the goals for financial operations can be achieved at a limited level of interest rate risk. This can be done without any need for renegotiation of underlying loans. To manage the interest rate risk and obtain an even growth in net financial items, the average fixed-interest period for Wihlborgs' interest-bearing loan debt is adjusted to reflect the estimated risk level and interest rate expectations. Wihlborgs has an Interest Rate Committee that presents the Board with proposals for fixed-interest periods and interest rate levels as a basis for decision by the Board. Wihlborgs has an interest rate derivative portfolio of SEK 9.5 billion, comprising twelve separate interest rate swaps. For more detailed information see the table below. Due to higher market rates, the deficit in Wihlborgs' interest rate derivative portfolio fell to SEK 110 million, generating a positive change totalling SEK 449 million over the year. This change in value does not affect cash flow, as a derivative always has zero value when it matures.

The interest rate	e portfolio in	ncludes 12 interest-rate s	waps
Amount, SEKm Closable swaps	Rate, %	Can be closed	Expiry
1,000	3.95	quarterly	2021
500	3.83	quarterly	2021
500	2.63	quarterly	2026
500	2.51	quarterly	2026
500	2.33	quarterly	2026
500	2.58	quarterly	2027
1,000	1.96	August 14	2021
Interest rate swap	os		
2,000	2.70		2021
1,000	2.04		2022
1,000	2.01		2022
Threshold swap			
1,000	3.07	Threshold 4.75 %	2021

Counterparty risk

Counterparty risk refers to the risk that the counterparty will not be able to fulfil a delivery or payment. In Wihlborgs' financial activities, counterparty risk arises above all when the Company invests excess liquidity, engages in interest rate swap contracts and obtains long-term credit facilities. To reduce counterparty risk, Wihlborgs' financial policy states that the Company must deal only with banks or similar credit institutions with a rating corresponding to no less than A from both Moody's and Standard & Poors. Svensk FastighetsFinansiering AB can also be a lender, as long as Wihlborgs has an ownership stake in the company. In 2013, a further SEK 115 million was borrowed from Svensk FastighetsFinansiering. According to the financial policy, the spread of loans between various credit institutions must be such that there are at least four to six main lenders, none of whom should have a share of the total loan portfolio exceeding 30 percent. At year-end, Wihlborgs had 9 main lenders, none of whom represented more than 30 percent of the overall loan portfolio. Alongside these lenders, Wihlborgs further diversified its financing by issuing in the third quarter of 2013 a senior secured bond loan totalling SEK 1,000 million with a maturity of 18 months.

As regards Wihlborgs' accounts receivable, standard customer credit checks are performed before a new tenant is accepted, and if necessary the lease is backed by a personal quarantee. deposit or bank guarantee. In the case of receivables older than three months, provision is made in the accounts if no repayment plan or the like has been entered into with the tenant. Similarly, credit checks are carried out in connection with any promissory note receivables that may arise in connection with divestment of companies or properties.

Currency risk

Currency risk refers to the risk that negative impact of changes in exchange rates may have on Wihlborgs' income statement and balance sheet. Wihlborgs owns properties in Denmark via its subsidiary Wihlborgs A/S. To moderate the impact of changes in exchange rates, properties in Denmark are financed in Danish kroner (DKK) via the Danish subsidiary direct. In addition, Wihlborgs previously had a forward contract in Danish kroner to moderate the remaining currency exposure in its foreign net assets. This forward contract was settled in 2013 and replaced by a loan in Danish kroner raised by the Parent Company.

Operational risk

Operational risk in Wihlborgs' financial activities concerns the risk of incurring losses as a result of inadequate routines and/or irregularities. Effective internal controls, fit-for-purpose administrative routines, competence development and the availability of reliable valuation and risk models represent a sound basis for minimizing operational risks. Wihlborgs Economy/Finance function focuses continuously on monitoring the Company's administrative security and control.

Note 3 - Business segments

The Group's operations are focused on commercial properties in the Öresund region. In internal reporting to Group Management, operations are evaluated per market area, which represents the Group's only division into segments. These market areas are Malmö, Helsingborg, Lund and Copenhagen.

Segment reporting										
Market areas	Malr	nö	Helsingb	org	Lund		Copenha	ıgen	Total	
Items classified per segment	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012
Rental income	864	795	498	488	262	149	83	73	1,707	1,505
Property costs	-220	-198	-148	-145	-76	-46	-25	-17	-469	-406
Operating surplus	644	597	350	343	186	103	58	56	1,238	1,099
Change in value of properties	49	138	23	-19	110	59	-15	-38	167	140
Segment profit	693	735	373	324	296	162	43	18	1,405	1,239
ITEMS NOT CLASSIFIED BY SEGMENT										
Other income	_	_	_	_	_	_	_	-	14	7
Central administration	_	_	_	-	-	-	_	_	-51	-42
Net interest etc.	_	_	_	-	_	_	_	_	-452	-379
Change in value, derivatives	_	_	_	_	_	_	_	_	449	-136
Tax on profit for the year	_	-	_	_	_	-	_	-	-302	134
Net profit	-	-	-	-	-	-	-	-	1,063	823
PROPERTY VALUES AND INVESTMENT	S PER SEG	MENT								
Properties	11,586	10,858	5,249	5,102	4,433	2,647	1,316	1,269	22,584	19,876
Property acquisitions during the year	441	506	_	78	1,569	_	_	167	2,010	751
Other investments in properties	263	443	164	218	107	391	14	24	548	1,076

Rental income and property value per country								
	Rent	al income	Property	y valuation				
	2013	2012	2013	2012				
Denmark	83	73	1,316	1,269				
Sweden	1,624	1,432	21,268	18,607				
	1,707	1,505	22,584	19,876				

Note 4 - Rental income

	Group	
	2013	2012
Rental income, gross	1,882	1,646
Cost unlet	-178	-149
Non-recurring compensation, premises vacated prematurely	3	8
	1,707	1,505

Rental income, gross, includes not only rent excluding heating, supplementary charges for heating, electricity, water and sewerage and property tax passed on to the tenant, but also deduction of rent discounts granted. SEK 43 (32) million of rental income is turnover based rent on premises. Rents and rent discounts only charged during a specific part of the term of the lease have been recognized on an accruals and straight-line basis over the entire term of the lease.

Rental income is based on leases that are to be regarded as operational leases, where the Group is the lessor. Future rent payments not subject to lease termination are as follows, by maturity:

		Group		
	2013			
Within 1 year	1,746	1,490		
Between 1 and 5 years	3,462	3,364		
More than 5 years	3,437	2,162		
	8,645	7,016		

Of the above-mentioned future rent payments not subject to lease termination, SEK 238 million (1,505) relates to leases signed before the year-end but with occupancy being taken up on a later occasion in the following year. For more information on rents and leases, see pages 64-65.

Note 5 - Property costs

		Group
	2013	2012
Heating, electricity and water/sewerage	143	135
Operating costs	95	78
Repairs and maintenance	70	62
Property tax	82	69
Site leasehold rent	6	6
Property management	73	56
	469	406

Note 6 - Depreciation

Investment properties are accounted for at fair value, in accordance with IAS 40. As a result, no depreciation is shown for the property portfolio.

	G	roup
Equipment	2013	2012
Property management	1	_
Central administration and marketing	_	-
	1	0

Note 7 - Employees, personnel costs and executive remuneration

Average number of employees	2013	Of whom, men	2012	Of whom, men
Parent Company, Sweden	88	56	83	54
Subsidiaries, Sweden	6	2	0	0
Subsidiaries, Denmark	12	9	5	4
Group, total	106	67	88	58

Gender distribution, Board and	Board of D	irectors	Senior ex	ecutives
senior executives	2013	2012	2013	2012
Men	5	5	3	41
Women	3	3	22	1
Total	8	8	5	5

¹ Since November 2012 only 3 persons. ² Since August 2013, 2 persons.

Salaries, fees and benefits	Group		Parent Company	
	2013	2012	2013	2012
Chair of the Board	0.2	0.2	0.2	0.2
Other Board members,				
excl. CEO (SEK 125/120 th. each)	8.0	0.7	0.8	0.7
Chief Executive Officer				
Basic salary	3.7	3.5	3.7	3.5
Variable remuneration	_	_	_	_
Benefits	0.1	0.1	0.1	0.1
Other senior executives				
Basic salary	4.7	4.5	4.7	4.5
Variable remuneration	_	_	_	-
Benefits	0.2	0.2	0.2	0.2
Other employees	44.1	37.1	36.8	33.9
Total	53.8	46.3	46.5	43.1
Pension costs (excl. special payroll tax)				
Chief Executive Officer	1.3	1.2	1.3	1.2
Other senior executives	1.3	1.7	1.3	1.7
Other employees	7.4	4.8	7.1	4.7
Total	10.0	7.7	9.7	7.6
Statutory social security costs				
Chair	0.0	0.0	0.0	0.0
Other Board members	0.2	0.2	0.2	0.2
Chief Executive Officer	1.5	1.4	1.5	1.4
Other senior executives	1.8	1.9	1.8	1.9
Other employees	15.2	11.8	14.4	11.7
Total	18.7	15.3	17.9	15.2
Total	82.5	69.3	74.1	65.9

Financial statements

Senior executive remuneration

Principles

Fees are paid to the Chair and Board members in accordance with resolution of the AGM. The Chair was paid SEK 230 th. (220) and other Board members excluding the CEO SEK 125 th. (120) each. Remuneration to the CEO and other senior executives will be made up of basic salary, other benefits and pension. "Other senior executives" refers to the Group Management, which in addition to the CEO consists of the Chief Financial Officer, the Director of Corporate Communication, the Director of Projects & Development and, from the beginning of August, the Director of HR & CSR. Up to the end of October 2012, the Property Director was also included. Group Management is not entitled to any specific variable or share price related remuneration.

Remuneration and other benefits during the year

"Other benefits" refers to use of company cars. "Pension cost" refers to the cost charged to profit for the year. The pensionable age for the CEO is 65 years. The costs of the CEO's pension are paid in the form of a premium amounting to 35 percent of the pensionable income during the CEO's period of service. Other senior executives are covered by an ITP plan or equivalent, with the pensionable age being 65.

A number of administrative personnel in Sweden are covered by the ITP2 Plan's defined-benefit pension commitments for retirement and family pensions via a policy with Alecta. According to a statement from the Swedish Financial Reporting Board - UFR 3 Classification of ITP plans financed via insurance with Alecta – this consists of a defined-benefit plan to which several employers subscribe. For the 2013 financial year, the Company has not had access to information to enable it to report its proportional share of the plan's commitments, assets under management and costs. As a result, the Company has been unable to account for it as a defined-benefit plan. Against that background, the ITP 2 Pension Plan that is secured via insurance with Alecta is accounted for as a defined-contribution plan. The premium for the defined-benefit retirement and family pension is calculated individually on the basis of factors such as salary, previously earned pension entitlement and estimated remaining period of employment. Anticipated charges for the next reporting period for ITP 2 insurance policies held with Alecta total SEK 153 thousand. The collective consolidation level is the market value of Alecta's assets as a percentage of its insurance commitments, calculated by Alecta's actuarial methods and assumptions, which do not accord with IAS 19. Normally, the collective consolidation shall be allowed to vary between 125 and 155 percent. If Alecta's collective consolidation level falls short of 125 percent or exceeds 155 percent, steps are to be taken to enable the consolidation level to be brought back within the normal range. In the case of low consolidation, one step can be to increase the price for new, and extending existing, benefits. In the case of high consolidation, one step can be to reduce premiums. At year-end 2013, Alecta's surpluses in the form of the collective consolidation level was 148 percent (129).

Severance pay

The CEO's employment is subject to notice of termination of six months by either party. If employment if terminated by Wihlborgs, the CEO is entitled to severance pay corresponding to 18 months' salary. The severance pay is offset against other sources of income. If the employment is terminated by the CEO, no severance pay is due. In the case of other senior executives, employment is subject to notice of termination of 6 month by either party. If employment is terminated by the Company, the senior executive is entitled to severance pay for up to 12 months. The severance pay is offset against other sources of income. If the employment is terminated by the senior executive, no severance pay is due.

Remuneration-setting procedure

Remuneration to the CEO for the 2013 financial year has been approved by the Board. Remuneration to other senior executives has been approved by the CEO.

Profit-sharing fund

Wihlborgs has a profit-sharing fund for which all employees are eligible, apart from the CEO. Allocations to the profit-sharing fund may not exceed one basic amount geared to the price index per employee per year and is based on a combination of Wihlborgs' profits, excluding value appreciation in properties and derivatives, return on equity requirements and dividend to shareholders. The profit-sharing fund is required to invest its assets in shares in Wihlborgs Fastigheter AB. Payments to employees are made in accordance with the fund's articles of association. Personnel costs for 2013 include an allocation of SEK 3,770 th. (3,560) to the profit-sharing fund.

Note 8 - Other income

Other income is income related to property management. Matching costs are included in central administration.

Note 9 - Central administration and marketing

Comprises costs of Group Management and Group executive functions for finance, HR, accounting, IT and investor relations etc., as well as other costs associated with being a public company. Property-related administration is not included, but is instead accounted for among property costs.

Note 10 - Fees and reimbursement of costs to auditors, SEK th.

	Group	Parent Company		ny
	2013		2013	2012
Deloitte AB				
Auditing services	2,055	2,051	2,055	2,051
Accounting assignments other than auditing services	400	473	400	250
Tax advice	246	289	246	289
Other services	-	_	-	-
Aaen & Co. statsautoriserede	revisorer p	/s		
Auditing services	58	54	_	_
Accounting assignments other than auditing services	104	111		
Tax advice	64	67	_	_
Other services	_	_	_	_

Fees charged to the subsidiaries are invoiced to the Parent Company.

Auditing services consist of statutory auditing of the annual accounts, the consolidated accounts and the accounting records, as well as examination of the performance of the Board and CEO and other auditing functions performed by agreement or under contract.

Auditing services also include other duties that fall to a company's auditor, together with advice and other support occasioned by observations made during audits or the performance of such other duties.

Note 11 - Change in value, investment properties

The change in value during the year relates not only to properties sold but also the property portfolio at year-end.

	Grou	0
	2013	2012
Change in value, properties sold	2	22
Change in value, property portfolio on 31 Dec.	165	118
	167	140

The realized change in value, that is, the difference between on the one hand the selling price of properties sold and on the other hand the total capital invested in these properties, was SEK 6 million (23). "Total capital invested" refers to the original investment or acquisition, plus the investments made to the property concerned during the remainder of the period of ownership.

To determine the change in value for each period, the properties are valued at the end of every quarter. Internal valuations are performed on 31 March, 30 June and 30 September. To confirm internal valuations at these times, a small selection of properties are valued externally. The properties are selected with a focus on properties showing major changes in rental levels, vacancy rates or substantial investments. At every year-end, all properties are valued externally. Malmöbryggan Fastighetsekonomi AB and Savills Sweden AB performed a valuation of all Wihlborgs' properties in Sweden as per 31/12/2013. The values of the properties are determined individually to correspond to the fair value of the property concerned. In Denmark, the properties were valued by DTZ Egeskov & Lindquist.

For more details on valuation methods, valuation bases, market parameters etc. used in determining the value of the property portfolio, see pages 77-79.

Note 12 - Change in value, derivatives

Derivatives are financial instruments that in accordance with IAS 39 are recognized at fair value in the balance sheet. Changes in interest rate derivatives are accounted for under the heading "Change in value, derivatives" in the income statement, whereas currency derivatives used to hedge net assets in foreign subsidiaries are accounted for, if the hedging is effective, under the heading "Hedging of currency risk in foreign operations" in other comprehensive income. Any ineffective portion of the currency hedging is accounted for under the heading of "Change in value, derivatives". For information on the principles for valuation of derivatives, see Note 2. During the year, the currency derivatives were settled and replaced by a foreign currency loan.

Note 13 - Tax on profit for the year

	G	roup	Parent Co	Parent Company	
	2013	2012	2013	2012	
Current tax on profit for the year	-3	-5	_	_	
Adjustment of current tax, previous years	-1	-	-	=	
Total current tax	-4	-5	0	C	
Deferred tax	-298	139	-83	ϵ	
Total tax	-302	134	-83	6	
Nominal tax					
on profit before tax	-300	-181	-165	-20	
Tax effect, adjustment items					
– Reduction in corporation tax	_	265	_	-24	
Dividend from Group companiesImpairment losses/reversals on/	-	-	91	125	
of interests in Group companies	_	_	-8	-74	
– Recalculation of deferred tax	_	38	_	-	
– Tax-free income	22	27	_	_	
– Non-deductible costs	-15	-1	-1	-1	
– Profit shares in joint ventures	-8	-8	_	_	
– Other adjustment items	-	-6	_	-	
Total tax, excl. current tax,					
previous years	-301	134	-83	6	
Adjustment of current tax, previous years	-1	_	_	-	
	-302	134	-83	6	

In addition to that reported above, the Group has a tax cost attributable to components of other comprehensive income amounting to 3 (-5).

The nominal tax rate is 22 (26.3) percent in Sweden and 25 (25) percent in Denmark. Effective 1 January 2014, corporation tax in Denmark was lowered to 24.5 percent, which affected the calculation of deferred tax in this year's accounts.

The Group reports current tax amounting to SEK -4 million (-5). The current tax is based on the taxable income of the companies incorporated in the Group. This is lower than the Group's net profit before tax.

This is primarily because:

- The change in value for investment properties and derivatives is not included in the taxable profit
- Tax deductible depreciation on buildings, land improvements and fixtures and fittings in buildings is not charged to the consolidated profit
- Directly tax deductible amounts for certain redevelopment investments in properties are not charged to the consolidated profit
- Tax loss carry-forwards used are not charged to the consolidated profit

Calculation of current tax on profit for the year		
in the Group	2013	2012
Profit before tax	1,365	689
Changes in value	-616	-4
Tax deductible depreciation on buildings	-635	-448
Direct deductions, tenant modifications and		
replacement of components etc.	-202	-137
Tax-free dividends	-102	-106
Taxable profit/loss property sales	26	43
Other adjustment to, change in and recalcula-		
tion of tax loss carry-forwards	172	-3
Miscellaneous	7	-16
Taxable profit	15	18
Current tax on profit for the year	-3	-5

Note 14 - Statement of other comprehensive income and change in reserves

The translation reserve includes all currency differences that arise in translation of financial reports from foreign subsidiaries that have prepared their financial reports in a currency other than the one in which the Group's financial reports are presented.

The translation reserve also includes currency differences that arise in translation of liabilities and other items accounted for as hedging instruments for a net investment in a foreign operation. When the foreign subsidiary is wound up or sold, its portion of the translation reserve is taken to profit for the year. These reserves are presented as a separate item in shareholders' equity. Various reserves may appear here, but at present the only one included is the translation reserve.

2013		Change during the year in translation reserve		Closing balance
Translation of net investments in foreign				
operations	-8	12	_	4
Hedging of currency risk	=0			
in foreign operations Tax attributable to hedging of currency risk	72	-15	_	57
in foreign operations	-19	3	-	-16
	45	0	-	45

2012		Change during the year in translation reserve		Closing balance
Translation of net investments in foreign				
operations	3	-11	_	-8
Hedging of currency risk in foreign operations	53	19	-	72
Tax attributable to hedg- ing of currency risk in				
foreign operations	-14	-5	_	-19
	42	3	0	45

Analysis of hedging of currency risk in foreign operation, by type of hedge

In order to minimize the impact from exchange rate fluctuation on translation of the net assets of foreign operations into Swedish kronor, both forward currency contracts and loans in foreign currency are used. The impact from exchange rate fluctuations on these items is described in the following.

	2013	2012
Forward currency contracts	0	19
Loans denoted in foreign currency for financing		
of foreign operations	-15	0
	-15	19

Note 15 - Investment properties

All Wihlborgs' properties are classified as investment properties. Investment properties are those owned in order to earn rental income or for capital appreciation or a combination of the two. Investment properties are accounted for in the statement of financial position at fair value.

Wihlborgs rents offices in Copenhagen, Lund, Malmö and Helsingborg in its own properties. The rental value for own renting amounts in all cases to a negligible portion of the total rental value for the property concerned and consequently none of these properties is classified as operating property.

Wihlborgs does not own any property that was acquired or redeveloped with a view to reselling it quickly thereafter. As a result, no property is accounted for as property held for resale.

Approved investments amount to SEK 367 million (1,295), of which SEK 162 million (892) had been invested at year-end.

Of the carrying amounts for the properties, it is estimated that SEK 108 (93) million pertains to capitalized loan costs. To calculate the loan cost for capitalization, an interest rate corresponding to the average interest rate on the loan portfolio was used. On 31 December 2013, the interest rate was 3.49 percent (3.55).

At year-end, the residual value of the property portfolio for tax purposes was SEK 11,343 million (10,424).

	2013	2012
Tax assessment value Swedish properties	9,586	7,709
Carrying amount, Swedish properties	21,268	18,607

Fair value is determined by a combination of a comparable sales method, based on recorded local purchases, and a yield-based method. The yield-based method is based on a current value calculation of future actual cash flows, which is continually adjusted to the market, normally over 5 years, and the current value of the estimated residual value at the end of the calculation period. The valuation method for investment properties is classified as at level 3 in the fair value hierarchy, since non-observable input data used in the valuation materially affects the estimated value. The values of the properties are determined individually to correspond to the fair value of the property concerned.

The fair value of investment properties has been assessed by impartial external property valuers with appropriate professional qualifications and experience not of only the market areas concerned but also the type of properties valued.

In Sweden, the valuations were performed by Malmöbryggan Fastighetsekonomi AB and Savills Sweden AB. In Denmark, the properties were valued by DTZ Egeskov & Lindquist. For further information on the valuation of the property portfolio, see pages 77–79.

Adjustment of property valuation		
	Grou	nb
	2013	2012
Property value according to external valuations Adjustment for initial tax refund received on	22,800	20,051
acquisition of asset	-216	-175
Book value	22,584	19,876

Change in carrying amount for the year		
	Gro	up
	2013	2012
Carrying amount, beginning of year	19,876	18,046
Property acquisitions	2,010	751
Investments	548	1,076
Properties sold ¹	-65	-93
Change in value	167	140
Currency translations	48	-44
Book value	22,584	19,876

 $^{^{\}mbox{\tiny 1}}$ Including provisional insurance indemnity for total loss on property

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Summary	
Date of valuation	31/12/2013
Fair value	SEK 22,584 million
Calculation period	Normally 5 years for Swedish properties and 10 years for Danish properties. However, for certain properties, different calculation periods are justified on the basis of the length of the lease.
Estimated direct return requirement, residual value	Between 5.0% and 8.5%.
Cost of capital	Between 5% and 9%.
Long-term vacancy rate	Normally between 5% and 12%.
Operating and maintenance costs	In assessing the value, maintenance and maintenance costs are calculated on a standardized basis taking type of property, valuation year and location into account.
Inflation assumption	CPI is estimated to rise by 2% per year except in 2014 when CPI is estimated to

rise by no more than 1.25%.

Note 16 - Equipment

	Group		Parent Co	ompany
	2013	2012	2013	2012
Opening balance, acquisition costs	34	38	8	8
Investments	11	_	2	_
Sales and disposals	-2	-4	-	-
Closing balance, acquisition costs	43	34	10	8
Opening balance, depreciation	-29	-33	-6	-6
Depreciation items in acquired				
companies	-8	_	_	-
Sales and disposals	2	4	_	-
Depreciation during year	-1	-	-	-
Closing balance, depreciation	-36	-29	-6	-6
Book value	7	5	4	2

Note 17 - Interests in joint ventures

	Group	Group Parent Comp		mpany
	2013	2012	2013	2012
Carrying amount at beginning of year	129	121	53	54
Acquisitions and share issues during the year	1	17	1	_
Disposals/reclassifications during the year	-1	-1	-	-1
Share of profit	3	-	-	-
Deferred tax	-8	-8	_	-
Carrying amount at year-end	124	129	54	53

Name/Co. reg. no.	Registered office	Capital inter- est, %	Carrying amount on consolidation
Parent Company			
Dockan Exploatering AB			
556594-2645	Malmö	33.3	50
Fastighets AB ML4			
556786-2155	Malmö	50.0	1
Hälsostaden Ängelholm Holding AB			
556790-5723	Ängelholm	33.3	5
Medeon AB			
556564-5198	Malmö	40.0	0
Subsidiaries			
Ideon AB			
556862-4026	Lund	60.0	0
Nyckel 0328 AB			
556871-6541	Stockholm	33.3	68
			124

Business activities of joint venture companies

- Dockan Exploatering AB conducts development activities in the Dockan area of Malmö. In addition to conducting a property leasing business, the company sources development land for its owners.
- Fastighets AB ML4's purpose is to develop, build, own and manage the MAX IV research centre in Lund. Construction, which started in 2011, is expected to be completed in 2015.
 The investment is estimated at around SEK 2 billion. Financing is obtained from external providers through guarantees by the owners.
- Hälsostaden Ängelholm Holding AB was established to develop the site around Ängelholm Hospital into a health care city with a wide range of hospital services and healthpromoting activities. Approval has been given for conversion and newbuilding projects valued at around SEK 700 million in the northern hospital district. Financing will be obtained from external providers through guarantees by the owners.
- Medeon AB is marketing Medeon Science Park, a research park in Malmö focusing on life sciences (pharmaceuticals, medical technology, biotechnology and healthcare).
- Ideon AB, owned jointly with Lunds Universitets Innovationssystem AB and Lund's municipal corporation, was established to strengthen and develop Ideon as a creative and active research community in close contact with universities and other institutes of higher education.*
- Nyckel 0328 AB's purpose is, via its subsidiary Svensk FastighetsFinansiering AB, to conduct financial activities in the form of raising loans in the capital markets and lending activities in the form of cash loans. In 2011, a bond programme was launched to raise a total of SEK 5,000 million. On 31 December 2012, a total of SEK 2,320 million (2,090) of this amount had been utilized, SEK 1,160 million (1,045) of this amount by Wihlborgs.

'Despite an ownership stake of 60 percent, the company is not consolidated. This is because, under the terms of the ownership agreement, Wihlborgs does not exercise a controlling interest.

Summary of joint venture company profits/losses and financial position (Group's share)

	2013	2012
Income	87	66
Costs	-84	-66
Results	3	0
Adjustment to values on consolidation	-8	-8

Summary of joint venture company profits/losses and financial position (Group's share)

	2013	2012
Results	-5	-8
– of which, recognized as share of profit/loss	3	-
-of which, recognized as deferred tax	-8	-8
Assets	2,188	1,756
Liabilities	-2,124	-1,695
Net assets/net liabilities	64	61
Surplus values acquired	60	68
Book value	124	129

Note 18 - Receivables from joint ventures

	Group		Parent Co	Parent Company	
	2013	2012	2013	2012	
Maturity date between					
1–5 years from balance sheet date	212	234	212	234	
Maturity date more than					
5 years from balance sheet date	_	_	_	_	
Book value	212	234	212	234	

Note 19 - Other longtermreceivables

	Group		Parent Company		
	2013	2012	2013	2012	
Maturity date between 1–5 years					
from balance sheet date	12	10	4	7	
Maturity date more than 5 years from					
balance sheet date	4	4	4	4	
Book value	16	14	8	11	

SEK 4 (6) million of the above receivables are interest-bearing.

Note 20 -Accounts receivable - trade

	Group	0
Maturity structure – accounts receivable due	2013	2012
Accounts receivable that are neither due nor impaired	23	9
Accounts receivable that are due 0-30 days	4	7
31-60 days	5	5
61–90 days	2	3
>90 days	21	10
Of which, provision made (excluding VAT)	-15	-14
Total	40	20

In all, the total cost during the year for confirmed and anticipated bad debts amounted to SEK 7 million (5).

Note 21 - Prepaid expenses and accrued income

	Group		Parent Co	ompany
	2013	2012	2013	2012
Rental income	7	7	_	_
Insurance payments	39	_	_	_
Anticipated dividends	_	-	152	120
Interest income and interest costs	6	9	6	4
Miscellaneous	12	11	5	4
Total	64	27	163	128

Note 22 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and on deposit. Unused overdraft facilities which are not included in cash and cash equivalents amounted to SEK 157 million (39), SEK 157 million (39) in the Parent Company.

Note 23 - Equity

Number of shares registered and outstanding at beginning and end of year 76,856,728

All shares have equal voting rights, one vote per share. Quota value per share, 2.50 SEK (2.50). In 2013, shareholders received a dividend of SEK 4.00 (3.75) per share, representing a total of SEK 307 (288) million.

After the balance sheet date, the Board proposed the following dividend

Per share	SEK 4.25
Total	SEK 327 million

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The dividend proposal will be subject to approval by the Annual General Meeting, to be held on 29 April 2014.

The dividend proposal complies with the Company's dividend policy and is based on:

- 50% of income from property management, after deduction of tax at 22%.
- 50% of profit realized from property sales, that is, the selling price, less total invested capital, after deduction of tax at 22%.

In order to control and manage the Company's assets, a number of financial goals have been established to provide Wihlborgs with a capital structure that delivers the best return to shareholders, with due account taken of risk:

	GoalOutcome 2013 2013		Average 2009–2013
Return on equity should exceed the risk-free interest rate by at least six			
percentage points, %	>7.8%	16.3%	14.7%
Equity/assets ratio, %	>30.0%	29.9%	30.0%
Loan-to-value ratio of properties, %	<60%	60.8%	59.8%
Interest coverage ratio, mult.	>2.0	2.6	2.8

The Company's lenders have been furnished with guarantees (financial covenants) concerning the equity ratio and interest coverage ratio. There is an adequate margin between, respectively, the level of guarantees furnished and goals/outcomes for 2013. For more information on the Group's financial goals, dividend policy etc., as well as the relevant definitions, see pages 14 and 135.

Note 24 - Deferred tax liability

	Group		
	2013	2012	
Deferred tax is based on:			
- Tax loss carry-forwards	-324	-308	
Difference between recognized and taxable value of propertiesDifference in carrying and taxable amounts	1,812	1,602	
related to derivatives	-24	-118	
- Other temporary differences	121	131	
- Untaxed reserves	13	7	
	1,598	1,314	

The tax loss carry-forwards taken into account in calculation of deferred tax total SEK 1,469 million (1,400). None of these are deficits that are non-allowable through being Group contributions or merger-related.

The tax loss carry-forwards include a deficit of SEK 20 (28) million in the Danish subsidiary. In the calculation of deferred tax on unused tax loss carry-forwards, deficits encumbered with considerable uncertainty have been excluded.

Note 25 - Other provisions

	Group		Parent Compan	
	2013	2012	2013	2012
Stamp duty, property acquisition	30	30	_	_
Disputed tax liabilities	-	15	_	_
Other provisions for pensions	6	5	6	5
Book value	36	50	6	5

The stamp duty liability arose in connection with sales of properties within the Group. The liability only falls due for payment when the properties or the Group companies that own the properties are sold to an external party.

Note 26 - Interest-bearing liabilities

	Grou	Group		ompany
	2013	2012	2013	2012
Maturity date up to				
1 years from balance sheet date	970	340	250	-
Maturity date between				
Between 1 and 5 years from balance sheet date	11,524	10,645	10,992	9,783
Maturity date more than	1,246	801	384	_
5 years from balance sheet date				
	13,740	11,786	11,626	9,783
- of which, long-term portion	13,078	11,786	11,626	9,783
- of which, current portion	662	-	_	-
	13,740	11,786	11,626	9,783

The amounts above include the unused bank overdraft facility, which was SEK 39 million (54) for the Group and SEK 18 million (36) for the Parent Company. The credit limit approved as a bank overdraft facility is SEK 196 million (93) for the Group and SEK 175 million (75) for the Parent Company. The current portion of loans has been wholly or partly reduced by unused long-term credit agreements. The loan portfolio includes, in addition to loans from banks and credit institutions, loans from finance company Svensk FastighetsFinansiering AB, a subsidiary of Nyckel 0328 AB, in the amount of SEK 1,160 million (1,045) and a bond loan of SEK 1,000 million (-).

Note 27 - Derivative instruments

Analysis of value of derivative instrur	ment ba	sed on	maturity	
	Gro	up	Parent Company	
	2013	2012	2013	2012
Less than 1 year from balance sheet date	_	-22	_	-22
Between 1 and 5 years from balance sheet date	_	_	-	_
More than 5 years from balance sheet date	110	560	110	560
	110	538	110	538
of which, recognized as				
Current receivable				
– Currency derivative, surplus value	-	-22	_	-22
Non-current liability				
– Interest rate derivative, surplus value	-110	-2	-110	-2
– Interest rate derivative, deficit value	220	562	220	562
	110	538	110	538

Derivative instruments are classified as non-current liabilities on the balance sheet and measured regularly in accordance with IAS 39 at fair value according to level 2, except for closable swaps, which are measured according to level 3 (IFRS 7). Interest rate derivatives are not expected to be settled in cash. See also Note 1 – Accounting policies

Any change in value of interest rate derivatives is recognized in the income statement on a separate line entitled "Change in value, derivatives". Any change in the value of currency derivatives is recognized, if the hedge is effective, in the income statement as other comprehensive income, on the line "Hedging of currency risk in foreign operations". Any ineffective portion is accounted for under the heading of "Change in value, derivatives". The changes in value of interest rate derivatives during the year total SEK 449 million (-136), all of which are unrealized. Currency derivatives were redeemed during the year, producing a realized gain of SEK 22 million.

For more detailed information on Wihlborgs' derivative instruments and the risks they are intended to minimize, see Note 2 – Financial risk management.

	Group/
	Parent Company
Swaps value IFRS 7, level 3	
Opening balance, fair value 01/01/13, liability	347
Acquisitions/investments	-
Changes in value, positive	-164
Maturity	-
Closing balance, fair value 31/12/13, liability, level 3	183
Closing balance, fair value 31/12/13, receivable, level 2	-73
	110

Note 28 - Accrued expenses and deferred income

	Group		Parent C	Company
	2013	2012	2013	2012
Prepaid rent	233	214	_	_
Interest costs	76	76	64	65
Additional costs, sale of				
properties	25	25	_	_
Miscellaneous	86	74	18	17
	420	389	82	82

Note 29 - Pledged assets and contingent liabilities

	Group		Parent C	ompany
Pledged assets	2013	2012	2013	2012
Property mortgages	15,191	12,607	_	_
Interests in joint ventures	1	_	1	-
Endowment insurance	5	4	5	4
Promissory notes	_	_	12,351	10,208
Bank deposits	1	1	1	1
	15,198	12,612	12,358	10,213
Contingent liabilities				
Guarantee commitments on behalf of subsidiary companies	_	_	971	974
Other contingent liabilities	465	179	465	179
	465	179	1,436	1,153

Note 30 - Net sales and Operating costs

Net sales consist for the most part of the Parent Company's onward invoicing to other Group companies of costs, primarily relating to property administration, caretaking and a share of central administration.

Operating costs	2013	2012
Personnel costs	80	72
Administration costs	37	36
	117	108

Note 31 - Profit/loss on interests in Group companies

	Parent Company	
	2013	2012
Dividends on interests	415	474
Group contributions received	17	88
Profit/loss on sale of interests	-	_
Impairment of interests	-85	-281
Reversal of interests	46	-
	393	281

An impairment loss on interests in Group companies occurs when the carrying amount in the Parent Company exceeds the fair value of an individual Group company. In cases where the impaired value of interests has risen and exceeds the carrying amount in the Parent Company, these impairments are reversed, wholly or in part. In 2013, an impairment loss was recorded on the value of the interest in 12 Group companies, and a reversal was applied in 10 companies.

Note 32 - Result from other securities and receivables accounted for as non-current assets

	Parent Company	
	2013	2012
Interest income, Group companies	420	382
Interest income, other companies	14	5
	434	387

Note 33 - Interest expense and similar profit/loss items

	Parent Company	
	2013	2012
Interest costs, Group companies	87	97
Interest costs, other companies	441	370
	528	467

Note 34 - Interests in Group companies

	Parent Compar	
	2013	2012
Opening balance, acquisition costs	5,378	5,308
Acquisitions	896	42
Shareholder contributions paid/ new share issues	2,987	28
Sales	-	-
Closing balance, acquisition cost	9,261	5,378
Opening balance, impairment losses	-1,596	-1,315
Impairment losses during the year	-85	-281
Reversals for the year	46	_
Closing balance, impairment losses	-1,635	-1,596
Book value	7,626	3,782

C .		<u> </u>
Subsidiaries Name	Co. reg. no.	Carrying amount
	Co. reg. no.	
Bastionen Syd AB	556072-2042	115
Berga V5, AB	556742-9443	1
Bruksgatans Fastighets AB	556401-0675	19
Exab Utvecklings AB	556353-2828	0
Fastighets AB Altimeter	556786-2213	5
Fastighets AB Bergakniven	556742-7454	11
Fastighets AB Flygvärdinnan 5	556708-8512	19
Fastighets AB Fortet	556090-5621	97
Fastighets AB Hundstjärnan	556824-7679	0
Fastighets AB Kastrullen	556754-8812	0
Fastighets AB Kvävet	556222-8071	7
Fastighets AB Oxigenium	556754-8820	207
Fastighets AB Plinius	556033-6538	23
Fastighets AB Stillman	556082-1752	39
Fastighets AB Yxstenen	556691-4437	7
Första Fastighets AB Ideon	556233-7765	844
Förvaltnings AB Haspen	556466-2533	17
Hilab Fastigheter AB	556112-0345	10
Hundlokan 10 i Malmö AB	556730-4489	29
Kalinehuset AB	556129-5824	140
Kniven 2 AB	556706-9355	15
Kolgafour AB	556627-7843	7
Lund Lagret 1 AB	556730-3820	35
Lunds Byggmästaregille, AB	556058-9888	1
M2 Fastigheter AB	556101-4332	395
Malmö Börshus AB	556115-8543	109
Medeon Fastigheter AB	556034-1140	31
Neptuninnan AB	556743-5465	96
Ringcentralen i Hälsingborg Fastighets AB	556115-9483	0
Ringcentralen i Kristianstad Fastighets AB	556100-7641	0
Ringcentralen i Tingsryd Fastighets AB	556240-3633	0

Subsidiaries		Book value
Name	Co. reg. no.	
Spillepengen Fastighets AB	556107-5002	67
Studentkåren 6 Fastighets AB	556730-3499	129
Utvecklings AB Kranen	556286-9999	117
Weraco AB	556509-6418	58
Wihlborgs A/S	14 12 50 43	118
Wihlborgs Ametisten 5 AB	556686-0457	11
Wihlborgs Boplatsgatan 5 AB	556675-2449	0
Wihlborgs Borgeby AB	556675-2639	0
Wihlborgs Bronsdolken AB	556232-5919	4
Wihlborgs Bytarebacken AB	556822-0171	257
Wihlborgs Cinder AB	556518-5732	6
Wihlborgs Cityfastighet AB	556862-2848	0
Wihlborgs Erik Menved 37 AB	556704-3699	417
Wihlborgs Fastigheter i Helsingborg AB	556101-6295	424
Wihlborgs Fastigheter i Nordvästra Skåne AB	556271-3924	3
Wihlborgs Fisken 18 AB	556675-2357	145
Wihlborgs Flintan 3 AB	556675-2647	5
Wihlborgs Flounderone AB	556727-7909	20
Wihlborgs Forskaren 3 AB	556690-0667	128
Wihlborgs Gallerian AB	556704-3632	181
Wihlborgs Gjuteriet 18 AB	556717-2282	118
Wihlborgs Gåsebäck AB	556303-1326	9
Wihlborgs Gäddan 6 AB	556704-3681	1
Wihlborgs Gängtappen 1 AB	556776-3585	324
Wihlborgs Gängtappen 2 AB	556813-3572	147
Wihlborgs Havskryssaren AB	556703-0613	54
Wihlborgs Holding AB	556701-2827	0
Wihlborgs Ideon Fastigheter AB	556239-8718	194
Wihlborgs Kirseberg AB	556691-4874	0
Wihlborgs Kranen 10 AB	556824-7703	33
Wihlborgs Kranen AB	556704-6387	112
Wihlborgs Kärnan Södra 9 AB	556824-7661	76
Wihlborgs Lönngatan AB	556704-3657	10
Wihlborgs Mauritzborg AB	556753-3483	339
Wihlborgs Mobergsgården Västra 8 AB	556831-9130	30
Wihlborgs Motorseglaren AB	556703-0605	0
Wihlborgs Måsen 17 AB	556627-7835	2
Wihlborgs N.Vallgat. 80–82 AB	556675-2613	56
Wihlborgs Nils 24 AB	556704-3731	0
Wihlborgs Olsgård 8 AB	556775-6019	10
Wihlborgs Polisett AB	556703-0589	87
Wihlborgs Riggen AB	556701-5028	132
Wihlborgs Ritaren 1 AB	556675-2605	1
Wihlborgs Rosengård AB	556699-7986	48
Wihlborgs Rubinen AB	556862-2855	10
Wihlborgs Sjöstaden AB	556831-0246	0
Wihlborgs Skrovet 3 AB	556468-5385	170
Wihlborgs Skrovet 4 AB	556173-9417	5
Wihlborgs Skrovet 5 AB	556237-6268	145
Wihlborgs Skrovet 6 AB	556681-1898	281
Wihlborgs Spanien 5 AB	556710-4574	0
Wihlborgs Sparven 15 AB	556704-3624	292

Subsidiaries		Book value
Name	Co. reg. no.	
Wihlborgs Stenåldern 7 AB	556120-9759	0
Wihlborgs Stridsyxan 4 AB	556825-9948	4
Wihlborgs Sufflören 3 AB	556704-3640	6
Wihlborgs Sunnanå 12:27 AB	556766-4098	50
Wihlborgs Sydporten AB	556726-0202	36
Wihlborgs Tegelvägen 4 AB	556824-7653	0
Wihlborgs Terminalen 1 AB	556726-1663	78
Wihlborgs Tyfonen 1 AB	556692-2570	0
Wihlborgs Uvenine AB	556695-2502	30
Wihlborgs Vikingen 10 AB	556675-3082	32
Wihlborgs Väktaren 3 AB	556743-6109	173
Wihlborgs Zirkonen 2 AB	556788-4852	17
Wihlborgs Östersjön 1 AB	556637-7361	138
Wihlodia AB	556301-8109	2
WJ Bygg AB	556060-0529	5
		7,626

An impairment loss on interests in Group companies occurs when the carrying amount in the Parent Company exceeds the fair value of an individual Group company. In cases where the impaired value of interests has risen and exceeds the carrying amount in the Parent Company, these impairments are reversed, wholly or in part. All subsidiary companies are wholly owned subsidiaries and all have their registered address in Malmö, except Wihlborgs A/S, which has its registered address in Copenhagen. There are a total of 150 (144) companies in the Group.

Note 35 - Deferred tax claim

	Parent Company	
	2013	2012
Deferred tax is based on:		
– Tax loss carry-forwards	13	5
-Difference between recognized and taxable		
value of derivatives	27	118
Other temporary differences	1	1
	41	124

The tax loss carry-forwards that have been used to calculate deferred tax amount to SEK 57 million (22).

Financial statements

Note 36 - Fair value of financial assets and liabilities

Group								
	Financial asse measured at fair v incom			ves used in accounting	Loan a	nd accounts receivables	measure	ncial liabilities ed at accrued quisition cost
	2013	2012	2013	2012	2013	2012	2013	2012
Assets								
Non-current receivables					228	248		
Derivatives		2		20				
Accounts receivable					40	20		
Other receivables					22	20		
Prepaid expenses and accrued income					64	27		
Cash in hand and on deposit					11	102		
Total		2		20	365	417	0	0
Liabilities								
Interest-bearing liabilities							-13,740	-11,786
Derivatives	-110	-560						
Accounts payable							-80	-121
Other liabilities							-184	-86
Accrued expenses and deferred income							-420	-389
Total	-110	-560	0	0	0	0	-14,424	-12,382

Total	-110	-560	0	0	0	0	-14,905	-12,285
Prepaid expenses and accrued income							-82	-82
Other liabilities							-60	-3
Accounts payable							-4	-3
Derivatives	-110	-560						
Interest-bearing liabilities							-14,759	-12,197
Liabilities								
Total	0	2	0	20	393	455	0	0
Cash in hand and on deposit					4	75		
Prepaid expenses and accrued income					163	128		
Other receivables					2	3		
Accounts receivable					4	4		
Derivatives		2		20				
Assets Non-current receivables					220	245		
A	2013	2012	2013	2012	2013	2012	2013	2012
	2013	2012	2013	2012	2013	2012	2013	2012
	measured at fair v	ets/liabilities value via the e statement		es used in ccounting		nd accounts receivables	Other liabiliti at accrue	ies measured ed acquisition cos

Accounts receivable, other receivables, prepaid expenses and accrued income, cash in hand and on deposit, accounts payable, other liabilities and accrued expenses and deferred income are recognized at accumulated acquisition cost, less any impairment; as a result the fair value is considered to be the same as the carrying amount. Interest-bearing liabilities are mainly subject to a short fixed-interest period, meaning that the accrued acquisition value is the same as fair value.

Note 37 - Closely related parties

The Peab Group

Wihlborgs Board Chair, Erik Paulsson, has through his family a controlling interest in the Peab Group.

Joint ventures

The Group and Parent Company have close relationships with joint venture companies, see Note 17.

Subsidiaries

The Parent Company has a close relationship with its subsidiaries, see Note 34.

Summary of transactions with closely related parties	5	
	Gro	up
TRANSACTIONS WITH JOINT VENTURE COMPANIES	2013	2012
Sales to joint venture companies	24	15
Invoicing from joint venture companies	24	14
Interest income from joint venture companies	2	5
Interest costs to joint venture companies	37	21
Receivables from joint venture companies on 31 December	216	237
Liabilities to joint venture companies on 31 December	1,160	1,045
TRANSACTIONS WITH THE PEAB GROUP		
Rental income from the Peab Group	10	10
Contractor payments to the Peab Group	149	500
Receivable from Peab Group on 31 December	2	2
Liability to Peab Group on 31 December	1	56
	Parent (Company
TRANSACTIONS WITH JOINT VENTURE COMPANIES	2013	2012
Sales to joint venture companies	20	14
Invoicing from joint venture companies	0	_
Interest income from joint venture companies	2	5
Receivables from joint venture companies on 31 December	216	237
Liabilities to joint venture companies on 31 December	_	-

TRANSACTIONS WITH SUBSIDIARIES Sales to subsidiaries 98 85 Purchases from subsidiaries 5 5 Interest income from subsidiaries 420 382 Dividend from subsidiaries 415 474 Interest costs to subsidiaries 87 98 Claims on subsidiaries on 31 December 8,998 10,146 Liabilities to subsidiaries on 31 December 3,133 2,414

Senior executives

For more information on salaries and other remuneration to the Board, CEO and other senior executives, as well as costs and commitments regarding pensions and similar benefits and agreements on severance payments, see Note 7.

All transactions with related parties are priced in line with market conditions.

Financial statements

Signatures

The consolidated statement of income and consolidated statement of financial position, together with the parent company income statement and balance sheet are subject to approval by the Annual General Meeting, to be held on 29 April 2014.

The Board of Directors and the Chief Executive Officer hereby declare that the annual accounts have been prepared in accordance with generally accepted accounting practice in Sweden and that the consolidated accounts have been prepared in accordance with the International Financial Reporting Standards as referred to in Regulation (EC) No. 1606/2002/EC of the European Parliament and of the Council dated 19 July 2002 on the application of international accounting standards.

The annual accounts and the consolidated accounts give a true and fair view of the financial position and results of the Parent Company and the Group.

The administration report for the Parent Company and the Group provides a true and fair picture of the development of the operations, financial position and performance of the Parent Company and the Group and also describes material risks and uncertainties to which the Parent Company and the other companies in the Group are exposed.

Malmö, 17 March 2014

Erik Paulsson

Chair

Helen Olausson Board member

Kerstin Fredriksson Deputy Chair

Per-Ingemar Persson Board member

Anders Jarl

Chief Executive Officer

Tommy Ovarfort

Board member

Johan Oviberg Board member

Sara Karlsson

Board member

Our Audit Report was submitted on 18 March 2014 Deloitte AB

Torbjörn Svensson

Authorized Public Accountant

Auditors' Report

Auditors' Report to the Annual General Meeting of Wihlborgs Fastigheter AB, company registration number 556367-0230

Report on the Annual Report and Consolidated Accounts

We have conducted an audit of the annual accounts and the consolidated accounts of Wihlborgs Fastigheter AB (publ) for the financial year from 1 January 2013 to 31 December 2013. The Company's annual accounts and the consolidated accounts are included as pages 89-123 of the printed version of this document.

The Board of Directors and the Chief Executive Officer are responsible for the annual accounts and the consolidated accounts.

The Board of Directors and the CEO are responsible for preparing an annual report that provides a true and fair view in accordance with the Swedish Annual Accounts Act and consolidated accounts that provide and a true and fair view in accordance with International Financial Reporting Standards, as adopted by the EU, and the Swedish Annual Accounts Act, as well as for the internal systems of control that the Board of Directors and CEO deem to be necessary, in order to prepare an annual report and consolidated accounts that are free of material misstatement, whether caused by irregularity or error.

Responsibilities of the auditors

Our responsibility is to express our opinion on the annual report and consolidated accounts on the basis of our audit. We conducted our audit in accordance with International Standards on Auditing and generally accepted auditing practice in Sweden. Those standards require that we observe the requirements of professional ethics and that we plan and perform the audit to obtain reasonable assurance that the annual report and the consolidated accounts are free from material misstatement.

An audit includes obtaining, by variety of measures, accounting evidence supporting the amounts and disclosures in the annual accounts and consolidated accounts. The auditor decides which actions should be taken, for example by determining the risks of material misstatements in the annual report and the consolidated accounts, whether caused by irregularity or error. In determining risks in this way, the auditor considers which aspects of internal systems of control are relevant to how the company prepares the annual report and the consolidated accounts to provide a true and fair view, in order to devise audit measures that are fit-for-purpose with regard to the circumstances, but not in order to state an opinion as to the efficacy of the company's internal systems of control. An audit also includes an assessment of the suitability of the accounting policies applied and of the reasonableness of the estimates by the Board of Directors and the CEO in the accounts, as well as an assessment of the overall presentation of the annual report and the consolidated accounts.

We believe that the accounting evidence we have obtained provides an adequate and appropriate basis for our opinions.

Statement

In our view, the annual report has been prepared in accordance with the Swedish Annual Accounts Act and provides in all material respects a true and fair view of the parent company's financial position on 31 December 2013 and of its financial results and cash flows for the year in accordance with the Swedish Annual Accounts Act. The annual report has been prepared in accordance with the Swedish Annual Accounts Act and provides in all material respects a true and fair view of the group's financial position on 31 December 2013 and of its financial

results and cash flows for the year in accordance with International Financial Reporting Standards, as adopted by the EU, and the Swedish Annual Accounts Act. The statutory administration report is consistent with the other parts of the annual accounts and the consolidated accounts.

We therefore recommend to the Annual General Meeting of shareholders that the income statements and balance sheets of the parent company and the group be adopted.

Report on other requirements under legislation and other regulations

In addition to our audit of the annual report and the consolidated accounts, we have also conducted an audit of the proposed treatment of the company's profit or loss and the administration of the affairs of Wihlborgs Fastigheter AB (publ) by the Board and the CEO in the financial year of 1 January 2013 to 31 December 2013.

Responsibilities of the Board of Directors and CEO

The Board of Directors is responsible for the proposed arrangements for the company's profit or loss, and the Board and CEO are responsible for administration under the Swedish Annual Accounts Act.

Responsibilities of the auditors

Our responsibility is to express an opinion with a reasonable degree of assurance as to the proposed treatment of the company's profit or loss and as to the administration based on our review. We conducted our audit in accordance with generally accepted auditing practice in Sweden.

As a basis for our opinion on the Board's proposed arrangements for the company's profit or loss, we have examined the Board's reasoned statement, as well as documents, on a test basis, in support of this statement, in order to be able to determine whether the proposed arrangements are consistent with the Swedish Annual Accounts Act.

As a basis for our opinion concerning discharge from liability, in addition to our audit of the annual report and the consolidated accounts, we examined significant decisions, actions taken and circumstances of the company in order to be able to determine the liability, if any, to the company of any Board member or the CEO. We also examined whether any Board member or the CEO has, in any other way, acted in contravention of the Swedish Companies Act, the Swedish Annual Accounts Act or the company's Articles of Association.

We believe that the accounting evidence we obtained provides an adequate and appropriate basis for our opinions.

Statement

We recommend to the Annual General Meeting of shareholders that the profit be dealt with in accordance with the proposal in the administration report and that the members of the Board of Directors and the CEO be discharged from liability for the financial year.

Malmö, 18 March 2014

Deloitte AB

Authorized Public Accountant

Corporate Governance Report

Wihlborgs is a Swedish public limited company that is listed on Nasdaq OMX Stockholm. Wihlborgs applies the Swedish Code of Corporate Governance (the Code). This is a separate report and does not form part of the formal annual report. Wihlborgs' corporate governance report has been examined by the Company's auditors.

The shareholders influence the governance of the Company by participating in and exercising their voting rights at the Annual General Meeting (AGM), Wihlborgs' highest decisionmaking body.

Under the Swedish Companies Act, other legislation and regulations, the NASDAQ OMX Stockholm's Rules for Issuers, the Swedish Code of Corporate Governance, the Company's Articles of Association and internal instruments of control, such as the Rules of Procedure for the Board, instructions to the Chief Executive Officer and the financial policy, the management and responsibilities of the Wihlborgs Group are divided between the Board and Chief Executive Officer.

entitles the holder to one vote and each person with a voting entitlement may at the AGM vote for the full number of shares held and represented by that person. All shares carry an entitlement to an equal share in Wihlborgs profits.

The largest shareholder in Wihlborgs is Brinova Fastigheter AB, which owns 10.1 percent of the shares outstanding. At the end of December 2013, the ten largest Swedish shareholders owned 29.5 percent of the shares. The number of shareholders was 24,617, the same as in the preceding year. Of total share ownership, 77 percent was represented by legal persons and 23 percent by physical persons.

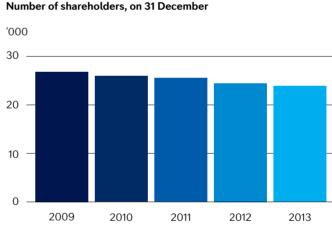
At the end of December, foreign shareholders represented 38.6 percent of the total, 3.6 percentage points lower than at the previous year-end.

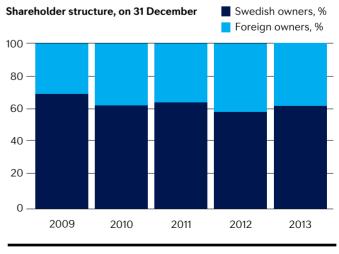
For further information on the Wihlborgs share and share-holders, see pages 29–31.



Shareholders

Wihlborgs shares were listed on the Stockholm Exchange on 23 May 2005. Since October 2006, Wihlborgs shares have been listed on the Mid Cap List of the OMX Nordic Exchange. At year-end, the Company's share capital totalled SEK 192 million. The number of shares registered and outstanding was 76,856,728 with a quota value per share of SEK 2.50. Each share





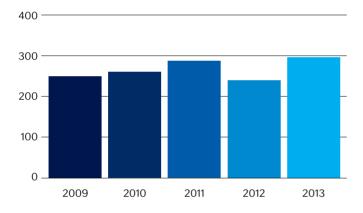
Articles of Association

Wihlborgs' Articles of Association were most recently amended at the 2011 AGM. The purpose of the company's operations is to acquire, manage, upgrade and sell properties mainly in the Öresund region, and to conduct other compatible activities. The Company's registered address is in Malmö. The company's Articles of Association are reproduced in full on page 137.

Annual General Meeting 2013

Wihlborgs' Annual General Meeting was held on 23 April 2013. The AGM was attended by around 344 shareholders, representing 36.0 percent of the shares outstanding. The AGM minutes are available on the Wihlborgs website, at www.wihlborgs.se

Numbers in attendance, AGMs, 2009-2013



In brief, the most significant resolutions were:

Election of Board members and auditors - It was resolved that the number of Board members should be eight. The following Board members were re-elected: Kerstin Fredriksson, Anders Jarl, Sara Karlsson, Helen Olausson, Erik Paulsson, Per-Ingemar Persson, Tommy Qvarfort and Johan Qviberg. Erik Paulsson was appointed Chair.

Nomination Committee - It was resolved that the Nomination Committee should consist of representatives of the three largest shareholders wishing to participate, plus one representative of the smaller shareholders, in the Company six months before the 2014 AGM. The Nomination Committee can also resolve whether the Chair of the Company should serve on the Committee. The Chair of the Nomination Committee shall be the member who represents the largest shareholder, unless otherwise agreed by the Committee. No fee is paid to members of the Committee, but the company will reimburse reasonable costs so that the Nomination Committee can perform its duties.

Acquisition and transfer of shares in the company - It was resolved to authorize the Board, in the period until the next AGM, to acquire and transfer Wihlborgs shares corresponding to no more than ten percent of the shares outstanding.

New share issue - It was resolved to authorize the Board, in the period until the next AGM, to approve a new share issue corresponding to no more than ten percent of the shares outstanding.

The Nomination Committee and proposals for Annual **General Meeting 2014**

The Code states that AGM resolutions on nominations for the Board and auditors should be prepared by a structured and transparent process that is managed by the shareholders, such as to provide all shareholders with the opportunity to present their views on and proposals for each individual issue and to create the conditions for well-prepared decisions. The Nomination Committee is the body responsible for preparing the AGM's resolutions on nomination issues. The Wihlborgs Nomination Committee has therefore prepared proposals for the Chair of the AGM, Chair of the Board, Board members, fees to the Board and auditors and their fees.

In accordance with the resolution of the AGM, the names of the members of the Nomination Committee were published in October 2013. The Nomination Committee consists of Bo Forsén from Brinova Fastigheter AB, Anders Rydin from SEB Funds, Eva Nilsson-Gottfridsdotter from Länsförsäkringar Funds and Krister Eurén representing the smaller shareholders. The representatives of the three largest shareholders on the Nomination Committee account for 17.1 percent of the votes in Wihlborgs. Bo Forsén was appointed Chair of the Nomination Committee

The Nomination Committee met twice. To support its work, the Nomination Committee has been in dialogue with the members of the Board and held meetings with the Chair, the CEO and the Company's auditors. The Nomination Committee was notified of the Company's strategy, risk management and control functions. The Committee has also taken part of the Board's own assessment.

In advance of the AGM on 29 April 2014, the Nomination Committee proposes that the Board should consist of seven members. The Nomination Committee also proposes that Board members Anders Jarl, Sara Karlsson, Helen Olausson, Erik Paulsson, Per-Ingemar Persson and Johan Qviberg be re-elected and that Tina Andersson be elected for the first time. Kerstin Fredriksson and Tommy Qvarfort have declined re-election. Erik Paulsson is proposed as Chair of the Board. It is proposed the total fees of SEK 905,000 (980,000) be paid to the Board. It is proposed that a fee of SEK 230,000 (230,000) be paid to the Chair and SEK 135,000 (125,000) be paid to the other Board members, except for CEO Anders Jarl.

The Nomination Committee proposes that Deloitte AB be re-elected as auditor, with Torbjörn Svensson as senior auditor.

Corporate Governance Report

Nomination Committee until 2014 AGM						
Name	Representing	Percent of votes, 30 Sept. 2013	Percent of votes, 31 Dec. 2013			
Bo Forsén	Brinova	10.1	10.1			
Anders Rydin	SEB Funds	3.8	3.6			
Eva Gottfridsdotter-Nilsson	Länsförsäkringar	3.2	3.0			
	Funds					

Other resolutions for the 2014 AGM

The Board has proposed that the following proposals be submitted to the AGM, to be held on 29 April:

- Dividend of SEK 4.25 per share, with record day 5 May
- Guidelines on principles for remuneration to Group Management
- Authorization to the Board, in the period until the next AGM, to acquire and transfer Wihlborgs shares corresponding to no more than ten percent of the shares outstanding.
- Authorization to the Board, in the period until the next AGM, to approve a new share issue corresponding to a maximum of ten percent of the shares outstanding.

Board of Directors

The overall duty of the Board is, on behalf of the owners, to manage the Company's affairs in a way that meets the interests of the owners for satisfactory long-term return on capital in the best possible way, in accordance with set rules of procedure. According to Wihlborgs' Articles of Association, the Board shall consist of no less than four and no more than eight members. At the AGM held in April 2013, Erik Paulsson was re-elected Chair of the Board and at the subsequent Board meeting Kerstin Fredriksson was appointed Deputy Chair. The Company's Chief Financial Officer, Arvid Liepe, served as Secretary to the Board.

Wihlborgs' Board possesses skills and experience in areas that are of major importance in terms of its ability to support, monitor and control the activities of a leading property company in Sweden. The various Board members have in-depth knowledge of property, the property market, financing and business development.

The Board satisfies the requirement of the Code and the listing requirements of the Stockholm Stock Exchange that no more than one board member may have an operational role in day-to-day business. Chief Executive Officer Anders Jarl is a member of the Board. The majority of Board members are independent of any relationship with the Company and the company management. In 2013, the Board held nine meetings, including statutory and per capsulam meetings. Seven of these nine meetings were ordinary Board meetings.

Members of the Board, independence, number of meetings and attendance

	Indep. of Company	Indep. of major owners	No. of board meetings/ attendance
Erik Paulsson, Chair	no	no	8 out of 9
Kerstin Fredriksson, Vice Chair	yes	yes	9 out of 9
Per-Ingemar Persson	yes	yes	8 out of 9
Anders Jarl	no	yes	9 out of 9
Sara Karlsson	yes	yes	9 out of 9
Helen Olausson	yes	yes	9 out of 9
Tommy Qvarfort	yes	yes	9 out of 9
Johan Qviberg	yes	yes	9 out of 9

The work of the Board of Directors

February	No. 1	Unaudited year-end report, final audit, financial report, acquisitions, projects, resolutions for AGM, costings of completed projects, 2013 annual report.
April	No. 2	Quarter 1 report, financial report, projects, acquisitions and sales, terms and conditions of employment for CEO and Group Management, 2013 sustainability report
April	No. 3	Statutory meeting
May	No. 4	Bond issue
June	No. 5	Acquisitions
June	No. 6	Projects, acquisitions and sales, interest rates, market analysis
August	No. 7	Quarter 2 report, projects, acquisitions and sales, financial report, review of rules of procedure and ethical guidelines, study tour of Ideon Science Park, Lund.
November	No. 8	Quarter 3 report, acquisitions, financial report, evaluation of CEO's performance, planning for audit
December	No. 9	Budget, strategy, financial and environmental goals, market, financial report, interim audit, acquisitions and sales, review of financial policy, evaluation of work of the Board

Committees

In view of the Company's size, Wihlborgs does not have separate audit and remuneration committees. To monitor developments in the credit market, Wihlborgs has an Interest Rate Committee. The Interest Rate Committee meets every other month and regularly presents proposals and reports to the Board. The Interest Rate Committee consists of Sara Karlsson, Per-Ingemar Persson, Tommy Qvarfort, Anders Jarl and Chief Financial Officer Arvid Liepe. The Committee is not mandated to make decisions on financial issues.

Rules of Procedure and instructions

The Board observes Rules of Procedure providing instructions on delegation of work and financial reporting. The Rules of Procedure, which supplement the provisions of the Swedish Companies Act and Wihlborgs' Articles of Association, are reviewed annually.

Under the Rules of Procedure, the Board is required to ensure that the CEO fulfils his obligations. The performance of the CEO is measured annually against set long- and short-term objectives.

The Board is further required, on an ongoing basis, to evaluate Wihlborgs' administrative routines and guidelines on property management and investment of the Company's assets. The Board is required to establish objectives, major policies and strategic plans for the Company and to continuously monitor not only compliance with the same, but also that they are updated and reviewed upon reports from the CEO.

In addition to the statutory meeting, five ordinary Board meetings are normally to be held per calendar year. The meetings shall consider economic and financial reports, sales and investments, and shall address current market issues and personnel issues. Extraordinary meetings may be held to discuss and resolve matters that cannot be referred to ordinary Board meetinas.

According to the Rules of Procedure, the Chair is required via contacts with the CEO to monitor developments at Wihlborgs and ensure that the Board members receive the information they need through the agency of the CEO. The Chair is also required to consult with the CEO on strategic issues and ensure that the conduct of business does not conflict with the provisions of the Swedish Companies Act, the Article of Association or the Code of Corporate Governance.

Group Management

The CEO is responsible for overseeing the Company's day-today management and for leading the organization in accordance with the Board's quidelines, instructions and directions. Wihlborgs' Rules of Procedure for the Board include an instruction to the CEO, who is required to ensure that the Board receives the necessary information and supporting documentation for decisions, that the Board is kept informed between Board meetings and that financial reporting is conducted in such a way that the Board can make a properly based judgement. This also includes separate instructions on reporting, specifying timetables.

Group Management consists of: Anders Jarl, Chief Executive Officer Mårten Edstrand, Director of Projects & Development Arvid Liepe, Chief Financial Officer Iréne Johansson, Director of Corporate Communication Anna Nambord, Director of HR and CSR

Principles for conditions of employment for the CEO and **Group Management**

Under the Code of Corporate Governance, the Board is to present proposals to the AGM on principles for remuneration and other conditions of employment for the CEO and Group Management. Wihlborgs' Board of Directors proposes that remuneration and other conditions of employment should be in line with the market, and competitive. Remuneration is paid in the form of fixed salary to all members of Group Management. Any remuneration over and above the fixed salary shall be subject to a maximum and related to the fixed salary; it is to be paid in the form of cash. Where appropriate, remuneration in addition to the fixed salary shall be based on outcomes relative to set goals and must accord with the interests of the shareholders. The conditions for other benefits shall, where available, represent a limited proportion of the remuneration components and shall in the main consist of company car benefits.

Wihlborgs has a profit-sharing fund for which all employees are eligible, apart from the CEO. Any allocation to the fund is based on the return on equity and is subject to a maximum of one basic amount geared to the price index per year and employee.

The pensionable age is 65 years for all members of Group Management. The cost of the CEO's pension is paid in the form of a premium amounting to 35 percent of the pensionable salary per year during the CEO's period of service. Other members of Group Management are covered by an ITP plan or equivalent. The notice of termination of employment, on either side, for the CEO and other members of Group Management is six months. Salary during the period of notice and severance pay consists of 24 monthly salary payments for the CEO and up to 18 monthly salary payments for other members of Group Management. Severance pay shall be offset against other sources of income.

The principles for remuneration and conditions of employment for the Company's management and the remuneration to and conditions of employment of the CEO are decided by the entire Board except the CEO. The principles for the conditions of employment are unchanged.

Remuneration and other benefits 2013 SEK th.							
	Salary	Other benefits	Pension	Tota			
Chief Executive Officer	3,733	70	1,340	5,143			
Other members of Group	4,693	169	1,262	6,124			

Other benefits consist of company car and fuel.

Auditing

Management

Under the Swedish Companies Act, the Company's auditor is required to examine the Company's annual accounts and dayto-day accounting records, as well as the administration of the

Board of Directors



Erik PaulssonChair of the Board
Båstad, born 1942
Elected to the Board 2004

Other Board duties
Chair of Backahill AB,
Fabege AB and SkiStar AB.
Board member of Catena AB
Fastigheter AB and Nolato AB.

No. of Wihlborgs shares 67,568, via family/company Also has a shareholding via Brinova.



Helen Olausson

Board member Stockholm, born 1968 Elected to the Board 2007

Principal employment CEO, Projektgaranti AB

Other Board duties Board member, Lantmäteriet, Skärvångens Bymejeri AB, etc.

No. of Wihlborgs shares



Kerstin Fredriksson

Deputy Chair Trelleborg, born 1942 Elected to the Board 2004

Other Board duties
Various municipal positions in
Trelleborg, plus Board member,
Skånet AB and Swedbank
Local Board Trelleborg.

No. of Wihlborgs shares 400



Per-Ingemar Persson

Board member Lund, born 1956 Elected to the Board 2010

Principal employment Group Director, Veidekke ASA

Other Board duties
Chair of Skandinavisk Kommunalteknik AB.
Board member, Swedish Construction
Federation

No. of Wihlborgs shares 2,000 in personal endowment insurance plan.



Anders Jarl

Board member Malmö, born 1956 Elected to the Board 2004

Principal employment Chief Executive Officer, Wihlborgs AB

No. of Wihlborgs shares 477,218 in private holding and via company.



Tommy Qvarfort

Board member Malmö, born 1944 Elected to the Board 2006

Principal employment CEO, Eremas Holding AB

Other Board duties Chair, Abitare Fastighetsutveckling AB, ApQ EL AB and Malmö Redhawks Ishockey AB.

No. of Wihlborgs shares 100,000



Sara Karlsson

Board member Båstad, born 1969 Elected to the Board 2007

Principal employment Entrepreneur, Båstad Företagsby

Other Board duties Board member, Topeja Holding AB, Scandinavian Resort AB and Backahill.

No. of Wihlborgs shares 21,880, via family



Johan Qviberg

Board member Stockholm, born 1981 Elected to the Board 2004

Principal employment CEO, Eriksbergsparken Investment AB

Other Board duties Svolder AB, Ingager AB and Virtusize AB.

No. of Wihlborgs shares 780,000

Company by the Board of Directors and the CEO. This examination results in an audit report that is presented, after the end of the financial year, to the AGM.

The Nomination Committee proposes auditors to the AGM. At the 2013 AGM, Deloitte AB was re-elected as the Company's auditor, with a new senior auditor, Torbjörn Svensson, for a period of three years. The next election of auditors will therefore be at the 2014 AGM. He has no assignments with companies that are till closely related to Wihlborgs' major owners or to the CEO. Torbjörn Svensson is responsible for the following major auditing assignments, alongside the auditing assignment on behalf of Wihlborgs: Mellby Gård, Braganza, Fairford and Skånemejerier.

At the meeting to discuss the year-end accounts, Torbjörn Svensson is personally in attendance and delivers a report on the final examination of the Company's accounts. The auditor also provides information to the Board on a regular basis on the examinations that are performed during the year.

In addition to its auditing services, Deloitte has also advised Wihlborgs in areas related to tax and accounting issues.

As a resolution for the 2014 AGM, the Nomination Committee has proposed re-election of Deloitte AB as the Company's auditors, with Torbjörn Svensson as senior auditor.

Fees and reimbursement of expenses to a	uditors, SEK 1	th.
Group	2013	2012
Deloitte AB		
Auditing services	2 ,055	2,051
Accounting assignments other than auditing services	400	473
Tax advice	246	289
Other services	-	-
Aaen & Co. statsautoriserede revisorer p/s		
Auditing services	58	54
Accounting assignments other than auditing services	104	_
Tax advice	64	111
Other services	-	67

Code of Corporate Governance

The overall aim of the Code is to promote positive development in the governance of Swedish companies so that they meet their owners' requirements for return on the capital invested. Any deviations from the rules of the Code must be described and justified, on the principle of "comply or explain". The reasons for every deviation must be clearly presented. Wihlborgs' deviations were as follows:

A separate audit committee has not been established. Instead, the functions of an audit committee were performed by the entire Board except for the CEO.

A separate remuneration committee has not been established. Instead, the functions of a remuneration committee were performed by the entire Board except for the CEO. During discussions of these matters, no-one from Group Management was present.

The reason why the Board did not establish an audit or remuneration committee is that it is not justified by the size of the Company. The issues can be addressed on the occasion of regular Board meetings.

Internal controls related to financial reporting

Under the Swedish Companies Act and the Swedish Code of Corporate Governance, the Board is responsible for internal control. Wihlborgs uses COSO, Internal Control - Integrated Framework, an internationally recognized and very widely accepted system, to describe the Company's control structure. COSO describes internal control as being divided into five components: control environment, risk assessment, control activities, information and communication and follow-up.

The control environment is represented by the Board, Group Management and the Company's personnel, in order to ensure that the Company observes laws and regulations and has an efficient organization, and that the Company operates an effective system of financial reporting.

Control environment - has an important part to play in the organization and provides the foundation for effective internal control.

To be able to assure adequate internal control and perform an accurate risk assessment, Rules of Procedure have been established. These describe the allocation of responsibilities between Board and CEO to provide for an effective assessment of risks in the organization and its financial reporting. The Rules of Procedures and the ethical guidelines that apply to the Board and the Company's employees are updated annually.

In its Rules of Procedure, the Board has clearly set out its delegation of decision-making to management for financial reporting. The organizational structure at Wihlborgs enables effective internal control to be performed. The Company's organization into property management areas led by a property management executive, shows defined responsibilities with authority. This is described in an instruction governing the signing of leases, rules on authorization and project applications. Consolidated reporting for Wihlborgs' 150 subsidiaries is standardized. Internal accounting is reconciled with external accounting on every reporting occasion. In accordance with Wihlborgs' personnel policy, employees working in the financial area have individual training plans to ensure competence in the field.

Overarching policies are in place for finance, IT, communication, purchasing, equal opportunity and personnel.

Wihlborgs has signed the UN's Global Compact, which means that the Company has committed itself to supporting the ten principles in human rights, labour law, the environment and

Group Management



Anders Jarl
Chief Executive Officer
Malmö, born 1956
Employed at Wihlborgs since 2001

No. of Wihlborgs shares 477,218 in private holding and via company.



Mårten Edstrand

Director of Projects & Development Falsterbo, born 1966 Employed at Wihlborgs since 2009

No. of Wihlborgs shares 34,941 shares via company



Iréne Johansson

Director of Corporate Communication Malmö, born 1953 Employed at Wihlborgs since 1992

No. of Wihlborgs shares 13,107 in private holding and via company.



Arvid Liepe

Chief Financial Officer Falsterbo, born 1967 Employed at Wihlborgs since 2013

No. of Wihlborgs shares 11,647 shares via company



Anna Nambord,

Director of HR and CSR Lomma, born 1973 Employed at Wihlborgs since 2013

No. of Wihlborgs shares

anti-corruption. As a result, the Company will be reporting annually on the current status in its "Communication On Progress". Wihlborgs has decided to report on sustainability in accordance with GRI (the Global Reporting Initiative). Sustainability reporting is carried out at implementation level B+ and presented for the third time, for the 2013 financial year. This reporting will be integrated with the reporting required for the Global Compact.

Risk assessment – Wihlborgs continuously conducts risk assessment in respect of its financial reporting. A risk analysis indicates that internal control is especially important regarding:

- Procedures for rent invoicing, including supplementary billing to tenants
- Buying and selling of properties, individually and as companies
- Property costs, primarily energy
- Financing, interest rates and derivatives
- the IT system
- Property valuation
- Project activities
- Taxes

These risks are assessed annually in consultation with the management and the auditors.

Control activities – are intended to create methods enabling the Company to manage risks. Such activities are designed to prevent, record and correct any errors that may arise. The purpose of control activities is to secure the Company's income and assets, check the accuracy and reliability of its financial reports and also ensure that systems of rules established are observed. Reports are submitted quarterly from the operations. Monitoring takes the form of measuring the financial outcome against budget. In addition, project managers and the property management organization meet once a quarter to coordinate redevelopment and newbuild issues with day-to-day management. Group Management and property management executives meet regularly during the quarter to report deviations, major new lets and lease terminations.

Every quarter, a central unit prepares consolidated accounts and financial reporting. On these occasions, a table of properties is also drawn up showing details, at the particular point in time, of: rental value, current rental income, vacancies, operating surplus, property valuation and yield.

Information and communication – The Communications
Department is responsible for ensuring that external information is provided in accordance with the Nasdaq OMX Exchange agreement. The Company's communication policy describes, for example, how financial reporting should be performed.

The Board receives information about risks of error in the Company's financial reporting and the internal control by the auditors in connection with the year-end accounts and their auditing of the Company's interim reports.

Wihlborgs employees receive continuous information on updated guidelines and policies via the Company's intranet.

The Wihlborgs website is updated regularly in order to adapt and improve the provision of external information in line with market requirements.

Monitoring - To guarantee the quality of the control system, it is monitored and evaluated on an ongoing basis. Feedback on each sub-market is regularly communicated to management and any failings that have emerged in internal controls are rectified.

Group Management reports to the Board in accordance with the instructions on financial reporting. The Company's auditors

review the financial reporting in connection with the year-end accounts and carry out a general examination of the accounts for the third quarter. At least twice a year, the auditors present to the Board their judgement on the Company's internal control.

Internal audit – To complement the external audit, internal assessments of the internal control for the most important routines in the Company are maintained continuously. Moreover, as the organization is simple and the business is geographically limited in extent, the Board has concluded that the appointment of an internal auditor is not necessary.

Malmö, 17 March 2014

Erik Paulsson

Helen Ölausson

Chair

Kerstin Fredriksson

Deputy Chair

Per-Ingemar Persson

Anders Jarl

Chief Executive Officer

Sara Karlsson

Tommy Ovarfort

Auditors' Statement on the Corporate Governance Report

To the Annual General Meeting of Wihlborgs Fastigheter AB, co. reg. no. 556367-0230

The Board of Directors is responsible for the corporate governance report for 2013, which is included in the printed version of this document on pages 126-133, and for verifying that it has been prepared in accordance with the Swedish Annual Accounts Act.

As a basis for our opinion that the corporate governance report has been prepared and is consistent with the annual accounts and the consolidated accounts, we have read the corporate governance report and assessed its statutory

content based on our knowledge of the company. This means that our statutory review of the corporate governance report is of a different nature and is substantially less in scope than an audit in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden.

In our opinion, the corporate governance report has been prepared and its statutory content is consistent with the annual accounts and the consolidated accounts.

Malmö, 18 March 2014

Deloitte AB

Torbjörn Svensson

Authorized Public Accountant

Five-Year Review

	2013	2012	2011	2010	2009
Comprehensive income, SEKm					
Rental income	1,707	1,505	1,445	1,294	1,236
Operating surplus	1,238	1,099	1,042	921	888
Income from property management	749	685	656	604	541
Changes in value	616	4	179	603	82
Tax	-302	134	-170	-285	-136
Profit for the year	1,063	823	665	922	487
Comprehensive income for the year	1,063	826	663	906	478
Financial position, SEKm					
Investment properties	22,584	19,876	18,046	16,678	14,418
Other non-current assets	359	382	234	160	164
Current receivables	126	89	97	75	69
Cash and cash equivalents	11	102	206	175	281
Total assets	23,080	20,449	18,583	17,088	14,932
Equity	6,894	6,138	5,600	5,206	4,417
Deferred tax liability	1,598	1,314	1,459	1,321	1,049
Other non-current liabilities	13,240	12,412	10,974	8,263	8,472
Current liabilities	1,348	585	550	2,298	994
Total equity and liabilities	23,080	20,449	18,583	17,088	14,932
Key financial ratios					
Return on equity, %	16.3	14.0	12.3	19.0	11.8
Return on total capital, %	6.4	6.2	8.6	9.0	6.1
Equity/assets ratio, %	29.9	30.0	30.1	30.5	29.6
Interest coverage ratio, mult.	2.6	2.7	2.8	3.1	2.7
Loan-to-value ratio of properties, %	60.8	59.3	58.1	59.6	61.3
Debt/equity ratio, mult.	2.0	1.9	1.9	1.9	2.0
Share-related key ratios					
Earnings per share, SEK	13.83	10.71	8.65	12.05	6.72
Earnings per share before tax, SEK	17.76	8.96	10.86	15.78	8.59
Income from property management per share, SEK	9.75	8.91	8.54	7.90	7.46
Cash flow from operating					
activities per share, SEK	10.02	9.72	8.94	8.28	7.76
Equity per share I, SEK	89.70	79.86	72.86	67.74	58.95
Equity per share II, SEK	110.49	96.96	91.85	84.92	72.95
Market price per share, SEK	115.25	101.50	91.00	97.50	66.25
Dividend per share, SEK (2013 = proposed dividend)	4.25	4.00	3.75	3.50	3.38
Dividend yield per share, %	3.7	3.9	4.1	3.6	5.1
Total yield per share, %	17.5	15.7	-3.1	52.3	39.0
P/E ratio I, mult.	8.3	9.5	10.5	8.1	9.9
P/E-tal II, mult.	15.2	15.5	14.5	16.7	12.1
Number of shares at year-end, thousands	76,857	76,857	76,857	76,857	74,928
Average number of shares, thousands	76,857	76,857	76,857	76,492	72,532
Property-related key ratios					
Number of properties	264	253	247	249	241
Carrying amount for properties, SEK m.	22,584	19,876	18,046	16,678	14,418
Investment yield, % – all properties	5.9	5.6	5.8	6.1	6.3
Investment yield, % – excl. project properties	6.0	6.1	6.2	6.3	6.9
Lettable area, sq. m.	1,523,125	1,425,072	1,365,170	1,369,064	1,269,193
Rental income, SEK per sq. m.	1,199	1,085	1,057	1,034	985
Operating surplus, SEK per sq. m.	876	786	760	741	719
Economic occupancy rate, % – all properties	91	92	91	93	91
Economic occupancy rate, % – excl. project properties	91	92	92	94	94
Surplus ratio, %	73	72	72	72	73
Employees					
No. of employees at end of period	111	87	87	86	80

For definitions of key ratios, see page 135.

Definitions

Kev financial ratios

In key ratios incorporating profit for the year or equity, profit for the year or equity includes holdings without a controlling influence, if not otherwise indicated.

Return on equity

Profit as a percentage of average equity, excluding holdings with a controlling influence.

Return on total assets

Profit before tax, including reversal of interest costs and change in value of derivatives, as a percentage of average total assets.

Equity/assets ratio

Equity as a percentage of total assets.

Interest coverage ratio

Income from property management, plus interest costs, divided by interest costs.

Loan-to-value of properties

Interest-bearing liabilities as a percentage of the carrying amount for the properties

Debt/equity ratio

Interest-bearing liabilities divided by equity.

Share-related key ratios

These key ratios are based on the Parent Company's shareholders' shares in equity and profit. There is no dilution effect of potential shares to factor in. An adjustment has been made to reflect the two-for-one share split carried out in 2011.

Earnings per share

Earnings divided by the average number of shares outstanding.

Earnings per share before tax

Earnings per share before tax divided by the average number of shares outstanding.

Income from property management, per share

Income from property management divided by the average number of shares outstanding.

Cash flow from operating activities per share

Cash flow from operating activities (after change in working capital) divided by the average number of shares outstanding.

Equity per share I

Equity at the end of the period in relation to the number of shares at the end of the period.

Equity per share II

Calculated as Equity per share I, but not charged with deferred tax. Equity is increased by the addition of the carrying amount for deferred tax.

Dividend yield per share

Proposed dividend as a percentage of market price at year-end.

Total yield per share

Changes in the share price and actual dividend relative to market price at the beginning of the year.

P/E ratio I, mult.

Market price per share divided by earnings per share.

P/E-tal II, mult.

Market price per share divided by income from property management, charged with tax at the nominal rate, per share.

Property-related key ratios

These key ratios are based on the property portfolio on 31 December of the year concerned. Rental income refers to annual contracted rental income as per 1 January in the following year. The operating surplus is based on the earning capacity of the properties as per 1 January in the following year.

Number of properties

Total number of properties in Wihlborgs' ownership at the end of the period.

Carrying amount for the properties

Carrying amount for the Group's property portfolio at the end of the period.

Rental value

Rental income plus estimated market-level rents for unlet space.

Investment yield

Operating surplus as a percentage of the carrying amount for the properties at the end of the period.

Lettable area

Total area available to let.

Rental income per sq. m.

Rental income on an annualized basis divided by lettable area.

Operating surplus per sq. m.

Operating surplus divided by lettable area.

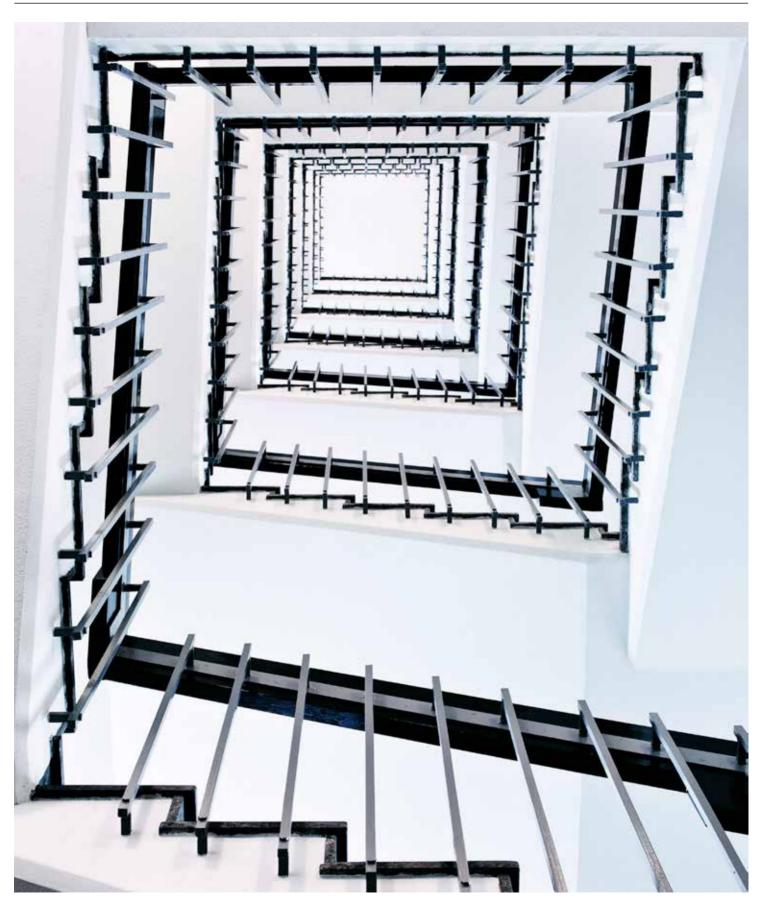
Economic occupancy rate

Rental income as a percentage of rental value.

Surplus ratio

Operating surplus as a percentage of rental income.

Articles of Association



Stairway, Kalifornien 10, Helsingborg.

Articles of Association

- § 1 The Company's name is Wihlborgs Fastigheter AB. The Company is a public limited liability company.
- § 2 The purpose of the Company's operations is to acquire, manage, upgrade and sell properties mainly in the Öresund region, as well as to conduct other compatible activity.
- § 3 The Company's registered office is in Malmö.
- § 4 The Company's share capital shall be no less than SEK 155,000,000 and no more than SEK 620,000,000.
- § 5 The number of shares shall be no fewer than 21,500,000 and no more than 86,000,000.
- § 6 The Board shall consist of no fewer than 4 and no more than 8 members.
- § 7 No fewer than one auditor and no fewer than one deputy auditor, of whom no fewer than one auditor and his or her deputy shall be authorized public accountants, or a registered auditing firm, shall be appointed.
- § 8 The company's financial year shall be 1 January to 31 December.
- § 9 The Annual General Meeting of shareholders (AGM) shall be held annually within six months of the end of the financial year. The AGM shall be held in Malmö. At the Annual General Meeting, the following items of business shall be considered:
- Election of Chair of the AGM. 1.
- Preparation and approval of voting list.
- Election of one or two minutes-checkers.
- Approval of the agenda.
- Determination of whether the meeting has been duly
- Presentation of the annual report and auditor's report plus, where appropriate, the consolidated accounts and the auditor's report on the consolidated accounts.
- Resolutions a) adoption of the income statement and the balance sheet, and where appropriate, the consolidated income statement and consolidated balance sheet,
- on the treatment of the company's profit or loss according to the balance sheet adopted,
- discharge from liability for the members of the Board and the Chief Executive Officer, and

- day of record for the event the Annual General Meeting resolves to pay a dividend.
- Resolution on the number of Board members and, where appropriate, auditors and deputy auditors.
- Determination of fees for Board members and where appropriate, fees for auditors.
- 10. Election of Board of Directors.
- Where appropriate, election of auditors and deputy
- 12. Election of Nomination Committee.
- 13. Any other business to be addressed at the meeting in accordance with the Swedish Companies Act or the Company's Articles of Association.
- § 10 Invitations to attend the Annual General Meeting or Extraordinary General Meeting at which any issue concerning amendment to the Articles of Association will be addressed are to be issued no earlier than six and no later than four weeks before the meeting. Invitations to attend other Extraordinary General Meetings shall be issued no earlier than six and no later than three weeks before the meeting. Notice of the AGM are to be made via advertisements in Post- och Inrikes Tidningar and on the Company's website.

The announcement of the AGM is to be advertised in Svenska Dagbladet and in Sydsvenska Dagbladet or other daily newspaper published in Skåne. If publication of Svenska Dagbladet were to be discontinued, notice of the meeting is instead to be published in Dagens Industri.

- § 11 Shareholders wishing to participate in the proceedings of a general meeting, must be listed as such on the printout or equivalent of the entire shareholders register five business days before the meeting, and are to apply to the Company on behalf of the shareholder and no more than two proxies no later than the day stated in the notice of the meeting. This day may not be a Sunday, other public holiday, Saturday, Midsummer Eve, Christmas Eve or New Year's Eve and may not fall earlier than five business days before the meeting.
- § 12 The Company's shares shall be registered in a registered in a reconciliation record (Sw.: avstämningsregister) in accordance with the Swedish Financial Instruments Accounts Act (1998:1479).





Malmö - Head Office

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Where job satisfaction is

With the commitment of our employees and the quality of our properties, we will create conditions for strong growth for business in the Öresund region.



wihlborgs.se