




**Interim Financial Statements for  
Index International AB (Publ.)**  
556561-0770

01.01.2013 –  
30.09.2013





The Board of Directors of Index International AB (publ) hereby presents the interim financial statement for the period 1 January 2013 – 30 September 2013.

This interim financial statement has not been audited in accordance with Swedish Standard on Review Engagements SÖG 2410, review of Interim Report Performed by the Independent Auditor of the Entity.

The financial report is prepared in thousands of Swedish Kronor, TSEK.

## Administration Report

### OPERATIONS

#### Information regarding operations

The Group owns, manages, develops and invests in properties, in the Stockholm and Mälardalen region, as well as in Toronto (Canada) and several states in the US. In addition to real estate, the Group has an investment in a biomass co-generation power plant, located in Ajax, just east of Toronto in the Province of Ontario, which qualifies as renewable energy under the Ontario Power Authority's Feed in Tariff Program. The Group also has investments in established businesses in the commercial aviation sector in Florida.

The Parent Company, Index International AB (publ), also offers management services and administrative and financial services to the companies in or affiliated with the Group. Real estate holdings and projects in the US are held in various local subsidiaries and associated companies owned essentially by the same owner group as Index International AB (publ).

#### Ownership structure

Index International AB (publ) has its registered office in the municipality of Stockholm, in Stockholm County and is a jointly-owned associated company of Bjarne Borg Management AB (Corporate Identity Number 556666-3000) and Fredrik Alama Management AB (Corporate Identity Number 556666-2051).

### Significant events

Index International AB (publ) has issued a 3.5 year corporate bond of SEK 275 million. The bond matures in December 2016 with a fixed interest rate of 9% and will be listed on NASDAQ OMX Stockholm. The loan will be used primarily for investments in the group's business in Canada.

The subsidiary Index Energy Mills Road Corporation has finalized negotiations for the financing of its investment in the biomass power plant in Ajax outside of Toronto, Province of Ontario. The Canadian subsidiary has borrowed CAD 60 million and the parent company has invested 33.8 MCAD in additional equity. This investment is a complete replacement and new construction of the power plant and associated buildings. When phase I of the new construction is completed, the plant will produce 17.8 MW of electricity. Index Energy has secured a 20 year contract from the Ontario Power Authority for the Ajax power plant to provide electricity to the Ontario electricity grid, commencing in 2014. In phase II, the plant will also produce hot water and steam and an additional 7.3 MW of electricity. Index Energy also owns the steam based district heating system within the city.

The Company has, through its subsidiary Index Equity Sweden AB bought a 30.01% stake in GoExcellent Holding AB and will contribute new operating capital to continue its expansion.

### Significant events after the end of the financial year

The Group intends to invest in leasehold property portfolios and has a number of deals imminent, that will be presented in the next financial statement.

# Consolidated Income Statement

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2012 -31 Dec 2012 (12 months)	1 Jan 2012 -30 Sep 2012 (9 months)
Net sales	47,304	79,515	53,895
Other operating income	202	8,751	1,662
	<b>47,506</b>	<b>88,266</b>	<b>55,557</b>

## Operating expenses

Purchases of goods and services	-15,578	-37,339	-19,998
Other external expenses	-24,129	-30,911	-13,088
Personnel costs	-5,085	-10,746	-9,612
Depreciation and write-downs of tangible fixed assets and amortization and write-downs of intangible fixed assets	-18,805	-25,452	-15,884
Write-downs of sold properties	-36,605	-202,294	-168,142
Other operating expenses	-34	2,062	-14
Profit (loss) from participations in associated companies before tax	900	-228	-159
	<b>-99,336</b>	<b>-304,908</b>	<b>-226,897</b>
<b>Operating income</b>	<b>-51,830</b>	<b>-216,642</b>	<b>-171,340</b>

## Result from financial items

Profit (loss) from participations in group companies	45,133	214,358	178,493
Result from participations in associated companies	0	-16,140	-14,090
Result from other securities and receivables - accounted for as fixed assets	-18,990	-21,535	-12,586
Interest income and similar profit/loss items	23,453	18,104	14,415
Interest expenses	-25,138	-15,529	-22,710
	<b>-27,352</b>	<b>-37,384</b>	<b>-27,818</b>
<b>Profit/loss before tax</b>	<b>-27,352</b>	<b>-37,384</b>	<b>-27,818</b>
Deferred tax	7,746	73,094	44,984
Minority interest in net profit/loss for the year	303	24	-114
<b>Net profit/loss for the year</b>	<b>-19,303</b>	<b>35,734</b>	<b>-17,052</b>

# Consolidated Balance Sheet

	30 Sep 2013	31 Dec 2012	30 Sep 2012
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Intangible fixed assets</b>			
Concessions	11,871	12,388	12,560
Trademarks	8,192	10,922	12,280
	<b>20,063</b>	<b>23,310</b>	<b>24,840</b>
<b>Tangible fixed assets</b>			
Land and buildings	990,173	881,460	997,842
Land improvements	406	406	406
Permanent equipment, service facilities etc. in buildings	1,430	1,182	1,180
Equipment, tools, fixtures and fittings	2,496	2,658	4,300
	<b>994,505</b>	<b>885,706</b>	<b>1,003,728</b>
<b>Financial assets</b>			
Participations in associated companies	43,088	34,728	28,488
Receivables in associated companies	89,338	107,447	101,305
Other non-current receivables	258,401	165,159	26,106
Deferred tax asset	4,462	7,518	10,386
	<b>395,289</b>	<b>314,852</b>	<b>166,285</b>
<b>Total fixed assets</b>	<b>1,409,857</b>	<b>1,223,868</b>	<b>1,194,853</b>
<b>Current assets</b>			
<b>Inventories, etc.</b>			
Raw materials and consumables	247	247	223
	<b>247</b>	<b>247</b>	<b>223</b>
<b>Current receivables</b>			
Accounts receivable and rent receivable	4,197	21,457	6,320
Income taxes recoverable	4,161	2,181	4,449
Receivables from associated companies	16,702	0	0
Other receivables	83,505	38,851	53,769
Prepaid expenses and accrued income	8,572	12,131	3,886
	<b>117,137</b>	<b>74,620</b>	<b>68,424</b>
Cash and bank balances	234,725	171,819	259,369
<b>Total current assets</b>	<b>352,109</b>	<b>246,686</b>	<b>328,016</b>
<b>TOTAL ASSETS</b>	<b>1,761,966</b>	<b>1,470,554</b>	<b>1,522,869</b>

# Consolidated Balance Sheet

	30 Sep 2013	31 Dec 2012	30 Sep 2012
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	10,000	10,000	10,000
Restricted reserves	6,300	6,300	6,325
Non-restricted reserves	871,404	831,010	867,012
Net profit for the year	-19,303	35,734	17,052
<b>Total equity</b>	<b>868,401</b>	<b>883,044</b>	<b>900,389</b>
<b>Minority shareholding</b>	<b>4,363</b>	<b>4,382</b>	<b>16,721</b>
<b>Provisions</b>			
Deferred taxes	92,811	103,156	134,117
Other provisions	8,870	8,188	9,401
	<b>101,681</b>	<b>111,344</b>	<b>143,518</b>
<b>Long-term liabilities</b>			
Liabilities to credit institutions	274,191	277,901	384,116
Bond loan	275,000	0	0
Other liabilities	2,907	2,904	3,042
	<b>552,098</b>	<b>280,805</b>	<b>387,158</b>
<b>Current liabilities</b>			
Liabilities to credit institutions	98,100	101,139	9,997
Accounts payable - trade	46,734	19,384	18,850
Income tax liabilities	36	63	0
Liabilities to associated companies	2,326	541	262
Other liabilities	70,834	39,932	19,787
Accrued expenses and deferred income	17,393	29,920	26,187
<b>Total current liabilities</b>	<b>235,422</b>	<b>190,979</b>	<b>75,083</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,761,966</b>	<b>1,470,554</b>	<b>1,522,869</b>
<b>Pledged assets</b>			
For own liabilities and provisions *	396,804	396,804	401,304
<b>Contingent liabilities</b>	<b>483,792</b>	<b>616,378</b>	<b>619,051</b>

\* Of the total 397 MSEK listed as collateral includes mortgages for a loan of 238 MSEK.

This loan of 238 MSEK are included in contingent liabilities since Index International AB (Publ.) also has guaranteed the loan.

# Consolidated Cash Flow Statement

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2012 -31 Dec 2012 (12 months)	1 Jan 2012 -30 Sep 2012 (9 months)
<b>Operating activities</b>			
Profit after financial items	-27,351	-37,384	-27,818
Adjustment for items not included in the cash flow	58,849	244,018	206,706
Income tax paid	-1,980	-25	-2,293
<b>Net cash flow from operating activities before changes in working capital</b>	<b>29,518</b>	<b>206,609</b>	<b>176,595</b>
<b>Cash flows from changes in working capital</b>			
Change in inventories and work in progress	0	2,785	2,809
Change in current receivables	-40,537	-23,935	-15,471
Change in current liabilities	44,443	24,333	-421
<b>Cash flows from operating activities</b>	<b>33,424</b>	<b>209,792</b>	<b>163,512</b>
<b>Investing activities</b>			
Investments in tangible fixed assets and intangible fixed assets	-161,352	-21,419	-80,453
Sales of tangible fixed assets	0	5,613	0
Acquisition of subsidiaries	0	-50	-50
Investments in associated companies	-7,998	-30,507	-22,308
Sales of associated companies	0	3	3
Change in receivables/liabilities in associated companies	20,782	62,023	48,322
Change in other financial non-current assets	-93,243	-155,668	-16,477
<b>Cash flow from investing activities</b>	<b>-241,811</b>	<b>-140,005</b>	<b>-70,963</b>
<b>Financing activities</b>			
Change in borrowings	271,293	-10,185	4,888
Shareholder contribution from minority	0	0	9,715
Dividends paid	0	-40,000	0
<b>Cash flow from financing activities</b>	<b>271,293</b>	<b>-50,185</b>	<b>14,603</b>
<b>Cash flow for the year</b>	<b>62,906</b>	<b>19,602</b>	<b>107,152</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>171,819</b>	<b>152,217</b>	<b>152,217</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>234,725</b>	<b>171,819</b>	<b>259,369</b>

## Parent Company Income Statement

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2012 -31 Dec 2012 (12 months)	1 Jan 2012 -30 Sep 2012 (9 months)
Net sales	824	1,030	340
	<b>824</b>	<b>1,030</b>	<b>340</b>
<b>Operating expenses</b>			
Purchases of goods and services	-512	-130	-24
Other external expenses	-16,050	-6,256	-2,809
Personnel costs	-1,401	-2,149	-1,596
Depreciation of tangible fixed assets	-57	-84	-63
	<b>-18,020</b>	<b>-8,619</b>	<b>-4,492</b>
<b>Operating income</b>	<b>-17,196</b>	<b>-7,589</b>	<b>-4,152</b>
<b>Result from financial items</b>			
Profit/loss from participations in Group companies	0	-1,545	0
Profit/loss from participations in associated companies	0	-16,140	-14,090
Profit/loss from other securities and receivables accounted for as fixed assets	-20,708	-22,174	12,923
Interest income and similar profit/loss items	44,804	45,140	37,036
Interest expenses	-22,775	-4,173	-12,972
<b>Profit after financial items</b>	<b>-15,875</b>	<b>-6,481</b>	<b>-7,101</b>
<b>Profit/loss before tax</b>	<b>-15,875</b>	<b>-6,481</b>	<b>-7,101</b>
Tax on profit for the year	2,144	-1,750	926
<b>Net profit/loss for the year</b>	<b>-13,731</b>	<b>-8,231</b>	<b>-6,175</b>

## Parent Company Balance Sheet

	30 Sep 2013	31 Dec 2012	30 Sep 2012
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Tangible fixed assets</b>			
Equipment, tools, fixtures and fittings	810	862	866
	<b>810</b>	<b>862</b>	<b>866</b>
<b>Financial assets</b>			
Participations in Group companies	249,640	33,170	32,716
Receivables from Group companies	533,613	545,627	440,802
Participations in associated companies	11,042	11,042	10,835
Receivables from associated companies	66,822	87,604	101,305
Other non-current receivables	234,219	32,270	9,124
	<b>1,095,336</b>	<b>709,713</b>	<b>594,782</b>
<b>Total fixed assets</b>	<b>1,096,146</b>	<b>710,575</b>	<b>595,648</b>
<b>Current assets</b>			
<b>Current receivables</b>			
Accounts receivable - trade	611	133	133
Receivables from Group companies	72,901	86,223	83,875
Receivables from associated companies	13,974	0	0
Tax assets	57	0	22
Other receivables	4,212	2,094	6,574
Prepaid expenses and accrued income	1,633	1,764	206
	<b>93,388</b>	<b>90,214</b>	<b>90,810</b>
Cash and bank balances	35,366	31,680	19,699
<b>Total current assets</b>	<b>128,754</b>	<b>121,894</b>	<b>110,509</b>
<b>TOTAL ASSETS</b>	<b>1,224,900</b>	<b>832,469</b>	<b>706,157</b>



## Parent Company Balance Sheet

	30 Sep 2013	31 Dec 2012	30 Sep 2012
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
<b>Restricted equity</b>			
Share capital	10,000	10,000	10,000
Statutory reserve	2,000	2,000	2,000
	<b>12,000</b>	<b>12,000</b>	<b>12,000</b>
<b>Non-restricted equity</b>			
Profit brought forward	433,591	434,219	481,717
Net profit for the year	-13,731	-8,231	-6,175
	<b>419,860</b>	<b>425,988</b>	<b>475,542</b>
<b>Total equity</b>	<b>431,860</b>	<b>437,988</b>	<b>487,542</b>
<b>Provisions</b>			
Other provisions	8,870	8,188	9,402
<b>Long-term liabilities</b>			
Other liabilities	275,000	0	0
Liabilities to Group companies	450,262	335,653	177,200
	<b>725,262</b>	<b>335,653</b>	<b>177,200</b>
<b>Current liabilities</b>			
Accounts payable - trade	2,217	150	380
Liabilities to Group companies	23,684	23,802	16,407
Liabilities to associated companies	2,068	0	0
Current tax liabilities	0	36	0
Other liabilities	29,717	24,407	14,705
Accrued expenses and deferred income	1,222	2,245	521
	<b>58,908</b>	<b>50,640</b>	<b>32,013</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,224,900</b>	<b>832,469</b>	<b>706,157</b>
<b>Pledged assets</b>			
	442	442	None
<b>Contingent liabilities</b>			
	483,792	616,378	619,051

## Parent Company Cash Flow Statement

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2012 -31 Dec 2012 (12 months)	1 Jan 2012 -30 Sep 2012 (9 months)
<b>Operating activities</b>			
Profit after financial items	-15,875	-6,481	-7,101
Adjustments for non-cash items, etc	738	24,990	22,587
<b>Net cash flow from operating activities before changes in working capital</b>	<b>-15,137</b>	<b>18,509</b>	<b>15,486</b>
<b>Cash flows from changes in working capital</b>			
Change of current receivables	-3,174	-6,739	-7,335
Change of current liabilities	8,268	29,292	10,665
<b>Cash flow from operating activities</b>	<b>-10,043</b>	<b>41,062</b>	<b>18,816</b>
<b>Investing activities</b>			
Investments in tangible fixed assets	-5	-577	-561
Acquisition of subsidiaries	-216,470	-2,000	0
Investments in associated companies	0	-16,057	-13,800
Change in other financial non-current assets	-169,154	-170,839	-47,338
<b>Cash flow from investment activities</b>	<b>-385,629</b>	<b>-189,473</b>	<b>-61,699</b>
<b>Financing activities</b>			
Change in borrowings	389,609	167,684	0
Dividends paid	0	-40,000	0
Group contribution received/paid	9,749	-6,655	3,520
<b>Cash flow from financing activities</b>	<b>399,358</b>	<b>121,029</b>	<b>3,520</b>
<b>Cash flow for the year</b>	<b>3,686</b>	<b>-27,382</b>	<b>-39,363</b>
<b>Cash and cash equivalents at beginning of the year</b>			
<b>Cash and cash equivalents at beginning of the year</b>	<b>31,680</b>	<b>59,062</b>	<b>59,062</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>35,366</b>	<b>31,680</b>	<b>19,699</b>

Stockholm, 15th November 2013



**Arne Weinz**  
Chairman of the board



**Marie-Louise Alamaa**  
Managing Director and Board Member



**Brian Borg**  
Board Member