

# Index International AB

*Real Estate &  
Equity Investments*

The logo for Index International AB features the word "INDEX" in a large, gold, serif font. Two gold diagonal lines, one above and one below the word, extend from the top-left and bottom-left corners towards the right. Below the word "INDEX" is the text "Est. 1998" in a smaller, gold, sans-serif font.

**INDEX**

Est. 1998



**01. Index International**

**02. Index Living**

**03. Index Residence**

**04. Index Energy**

**05. Index Aviation**

**06. Other investments**



**Chapter 01**  
– Background  
Index International





# The Founders

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Family owned

Founders still active

15 years and  
still going strong

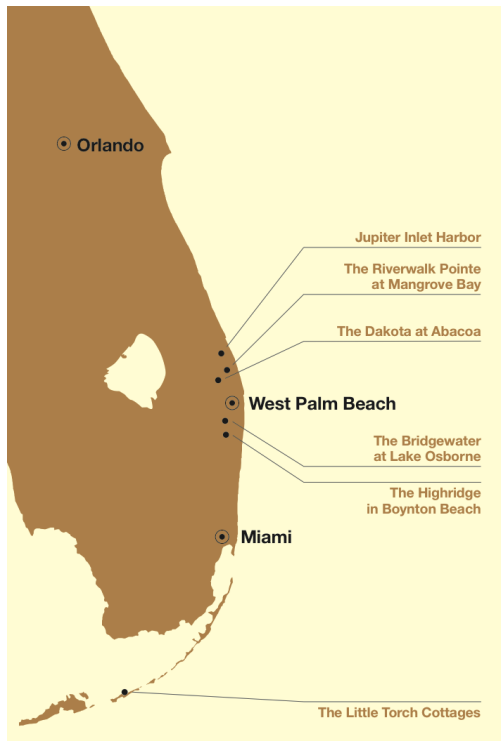


Putting our own  
capital at risk

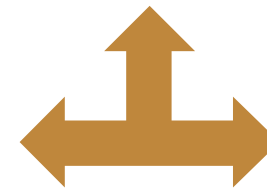
No institutional  
funding

Values driven

**Ambition   Endurance   Adaptability   Competence**



Average Return on Equity



Future Estimated Annual Cash-Flow (5 years)

**Geographic Focus, Solid & Consistent Local Knowledge Performance**

**Clear Exit Strategies**

**Solid Cash-Flows**

**Mergers &  
Acquisitions**

**Property  
Development**

**Branding &  
Marketing**



**Property  
Management**

**Finance  
& Legal**

# Management team

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**Bjarne Borg**  
Co-founder & Partner

Bjarne co-founded the Index International Group together with Fredrik Alama in 1998. Previous experience as consultant, manager and board member in the fields of sales, accounting, tax and real estate/construction



**Fredrik Alama**  
Co-founder & Partner

Fredrik co-founded the Index International Group together with Bjarne Borg in 1998. Previous experience as real estate broker with a developed knowledge of what drives and turns the market.



**Marie-Louise Alamaa**  
CEO

Marie-Louise joined Index International Group in 2009 as CFO and became CEO in 2013. Previous experience includes nine years in the pharmaceutical industry as well as the Swedish tax authorities

# Company history and milestones





# Solid track record of successful projects

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## Commercial Properties

- **Sabbatsberg** - Office, 8,000 sqm (86,000 sqf), Stockholm, Sweden
- **Sandhagen** - Office, 3,000 sqm (32,300 sqf) Stockholm, Sweden
- **Alvik** – Hotel 10,000 sqm (107,600. sqf), Stockholm, Sweden
- **Centrum** –office/retail 19,000 sqm (204,500 sqf), Enköping, Sweden
- **Hornsberg** – Office, 18,000 sqm (19,370 sqf), Stockholm, Sweden
- **Fanna Slott** – Office, 4,000 sqm (35,000 sqf), Stockholm, Sweden

## Residential Properties

- **Stockholm** – 15 projects. Rentals  
Condos & Renovations 1363 units
- **Norrtälje** – 2 projects.  
Rentals & Condos, 384 units
- **Norberg** – 2 projects.  
Rentals 184 units
- **Gunnebo** – 1 project.  
Rentals, 200 units
- **Håbo** – 2 projects.  
Condos, 220 units
- **Enköping** – 5 projects.  
Rentals, 681 units

## Exceptional Returns

Average Return on Equity

**63%**

over the last 5 years

**Chapter 02**  
– Index Living





## Rental Apartments with an Elegant Touch

Index Living currently has 600+ units under development in five locations in Southern Florida. The goal is to have an annual growth of our portfolio with 400 units.

Our mission is to develop friendly and attractive communities with environmentally sustainable features and excellence in construction, employing elegance in design and technology.

Look-out for the exciting launch of Index Living in Sweden in 2014. We are now launching a program to build to build 200-300 units per year.

**THE SMART CHOICE™**

INDEX LIVING

- ABOUT
- STRATEGY
- CONCEPT
- PROJECTS
- CONTACT

**FRIENDLY AND ATTRACTIVE COMMUNITIES**  
 Index Living currently operates 500+ units in five locations in Southern Florida. The goal is to grow to 2000+ units by 2015.



**the DAKOTA®**  
 THE SMART CHOICE AT ABACOA



**the Riverwalk Pointe®**  
 THE SMART CHOICE IN MANGROVE BAY



**the Bridgewater®**  
 THE SMART CHOICE AT LAKE OSBORNE



**the Little Palm Cottages®**  
 THE SMART CHOICE IN THE LOWER KEYS

**+ more to follow**



# Chapter 03

– Index Residence



## High-Quality Condos in Prime Locations

Index Residence develops attractive condominiums using intelligent design and modern technology. After many successful project in Sweden look for more interesting projects in Sweden - and in the U.S. - in 2014!





# Chapter 04

– Index Energy



## Renewable Energy

Index Energy is a North American based renewable energy company.

Index Energy's first investment in North America was the Ajax Steam Plant, an acquisition process with closing during 2007.

Index Energy consists of highly dedicated and experienced professionals with complementary backgrounds and skills from engineering and related backgrounds and will draw on the wealth of experience in real estate, financial, legal and investment banking from Index International.

We are currently under construction of our new power plant facility, a co-generation renewable powerplant producing up to 25MW of electricity, steam and hot water for industrial use and district heating. The new plan will be ready for use in 2015.





# Chapter 05

– Index Aviation



## Full-service Solutions for the Private Aviation industry

Index Aviation LLC is an exciting new venture in the commercial aviation industry in Palm Beach County, Florida.

The company has its base at North Palm Beach County airport and provides a wide range of service through its subsidiaries; among them aircraft charter, aircraft maintenance as well as flight training and aircraft sales.

The goal is to become Florida's finest full service provider in the private aviation industry.





## Chapter 06

– Other investments





# Assisted Living Facilities for Seniors in Florida



Watercrest Senior Living Group

*Please contact Mrs. Marie-Louise Alamaa for more information*

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**[www.indexinvest.com](http://www.indexinvest.com)**

– Website for Index International Group

**[www.indexliving.com](http://www.indexliving.com)**

– Website for Index Living

**[www.indexenergy.com](http://www.indexenergy.com)**

– Website for our investments in Energy

**[www.indexaviation.com](http://www.indexaviation.com)**

– Website for our investments in Aviation

**[www.vastermalmsstrand.se](http://www.vastermalmsstrand.se)**

– Website for our latest Residential Project in Stockholm

**More information about Index available upon request.**

