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

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

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Executive Summary

- **Solid Cash-Flows**
- **Geographic Focus, Local Knowledge**
- **Clear Exit Strategies**
- **Solid & Consistent Performance**
- **Future Estimated Annual Cash-Flow (5 years)**
- **Average Return on Equity**
- **200 MSEK**

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Management team

Bjarne Borg
Co-founder & Partner

Fredrik Alama
Co-founder & Partner

Marie-Louise Alamaa
CEO

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 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 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

1998
Founded by: Bjarne Borg & Fredrik Alama

1999
Two acquisitions: Alviks Strand & Mälarhöjdsparken

2001
Enköping, Sweden
Acquisition of 900 residential units

2002
Norrtälje, Sweden
Central properties acquired

2005
Stockholm, Sweden
Properties in central Stockholm acquired

2007
Toronto, Canada
Investment in renewable energy plant

2009
Florida, U.S.
Index Living established

2010
Stockholm, Sweden
Part of property acquired in 2005 sold to Octapharma

2014
Hornsbergs Strand
2 joint ventures with Skanska initiated

2016
Revenue stream
Cash flows from JV’s with Skanska realized

Index Senior Living
Commencement of Index Senior Living in Florida
Collaboration with Watercrest initiated

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Solid track record of successful projects

**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
- **Gunnnebo** – 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

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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.
Chapter 03
– Index Residence
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!
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
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
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
– Website for Index International Group
www.indexliving.com
– Website for Index Living
www.indexenergy.com
– Website for our investments in Energy
www.indexaviation.com
– Website for our investments in Aviation
www.vastermalmsstrand.se
– Website for our latest Residential Project in Stockholm

More information about Index available upon request.