



**Index International AB (Publ)
Financial Statements Second Quarter for 2014**

01.04.2014 –
06.30.2014





Summary of the second quarter of 2014

- Net sales amounted to 14,880 ksek (16 386 ksek).
- Operating income decreased to - 7,384 ksek (-344 ksek).
- Operating margin amounted to - 49,62 % (-2,10 %).
- Profit/Loss after tax amounted to 24,719 ksek (11 205 ksek).

KSEK – SEK in thousands	Apr-Jun 2014	Apr-Jun 2013
Net sales	14,880	16,386
Operating income	-7,384	-344
Financial items, net	21,321	16,152
Profit/Loss for the period	24,719	11,205
Balance sheet total	2,110, 677	1,887,356
Earnings per share	247,19	112,05
Operating margin, %	-49,62	-2,10
Solidity, %	46,78	53,17

KSEK – SEK in thousands	Jan-Jun 2014	Jan-Jun 2013	Jan-Dec 2013
Net sales	30,375	32,043	64,685
Operating income	-8,085	-42,035	-19,360
Financial items, net	7,457	51,038	12,979
Profit/Loss for the period	8,487	20,701	-2,981
Balance sheet total	2,110,677	1,887,356	1,909,880
Earnings per share	101,34	207,01	-29,81
Operating margin, %	-26,62	-131,18	-29,93
Solidity, %	46,78	53,17	51,25

Significant events during the period

The company's construction of the power plant in Canada is proceeding according to plan.

The work with the local plan for 300 rental apartments in Norrtälje is proceeding according to plan and is expected to be completed in early 2015.

The company has signed a land allocation agreement regarding Kista äng. The project is estimated to develop approximately 150 apartments.

The Company has issued an 375 million SEK unsecured bond on the Swedish market with a duration of 4 years. The issuance will help the company to further expand in its main markets in Stockholm and Florida.

The proceeds from the bond issue will be used to fund the continued investment in housing construction in the company's main focused areas Stockholm-Mälardalen and Florida in the United States. Index and its American sister company has a total of 480 completed apartments, 1,450 apartments are under construction and an additional 825 apartments is planned.

The Company's bond has been registered on NASDAQ OMX in Stockholm.

Market development

Market developments in residential in Greater Stockholm and Mälardalen remains very strong.

Significant risks and uncertainties in the business

Significant risks and uncertainties are described in the Annual report for 2013. No significant changes have occurred during the interim period.

Events after the reporting period

The work with the local plan for Kista äng has begun and is expected to be completed early in 2016.

The company has several planned tenant and rental projects that are imminent in Stockholm and Mälardalen and that will be presented in the next quarterly report.

Future prospects

The company's prospects are good. The company's construction of the power plant in Canada is proceeding according to plan and the plant is deemed to be in full production by the end of 2014. During 2015, the power plant revenues is estimated over 100 million annually. The company has 1,700 residential units in current and future production in Stockholm and Mälardalen region.

Transactions with related parties

No transactions occurred with related parties, during the period.

THE GROUP

Sales and profits for the second quarter of 2014

Amounts in SEK millions	Q1 / 14	Q1 / 13
Net sales	15	16
Operating income	-7	0

Investments

During the period, the Group increased its stake in GoExcellent Holding AB from 34.7% to 54.03%. As the Group intends to dispose shares of the Company during the current financial year, the Group retains its classification of the company, with the equity method. GoExcellent is a leading Nordic outsourcing of customer service with good prospects.

Comparative years

	Note	Apr-Jun 2014	Apr-Jun 2013	Jan-Jun 2014	Jan-Jun 2013	Jan-dec 2013
Operating income						
Net sales	5	14,771	16,160	30,097	31,802	64,304
Other operating income		109	226	278	241	381
Total		14,880	16,386	30,375	32,043	64,685
Operating expenses						
Purchase of goods and services		- 3,741	- 5,820	- 8,856	- 11,567	- 20,052
Other external expenses		- 7,224	- 3,482	- 14,729	- 11,331	- 21,681
Personnel costs		- 2,215	- 2,139	- 4,291	- 3,792	- 6,767
Depreciation and write-downs of tangible and intangible fixed assets		- 1,228	- 1,351	-2,687	- 39,384	- 5,794
Write-downs of sold properties		20	15	-		
Change in value of properties		- 7,902	- 3,937	- 7,923	- 7,988	- 29,700
Other operating expenses		26	- 16	26	- 16	- 51
Total operating expenses		- 22,264	-16,730	- 38,460	- 74,078	-84,045
Operating income		-7,384	-344	- 8,085	- 42,035	- 19,360
Financial income		28,633	16,250	50,028	64,868	78,200
Financial expenses		- 7,312	- 98	- 42,571	- 13,830	- 65,221
Financial items – net		21,321	16,152	7,457	51,038	12,979
Result from participations in associated companies and joint ventures		-2 019	-	- 1,647	902	2,671
Profit/Loss before tax		11,918	15,808	-2,275	9,905	- 3,710
Tax		9,016	- 2,916	7,630	5,528	- 1,207
Profit/Loss for the period		20,934	12,892	5,355	15,433	- 4,917
Other comprehensive income						
Exchange difference		3,785	- 1,687	3,132	5,268	1,936
Other comprehensive income for the year		24,719	11,205	8,487	20,701	- 2,981
Total comprehensive income for the year						
Profit/Loss for the period attributable to:						
Parent company shareholders		20,913	13,143	5,347	15,710	- 4,726
Non-controlling interests		21	- 251	8	- 277	- 191
Total comprehensive income attributable to:						
Parent company shareholders		24,698	11,456	8,479	20,978	- 2,790
Non-controlling interests		21	-251	8	- 277	- 191

Consolidated Balance Sheet in Summary

Amounts in SEK thousands	Note	2014-06-30	2013-06-30	2013-12-31
ASSETS				
FIXED ASSETS				
Intangible fixed assets				
Concessions		11,355	12,044	11,699
Trademarks		5,461	9,102	7,282
Total Intangible fixed assets		16,816	21,146	18,981
Tangible fixed assets				
Investment properties		537,600	599,853	441,500
Buildings and land		31,200	33,035	30,473
Equipment, tools, fixtures and fittings		3,878	2,438	3,340
Constructions in progress		457,440	199,121	303,036
Total tangible assets		1,030,118	834,448	778,349
Financial assets				
Participations in associated companies		30,153	24,514	33,834
Participations in joint ventures		13,144	10,746	11,786
Receivable from associated companies and joint ventures		26,154	93,864	90,773
Other non-current receivables	4	410,271	201,538	327,984
Financial assets available for sale	4	248,697	227,914	257,685
Total financial assets		728,419	558,576	722,062
Deferred tax assets		578	5,543	2,508
TOTAL FIXED ASSETS		1,775,931	1,419,713	1,521,900

Consolidated Balance Sheet in Summary, continued

Amounts in SEK thousands	Note	2014-06-30	2013-06-30	2013-12-31
CURRENT ASSETS				
Inventories				
Raw materials and consumables		197	247	196
Accounts receivable		8,049	8,330	10,587
Income tax recoverable		3,062	4,213	2,018
Receivable associated companies		19,862	13,836	19,514
Other receivables		141,192	111,506	99,755
Prepaid expenses and accrued income		8,089	5,782	8,672
Derivatives		-	324	-
Cash and cash equivalents		154,295	323,405	101,724
Non-current assets held for sale		-	-	145,514
Total current assets		334,746	467,643	387,980
TOTAL ASSETS		2,110,677	1,887,356	1,909,880

Consolidated Balance Sheet in Summary, continued

EQUITY

Equity attributable to Parent company shareholders

Share capital		10,000	10,000	10,000
Restricted reserves		9,145	9,060	6,013
Non-restricted reserves including total comprehensive income for the year		964,657	980,033	959,310
Non-controlling interests		3,508	4,389	3,532
Total equity		987,310	1,003,482	978,855

LIABILITIES

Long-term liabilities

Liabilities to credit institutions	4	413,784	275,555	281,528
Bond loan	4	366,938	266,795	267,542
Other liabilities		1,656	2,904	2,907
Deferred tax liabilities		116,430	122,641	126,169
Total long-term liabilities		898,808	667,895	678,146

Current liabilities

Liabilities to credit institutions	4	72,791	100,466	111,346
Accounts payable		63,123	140,962	37,569
Income tax liability		96	7	43
Liabilities to associated companies		270	2,287	2,379
Derivatives		2,348	13,348	10,870
Other liabilities		44,146	65,434	64,033
Accrued expenses and deferred income		41,785	19,475	26,640
Total current liabilities		224,559	215,979	252,880

TOTAL EQUITY AND LIABILITIES		2,110,677	1,887,356	1,909,880
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For information in regards to pledged assets and contingent liabilities, see note 6-7.

Consolidated Statement of Changes in Equity, in Summary

Attributable to Parent company shareholders

Amounts in SEK thousands	Share Capital	Restricted reserves	Non-restricted reserves	Total	Non- controlling interests	Total equity
Opening balance 1 January 2014	10,000	6,013	959,310	975,323	3,532	978,855
Profit/Loss for the period	-	-	5,347	5,347	8	5,355
Other comprehensive income	-	3,132	-	3,132	- 32	3,100
Closing balance 30 June 2014	10,000	9,145	964,657	983,802	3,508	987,310
Opening balance 1 januari 2013	10,000	4,077	964,037	978,114	4,382	982,496
Profit/Loss for the period	-	-	15,710	15,710	- 277	15,433
Other comprehensive income	0	5,268	-	5,268	285	5,553
Closing balance 30 June 2013	10,000	9,345	979,747	999,092	4,390	1,003,482

Consolidated Cash Flow Statement in Summary

Amounts in SEK thousands	Note	Jan-Jun 2014	Jan-Jun 2013	Jan-Dec 2013
Cash flow from operating activities				
Result after financial items		-628	9,003	-6,381
Depreciations		2,687	39 384	5,794
Unrealized changes in values		7,923	7,988	29,700
Other non-cash items		4,409	-2361	-7,732
Income from participations in group companies		-	-45,153	-36,979
Interest paid		-33,889	-6,668	-267
Interest received		20	19	23,252
Income tax		-1,044	-2,032	163
Net cash flow from operating activities before changes in working capital		-20,522	180	7,550
Cash flows from changes in working capital				
Change in inventories and work in progress		-1	-	51
Change in current receivables		-38,664	-69,162	-65,926
Change in current liabilities		-28,321	18,333	55,234
Total cash flows from changes in working capital		-66,986	-50,829	-10,641
Cash flows from operating activities		-84,768	-50,649	-3,091
Cash flows from investing activities				
Investments in tangible fixed assets		-154,559	-102,702	-213,730
Sales of participation of group companies		50,000	45,153	36,979
Sales of tangible fixed assets		-	-	-
Investments in subsidiaries		-	-	-6,244
Investments in associated companies and joint ventures		-1,099	-	-9,090
Change in receivables in associated companies		67,710	21,279	20,285
Change in other financial non-current assets		-17,668	-22,796	-162,825
Total cash flows from investing activities		-55,616	-59,066	-334,625
Cash flows from financing activities				
Raised debt		233,572	267,520	271,172
Repayment of debt		-40,764	-3,071	-
Dividends paid		600	-	-
Total cash flow from financing activities		193,408	264,449	271,172
Changes in cash and cash equivalents				
Opening balance, cash and cash equivalents		101,724	170,324	170,324
Exchange effect in cash and cash equivalents		2,287	-1,653	-2,056
Closing balance, cash and cash equivalents		154,295	323,405	101,724

Parent Company Income Statement

Amounts in SEK thousands	Note	Apr-Jun 2014	Apr-Jun 2013	Jan-Jun 2014	Jan-Jun 2013	Jan-Dec 2013
INCOME						
Operating income						
Net sales	5	611	-	782	412	1,371
Total operating income		611	-	782	412	1,371
Operating expenses						
Purchases of goods and services		- 52	- 285	- 103	- 285	- 527
Other external expenses		-3,950	- 9,688	- 9,324	- 14,597	- 19,118
Personnel costs		- 899	- 507	- 1,641	- 977	- 2,059
Depreciation of tangible fixed assets		- 22	- 19	- 43	- 38	- 79
Total operating expenses		- 4,922	- 10,499	- 11,111	- 15,897	- 21,784
Operating income		- 4,311	10,499	- 10,329	- 15,485	-20,413
Result from participations in group companies						
		-	-	-	-	-20,413
Result from participation in associated companies and joint ventures						
		1,931	-	1,931	-	-
Result from other securities and receivables accounted for as fixed assets						
		40,770	7,792	29,131	3,308	- 27,307
Interest income and similar items						
		22,880	21,713	52,688	29,420	56,411
Interest expenses						
		- 28,239	- 8,460	- 48,724	- 11,157	- 25,876
Profit/Loss after financial items		33,030	10,547	24,697	6,086	- 24,654
Profit/Loss before tax		33,030	10,547	24,697	6,086	- 24,654
Tax						
		5,034	990	4,741	990	3,250
Profit/Loss for the period		38,065	11,537	29,438	7,076	-21,404

In the parent company, there are no items reported as other comprehensive income and therefore total comprehensive income equals result for the period.

Parent Company Balance Sheet

Amounts in SEK thousands	Not	2014-06-30	2013-06-30	2013-12-31
ASSETS				
Fixed assets				
Tangible fixed assets				
	5			
Building equipment		31	-	31
Equipment, tools, fixtures and fittings		810	829	854
Financial assets				
Participations in Group companies		248,415	130,754	248,415
Receivables from Group companies		603,088	484,663	547,499
Participations in associated companies		13,252	11,042	50
Participations in joint ventures		-	-	12,032
Receivables from associated companies and joint ventures		540	66,325	67,319
Other receivables		331,933	176,664	241,976
Total financial assets		1,197,227	869,448	1,117,291
Total fixed assets		1,198,069	870,277	1,118,176
Current assets				
Current receivables				
Accounts receivable		271	133	459
Receivables from group companies		87,973	72,383	75,681
Participations in joint ventures		-	- 13,836	-
Tax assets		94	41	13
Other receivables		3,991	20,372	3,792
Prepaid expenses and accrued income		1,767	427	1,671
Total current receivables		94,097	107,192	81,617
Cash and cash equivalents		70,450	257,674	24,509
Total current assets		164,547	364,866	106,126
TOTAL ASSETS		1,362,616	1,235,143	1,224,302

Parent Company Balance Sheet, Continued

Amounts in SEK thousands	Not	2014-06-30	2013-06-30	2013-12-31
EQUITY AND LIABILITIES				
Equity				
Restricted equity				
Share capital		10,000	10,000	10,000
Statutory reserve		2,000	2,000	2,000
Total restricted equity		12,000	12,000	12,000
Non-restricted equity				
Non-restricted reserves		433,018	429,496	437,510
Result for the period		29,438	7,076	-21,404
Total non-restricted equity		462,455	436,572	416,105
Total Equity		474,455	448,572	428,105
Provisions				
Other provisions		2,348	13,024	10,870
Long-term liabilities				
Bond loan		366,938	275,000	275,000
Liabilities to group companies		463,670	443,881	456,251
Total long-term liabilities		832,956	731,905	742,122
Current liabilities				
Accounts payable		742	2,682	1,144
Liabilities to group companies		18,828	23,479	24,387
Liabilities to associated companies		-	2,018	2,118
Other liabilities		14,927	23,880	23,752
Accrued expenses and deferred income		20,709	2,607	2,673
Total current liabilities		55,205	54,666	54,074
TOTAL EQUITY AND LIABILITIES		1,362,616	1,235,143	1,224,302

For information in regards to pledged assets and contingent liabilities, see note 6-7.

Summary covering several years (TSEK)

Key ratios	Apr-Jun 2014	Apr-Jun 2013	Jan-Jun 2014	Jan-Jun 2013	Jan-Jun 2013
Return on equity					
Return on total equity in %	0,66	0,84	-0,03	-0,48	-0,33
Return on equity in %	1,41	1,58	-0,06	-0,90	-0,65
Return on total equity in % (Parent company)	-0,32	-0,85	-0,76	-1,25	-1,67
Return on equity in % (Parent company)	6,96	2,35	5,21	-1,36	-5,76
EBITDA, SEK in thousands	-6,156	1 007	-5,398	1,007	-13,566

Profit/Loss

Operating income in SEK thousands	-7,384	-344	-8,085	-42,035	-19,360
Operating margin in %	-49,99	-2,13	-26,86	-132,18	-30,11

Key ratio – financial position

Cash liquidity in %	149	217	149	217	153
Solidity i %	46,78	53,17	46,78	53,17	51,25
Equity in SEK thousands	987,310	1,003,482	987,310	1,003,482	978,855
Equity per share, SEK	9,873	10,035	9,873	10,035	9,789

Key ratio definitions

Cash liquidity in %	Current assets divided by current liabilities
Solidity i %	Equity divided by total capital
Return on total equity in %	Profit/Loss after financial items and interest expense divided by total equity
Return on equity in %	Profit/Loss after financial items divided by non-restricted equity
Operating income in SEK millions	Profit/Loss before financial items
Operating margin in %	Operating income divided by net sales
Net profit margin in %	Profit/Loss after financial items divided by net sales

Notes

Note 1

General information

Index International AB (publ), corporate identity number 556561-0770 is parent company in Index-Group. Index International AB (publ) is headquartered in Stockholm with address Kungsträdgårdsgatan 18, Box 7744, 103 95 Stockholm, Sweden.

The operations of the Parent Company consists of group functions and organization with CEO and administrative functions. Organization of projects and management of real estate is headed by subsidiaries of the Group. No properties is owned directly by the parent company.

Index Group manages and develops real estate. In addition to real estate, the Group has an investment in a power plant fueled by biomass, a so-called Renewable Energy Facility located in Ajax outside of Toronto, Province of Ontario. The Group also has investments in commercial flight industry in Florida. On August 29, 2014 this Interim report was approved by the Board of directors for publication.

This report has not been reviewed by the Index International's auditors.

All amounts are reported in thousands of Swedish kronor (ksek) unless otherwise stated. Difference in total sum may exist and relates to rounding.

Note 2

Basis for establishing of the reports

Index International AB applies IFRS (International Financial Reporting Standards) as adopted by the European Union. This report is prepared in accordance with IAS 34, Interim Financial Reporting. The interim report has been prepared in accordance with Annual Accounts Act (AAA) chapter 9 and RFR 2 Accounting for Legal Entities. The interim report should be read in conjunction with the annual report for the fiscal year ended December 31, 2013.

Note 3

Accounting principles

The accounting policies are consistent with the principles applied in the previous financial year. See full accounting principles described in the Annual Report for 2013.

Note 4

Financial instruments – Fair value

Information on fair value of lending and borrowing

The carrying amount and fair value of long-term borrowing and lending are as follows:

Attributable to Parent company shareholders

	Booked value			Fair value		
	2014-06-30	2013-06-30	2013-12-31	2014-06-30	2013-06-30	2013-12-31
Oth non-curr rec.	410,271	201,538	327,984	410,271	201,538	327,984
Borrowing	-413,784	-275,555	-281,528	-413,784	-275,555	-281,528
Bond loan	-366,938	-266,795	-267,542	-366,938	-266,795	267,542
Total long-term lending and borrowing	-370,451	-340,812	-221,086	-370,451	-340,812	-221,086

The fair value of current borrowings equal to its carrying amount, as the impact of discounting is not significant. Fair value is based on discounted cash flows using a rate based on the borrowing rate of 9% and are classified in Level 2 of the fair value hierarchy.

Calculating fair value

The table below analyzes financial instruments carried at fair value, based on the classification in the fair value hierarchy. The different levels are defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1)
- Other observable data for the asset or liability other than quoted prices included in Level 1, either directly (ie as prices) or indirectly (ie derived from prices) (level 2).
- Input for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3)

The following table shows the Group's financial assets and liabilities measured at fair value as of June 30, 2014.

SEK thousands	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through income statement				
- Financial assets held for sale	-	-	248,697	248,697
Total assets	-	-	248,697	248,697

Liabilities

Financial liabilities at fair value through income statement

- Derivatives held for trading:				
Currency Option	-	2,348	-	2,348
Total liabilities	-	2,348	-	2,348

The following table shows the Group's financial assets and liabilities measured at fair value as of June 30, 2013.

SEK thousands	Level 1	Level 2	Level 3	Total
Tillgångar				
Financial assets at fair value through income statement				
- Derivatives held for trading:				
Currency Option	-	-	-	-
- Financial assets held for sale	-	-	227,914	227,914
Total assets	-	-	227,914	227,914

Liabilities

Financial liabilities at fair value through income statement

- Derivatives held for trading:				
Currency Option	-	13,024	-	13,024
Total liabilities	-	13,024	-	13,024

The following table shows the Group's financial assets and liabilities measured at fair value as of December 31, 2013.

SEK thousands	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through income statement				
- Derivatives held for trading:				
Currency Options	-	184	-	184
- Financial assets held for sale	-	-	257,685	257,685
Total assets	-	-	257,685	257,685

Liabilities

Financial liabilities at fair value through income statement				
- Derivatives held for trading:				
Currency Options	-	10,870	-	10,870
Total liabilities	-	10,870	-	10,870

Fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. A market is regarded as active if quoted prices from an exchange, broker, industry group, pricing service or regulatory agency are readily and regularly available and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets is the current bid price. The Group has no financial instruments classified in Level 1.

Fair value of financial instruments not traded in an active market (such as OTC derivatives) is determined using valuation specialists. The Group uses (as far as possible) market data where it is available and company-specific information is used as little as possible. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. Consolidated financial instruments are included in level 2 consists of currency options.

In cases where one or more significant inputs not based on observable market data, the instrument is classified in level 3. Following table shows the changes in fair value of financial assets held for sale:

SEK thousands	2014-06-30	2013-06-30	2013-12-31
Opening balance	257,685	272,509	272,509
Transfer to level 3	-8,988	-792	21,300
Gains and losses recognized in the income statement		-43,803	-36,124
Closing balance	248,697	227,914	257,685

The real value in the table is based on the forecast net profit of fixed revenues from sales of newly built condominiums (to the condominium association), the costs of the works in construction projects. Forecasts of projects based largely on fixed income, and expenses, resulting in a minimal margin of error for its results.

NOTE 5**Segment information**

Group-wide information

A breakdown of the revenues from all products and services as follows:

	Jan-Jun 2014	Jan-Jun 2013	Jan-dec 2013
Analysis of revenue by revenue source:			
– Sale of goods	-	191	33
– Property rents	29,480	30,130	62,372
– Sale of services	617	1,481	1,899
Total	30,097	31,802	64,304

The Group is headquartered in Sweden. Revenues from external customers in Sweden amounts to 28,095 ksek (Jan-Jun 2013: 29,751 ksek and Jan-Dec 2013: 60,626 ksek) and total revenue from external customers in other countries amounted to 2,002 ksek (Jan-Jun 2013: 2,051 ksek and Jan-Dec 2013: 3,678 ksek).

Total non-current assets other than financial instruments and deferred tax assets (there are no assets related to post-retirement benefits or rights under insurance contracts), which are located in Sweden amounts to 838,314 ksek (2013-06-30: 870,505 ksek and 2013-12-31: 750,773 ksek) and the total of such assets located in other countries amounted to 500,614 ksek (2013-06-30: 248,263 ksek and 2013-12-31: 349,862 ksek).

Revenues of approximately 4,637 ksek (Jan-Jun 2013: 4 779 ksek and Jan-Dec 2013: 7 883 ksek) relates to a single external customer. These revenues are attributable to rental of premises.

NOTE 6**Pledged assets**

Group	2014-06-30	2013-06-30	2013-12-31
Real estate mortgages	396,804	396,804	396,804
Restricted cash	63,616	-	61,055
Pledged shares	2,593	246	1,286
Total Group	458,482	397,246	459,145
Parent company	2014-06-30	2013-06-30	2013-12-31
Pledged shares	2,522	442	1,482
Total parent company	2,522	442	1,482

Real estate mortgages and share pledges are pledged as collateral for the Group's interest-bearing liabilities.

NOTE 7

Contingent liabilities

Group	2014-06-30	2013-06-30	2013-12-31
General guarantees for subsidiary loans	238,969	250,211	234,650
General guarantees for other company loans	163,662	372,350	303,057
Total Group	402,631	622,561	537,707

Group	2014-06-30	2013-06-30	2013-12-31
General guarantees for subsidiary loans	238,969	250,211	234,650
General guarantees for other company loans	163,662	372,350	303,057
Total parent company	402,631	622,561	537,707

The Group's parent company has a guarantee for mortgage loans with property Hornsberg 10, a total of 227,450 ksek (Jan-Jun 2013: 238 025 ksek and Jan-Dec 2013: 234,650 ksek). Of total liabilities includes construction loans 136,400 ksek (Jan-Jun 2013: 136,400 ksek and Jan-Dec 2013: 136,400 ksek) for Mälarhöjdsparcken 2.

NOTE 8

Events post reporting date

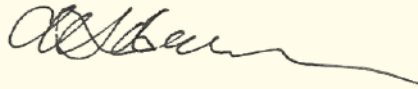
Upcoming reporting dates

- November 28, 2014: Interim report for period January – September 2014

Stockholm, 29 August 2014



Arne Weinz
Chairman of the board



Marie-Louise Alamaa
Managing Director and Board Member



Brian Borg
Board Member