

*JULY-
SEPTEMBER
2017*

INDEX
RESIDENCE/

Interim Report Third Quarter 2017
Index Residence AB (publ)

Highlights

The Group

Equity/assets ratio (%)

2017	61
2016	65
2015	47
2014	41
2013	51
2012	62
2011	58
2010	58
2009	52

Total assets

2017	2,090,578
2016	2,098,346
2015	2,353,760
2014	2,627,624
2013	1,909,880
2012	1,591,200
2011	1,524,841
2010	1,635,142
2009	991,640

Equity

2017	1,276,505
2016	1,361,297
2015	1,113,953
2014	1,084,495
2013	978,855
2012	982,495
2011	881,737
2010	950,708
2009	517,931

Parent Company

Equity/assets ratio (%)

2017	30
2016	36
2015	33
2014	30
2013	35
2012	53
2011	72
2010	72
2009	66

Total assets

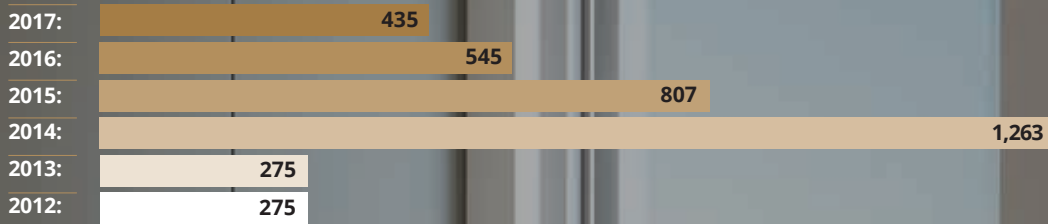
2017	1,532,739
2016	1,823,261
2015	1,717,587
2014	1,606,420
2013	1,224,302
2012	832,469
2011	681,119
2010	754,059
2009	820,569

Equity

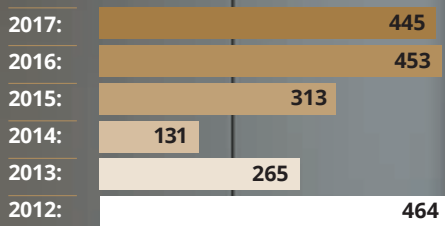
2017	453,333
2016	604,596
2015	538,618
2014	488,137
2013	428,105
2012	437,988
2011	491,124
2010	543,104
2009	544,271

Index Portfolio

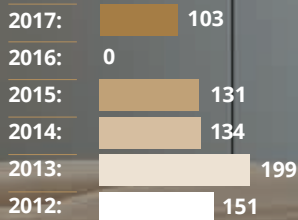
Total units under planning/zoning:



Total units in production:



Total units occupied during the period:



Sum total of units in portfolio:



Consolidated Income Statement in Summary

Amounts in SEK thousands	Note	Jul-sep 2017	Jul-sep 2016	Jan-sep 2017	Jan-sep 2016	Jan-dec 2016
Operating income	5					
Net sales		29,354	811	108,347	16,070	17,803
Other operating income		-	653	-	1,682	38,578
Total		29,354	1,464	108,347	17,752	56,381
Operating expenses						
Purchase of goods and services		-7,601	-929	-65,191	-15,471	-30,555
Other external expenses		-6,030	-4,897	-17,749	-29,960	-40,319
Personnel costs		-3,408	-3,985	-12,036	-12,354	-17,025
Depreciation/amortization of property, plant and equipment and intangible fixed assets		-253	-147	-780	-667	-13,074
Change in value of properties		-6	-	629	-	-
Result from participations in group companies		-	-14,196	-6,297	193,382	191,338
Result from participations in associates and joint venture		21,005	1,977	44,472	13,268	15,920
Total operating expenses		3,707	-22,177	-56,952	148,198	106,285
Operating result		33,061	-20,713	51,395	165,950	162,666
Financial income		42,402	52,526	118,187	218,009	297,200
Financial expenses		-91,145	-7,762	-198,042	-99,095	-161,297
Net financial items		-48,743	44,764	-79,855	118,914	135,903
Result before tax		-15,682	24,051	-28,460	284,864	298,569
Tax		-12,155	2,691	2,575	-15,971	-22,039
Result for the period		-27,837	26,742	-25,885	268,893	276,530
Other comprehensive income						
Items that may later be reserved in the income statement:						
Exchange differences		-3,601	785	-4,332	-8,206	-6,361
Exchange differences, non-controlling interests		-	-	-	-	-
Total items that may later be reserved in the income statement		-3,601	785	-4,332	-8,206	6,361
Total comprehensive income for the period		-31,438	27,527	-30,217	260,687	270,169
Result for the period attributable to:						
Parent company shareholders		-27,837	26,742	-25,885	268,893	276,530
Non-controlling interests		-	-	-	-	-
Total comprehensive income attributable to:						
Parent company shareholders		-31,438	27,527	-30,217	260,687	270,169
Non-controlling interests		-	-	-	-	-
Earnings per share before dilution, SEK		-278.4	267.4	-258.9	2,688.9	2,765.3
Earnings per share after dilution, SEK		-278.4	267.4	-258.9	2,688.9	2,765.3

Consolidated Balance Sheet in Summary

Amounts in SEK thousands	Note	2017-09-30	2016-09-30	2016-12-31
ASSETS				
Non-current assets				
Intangible assets				
Balanced development expenses	5	1,389	1,814	1,707
Total Intangible assets		1,389	1,814	1,707
Property, plant and equipment				
Investment properties	5	32,182	31,928	32,607
Equipment, tools, fixtures and fittings	5	4,731	863	4,929
Total property, plant and equipment		36,913	32,791	37,536
Non-current financial assets				
Investments in associates	5	3,263	11,045	21,106
Investments in joint ventures	5	33,759	6,505	6,396
Other non-current receivables	4	1,472,332	1,462,907	1,538,655
Financial assets at fair value, through profit and loss statement	4	5,000	5,000	5,000
Total non-current financial assets		1,514,354	1,485,457	1,571,157
TOTAL NON-CURRENT ASSETS		1,552,656	1,520,062	1,610,400
Current assets				
Residential units under development		229,738	256,463	223,200
Securities		66,261	90,602	85,649
Accounts receivables		11,149	7,500	8,808
Tax assets		580	100	62
Receivables to associates		99,622	60,147	89,935
Other receivables		36,865	19,626	20,779
Prepaid expenses and accrued income		890	166	2,993
Derivatives	4	3,620	1,882	3,410
Cash and cash equivalents		89,197	119,313	53,110
TOTAL CURRENT ASSETS		537,922	555,799	487,946
TOTAL ASSETS		2,090,578	2,075,861	2,098,346

Consolidated Balance Sheet in Summary, Continued

Amounts in SEK thousands	Note	2017-09-30	2016-09-30	2016-12-31
EQUITY				
Equity attributable to Parent company shareholders				
Share capital		10,000	10,000	10,000
Reserves		136	2,623	4,468
Retained earnings including comprehensive income for the year		1,266,369	1,334,017	1,346,829
Total equity		1,276,505	1,346,640	1,361,297
LIABILITIES				
Non-current liabilities				
Borrowings	4	115,143	55,374	15,661
Bond loan	4	373,533	371,463	371,980
Derivatives	4	7,793	11,259	9,413
Other non-current liabilities		-	-	84,233
Deferred tax liabilities		55,296	60,144	64,673
Other provisions		60,044	119,524	2,753
Total long-term liabilities		611,809	617,764	548,713
Current liabilities				
Borrowings		3,570	3,617	43,885
Accounts payable		14,300	5,057	11,783
Invoiced but not earned income		86,720	-	-
Current tax liabilities		9,757	23,743	19,902
Derivatives	4	26,927	9,606	43,136
Other current liabilities		52,462	64,677	65,655
Accrued expenses and deferred income		8,528	4,757	3,975
Total current liabilities		202,264	111,457	188,336
TOTAL EQUITY AND LIABILITIES		2,090,578	2,075,861	2,098,346

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 2016	10,000	10,829	1,093,124	1,113,953	-	1,113,953
Result for the period	-	-	268,893	268,893	-	268,893
Other comprehensive income	-	-8,206	-	-8,206	-	-8,206
Total comprehensive income for the period	-	-8,206	268,893	260,687	-	260,687
Paid Dividend	-	-	-28,000	-28,000	-	-28,000
Closing balance 30 september 2016	10,000	2,623	1,334,017	1,346,640	-	1,346,640
Opening balance 1 januari 2017	10,000	4,468	1,346,829	1,361,297	-	1,361,297
Result for the period	-	-	-25,885	-25,885	-	-25,885
Other comprehensive income	-	-4,332	-	-4,332	-	-4,332
Total comprehensive income for the period	-	-4,332	-25,885	-30,217	-	-30,217
Dividend	-	-	-50,000	-50,000	-	-50 000
Disposed capital	-	-	-4,575	-4,575	-	-4,575
Closing balance 30 september 2017	10,000	136	1,266,369	1,276,505	-	1,276,505

Consolidated Cash Flow Statement in Summary

Amounts in SEK thousands	Note	2017-09-30	2016-09-30	2016-12-31
Cash flow from operating activities				
Operating result		51,395	165,950	162,666
Depreciation		780	667	918
Unrealized change in value		425	-	-
Other non-cash items		-9,730	-121,635	25,211
Result from participation in group companies		-	-	-132,361
Interest paid		-25,426	-44,467	-54,940
Interest received		3,019	26,733	28,851
Income tax		-17,464	-28,742	-32,882
Net cash flow from operating activities before changes in working capital		2,999	-1,494	-2,537
Cash flows from changes in working capital				
Change in inventories and work in progress		2,125	-3,905	-9,823
Change in current receivables		-23,944	-6,298	-16,628
Change in current liabilities		-6,123	-35,061	-34,908
Total cash flows from changes in working capital		-27,942	-45,264	-61,359
Cash flows from operating activities		-24,943	-46,758	-63,896
Cash flows from investing activities				
Investments in intangible fixed assets		-	-1,840	-1,839
Investments in tangible fixed assets		-22,547	-	-4,230
Sales of tangible fixed assets		36,852	-	-
Sales of associated companies		30,000	17,633	-
Sales of subsidiaries		-	-149,196	-135,159
Investments in associated companies and joint venture		-	-	-17,917
Result from associates and joint venture		-	-	28,550
Change in receivables in associated companies		-9,686	-60,147	-89,935
Change in other non-current receivables		-163,600	222,219	225,006
Total cash flows from investing activities		-128,981	28,669	4,476
Cash flows from financing activities				
Borrowings		102,167	4,881	5,260
Repayment of loan		-37,000	-27,191	-59,840
Repayment of lending		180,837	-	-
Disposed capital		-4,575	-	5,175
Dividends received/paid		-50,000	-28,000	-28,000
Total cash flow from financing activities		191,429	-50,310	-77,405
Changes in cash and cash equivalents				
Opening balance, cash and cash equivalents		53,110	186,407	186,407
Exchange effect in cash and cash equivalents		-1,418	1,305	3,528
Closing balance, cash and cash equivalents		89,197	119,313	53,110

Parent Company Income Statement

Amounts in SEK thousands	Not	Jul-sep 2017	Jul-sep 2016	Jan-sep 2017	Jan-sep 2016	Jan-dec 2016
Operating income						
Net sales		1,655	781	2,428	1,564	1,943
Total operating income		1,655	781	2,428	1,564	1,943
Operating expenses						
Other external expenses		-5,329	-3,566	-14,492	-15,189	-20,534
Personnel costs		-1,838	-2,705	-6,591	-7,552	-10,264
Depreciation/amortization of property, plant and equipment		-25	-27	-119	-75	-103
Total operating expenses		-7,192	-6,298	-21,202	-22,816	-30,901
Operating result		-5,537	-5,517	-18,774	-21,252	-28,958
Result from investments in group companies		-	11,847	-	11,847	11,834
Result from investments in associates		5,000	2,700	5,000	28,200	28,200
Result from other securities and receivables accounted for as fixed assets		-63,104	7,477	-124,708	62,975	104,195
Other interest income and similar result items		18,718	42,884	76,182	146,703	173,443
Interest expenses and similar result items		-2,252	-6,536	-30,871	-62,754	-118,618
Result after financial items		-47,175	52,855	-93,171	165,719	170,096
Result before tax		-47,175	52,855	-93,171	165,719	170,096
Appropriations		-13,132	-11,875	-8,092	-7,105	-48,810
Tax on earnings for the period		-	-5,974	-	-26,394	-27,308
Result for the period		-60,307	35,006	-101,263	132,220	93,978

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	Note	2017-09-30	2016-09-30	2016-12-31
ASSETS				
Non-current assets				
Intangible assets				
Balanced development expenses		170	219	207
Property, plant and equipment				
Equipment, tools, fixtures and fittings		675	772	757
Non-current financial assets				
Investments in Group companies		154,792	52,342	154,792
Receivables from Group companies		27,710	141,690	77,101
Investments in associates		-	817	-
Investments in joint ventures		1,532	1,532	1,532
Other non-current receivables		1,216,507	1,370,421	1,420,479
Total non-current financial assets		1,400,541	1,566,802	1,653,904
Total non-current assets		1,401,386	1,567,793	1,654,868
Current assets				
Current receivables				
Trade receivables		1,983	818	1,761
Receivables from group companies		20,629	99,063	112,275
Receivables from associates and joint venture		6,225	4,017	4,047
Other receivables		22,245	7,433	8,205
Prepaid expenses and accrued income		118	75	2,353
Total current receivables		51,200	111,406	128,641
Cash and cash equivalents		80,153	115,231	39,752
Total current assets		131,353	226,637	168,393
TOTAL ASSETS		1,532,739	1,794,430	1,823,261

Parent Company Balance Sheet, continued.

Amounts in SEK thousands	Note	2017-09-30	2016-09-30	2016-12-31
EQUITY AND LIABILITIES				
Equity				
Restricted equity				
Share capital		10,000	10,000	10,000
Statutory reserve		2,000	2,000	2,000
Fund for development expenses		171	-	207
Total restricted equity		12,171	12,000	12,207
Non-restricted equity				
Non-restricted reserves		542,425	498,618	498,411
Result for the period		-101,263	132,220	93,978
Total non-restricted equity		441,162	630,838	592,389
Total Equity		453,333	642,838	604,596
Untaxed reserves		76,500	35,200	76,500
Provisions				
Other provisions		28,202	18,983	49,139
Non-current liabilities				
Bond loan		373,533	371,462	371,980
Liabilities to Group companies		532,671	672,280	660,653
Total non-current liabilities		906,204	1,043,742	1,032,633
Current liabilities				
Trade payables		2,541	830	1,802
Liabilities to Group companies		28,068	5,017	12,442
Tax liabilities		2,840	22,545	19,673
Other liabilities		29,330	20,230	20,950
Accrued expenses and deferred income		5,721	5,045	5,526
Total current liabilities		68,500	53,667	60,393
TOTAL EQUITY AND LIABILITIES		1,532,739	1,794,430	1,823,261

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

GROUP KEY RATIOS	Jul-sep 2017	Jul-sep 2016	Jan-sep 2017	Jan-sep 2016	Jan-dec 2016
Key ratios defined by IFRS					
Net sales	29,354	1,464	108,347	17,752	56,381
Result for the period	-27,837	26,742	-25,885	268,893	276,530
Earnings per share after tax, SEK	-278.4	267.4	-258.9	2,688.9	2,765.3
Key ratios not defined by IFRS					
Return on total equity in %	3.6	1.5	8.1	18.5	21.9
Return on equity in %	-1.2	1.8	-2.2	21.2	21.9
Return on total equity in % (Parent company)	0.9	3.3	3.7	12.7	15.8
Return on equity in % (Parent company)	-10.4	8.2	-20.5	24.7	25.6
EBITDA, SEK in thousands	33,314	-20,566	52,175	166,617	175,740
Operating income in SEK thousands	33,061	-20,713	51,395	165,950	162,666
Operating margin in %	113	-1,415	47	935	289
Cash liquidity in %	262	499	262	499	259
Solidity i %	61.1	64.9	61.1	64.9	64.9
Equity in SEK thousands	1,276,505	1,346,640	1,276,505	1,346,640	1,361,297
Number of share	100,000	100,000	100,000	100,000	100,000
Average number of shares	100,000	100,000	100,000	100,000	100,000
Average number of shares after dilution	100,000	100,000	100,000	100,000	100,000
Average number of employees	13	9	13	9	9
Operational key ratios					
Number of apartments under zoning planning	435	810	435	810	545
Number of apartments under production	445	313	445	313	453
Number of occupied apartments	34	0	103	0	0
Number of apartments in the portfolio	990	1,123	990	1,123	998

The key ratio table contains a few financial and operational key ratios that does not have been defined by IFRS. Index Residence AB consider that these key ratios give valuable information to investors because of the combination with (but not instead of)

other key ratios enable evaluation of actual trends in a valuable way. These key ratios should not be regarded as replacement for items that are calculated according to IFRS.

Definition of key ratios

Number of outstanding shares	Number of registered shares at the end of the period
Return on equity in %	Result after financial items divided by total equity
Return on total equity in %	Operating result plus financial income divided by balance sheet total
Balance sheet total	Total assets or total equity and liabilities
EBITDA	Earnings before interest, tax, depreciation and amortization
Total equity per shares	Equity that is related to the owner of the parent company divided by number of outstanding shares at the end of the period
Cash liquidity in %	Current assets divided by current liabilities
Earnings per share after tax, SEK	Result of the period attributable to Parent company divided by average number of outstanding shares
Solidity in %	Equity divided by Balance sheet total
Operating margin in %	Operating result divided by total operating income

Notes

Not 1 General information

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

The operations of the Parent Company consist 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 are owned directly by the parent company.

Index Group manages and develops real estate.

On November 30, 2017, this Interim report was approved by the Board of directors for publication.

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

All amounts are reported in thousands of Swedish kronor (ksek) unless otherwise stated.

Note 2 Basis for establishing of the reports

Index Residence 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, 2016.

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 2016.

IFRS 15 Revenue from contract with customers

The new standard IFRS 15 Revenue from Contracts with Customers must be applied retrospectively and are required to apply for fiscal years beginning January 1, 2018 or later. The Group has started but not yet finished the evaluation of what impact the introduction of the standard will have. The Group's intention is to apply the new standard from the fiscal year beginning January 1, 2018.

Percentage-of-completion at project development of condominiums

The Group's project in Norrtälje as regard development of condominiums is performed by the Group sign an agreement where the condominium is the end-user. The Group recognize profit successively for the condominium projects when following criteria is established (i) The condominium has an association with an independent board in place, (ii) external financing has been obtained, (iii) agreements have been signed with residential buyers in the form of binding contract for the end-user, (iv) a signed agreement with the housing cooperative about building condominiums (v) and that a signed agreement between the condominium and an external contractor or a company within the Group is in place. The contracted revenue and expenses are reported according to the construction timeline. Income and expenses are thereby allocated to the period in which the work was completed.

The completion grade is calculated based on total accrued expenses compared to the total calculated expenditures excluding land cost. By land cost we mean acquisitions cost for land from third part. Per the new accounting standard IFRS 15 the work culminates from that of the commitment of the contract. The sales rate determines the number of condominiums sold and settlement rate takes into consideration the grade of completion along with the sales rate. It must be an agreement with a condominium holder before a condominium can be counted as sold. Any reassessment of the projects expected end-result cause correction of earlier accrued result in the project. This change of forecast is included in the result for the period. Estimated losses charge the periods result directly in total.

The Group has paid attention to the effects of the new accounting standard IFRS 15 in the model for the calculation of percentage-of-completion. Reported income of the project proportionate to the company's accrued expenses to meet the commitment in the contract and the Group only report income according to the construction timeline.

The Group is currently evaluating if the completion rate shall emanate from accrued expenses regarding the construct contract or if the completion rate shall emanate from the projects total accrued expenses. The Group has for this accounting period emanate from accrued expenses regarding the construct contract. The chosen method gives a lower result effect in the beginning of a project.

Notes

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:

	Booked value			Fair value		
	2017-09-30	2016-09-30	2016-12-31	2017-09-30	2016-09-30	2016-12-31
Oth non-curr rec.	1,472,332	1,462,907	1,538,655	1,472,332	1,462,907	1,538,655
Borrowing	-115,143	-55,374	-15,661	-115,143	-55,374	-15,661
Bond loan	-373,533	-371,463	-371,980	-373,533	-371,463	-371,980
Total long-term lending and borrowing	983,656	1,036,070	1,151,014	983,656	1,036,070	1,151,014

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).
- The value of the asset or liability are not based on observable market data, it is financial forecasts underlying the calculation of the value. 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 September 30, 2017.

(SEK in thousands)	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through income statement	-	-	-	-
- Financial assets held for sale:				
Currency Option	-	3,620	-	3,620
Real Estate projects	-	-	5,000	5,000
Total assets	-	3,620	5,000	8,620
Liabilities				
Financial liabilities at fair value through income statement				
- Derivatives held for trading:				
Currency Option	-	26,927	-	26,927
Interest Rate Swap	-	7,793	-	7,793
Total liabilities	-	34,720	-	34,720

Notes

The following table shows the Group's financial assets and liabilities measured at fair value as of September 30, 2016.

(SEK in thousands)	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through income statement				
– Derivatives held for trading:				
Currency Option		1,882	–	1,882
– Financial assets held for sale	–	–	5,000	5,000
Total assets	–	1,882	5,000	6,882
Liabilities				
Financial liabilities at fair value through income statement				
– Derivatives held for trading:				
Currency Option	–	9,606	–	9,606
Interest Rate Swap	–	11,259	–	11,259
Total liabilities	–	20,865	–	20,865

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 in thousands)	2017-09-30	2016-09-30	2016-12-31
Opening balance	5,000	22,500	22,500
Transfer to level 3	–	–22,500	–22,500
Gains and losses recognized in the income statement	–	5,000	5,000
Closing balance	5,000	5,000	5,000

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 construc-

tion projects. Forecasts of projects based largely on fixed income, and expenses, resulting in a minimal margin of error for its results.

Notes

Not 5 Segment information

A breakdown of income for all products and services looks as follows:

(SEK in thousands)	2017-01-01 2017-09-30	2016-01-01 2016-09-30	2016-01-01 2016-12-31
Analysis of income per revenue:			
– Sales of goods	–	7,942	7,948
– Property revenue	106,834	8,179	45,918
– Income from services	1,513	1,631	2,515
Total income	108,347	17,752	56,381
Income from external customers			
– Sweden	106,391	6,908	44,203
– Canada	1,956	10,328	11,653
– USA	–	516	525
Total income	108,347	17,752	56,381
Total fixed assets other than financial instruments and deferred tax assets which are located in:			
– Sweden	43,547	20,937	34,545
– Canada	31,777	31,218	32,201
Total	75,324	52,155	66,476

Note 6 Pledged assets

Group	2017-09-30	2016-09-30	2016-12-31
Real estate mortgages	15,143	15,589	15,975
Pledged receivables	172,050	–	–
Pledged shares	–	2,312	2,409
Total Group	187,193	17,901	18,384
Parent company	2017-09-30	2016-06-30	2016-12-31
Pledged shares	–	1,040	1,040
Total parent company	–	1,040	1,040

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

Note 7 Contingent liabilities

Parent company	2017-09-30	2016-09-30	2016-12-31
General guarantees for subsidiary loans	100,000	128,217	60,000
General guarantees for other company loans	405,469	11,287	411,332
Total parent company	505,469	139,504	471,332

Notes

Note 8 Events post reporting date

Upcoming reporting dates

- February 28, 2018 Interim report for period January – December 2017
- April 29, 2018 Annual report 2017

Stockholm, 30th of November 2017



Bjarne Borg
Chairman of the Board



Rickard Haraldsson
CEO



Arne Weinz
Member of the Board



Marie-Louise Alama
Member of the board

