

Press release
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Year-End Report 2017 Saltängen Property Invest AB (publ)

REPORT SUMMARY

Financial summary for the period 1 July 2017 – 31 December 2017.

- Rental Income for the period amounts to 40 761 kSEK (40 299 kSEK).
- Operational profit for the period amounts to 27 661 kSEK (28 163 kSEK), equal to 6,01 SEK (6,13 SEK) per share.
- The properties unrealised change in market value for the period amounts to 60 000 kSEK (11 000 kSEK). Change in market value on derivatives for the period amounts to 1 902 kSEK (4 200 kSEK), relating to the change in value on the existing SWAP agreement which aims to secure a fixed interest cost during the lifetime of the loan.
- Net Income for the period amounts to 69 867 kSEK (33 862 kSEK), equal to 15,19 SEK (7,36 SEK) per share.

Financial summary for the period 1 January 2017 – 31 December 2017.

- Rental Income for the period amounts to 81 487 kSEK (80 565 kSEK).
- Operational profit for the period amounts to 57 370 kSEK (57 578 kSEK), equal to 12,47 SEK (12,52 SEK) per share.
- The properties unrealised change in market value for the period amounts to 60 000 kSEK (11 000 kSEK). Change in market value on derivatives for the period amounts to 4 633 kSEK (-10 166 kSEK), relating to the change in value on the existing SWAP agreement which aims to secure a fixed interest cost during the lifetime of the loan.
- Net Income for the period amounts to 95 160 kSEK (45 604 kSEK), equal to 20,69 SEK (9,91 SEK) per share.

Important events during the period

- The annual external valuation determined the value of the property to be 1 300 mSEK, resulting in an unrealized increase in value of 60 mSEK.

The board of directors propose a dividend to the shareholders amounting to 9,80 SEK per share for the financial year 2017 with payments each quarter of 2,45 SEK per share.

For more detailed information please find attached the Year-End Report.

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Saltängen Property Invest AB (publ) is a Swedish property company that indirectly owns and manages the property Saltängen 1 in Västerås. The property is a warehouse and office building, that was built in 1975 and subsequently developed in two phases in 1990 and 2003, and has a total lettable area of approximately 104,726 square meters. The property is fully let to ICA Fastighets Sverige AB until 30 September 2023. Saltängen Property Invest is listed on the Nasdaq Stockholm First North with Wildecos as Certified Adviser.

This information is information that Saltängen Property Invest AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out above, at 08:30 CET on 28 February 2018.