



RSS NORDIC
DEVELOPMENT



Interim report January-June 2017

RSS NORDIC DEVELOPMENT AB (PUBL)



*RSS NORDIC DEVELOPMENT DEVELOPS URBAN AREAS
AND BUILDS ENERGY-EFFICIENT WOOD FRAMED RENTAL
PROPERTIES UNDER OUR OWN MANAGEMENT.*

*WE CREATE MODERN HOUSING AND VIBRANT URBAN
LANDSCAPES THROUGHOUT SWEDEN IN CLOSE
COOPERATION WITH MUNICIPALITIES AND LANDOWNERS.*

THE PERIOD IN BRIEF

AN IMPORTANT MILESTONE FOR OUR COMPANY HAS ALSO BEEN THE LISTING AS AN ISSUER ON NASDAQ FIRST NORTH BOND MARKET. THE LISTING WAS CONNECTED WITH THE ISSUE OF A CORPORATE BOND OF SEK 30 MILLION. IN THE GROUP, WE HAVE ISSUED BONDS AMOUNTING TO SEK 109.5 MILLION IN THE FIRST HALF OF THE YEAR. THE ISSUES, WHICH REPLACE PREVIOUS FINANCING, HAVE CREATED SCOPE FOR ACQUISITIONS AND PRODUCTION.

Runar Söderholm, CEO

THE PERIOD JANUARY–JUNE 2017

- The Group's net sales amounted to SEK 350 (529) thousand.
- EBITDA amounted to SEK –6,116 (19,514) thousand.
- Profit/loss after tax was SEK –7,799 (10,503) thousand.
- Cash and cash equivalents at the end of the period, 30 June 2017, totalled SEK 23,634 (5,857) thousand.

SIGNIFICANT EVENTS DURING THE PERIOD

- The Group issued a bond loan of SEK 12 million. The issue date was 14 February 2017 and the maturity date is 14 February 2018. The loan runs at an annual rate of 10 percent. The Group issued the current bond loan on 28 February 2017.
- In February 2017, the Group acquired the property in Nyköping from the municipality for SEK 8 million.
- RSS Nordic Project Nynäshamn 2 AB issued a bond loan of SEK 30 million. The loan runs at an annual rate of 10 percent up to and including 13 June 2018. In addition, RSS Nordic Project Gävle AB (publ) issued a bond loan of SEK 37.5 million, which runs at an annual rate of 10 percent up to and including 6 April 2019.

SIGNIFICANT EVENTS AFTER THE END OF THE PERIOD

- The Company has divested the subsidiary Gavlehov 3 AB with the property Gävle Sättra 108:27. This sale generates a positive cash flow of approximately SEK 15 million, which will materialise in the second half of the year.
- In its Nynäshamn project, the Company has signed a binding booking agreement for about 40 residential units, which will have a value of approximately SEK 80 million on closing.

OUTLOOK FOR 2017

- It is RSS Nordic Development's assessment that the Company will develop well and according to plan. There is still strong demand for housing. The macro-economic conditions are favourable and ahead of us we see many good political initiatives for advancing production.
- Sales for phase 2 of Nynäshamn, with a sales value of approximately SEK 120 million, will start in autumn. Sales of owner-occupied apartments in Gävle, with a sales value of approximately SEK 200 million, will start at the same time.

Key figures Group	Jan-Jun 2017	Jan-Jun 2016	Jan-Dec 2016
Net sales, SEK 000	350	529	1,064
Operating profit/loss, SEK 000	–6,619	18,442	13,850
Profit/loss for the period, 000	–7,799	10,503	3,287
Return on equity, %	–13.0 %	18.6 %	5.7 %
Earnings per ordinary share, SEK	–16	21	7
Interest coverage ratio, times	–6.6	10.0	1.0
Debt/equity ratio, times	3.2	0.8	1.2
Equity/assets ratio, %	18.4 %	36.7 %	29.0 %
Number of employees	6	2	1

COMMENTS FROM THE CEO

It is now time to summarise the first six months of 2017 for our Group, RSS Nordic Development AB. We have had an incredibly eventful 2017 so far. First of all, we can now affirm that we are 88.9 percent owned by Palisander Management AB, formerly NTI Management AB. At the end of 2016, we were partly owned (40 percent) by other stakeholders. This has involved a major focus on finding the right legal structure and recruiting new Board members and new executives during the first quarter. The appointments have included the undersigned CEO and an experienced Marketing Manager, Pantea Lagerlöf. After the end of the reporting period, we have also signed an employment contract with a CFO, who will take up his position at the end of Q3 or the beginning of Q4.

An important milestone for our company has also been the listing as an issuer on Nasdaq First North Bond Market. The listing was connected with the issue of a corporate bond of SEK 30 million. In the Group, we have issued bonds amounting to SEK 109.5 million in the first half of the year. The issues, which replace previous financing, have created scope for acquisitions and production. We see this as testimony that the bond market has great confidence in the Group and that our projects are considered viable and profitable over time.

In addition, in terms of acquisitions we took over a property in Nyköping, Porsen 1, which the municipality has acquired. We obtained a final building permit there in Q1. During the first six months, we also signed an agreement with Enköping municipality for the acquisition of a property there, further strengthening our property portfolio.

We also made a divestment, selling the subsidiary Gavlehov 3 AB with the property Gävle Sättra 108:27. The property was previously sub-divided from our core property in Gävle, Sättra 108:20. In total, we have sold sub-divided properties related to Sättra 108:20 for approximately SEK 60 million through companies. The property was originally acquired for about SEK 14 million. This has been possible through value growth achieved by knowledgeable and purposeful local development plan work and similar input in the building permit process.

In this way, we have also actively participated in Gävle municipality's programme to create the new expanded Arena district, where the harness race track and ice arena



are important and popular places of activity. The new apartments, which are being constructed by Preservia, in one of the sold properties will soon be ready for occupation.

All our projects are developing positively. The local development plan process in Nynäshamn continues in good cooperation with Nynäshamn municipality. When the process is completed and a building permit is in place, we will convert our property portfolio there from office/production to housing. In phase 1, which comprises about 40 planned apartments after conversion, we have signed binding advance agreements for all of the units. Already, there is also keen – very keen – interest in phase 2.

In Gävle Alderholmen, we are in the production phase for the car park, which will be located underneath the residential building we are constructing. We will be forming a tenant-owners' association there in autumn and starting the sale of owner-occupied apartments. We believe that this will be an attractive place to live, in proximity to water, with good communication links, well-planned apartments of a desirable size and parking in the basement.

We look forward to the rest of this year and the coming year. It is our assessment that our prospects for good development according to plan are extremely good. Demand for housing remains strong. The macroeconomic conditions are favourable and ahead of us we see many good political initiatives for advancing production. Another factor is the strong expertise we have in the Group and our good cooperation contacts with a number of different municipalities. We have achieved this by performing as projected and through acquisitions, local development planning processes, financing and construction.

Runar Söderholm, CEO



ROMBERGA

RENTAL APARTMENTS, ENKÖPING

COMMENTS ON FINANCIAL DEVELOPMENT

INCOME STATEMENT

Net sales

The Group's net sales for the period January to June 2017 were SEK 0.4 million, a decline of 34 percent compared with the same period in 2016. This is explained by the fact that the Group's invoicing of external services is lower than in the same period the previous year. The Group has not reported any other income from January to June 2017, as no property sales took place during this period. Other income for the corresponding period in 2016 amounted to SEK 24.5 million.

Operating expenses

The Group's expenses for the period January to June 2017 were SEK 7.0 million, an increase of 6 percent compared with the same period in 2016.

Net financial items

The Group's profit/loss from financial items for the period January to June 2017 amounted to SEK -1.2 million, compared with SEK -2.7 million for the same period same period the previous year. The change is mainly due to the fact that project-related financing costs were capitalised in each project company and that the previous year's figure was adversely affected by costs associated with the divestment of shares in Group companies.

Profit/loss

The Group reported profit/loss after financial items of SEK -7.8 million for the period January to June 2017. The Group's earnings for the corresponding period of the previous year were SEK 15.7 million, which included a property sale conducted through the divestment of the shares in the relevant project company. The Group has not implemented any such sale transaction for the period January to June 2017.

BALANCE SHEET

Non-current assets

The Group's non-current assets amounted to SEK 228.6 million on 30 June 2017 and SEK 172.9 million on the same date in 2016. The non-current assets consist primarily of land and buildings, and construction in progress.

Equity

Equity amounted to SEK 50.2 million on 30 June 2017 and SEK 59.6 million on 31 December 2016. The decline was primarily due to the negative earnings.

Liabilities

The Group's non-current liabilities of SEK 67.5 million on 30 June 2017 consisted of bond loans of SEK 67.5 million. The Group's current liabilities amounted to SEK 140.1 million and consisted of bond loans of SEK 89.5 million, liabilities to Group companies of SEK 22.0 million and trade payables, interim liabilities and other current liabilities of SEK 28.6 million. The Group's non-current and current liabilities amounted to SEK 42.5 million and SEK 89.6 million on 31 December 2016.

Liabilities to Group companies of SEK 22.0 million are partly offset against receivables from Group companies of SEK 17.8 million, leaving the Group with net liabilities to other Group companies of SEK 4.2 million on 30 June 2017. Corresponding net liabilities to other Group companies at the end of December 2016 were SEK 23.7 million.

CASH FLOW STATEMENT

Cash flow from operating activities

Cash flow from operating activities for the period January to June 2017 amounted to SEK -28.9 million and consists mainly of the negative earnings for the period and repayment of net liabilities to other Group companies. Cash flow from operating activities for the full year 2016 amounted to SEK -28.4 million, which was primarily attributable to the sale of shares in property companies and changes in debt.

Cash flow from investing activities

During the period January to June 2017, cash flow from investing activities amounted to SEK –44.3 million, mainly attributable to additional investments in non-current assets. The same figure for the full year 2016 was SEK 6.4 million, with the total consisting of investments in non-current assets, which compensated for sales of shares in property companies.

Cash flow from financing activities

Cash flow from financing activities for the period January to June 2017 was SEK 85.0 million and consisted of new loans of SEK 114.5 million and repayments of SEK 29.5 million. Cash flow from financing activities for the full year 2016 was SEK 29.3 million.

PARENT COMPANY

The Parent Company's income for the period amounted to SEK 4,817 (29) thousand. Profit/loss before tax and appropriations was SEK –4,653 (–6,998) thousand. Cash and cash equivalents amounted to SEK 914 thousand on 30 June 2017 and SEK 2,549 thousand on 31 December of the previous year. The Parent Company's equity amounted to SEK 63,991 thousand on 30 June 2017 and SEK 68,645 thousand on 31 December of the previous year. In other respects, the above comments on the Group's financial position also apply to the Parent Company where appropriate.

RISKS AND UNCERTAINTIES

RSS Nordic Development is exposed to risks and uncertainties in the course of its operations. Information about the Group's risks and uncertainties can be found in the Company description, which was prepared in connection with the listing of the Company's bond on Nasdaq First North Bond Market. The company description is available on RSS Nordic Development's website: www.rssnordic.se

PROPERTY VALUES

The Group's property portfolio is reported under non-current assets, including land, buildings and construction in progress. The total carrying amount for these non-current assets was SEK 225.5 million on 30 June 2017. The corresponding figure for 31 December of the previous year was SEK 181.4 million.

ACCOUNTING POLICIES

The financial statements for the Group and Parent Company have been prepared in accordance with the Swedish Annual Accounts Act and BFAR 2012:1 (K3). The applied accounting policies are unchanged from the previous year. Project-related borrowing expenses have been capitalised, where appropriate, in the relevant project companies. Further information regarding accounting policies is described for each year in the Parent Company's annual report.

FINANCIAL CALENDAR

Year-end Report 2017	26 February 2018
Annual Report 2017	30 June 2018
Annual General Meeting 2017	30 June 2018

This information is information that RSS Nordic Development AB (publ) is required to disclose in accordance with the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted by the CEO for publication at 08.00 CET on 29 August 2017.



WATERFRONT

TENANT-OWNER PROJECT, NYNÄSHAMN

BUSINESS DESCRIPTION

RSS Nordic Development develops urban areas and builds high-quality, energy-efficient wood and steel framed properties for owner occupation and rental. The Company was founded in 2014 and has a long-term perspective in both ownership and management of the residential properties that are built and developed. The Company expects to have more than 600 residential units under development/in production in several Swedish municipalities by the end of 2017.

The rapid growth has been made possible by highly dedicated and experienced management and an extensive network able to quickly take a project from start to finish and find the right financing solutions to do so. Close cooperation with municipalities and landowners, clarifying the benefits to society of a functioning housing market, is also one of the key factors behind the Company's rapid growth.

RSS GROUP IN BRIEF

RSS Group is a Swedish group engaged in the financing, design, construction and management of rental and owner-occupied residential buildings. The business areas are divided into separate companies, which allows clarification of goals and follow-ups and operational efficiency. The Group consists of two wholly-owned subsidiaries of the lead company RSS Nordic Holding AB. These are the Company and RSS Nordic Invest AB.

RSS Nordic Invest AB invests in and acts as an active partner of companies that help create value for the operational business. Strategic acquisitions give RSS Group control over key elements of the production of apartments, such as architects and project management companies.

HISTORY OF THE GROUP

RSS Nordic Development AB was established on 10 September 2014.

- In Q4 2014, the Group acquired a property for SEK 8 million from Ekerö Bostäder through the project company RSS Nordic Projekt Ekerö. The project company itself was sold for SEK 29 million in Q4 2015.
- The Company also acquired a property for SEK 14 million. The property was subsequently divided and placed with three different project companies: RSS

Nordic Project Gavlehov 1 AB, RSS Nordic Project Gavlehov 2 and RSS Nordic Project Gavlehov 3 AB. The first two of the companies were then sold for a total of SEK 38.5 million.

- In addition, the Group acquired a property in Nynäshamn for SEK 55 million through a project company. The property has three existing buildings that were previously offices and are now being converted to residential units.
- During 2015/2016, the Company was project manager for a now completed rental project comprising 123 apartments in Haninge, with occupation taking place in the second half of 2016. The gains from this project, in which RSS Nordic Holding AB was a 30-percent partner, were realised in RSS Nordic Holding AB in 2016.
- Land allocation agreements were signed with the municipalities of Enköping and Nyköping in 2016. In February 2017, the Nyköping property was acquired for SEK 8 million. Documentation is now also in place for the purchase agreement with Enköping municipality, with closing expected in Q4 2017.

THE COMPANY'S HOMES

The Company builds all its homes with a wood frame, which is a modern method of building. Using wood simplifies and shortens the process, while reducing environmental impact factors and maintaining the quality of bearing capacity, insulation, fire resistance and longevity. All the Company's homes are equipped with modern and energy-efficient appliances that contribute to a better environment. The Company's cost-effective and flexible work processes enable housing to be provided at a cost within which people on a normal income can afford to live.

CONDENSED CONSOLIDATED INCOME STATEMENT

SEK THOUSANDS	Jan-Jun 2017	Jan-Jun 2016	Jan-Dec 2016 ¹⁾
Operating income			
Net sales	350	529	1,064
Other operating income		24,514	24,514
Total operating income	350	25,043	25,578
Operating expenses			
Property expenses	0	-444	-15
Other external expenses	-4,120	-4,556	-9,596
Personnel expenses	-2,346	0	-544
Depreciation/amortisation of assets	-503	-1,072	-1,571
Other operating expenses	0	-529	-2
Total operating income	-6,969	-6,601	-11,728
Operating profit/loss	-6,619	18,442	13,850
Profit/loss from financial items			
Profit/loss from investments in Group companies	0	-1,211	-121
Interest income	0	37	3
Interest expenses	-1,180	-1,569	-6,654
Total profit/loss from financial items	-1,180	-2,743	-6,772
Profit/loss after financial items	-7,799	15,699	7,078
Tax on profit/loss for the year and deferred tax	0	-5,196	-3 791
PROFIT/LOSS FOR THE YEAR	-7,799	10,503	3,287
Attributable to:			
Shareholders of the Parent Company	-7,799	10,774	3,287
Profit/loss for the year	-7,799	10,503	3,287

¹⁾ Based on audited Annual Report for 2016.

CONDENSED CONSOLIDATED BALANCE SHEET

SEK THOUSANDS	30 Jun 2017	30 Jun 2016	31 Dec 2016 ¹⁾
ASSETS			
Non-current assets			
<i>Intangible assets</i>			
Capitalised development and similar	0	0	0
Goodwill	2,089	2,849	2,469
Total intangible assets	2,089	2,849	2,469
 <i>Property, plant and equipment</i>			
Land and buildings	167,297	162,375	158,380
Equipment, tools and fixtures & fittings	1,068	649	984
Construction in progress and advances for property, plant and equipment	58,190	7,019	23,033
Total property, plant and equipment	226,555	170,043	182,397
 <i>Financial assets</i>			
Deferred tax assets	-	-	-
Total financial assets	0	0	0
Total non-current assets	228,644	172,892	184,866
 Current assets			
<i>Current receivables</i>			
Trade receivables	443	471	348
Receivables from Group companies	17,771	2,100	6,445
Current tax receivable	731	0	0
Other receivables	1,069	3,528	1,044
Prepayments and accrued income	1,242	499	1,241
Total current receivables	21,256	6,598	9,078
 <i>Cash and bank balances</i>	 23,634	 5,857	 11,850
Total current assets	44,890	12,455	20,928
TOTAL ASSETS	273,534	185,347	205,794

¹⁾ Based on audited Annual Report for 2016.

CONDENSED CONSOLIDATED BALANCE SHEET

SEK THOUSANDS	30 Jun 2017	30 Jun 2016	31 Dec 2016 ¹⁾
EQUITY AND LIABILITIES			
Equity			
Restricted equity			
Share capital	50,000	50,000	50,000
Non-restricted equity			
Other paid-in capital/Share premium reserve	51	0	51
Other equity including profit for the year	177	17,864	9,578
Equity attributable to shareholders of the Parent Company	50,228	67,864	59,629
Non-controlling interest	0	271	0
Total equity	50,228	68,135	59,629
Provisions			
Deferred tax liabilities	15,663	15,534	14,061
Total provisions	15,663	15,534	14,061
Non-current liabilities			
Bond loans	67,500	10,000	42,500
Liabilities to credit institutions	0	29,750	0
Liabilities to Group companies	0	0	0
Total non-current liabilities	67,500	39,750	42,500
Current liabilities			
Bond loans and liabilities to credit institutions	89,500	16,400	29,500
Trade payables	5,142	2,372	5,388
Liabilities to Group companies	22,042	28,164	30,193
Current tax liabilities	0	2,479	2,532
Other liabilities	18,235	9,109	20,893
Accruals and deferred income	5,224	3,404	1,098
Total current liabilities	140,143	61,928	89,604
TOTAL EQUITY AND LIABILITIES	273,534	185,347	205,794

¹⁾ Based on audited Annual Report for 2016.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEK THOUSANDS	Share capital	Other paid-in capital	Other equity including profit for the year	Total equity attrib. to shareholders of the Parent Company
Opening equity, 1 Jan 2017	50,000	51	9,578	59,629
Consolidation translation item	-	-	-1,602	-
Profit/loss for the period	-	-	-7,799	-
Closing equity, 30 Jun 2017	50,000	51	177	50,228

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

SEK THOUSANDS	Jan-Jun 2017	Jan-Jun 2016	Jan-Dec 2016 ¹⁾
Operating activities			
Operating profit/loss	-6,619	18,442	13,850
Adjustment for non-cash items	463	-27,013	-24,384
Interest received	0	3	3
Interest paid	-1,180	-1,569	-6,654
Income tax paid	0	0	504
Cash flow from operating activities before changes in working capital	-7,336	-10,137	-16,681
Changes in working capital			
Change in trade receivables	-95	346	469
Change in other current receivables	-12,043	-1,746	-4,546
Change in trade payables	-246	358	3,374
Change in other current liabilities	-9,215	-21,869	-10,984
Cash flow from operating activities	-28,935	-33,048	-28,368
Investing activities			
Acquisition of property, plant and equipment	-44,281	-6,650	-21,936
Sale of property, plant and equipment	0	28,500	28,500
Acquisition of Group companies	0	-200	-200
Sale of Group companies	0	0	0
Repayments from Group companies for the year	0	0	0
Loans provided for Group companies for the year	0	0	0
Cash flow from investing activities	-44,281	21,650	6,364
Financing activities			
New share issue for the year	0	0	0
Proceeds from borrowings	114,500	12,750	54,332
Repayment of borrowings	-29,500	0	-24,984
Cash flow from financing activities	85,000	12,750	29 348
Cash flow for the year/Change in cash and cash equivalents	11,784	1,352	7,344
Cash and cash equivalents at beginning of year	11,850	4,506	4,506
Cash and cash equivalents at end of year	23,634	5,858	11,850

¹⁾ Based on audited Annual Report for 2016.

CONDENSED INCOME STATEMENT PARENT COMPANY

SEK THOUSANDS	Jan-Jun 2017	Jan-Jun 2016	Jan-Dec 2016
Operating income			
Net sales	4,817	29	3,493
Other operating income	0	0	8,676
Total operating income	4,817	29	12,169
Operating expenses			
Property expenses	0	-444	-2,304
Other external expenses	-7,246	-5,338	-9,581
Personnel expenses	-1,796	0	-544
Depreciation/amortisation of assets	-123	-74	-393
Other operating expenses	0	0	-3
Total operating income	-9,165	-5,856	-12,825
Operating profit/loss	-4,348	-5,827	-656
Profit/loss from financial items			
Profit/loss from investments in Group companies	-	-1,211	-1,211
Interest income	-	669	1,196
Interest expenses	-305	-629	-1,362
Total profit/loss from financial items	-305	-1,171	-1,377
Profit/loss after financial items	-4,653	-6,998	-2,033
Tax on profit/loss for the year	0	0	0
PROFIT/LOSS FOR THE YEAR	-4,653	-6,998	-2,033

CONDENSED BALANCE SHEET PARENT COMPANY

SEK THOUSANDS	30 Jun 2017	30 Jun 2016	31 Dec 2016
ASSETS			
Non-current assets			
<i>Intangible assets</i>			
Capitalised development and similar	-	-	-
Goodwill	-	-	-
Total intangible assets	-	-	-
 <i>Property, plant and equipment</i>			
Land and buildings	51,211	54,608	51,211
Equipment, tools and fixtures & fittings	861	649	984
Construction in progress and advances for property, plant and equipment	12,212	6,395	7,253
Total property, plant and equipment	64,284	61,652	59,448
 <i>Financial assets</i>			
Investments in Group companies	22,544	22,091	22,494
Total financial assets	22,544	22,091	22,494
Total non-current assets	86,828	83,743	81,942
 Current assets			
<i>Current receivables</i>			
Trade receivables	5,804	471	348
Receivables from Group companies	47,499	25,203	27,461
Current tax receivable	846	0	0
Other receivables	850	2,865	1,044
Prepayments and accrued income	1,229	1,152	1,229
Total current receivables	56,228	29,690	30,082
<i>Cash and bank balances</i>	914	4,618	2,549
Total current assets	57,142	34,309	32,631
TOTAL ASSETS	143,970	118,052	114,573

CONDENSED BALANCE SHEET PARENT COMPANY

SEK THOUSANDS	30 Jun 2017	30 Jun 2016	31 Dec 2016
EQUITY AND LIABILITIES			
Equity			
Restricted equity			
Share capital	50,000	50,000	50,000
Non-restricted equity			
Other paid-in capital/Share premium reserve	-	-	-
Other equity including profit for the year	13,991	13,680	18,645
Equity attributable to shareholders of the Parent Company			
Non-controlling interest	-	-	-
Total equity	63,991	63,680	68,645
Untaxed reserves	3,570	3,570	3,570
Provisions			
Deferred tax liabilities	8,966	8,966	8,966
Total provisions	8 966	8 966	8 966
Non-current liabilities			
Bond loans	30,000	0	0
Liabilities to credit institutions	-	-	-
Liabilities to Group companies	-	-	-
Total non-current liabilities	30,000	0	0
Current liabilities			
Bond loans and liabilities to credit institutions	12,000	16,400	0
Trade payables	967	1,525	1,897
Liabilities to Group companies	22,260	19,305	28,610
Current tax liabilities	0	2,363	2,416
Other liabilities	585	109	61
Accruals and deferred income	1,631	2,134	408
Total current liabilities	37,443	41,836	33,392
TOTAL EQUITY AND LIABILITIES	143,970	118,052	114,573

STATEMENT OF CHANGES IN EQUITY PARENT COMPANY

SEK THOUSANDS	Share capital	Revaluation reserve	Unrestricted equity	Total equity
Opening equity, 1 Jan 2017	50,000	0	18,645	68,645
Profit/loss for the period	-	-	-4,654	-4,654
Closing equity, 30 Jun 2017	50,000	0	13,991	63,991

DEFINITIONS

COMPANY-RELATED DEFINITIONS

“The Group” refers to the group consisting of RSS Nordic Development AB (publ), reg. number 556982-6216 (“RSS Nordic Development”, “the Company” or “the Issuer”) and its subsidiaries. “SEK” refers to Swedish kronor. No abbreviations are used for SEK thousands and millions.

SHARE-RELATED KEY FIGURES

Earnings per ordinary share, SEK

Profit in relation to the average number of ordinary shares after dividend to preference shareholders.

FINANCIAL PERFORMANCE MEASURES

Debt/equity ratio, times

Interest-bearing liabilities divided by equity. Indicates how many times equity consists of debt.

Equity/assets ratio, %

Equity divided by total assets. The purpose of the performance measure is to indicate the proportion of assets that are financed with equity.

Interest-bearing debt, SEK thousand

The amount of interest-bearing debt in the balance sheet. Indicates how much interest-bearing debt is in the balance sheet.

Interest coverage ratio, times

Calculated as profit after financial items divided by finance costs. Indicates how many times the Group can cover its interest expenses.

Return on equity, %

Profit for the year divided by total equity. Indicates how well the Group has performed compared with the amount of equity.

OTHER INFORMATION

ANNUAL GENERAL MEETING

The Annual General Meeting was held on 17 May 2017. The Meeting adopted the Board's proposed appropriation of profits. The full Annual Report is available on the Company's website.

FOR FURTHER INFORMATION,

PLEASE CONTACT:

CEO Runar Söderholm, tel +46 700-90 14 35

This interim report has not been audited by the Company's auditor.

DECLARATION BY THE BOARD

The CEO and Board of Directors confirm that the interim report for January - June 2017 provides a true and fair overview of the operations, financial position

and performance of the Parent Company and the Group, and describes material risks and uncertainties faced by the Parent Company and the Group.

Stockholm, 29 August 2017

Hans-Åke Richt
Chairman of the Board

Pantea Lagerlöf
Board member

Runar Söderholm
CEO & Board member

Anders Aspegren
Board deputy

ADDRESSES

ISSUER

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DISTRIBUTOR

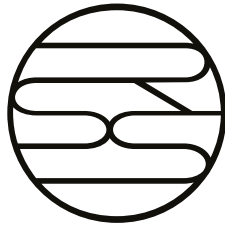
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