

Press release  
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## Year-End Report 2016 Saltängen Property Invest AB (publ)

### REPORT SUMMARY

Financial summary for the period 1 July 2016 – 31 December 2016.

- Rental Income for the period amounts to 40 299 kSEK.
- Operational profit for the period amounts to 28 163 kSEK, equal to 6,13 SEK per share.
- The properties unrealised change in market value for the period amounts to 11 000 kSEK. Change in market value on derivatives for the period amounts to 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 33 862 kSEK, equal to 7,36 SEK per share.

Financial summary for the period 1 January 2016 – 31 December 2016.

- Rental Income for the period amounts to 80 565 kSEK.
- Operational profit for the period amounts to 57 578 kSEK, equal to 12,52 SEK per share.
- The properties unrealised change in market value for the period amounts to 11 000 kSEK. Change in market value on derivatives for the period amounts to -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 45 604 kSEK, equal to 9,91 SEK per share.

Important events during the period

- The company has signed an agreement with ICA Fastigheter Sverige AB for an extension of their lease for another year, the contract is now extended to 2023-09-30. As a part of this agreement the company will set aside an additional 33 mSEK for refurbishment of the office areas in the property.
- The annual external valuation determined the value of the property to be 1 240 mSEK, resulting in an unrealised increase in value of 11 mSEK, taking into account the agreed 33 mSEK of refurbishment in office areas.

The board of directors propose a dividend to the shareholders amounting to 9,80 SEK per share for the financial year 2016 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 2017.*