



PRESS RELEASE

Stockholm February 17 2017

Year-End Financial Report For Real Holding i Sverige AB (publ) January 1st – December 31st 2016

FINANCIAL REPORT FOR THE FISCAL YEAR JANUARY 1 – DECEMBER 31, 2016

The Fiscal Year in Brief:

- Rental income increased to 26 million Swedish kronor in 2016 from 2.4 million in 2015.
- Net profit amounted to -16.5 million, compared with SEK -27 million for 2015. The result is primarily attributable to the costs of share / bond issues and financing- and acquisition costs.
- Cash flow for the year amounted to SEK -84.4 million, mainly attributable to the repayment of a bridge loan amounting to approximately 200 million.
- The Company's equity as of the closing date amounts to 116.2 million, corresponding to 8.34 SEK per share and 10.78 SEK per average number of shares during the year.
- The Company's total assets increased to 518.9 million at year-end 2016 from 358.7 million in 2015.

Key Developments during the Fiscal Year:

- Listing of the Company's Class B common shares and PREF1 preference shares on the Nordic Growth Market Nordic MTF exchange.
- The company took over two properties in Karlskrona, which includes the company's first new construction project of at least 47,000 square meters of building rights.
- The Company acquired a land allocation agreement with the Municipality of Skövde regarding the construction of new homes in Skövde comprising about 50-60 apartments.
- The Company acquired and took possession of Hägglundsfastigheterna AB, comprising approximately 53,000 sqm industrial, warehouse, production and office spaces. The acquisition resulted in more than a doubling of both revenues and net operating income.
- The Company has completed a rights issue of B shares amounting to approximately 40.3 million kronor.
- The Company has issued a bond loan of 65 MSEK, with a total bond loan limit of 300 MSEK.
- The Company has completed a private placement for a total of 40.5 million in connection with the acquisition of Hägglundsfastigheterna AB.
- The Company has repaid approximately 200 MSEK of bridge financing.
- The Company entered into an agreement to acquire a property in Tranås which is fully let and with revenues amounting to just over SEK 20 million and expected net operating income of approximately SEK 16 million. The property is to be accessed at latest in the second quarter of 2017. The acquisition has not been included in the income statement and balance sheet for 2016, as the property has not been taken over at the release of this year-end report.

The information herein is information Real Holding i Sverige AB (publ) is required to release in accordance with the EU regulation on market abuse. The information was released, through the agency of the following contact persons, for the public on February 17 at 13.00 CET.

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About Real Holding i Sverige AB (publ)

Real Holding is a real estate company with three business segments:

- 1. Development of affordable rental apartments*
- 2. Renovation of rental apartments where people can afford to live*
- 3. Acquisition and management of high-yielding commercial properties*

Real Holding's operations are primarily concentrated in Sweden's growth areas. The Company's largest shareholders are Kvalitena AB (publ), Tuve Holding AB, LMK Forward AB, Michael Derk and Bengt Linden. Mangold Fondkommission AB acts as the Company's financial advisor. Real Holding's shares are trading on the NGM Nordic MTF. The Company's B-shares trade under the ticker symbol REAL MTF B and the Company's preference shares PREF1 trade under the ticker symbol REAL MTF PREF1.