



INTERIM REPORT JANUARY–MARCH 2008

- Income totalled SEK 298 million (330)
- Net profit amounted to SEK 72 million (300), corresponding to SEK 0.44 per share (1.80)
- Surplus in the operations, i.e. rental income less operating and central costs, increased by 8 per cent
- The occupancy rate rose to 89 per cent (88) and has thus increased for six consecutive quarters.

	2008 Jan–Mar	2007 Jan–Mar
Net profit for the period, SEKm		
Rental income	285	281
Other income	13	49
Operating and central costs	-131	-139
Net financial income	-81	-71
Profit excluding changes in value and tax	86	120
Changes in value	19	297
Deferred tax	-33	-117
Net profit	72	300

President's statement

Net moving in at a high level!

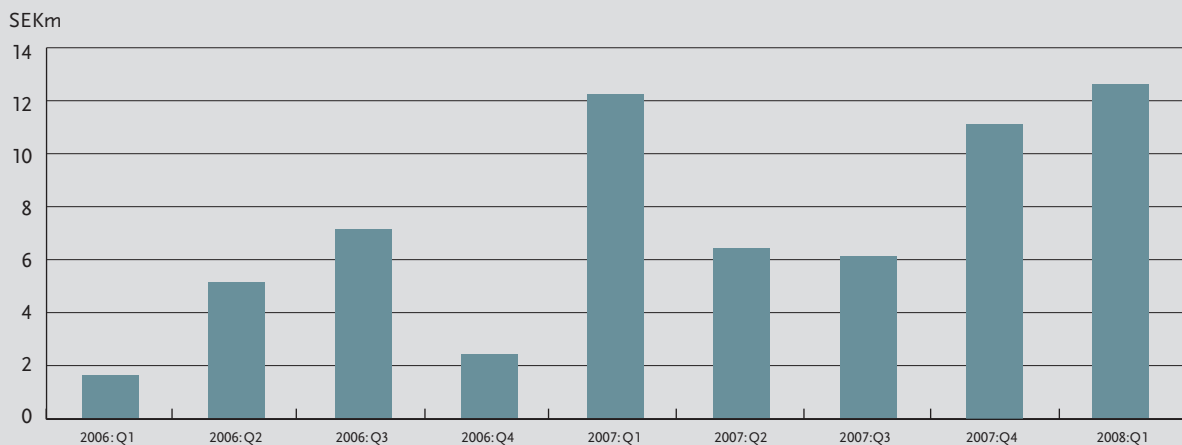
"The high level of net moving in that the company had during 2007, has continued during 2008. The positive net moving in of SEK 13 million is the result of long-term work, where our local presence and good customer relation play a crucial part.

One-off effects of over SEK 30 million, and positive changes in value of almost SEK 300 million, during the first quarter of last year have had no equivalent this year, which is the explanation for the difference in the result between the years.

We are still receiving a large number of enquiries, although we can discern some slackening off at a couple of our units. Rental levels are rising and we can at the same time also note that current rent levels are still low in relation to rental levels in newly-produced premises", says Klöver's CEO Gustaf Hermelin.



Net moving in



Continued high level of net moving in. During the first quarter of 2008, net moving in amounted to nearly SEK 13 million.

Net profit for the period

Net profit for the period was SEK 72 million (300).

The difference compared with the corresponding quarter in 2007 is mainly due to lower changes in value of properties, SEK 44 million (294), but also because net profit for the first quarter in 2007 included one-off payments from vacating tenants of SEK 31 million.

Profit excluding changes in value and tax amounted to SEK 86 million (120).

Equity increased to SEK 4,923 million (4,867) and the equity ratio at the end of the period was 38.2 per cent (37.4).

Income and occupancy rate

New letting has continued to be positive and net new letting during the first quarter amounted to around SEK 13 million in terms of annual income. The occupancy rate has risen by one percentage point for six consecutive quarters and was 89 per cent at the end of the period. Rental levels are continuing to rise and the number of enquiries is at a higher level than a year ago. The majority of Klöverns units are experiencing a continued high level of business activity, although some slackening-off can be discerned.

Income during the period totalled SEK 298 million (330), of which rental income accounted for SEK 285 million (281). The lease contract value of a comparable portfolio has in a year increased by around SEK 51 million, corresponding to 5 per cent.

Other income, which consists of income from rental guarantees, redemption of leases and sales of services to customers who are not tenants, totalled SEK 13 million (49).

Property costs and operating margin

Property costs amounted to SEK 117 million (125) during the period. The operating surplus for the period was SEK 181 million (205), equivalent to an operating margin of 61 per cent (62).

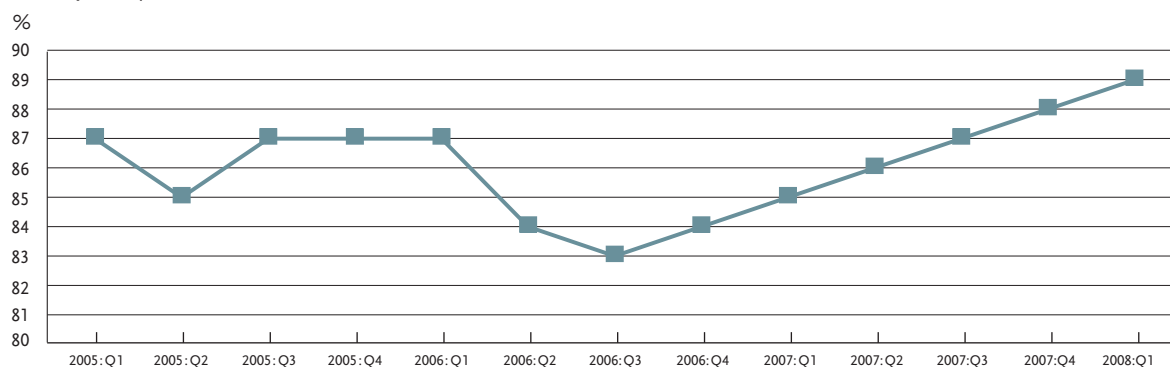
Value of properties and changes in value

The fair value of Klöverns properties amounted as at 31 March 2008 to SEK 12,105 million (12,154). During the period, the total change in value of properties was SEK 44 million (294). The changes in value included realised changes in value of SEK 32 million (–) and unrealised changes in value of SEK 12 million (294).

In principle, the same yield requirement has been used in the quarter's valuations as at year-end. The changes in value that have arisen are due to completed sales and improvement projects. Every quarter Klöverns values 100 per cent of the property portfolio. 20–30 per cent of the valuations are carried out by an external valuation company and the remaining valuations are made internally. Accordingly, every property in the portfolio is valued externally during a rolling 12-month period. The external valuations have been carried out by DTZ Sweden. See Klöverns annual report for 2007 for a detailed description of the valuation principles.

Change in fair value	SEKm
Fair value as at 1 January 2008	12,154
Acquisitions	46
Investments	131
Sales	–270
Changes in value	44
Fair value as at 31 March 2008	12,105

Occupancy rate



Strong letting result. The occupancy rate has risen by one percentage point for six consecutive quarters. The decline during 2006 was due to acquisition of properties with considerable vacancies.

Financing

At the end of the period, interest-bearing liabilities amounted to SEK 6,908 million (7,007). The average interest rate was 4.8 per cent (4.6) and the average fixed interest term was 1.4 years (1.4). The average period of tied-up capital was 3.4 years (3.7).

INTEREST RATE AND LOAN MATURITY STRUCTURE AS AT 31 MARCH 2008

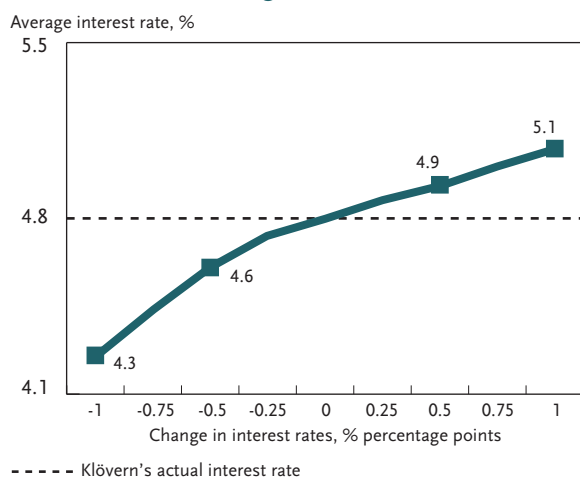
Year interest due	Interest rate maturity structure		Loan maturity structure	
	Interest maturity, SEKm	Average interest rate, %	Credit agreements, SEKm	Utilised, SEKm
Floating	5,191	4.9	—	—
2008	374	4.8	173	173
2009	254	4.6	482	482
2010	32	3.8	2,625	2,218
2011	57	6.4	1,533	1,258
2012	—	—	2,368	1,710
2013–	1,000	4.4	1,067	1,067
Total	6,908	4.8	8,248	6,908

To reduce the possible effect of a rise in interest rates on Klöver's interest expense, the company has interest caps totalling SEK 3,329 million (3,329). SEK 730 million of the interest caps mature in 2009, SEK 1,099 million in 2010, SEK 1,000 million in 2011 and the remaining SEK 500 million in 2012. The majority of the interest caps have a redemption rate of 4.5 per cent and the remainder 4.0 per cent.

If short-term interest rates had changed by ± 1 percentage point at the turn of the quarter, Klöver's average borrowing rate would have changed by +0.3 and -0.5 percentage points respectively.

During the period, changes in value of Klöver's financial instruments amounted to SEK -25 million (2).

The effect of interest rate changes on Klöver's borrowing rate



Tax situation

Tax for the period

Deferred tax totalling SEK -33 million has been charged to profit for the period. Deferred tax of SEK -15 million has been charged to profit excluding changes in value, i.e. current property operations, which has also reduced the value of the company's deferred tax asset by a corresponding amount. Deferred tax of SEK -18 million has been charged for temporary differences relating to properties and financial instruments, which increase the company's provision for deferred tax liability by a corresponding amount.

Possible new tax loss carryforwards

Besides Klöver's established tax loss carryforwards, the company made a loss of around SEK 5,000 million in its previous business as an IT company. At the end of 2003, Klöver requested that tax assessment for that year should be reconsidered with a view to considering whether Klöver was also entitled to this tax loss carryforward. In spring 2006, Klöver withdrew its request for reconsideration. A tax surcharge of SEK 493 million imposed by the Tax Agency in this case was quashed by the County Administrative Court in December 2007. The Tax Agency has appealed against this decision in tax surcharge case to the Administrative Court of Appeal. In 2006, Klöver submitted a new request for a tax loss carryforward. The Tax Agency has rejected this new request and Klöver has appealed against this decision to the County Administrative Court.

Property acquisitions

During the period, Klöver has acquired the site Stockholm Lidarände 1 from the City of Stockholm for SEK 46 million. The site consists of around 15,000 sq.m. with an equally large building right. Kista Expo Center is to be built on the site, with the tenant moving in in August 2008.

Property sales

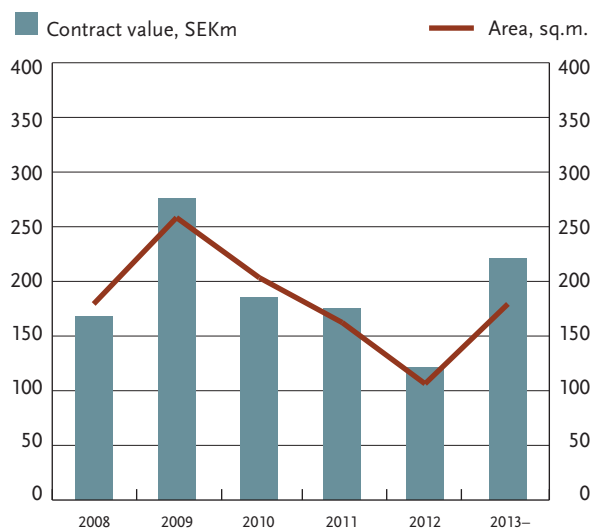
During the period, Klöver has vacated its part of the site Färöarna 3, which was sold to AREIM Fond 1 during the fourth quarter of 2007. The sales price was SEK 270 million, which produced a realised change in value of SEK 32 million.

Property portfolio

On 31 March 2008, Klöver's property consisted of 219 properties (220). The total rental value was SEK 1,291 million (1,309) and the fair value of properties was SEK 12,105 million (12,154). The total lettable area was 1,374,000 sq.m. (1,394,000).

The average lease period was 3.2 years (2.9).

Lease contract structure



Investments and projects

During the quarter, nine projects were approved by Klöver's board entailing a total investment of SEK 195 million. The total improvement in net operating income in the project is estimated at SEK 22 million. Among other things, a start was made on an almost total transformation of the properties Stjärnan 15 & 16 located adjacent to the railway station in Norrköping. The properties consists of around 11,200 sq.m. and about 4,100 sq.m. is being refurbished in the first phase. The investment is calculated at SEK 52 million, of which almost half consists of common investments for the properties as a whole.

During the period, around SEK 120 million was invested in various projects. 14 smaller projects with a total investment of SEK 29 million were concluded during the first quarter of the year and around 140 projects were in process at the end of the quarter with a total investment volume of SEK 815 million.

Apac with decreasing vacancies, Klöver's assets in the form of building rights will become even more valuable. These units have identified possible building rights, where planning is at different stages, from not started to a complete plan. In all, building rights are estimated at around 590,000 sq.m. gross area. A more detailed presentation of Klöver's building rights is contained in the 2007 annual report.

PROPERTY PORTFOLIO PER LOCATION

Unit	No. of properties	Area, 000 sq.m.	Rental value, SEKm	Average rent, SEK/sq. m.	Operating margin, %	Economic occupancy rate, %
Kista	21	229	321	1,580	72	94
Karlstad	48	209	190	936	64	94
Linköping	24	179	161	1,064	64	84
Västerås	29	216	146	775	55	91
Nyköping	31	127	102	827	61	93
Norrköping	14	144	99	929	40	78
Uppsala	3	66	98	2,128	38	67
Täby	25	67	66	1,016	59	93
Örebro	10	62	63	1,088	58	94
Borås	14	75	45	640	56	92
Total	219	1,374	1,291	1,055	61	89

PROPERTY PORTFOLIO BY TYPE OF PREMISES

Unit	No. of properties	Area, 000 sq.m.	Rental value, SEKm	Average rent, SEK/sq. m.	Operating margin, %	Economic occupancy rate, %
Offices	102	651	719	1,196	66	90
Industrial/warehouse	61	462	234	611	56	85
Education/laboratory/health care/recreation	11	112	134	1,282	47	80
Retail	31	86	111	1,261	60	94
Restaurant/hotel	5	44	39	929	38	97
Residential	1	19	17	916	41	99
Other*	8	—	37	—	—	90
Total	219	1,374	1,291	1,055	61	89

* The number of properties refers to sites. Other columns include garages, parking spaces, masts and signs.

The share and shareholders

The Klöver share is listed on OMX Nordic Exchange in Stockholm, medium-sized companies. The closing price on 31 March was SEK 24.20 per share, which corresponds to a market capitalisation of around SEK 4 billion. As at 31 March, the total number of shares in Klöver was 166,544,326. The number of shareholders was approximately 31,000.

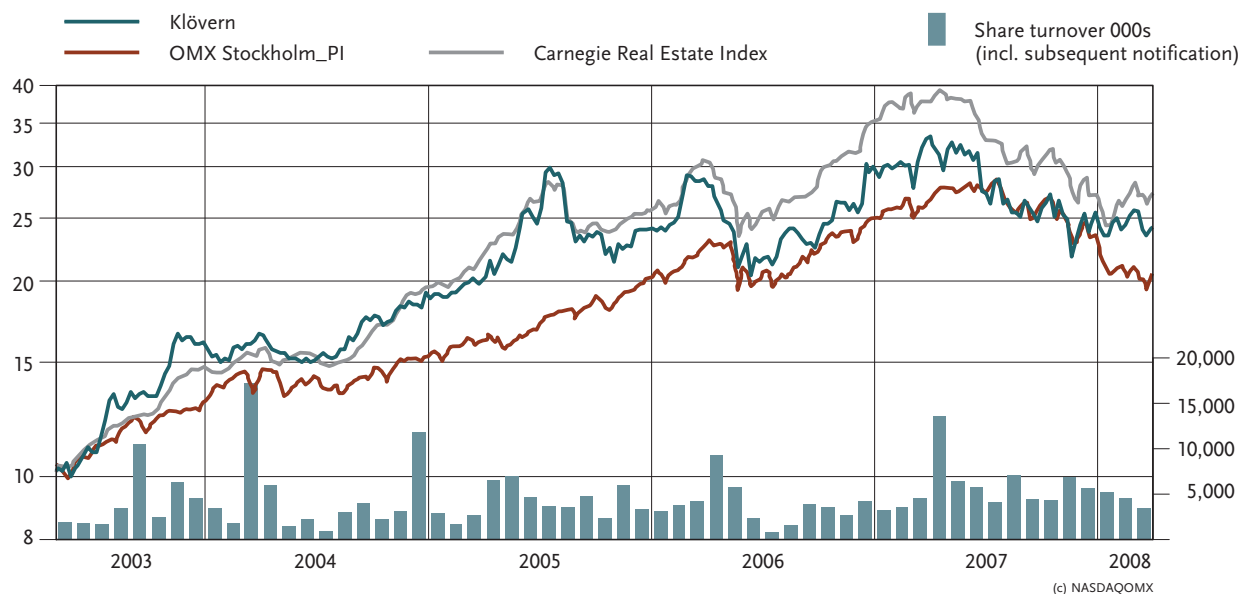
Repurchase of Klöver's shares

The Annual General Meeting for 2008 has renewed the authorisation for Klöver's board to repurchase Klöver's shares up to an amount corresponding to at most 10 per cent of the total number of registered shares. Klöver has repurchased 1,433,000 shares, corresponding to 0.9 per cent. The shares have been acquired at an average price of SEK 24.50 per share.

LARGEST SHAREHOLDERS

	No. of shares, thousands	Holding and voting rights,%	Change 2008, % points
AB Skakel	17,458	10.6	0.1
The Federation of Swedish Farmers – LRF	17,171	10.4	-0.1
Arvid Svensson Invest	17,017	10.3	0.0
Investment AB Öresund	12,008	7.3	0.5
Skandia Liv	7,220	4.4	-0.1
HQ Fonder	6,702	4.0	-0.1
Länsförsäkringar Fonder	6,339	3.8	-0.7
Brinova Inter AB	6,211	3.8	0.1
Länsförsäkringar Södermanland	3,665	2.2	0.0
Swedbank Robur Fonder	3,471	2.1	0.8
Total largest shareholders	97,262	58.9	0.5
Other shareholders	67,849	41.1	
Total outstanding shares	165,111	100.0	
Own shares repurchased	1,433		
Total registered shares	166,544		

The Klöver share



Substantial risks and uncertainty factors

Klövern's substantial risks and uncertainty factors are described on pages 43–45 of the annual report for 2007. No substantial risks have arisen during the period.

Accounting principles

This interim report has been prepared in accordance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and, in the case of the parent company, in accordance with the Annual Accounts Act. The accounting principles applied in this interim report are those described in Klöverns annual report for 2007, note 1.

Prospects for the full year 2008

The full-year forecast that Klöverns profit for 2008, excluding changes in value and tax, will exceed SEK 350 million, is unchanged.

Calendar 2008

Interim Report

January–June 2008

Wednesday, 9 July 2008

Interim Report

January–September 2008

Thursday, 23 October 2008

Reports are available on Klöverns website www.klovern.se, where it is also possible to subscribe to annual reports, interim reports and press releases.

This interim report has not been examined by Klöverns auditors.

Nyköping, 24 April 2008

Klövern AB

The Board of Directors

The information in this interim report is that which Klöverns is required to disclose pursuant to the Securities Market Act. The information was submitted for publication at 8.30 am on 24 April 2008.

Groups' Income of Statement

SEKm	2008 3 months Jan–Mar	2007 3 months Jan–Mar	2007 12 months Jan–Dec	Rolling 12 months Apr–Mar
Rental income	285.4	280.7	1,108.9	1,113.6
Other income ¹⁾	13.0	49.3	98.2	61.9
Total income	298.4	330.0	1,207.1	1,175.5
Property costs	–117.2	–124.7	–446.1	–438.6
Operating surplus	181.2	205.3	761.0	736.9
Change in value properties	43.9	294.3	1,106.5	856.1
Central administration	–13.8	–14.0	–65.1	–64.9
Operating profit	211.3	485.6	1,802.4	1,528.1
Financial income	1.1	0.8	3.5	3.8
Financial costs	–81.8	–72.4	–313.9	–323.3
Change in value financial items	–25.4	2.4	53.3	25.5
Change in value securities	0.0	0.0	0.0	0.0
Profit after financial items	105.2	416.4	1,545.3	1,234.1
Current tax	0.0	0.0	–0.2	–0.2
Deferred tax	–33.1	–116.6	–319.3	–235.8
Net profit for the period	72.1	299.8	1,225.8	998.1
Earnings per share, SEK	0.44	1.80	7.36	6.00
Number of shares outstanding at the end of the period, million	165.1	166.5	165.8	165.1
Average number of shares, million	165.5	166.5	166.5	166.2

There are no outstanding warrants or convertibles.

¹⁾ Income from rental guarantees, payments from vacating tenants and sales of services to customers who are not tenants.

Groups' Balance Sheet

SEKm	31.03.2008	31.03.2007	31.12.2007
Assets			
Properties	12,105.3	11,065.6	12,154.0
Machinery and equipment	12.7	14.0	13.3
Derivatives	69.2	50.1	96.2
Deferred tax assets ¹⁾	459.2	216.4	474.0
Short-term receivables	191.3	141.8	184.3
Liquid funds	40.8	23.6	87.1
Total assets	12,878.5	11,511.5	13,008.9
Shareholder's equity and liabilities			
Shareholder's equity	4,923.3	4,168.0	4,867.4
Deferred tax liabilities ¹⁾	478.6	0.0	460.3
Interest-bearing liabilities	6,908.1	6,818.4	7,006.9
Accounts payable	88.2	45.7	155.8
Other liabilities	184.2	196.6	220.2
Accrued expenses and prepaid income	296.1	282.8	298.3
Total shareholder's equity and liabilities	12,878.5	11,511.5	13,008.9

¹⁾ Deferred tax claim and deferred tax liability has previously been net reported, but are gross reported from 31.12.2007.

Groups' changes in shareholder's equity

SEKm	Shareholder's equity
Shareholder's equity 01.01.2007	3,868.2
Dividend	-208.2
Repurchase of shares	-18.4
Net profit for the year	1,225.8
Shareholder's equity 31.12.2007	4,867.4
Repurchase of own shares	-16.2
Net profit for the period	72.1
Shareholder's equity 31.03.2008	4,923.3

Groups' Statement of Cash Flow

SEKm	2008 3 months Jan–Mar	2007 3 months Jan–Mar	2007 12 months Jan–Dec
Current operations			
Profit before tax	105.2	416.4	1,545.3
Adjustment for items not included in the cash-flow	14.3	–296.0	–1,156.6
Income tax paid	–0.2	–0.2	–0.3
Cash flow from current operations before change in working capital	119.3	120.2	388.4
Change in operating receivables	–7.0	–44.9	–35.7
Change in operating liabilities	–265.7	–16.6	295.1
Total change in working capital	–272.7	–61.5	259.4
Cash flow from current operations	–153.4	58.7	647.8
Investment operations			
Divestment of properties	238.0	—	1,225.1
Acquisition of and investment in properties	–175.8	–70.3	–1,571.8
Acquisition of machinery and equipment	–0.1	–0.8	–2.4
Investment in financial assets	—	—	–46.9
Cash flow from investment operations	62.1	–71.1	–396.0
Financing operations			
Change in long-term liabilities	—	–59.4	–162.6
Change in interest-bearing liabilities	61.2	—	129.1
Repurchase of own shares	–16.2	—	–18.4
Dividend	—	—	–208.2
Cash flow from financing operations	45.0	–59.4	–260.1
Cash flow for the period	–46.3	–71.8	–8.3
Liquid funds at the beginning of the period	87.1	95.4	95.4
Liquid funds at the end of the period	40.8	23.6	87.1

Groups' Key financial indicators

	2008 3 months Jan–Mar	2007 3 months Jan–Mar	2007 12 months Jan–Dec	Rolling 12 months Apr–Mar
Return on equity, %	1.5	7.5	28.1	22.0
Return on total capital, %	1.6	4.3	14.7	12.5
Equity ratio, %	38.2	36.2	37.4	38.2
Interest coverage ratio, times	2.1	2.7	2.2	2.1
Equity per share, SEK	29.8	25.0	29.4	29.8
Debt-equity ratio, times	1.4	1.6	1.4	1.4
Economic occupancy rate, %	89	85	88	89
Operating margin, %	61	62	63	63

Parent Company Statements of Income

SEKm	2008 3 months Jan–Mar	2007 3 months Jan–Mar	2007 12 months Jan–Dec
Net sales	30.9	27.2	116.6
Cost of services sold	–19.1	–17.1	–74.8
Gross profit	11.8	10.1	41.8
Central administration	–13.8	–14.0	–65.1
Operating profit	–2.0	–3.9	–23.3
Result from other securities	—	—	225.9
Interest income	0.1	0.5	1.3
Interest expense	–1.5	–0.4	–0.9
Profit after financial items	–3.4	–3.8	203.0
Current tax	0.0	0.0	0.0
Tax attributable to group contributions	—	—	46.9
Deferred tax ¹⁾	–14.8	–116.6	141.0
Net profit for the period	–18.2	–120.4	390.9

¹⁾ Including changed accounting of deferred tax.

Parent Company Balance Sheet

SEKm	31.03.2008	31.03.2007	31.12.2007
Assets			
Machinery and equipment	4.3	4.0	4.6
Participation in group companies	319.9	212.5	319.9
Receivables from group companies	3,380.7	3,107.9	3,325.0
Deferred tax assets	459.2	216.4	474.0
Short-term receivables	4.3	33.5	8.0
Liquid funds	17.8	10.3	13.9
Total assets	4,186.2	3,584.6	4,145.4
Shareholder's equity and liabilities			
Shareholder's equity	3,335.7	2,966.0	3,370.1
Liabilities to group companies	772.8	541.6	723.5
Accounts payable	5.0	3.1	16.0
Other liabilities	17.5	27.8	16.1
Accrued expenses and prepaid income	55.2	46.1	19.7
Total shareholder's equity and liabilities	4,186.2	3,584.6	4,145.4

Definitions

Key ratios based on the average number of shares have been calculated on the basis of weighted averages.

Debt/equity ratio

Interest-bearing liabilities in relation to equity at the end of the period.

Earnings per share

Profit for the period in relation to the average number of shares.

Equity per share

Reported equity in relation to the number of shares at the end of the period.

Equity ratio

Reported equity in relation to reported total assets at the end of the period.

Interest coverage ratio

Profit, excluding changes in fair value, after net financial items plus financial costs in relation to financial costs.

Occupancy rate - economic

Rental income in relation to rental value at the end of the period.

Operating margin

Operating surplus as a percentage of total income.

Operating surplus

Rental income minus rent discounts, rent losses, operating and maintenance expenses, site leasehold charges and property tax.

Other income

Income from rental guarantees, rents from vacating tenants and sale of services to customers who are not tenants.

Realised change in value of properties

Property sales during the period after deduction for the fair value of the properties and selling expenses.

Rental value

Rental income plus assessed market value for unlet areas.

Return on equity

Net profit in relation to average equity.

Return on total capital

Operating profit in relation to average total balance sheet.

Unrealised change in value, properties

Change in fair value for the property holding after deduction for investments made at the end of each period.

For further information, please contact:

Gustaf Hermelin, CEO,
tel +46 155-44 33 10, +46 70-560 00 00,
gustaf.hermelin@klovern.se

Caesar Åfors, CFO and vice-President,
tel +46 155-44 33 02, +46 70-662 48 48,
caesar.afors@klovern.se

Britt-Marie Einar,
Finance and Information Manager,
tel +46 155-44 33 12, +46 70-224 29 35,
britt-marie.einar@klovern.se

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