

- » Income increased by 20 per cent to SEK 1,081 million (900).
- » The operating surplus increased by 17 per cent to SEK 670 million (575).
- » Profit from property management increased by 21 per cent to SEK 305 million (252).
- » Changes in value of properties amounted to SEK –114 million (165), of derivatives to SEK 317 million (–3) and of financial assets to SEK 71 million (–).
- » Net profit for the period amounted to SEK 440 million (305), corresponding to SEK 2.09 (1.54) per common share and SEK 5.00 (4.89) per preference share.
- » Acquisition of 27.6 per cent of the real estate company Tribona AB (publ). Tribona is reported as an associated company from 7 June.
- » Took possession of seven properties for SEK 248 million and sale of five properties for SEK 168 million.
- » Issue of a covered bond of SEK 700 million and a non-covered bond of SEK 500 million.
- » Acquisition of interest rate swaps of SEK 800 million.

## Net profit

SEKm	2013 Apr–Jun	2012 Apr–Jun	2013 Jan–Jun	2012 Jan–Jun	2012 Jan–Dec	Rolling 12 month Jul–Jun
Income	540	501	1,081	900	1,948	2,129
Property costs	–191	–168	–411	–325	–733	–819
<b>Operating surplus</b>	<b>349</b>	<b>333</b>	<b>670</b>	<b>575</b>	<b>1,215</b>	<b>1,310</b>
Central administration	–22	–23	–40	–48	–86	–78
Net financial items	–164	–156	–325	–275	–605	–655
<b>Profit from property management</b>	<b>163</b>	<b>154</b>	<b>305</b>	<b>252</b>	<b>524</b>	<b>577</b>
Share of profits in associated company	7	—	7	—	—	7
Changes in value properties	–58	113	–114	165	–33	–312
Changes in value derivatives	160	–94	317	–3	–175	145
Changes in value financial assets	36	—	71	—	10	81
Write-down of goodwill	–14	—	–26	—	–95	–121
<b>Profit before tax</b>	<b>294</b>	<b>173</b>	<b>560</b>	<b>414</b>	<b>231</b>	<b>377</b>
Current tax	—	—	—	—	–2	–2
Deferred tax	–54	–42	–120	–109	110	99
<b>Profit for the period</b>	<b>240</b>	<b>131</b>	<b>440</b>	<b>305</b>	<b>339</b>	<b>474</b>
Other comprehensive income	8	—	8	—	—	8
<b>Comprehensive income for the period</b>	<b>248</b>	<b>131</b>	<b>448</b>	<b>305</b>	<b>339</b>	<b>482</b>

## Key ratios

	30.06.2013 Q2	31.03.2013 Q1	31.12.2012 Q4	30.09.2012 Q3	30.06.2012 Q2	31.03.2012 Q1	31.12.2011 Q4	30.09.2011 Q3
Operating margin, %	62	59	53	69	67	61	61	69
Return on equity, %	6.4	2.8	–0.6	1.2	2.3	3.5	2.9	–0.7
Equity ratio, %	28.5	29.8	28.1	25.9	25.6	27.1	31.6	31.4
Adjusted equity ratio, %	31.4	33.2	31.9	30.6	30.3	31.3	35.8	35.0
Leverage, %	67	65	67	68	67	67	63	63
Leverage properties, %	55	56	56	62	60	61	63	63
Interest coverage ratio, multiples	1.9	1.9	1.5	2.0	1.9	1.8	2.0	2.4
Average interest, %	4.4	4.3	4.3	4.4	4.5	4.6	4.2	4.1
Average fixed-interest period, years	3.2	3.4	3.0	2.4	2.8	3.0	2.7	2.9
Average period of tied-up capital, years	2.2	2.0	2.2	1.8	2.0	2.2	1.9	2.1
Occupancy rate economic, %	88	88	88	88	88	88	89	89
Occupancy rate area, %	80	80	81	80	80	80	80	79

Cover: Klöver acquired the logistic property Lexby 11:236 in Partille in mid-May.

## Focus on letting

The state of the economy continues to present a challenge to many businesses. During the second quarter of the year, Klöverner has continued to focus on letting and consolidation. We have also reinforced our ownership of Tribona and concentrated the property portfolio.

During the spring, the small enterprise indicator Småföretagsbarometern reached its lowest level since the spring of 2010, mainly driven by weak demand. However, there is optimism about the future and almost every fourth company expects to recruit new staff during the year. The weakest sectors are the manufacturing industry and the retail trade/transport sector, while other service companies have developed considerably better. This confirms our picture that our tenants are generally thriving and we continue to have extremely low rent losses.

During the second quarter, we have continued to concentrate on focused letting work. In early April, we were able, amongst other things, to announce that a subsidiary of the German space company OHB has decided to move its operations to Kista and Klöverner's premises from 1 January 2014. This is just one example of Kista's power of attraction, not least for technology companies. The pressure is high with a lot of enquiries from new customers who want to become established in this part of Stockholm. On the letting front, it should be mentioned that we have signed a seven-year lease with the municipality of Uppsala at Boländerna with a contract value of SEK 70 million.

As a large number of properties were acquired last year with different prerequisites as regards energy consumption and standard, the work of modernising and energy optimization of these properties has continued during the quarter.

During the quarter, a further 9.3 per cent of the shares of Tribona were acquired, resulting in our owning 27.6 per cent of the company. Because of this, we will in future report the holding as an associated company. We take a positive view of Tribona's development and the type of logistics that the company is engaged in. Klöverner now also has a seat on the board of the company.

Our aim is to continue to concentrate our portfolio, which has led us to sell five properties that do not fit into our portfolio so well. We have reinforced our presence in the Gothenburg region by acquiring Lindex's central warehouse and sales office at Partille. Other examples of acquisitions are an office property in the expansive area of Hyllie in Malmö and three modern logistics properties at Jordbro Business Park in the Stockholm region, all latter let on long leases to Systembolaget and Lagena.

It has once again then been a quarter of concentration and consolidation. One more quarter when we have developed our profit, capital and business.

Rutger Arnhult  
CEO Klöverner





Conference room in Klöverns premises at the property Kullen 1 in Malmö.

*Klövern is a real estate company offering, with closeness and commitment, customers efficient premises in selected growth regions. Klövern is one of the larger listed real estate companies in Sweden specializing in commercial premises. The income statement items refer to the period January–June and are compared with the corresponding period last year. The balance sheet items refer to the position at the end of the period and are compared with the preceding year-end. The period refers to January–June, the quarter to April–June and the year to January–December.*

## PROFIT

Profit from property management, i.e. profit excluding changes in value and tax, increased to SEK 305 million (252) during the period January–June and profit for the period amounted to SEK 440 million (305). Besides the effect of net acquisitions, profit from property management was affected positively by net moving-in and upward index adjustment of rents. Net profit for the period was affected by SEK –114 million (165) for changes in value of properties, SEK 317 million (–3) for derivatives and SEK 71 million (–) for financial assets. The operating margin amounted to 62 per cent (64). Dagon's net profit was included from March for the same period last year.

Operating surplus for a comparable portfolio rose by 3 per cent to SEK 449 million, which is partly attributable to positive net moving-in and index adjustment of rents. Income rose by 4 per cent and property costs by 5 per cent. The fair value of a comparable portfolio rose by SEK 428 million, or 3 per cent, mainly due to investments which led to higher rental income and lower operating costs.

## INCOME AND COSTS

Income during the period increased to SEK 1,081 million (900). The increase in income is attributable to net

acquisitions, net moving-in and index adjustment of rents. Owing to an ongoing rent dispute, Klövern has reduced income during the period by SEK 15 million. Property costs increased to SEK –411 million (–325) during the period due to net acquisitions. The property costs include rent losses of SEK –2 million (–1). Central administration costs amounted to SEK –40 million (–48). The comparative figure includes one-off items attributable to the acquisition of Dagon.

The quarter shows a net moving-in of SEK 15 million (15), the corresponding figure during the period being SEK 15 million (19). Tenants moving in during the quarter include Östergötland County Council at the property Glasbitten 7 in Linköping and Sörmland County Council at the property Mjölklaskan 8 in Nyköping. The largest vacating tenants are Alltransport in Östergötland at the property Reläet 9 in Norrköping and Albin & Pitigliani Sverige at Ekholma 7 in Borås.

The average remaining contract period has, due to completed projects and acquisitions, increased to 3.5 years (3.0). The economic occupancy rate for all properties amounted to 88 per cent (88) and 80 per cent (80) measured as area. The economic occupancy rate for investment properties was 91 per cent (92) and it was 61 per cent (59) for development properties.

The major lease contracts, which have been signed during the period but where the tenant has not yet moved in, include a ten-year lease with CGI (formerly Logica) to let 10,700 sq.m. in Kista, a 20-year lease for 2,900 sq.m. with OBH Sweden and a seven-year lease for 6,600 sq.m. with the municipality of Uppsala in Uppsala. Klövern has furthermore extended Eniro's lease for 7,700 sq.m. at the property Hilton 3, Solna, to 31 December 2017.

COMPARABLE PORTFOLIO

	30.06.2013	30.06.2012	Change, %
Area, 000 sq.m.	1,545	1,529	1
Fair value, SEKm	15,395	14,967	3
Required yield, %	7.1	7.1	0
Occupancy rate economic, %	89	89	0
Occupancy rate area, %	80	80	0
SEKm	2013 Jan–Jun	2012 Jan–Jun	Change, %
Income	710	684	4
Property costs	–261	–248	5
<b>Operating surplus</b>	<b>449</b>	<b>436</b>	<b>3</b>

Refers to properties owned for the whole of 2013 and 2012.

SHAREHOLDING

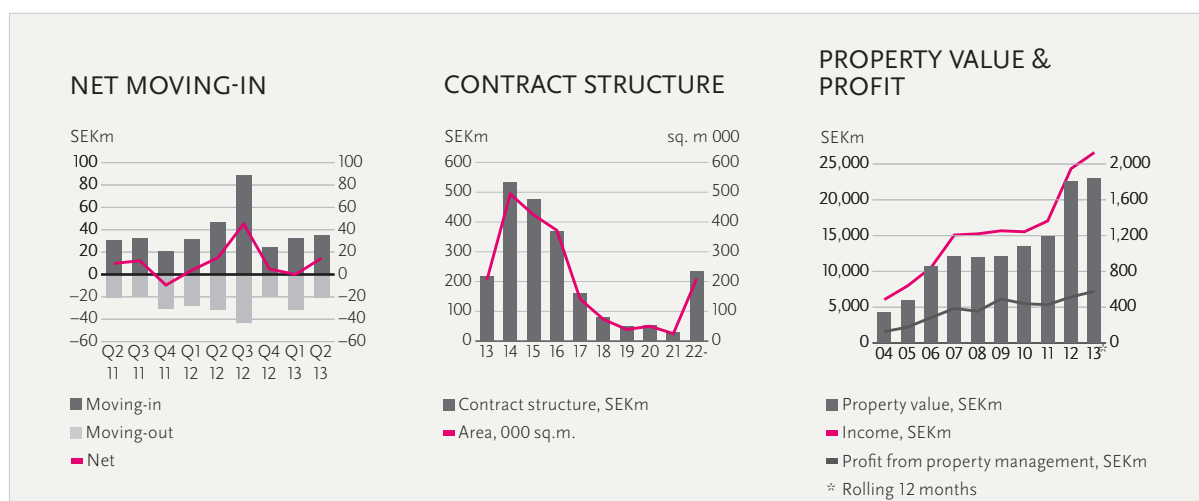
On 7 June 2013, Klöver n acquired an additional 3,612,354 shares in Tribona AB (publ), after which the shareholding amounts to 10,743,999 shares corresponding to 27.6 per cent of the total number of outstanding shares. Tribona is reported as an associated company from 7 June 2013. Klöver n’s share of net profit for the period 7 June to 30 June amounted to SEK 7 million. The unrealised change in value up until classification as participation rights in an associated company amounted to SEK 49 million.

Tribona specialises in modern and strategically located logistics properties. The portfolio consists of 19 properties in Sweden and one in Denmark. The lettable area amounts to 734,0000 sq.m. and the property value to SEK 6,267 million. During the second quarter of 2013, Tribona has signed a contract for sale of the property Kolven 2 in Helsingborg. The purchase price is SEK 931 million, which is SEK 5 million more than the most recent valuation. Transfer of possession is planned to take place on 15 August.

During the period, Klöver n has divested its entire holding in Diös Fastigheter AB (publ) with a realized change in value, reported under financial assets, of SEK 22 million. During the quarter, compulsory redemption of the remaining shareholders in Dagon AB has taken place at an amount of SEK 80 per share. The total redemption amount was SEK 2.7 million.

CASH FLOW

The cash flow from current operations was SEK 264 million (370) during the period and income tax paid amounted to SEK 0 million (–). Investment operations have affected the cash flow by SEK –481 million (–1,087) net, mainly due to investments in existing properties. The cash flow from financing activities has affected cash flow for the period by SEK –82 million (792). Altogether, the cash flow for the period totals SEK –299 million (75). Liquid funds at the end of the period amounted to SEK 77 million (86).



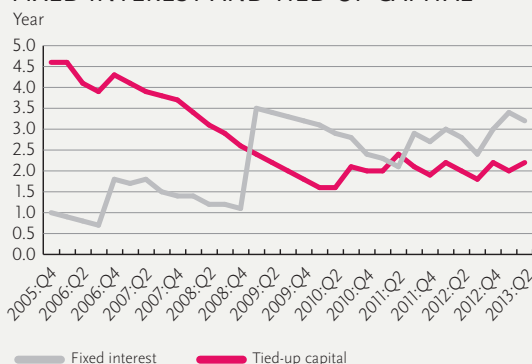
## FINANCING

At the end of the period, the interest-bearing liabilities amounted to SEK 15,359 million (15,229) and the average financial interest rate for the whole of the financial portfolio was 4.4 per cent (4.3). Net financial items for the period amounted to SEK –325 million (–275), of which financial income, mainly dividend from Tribona, amounted to SEK 6 million. The average fixed-interest term was 3.2 years (3.0) on 30 June. During the period, nominal interest rate swaps of SEK 800 million have been acquired. Credit volumes with swap agreements are treated as having fixed interest. At the end of the period, Klöver had interest rate swaps totalling SEK 8,220 million (7,420) and interest rate caps of SEK 1,355 million (1,355), of which SEK 500 million mature in 2013 and SEK 855 million in 2014. The interest rate caps have redemption rates of 4.25–5.00 per cent. The average remaining term of derivatives was 4.9 years.

Klöver's interest rate swaps and interest rate caps effectively limit the interest rate risk. An increase in the short market rates of one percentage point would increase Klöver's average borrowing rate by 0.5 percentage points and Klöver's financial costs by SEK 70 million. Changes in value of derivatives, all unrealized, amounted to SEK 317 million (–3) during the period. On 30 June, the value was SEK –116 million (–336). Unrealized change in value does not affect the cash flow. On maturity, the value of the derivatives is always zero. All derivatives are classified in level 2 according to IFRS 13. No derivatives have changed classification during the period. Klöver makes the assessment that there is no essential difference between book value and fair value on interest-bearing liabilities.

The average period of tied-up capital amounted to 2.2 years (2.2) at the end of the period. Unutilized credit volumes, including unused credit facilities of SEK 300 million

## FIXED INTEREST AND TIED-UP CAPITAL



(300), amounted to SEK 1,316 million (581). During the period, Klöver has issued a covered bond of SEK 700 million and issued an additional SEK 500 million within the framework of a bond loan totalling SEK 2 billion, of which SEK 1,150 million has been utilized. The value of unencumbered properties was around SEK 1 billion at the end of the period.

## PROPERTY TRANSACTIONS

Seven properties (127) have been taken possession of during the period for a total purchase price of SEK 248 million (6,003). Klöver has signed a contract to acquire three further properties for approximately SEK 215 million which have been taken possession of during the third quarter. Klöver has sold and handed over possession of five properties (1) during the period at a price of SEK 168 million (134). During the period, contracts have been signed for sale of a further five properties for SEK 168 million which will be handed over during the third quarter.

### FIXED INTEREST AND TIED-UP CAPITAL

Year due	Fixed interest		Tied-up capital		
	Loan volume, SEKm	Interest, %	Contract volume, SEKm	Utilized, SEKm	Unutilized, SEKm
Floating	6,794	3.7	—	—	—
2013	63	4.1	2,953	2,653	300
2014	335	5.6	5,218	4,611	607
2015	1,592	5.1	5,733	5,324	409
2016	400	5.3	—	—	—
2017	1,075	4.7	1,850	1,850	—
2018	900	5.4	718	718	—
2019	500	5.5	—	—	—
2020	1,100	4.1	—	—	—
2021	1,000	4.4	—	—	—
2022	1,000	5.6	—	—	—
2023	600	4.4	—	—	—
Later	—	—	203	203	—
<b>Total</b>	<b>15,359</b>	<b>4.4</b>	<b>16,675</b>	<b>15,359</b>	<b>1,316</b>

## INVESTMENTS AND BUILDING RIGHTS

Investments in existing properties often take place in connection with new lettings with the aim of customizing and modernising the premises and thus increasing the rental value. During the period, SEK 324 million (581) was invested. In all, 342 projects (381) are in process and SEK 712 million (454) remains to be invested in these projects. Total estimated expenditure for the same projects amounts to SEK 1,421 million (1,664).

At the end of the period, assessed building rights and building rights with local plans totalled 1,367,000 (1,369,000) sq.m. (562,000) of the building rights are included in local plans. Over half of the building rights consist of offices and almost a third of housing. The building rights are valued at SEK 941 million (896), corresponding to SEK 688 per sq.m. (654).

## PROPERTIES AND CHANGES IN VALUE

As at 30 June 2013, Klöver's portfolio consisted of 391 properties (387). The rental value amounted to SEK 2,494 million (2,468) and the fair value of the properties was SEK 22,914 million (22,624).

The total lettable area amounted to 2,545,000 sq.m. (2,529,000). The changes in value of the properties amounted to SEK –114 million (165) during the period. The changes in value include realized changes in value of SEK 10 million (32) and unrealized changes in value of SEK –124 million (133). The unrealized changes in value do not affect the cash flow. On average, Klöver's property portfolio, as at 30 June, has been valued with a required yield of 7.3 per cent (7.2). The increase in the average yield requirement is attributable to the acquisition of properties with a higher yield requirement. The value of the properties has fallen slightly, mainly due to a somewhat weaker development of CPI and thus rent indexation than expected and minor adjustments of the yield requirement for properties in peripheral locations.

Klöver values 100 per cent of the property portfolio each quarter, 20 to 30 per cent of which are valued externally. External valuations have been mainly performed by DTZ Sweden and Savills. Every property in the portfolio is valued at least once during a rolling 12-month period. DTZ has served as advisor when the required yields have been determined in most of the internal valuations. All properties are classified in level 3 according to IFRS 13. No properties have changed classification during the period. See Klöver's annual report for 2012 for a more detailed description.

### FAIR VALUE

SEKm	2013 Jan–Jun	2012 Jan–Dec
Fair value, as per January 1	22,624	14,880
Aquisitions	248	7,459
Investments	324	861
Sales	–168	–543
Change in value	–114	–33
<b>Fair value at the end of the period</b>	<b>22,914</b>	<b>22,624</b>

### CONTRACT VALUE BY CUSTOMER CATEGORY %



■ Private companies,	1,219 SEKm, 55%
■ Listed companies,	548 SEKm, 25%
■ Public sector,	437 SEKm, 20%

### PROPERTY HOLDINGS SQ.M BY TYPE OF PREMISES %



■ Offices, 1,180,000 sq.m.,	46%
■ Industry/warehouse,	911,000 sq.m., 36%
■ Education/health care/other,	270,000 sq.m., 11%
■ Retail, 184,000 sq.m.,	7%

### KLÖVERN'S LARGEST PROJECTS IN PROGRESS

City	Property	Project type	Lettable area property, sq.m.	Project area, sq.m.	Economic occupancy rate after project, %	Estimated investment, SEKm	Remaining investment, SEKm	Increase in rental value due to project, SEKm	Rental value after project, SEKm	Estimated completion, year
Kista/Stockholm	Helgafjäll 1	Office	11,735	10,673	99	75	72	9	20	2014
Malmö	Dragör 1	Office	2,322	2,322	100	61	55	5	5	2014
Linköping	Glasbitten 7	Archive	11,612	6,040	65	47	2	6	12	2013
Nyköping	Mjölflaskan 8	Health care	8,035	3,560	93	46	2	3	9	2013
Linköping	Idéläran 1	Office	15,658	4,780	90	43	14	4	7	2013
Eskilstuna	Vampyren 9	Retail	16,524	2,412	96	37	14	1	25	2013
Linköping	Amor 1	Office	3,292	3,292	100	31	26	2	7	2014
Göteborg	Ugglum 9:242	Industry/warehouse	15,417	1,685	100	23	1	3	14	2013
Kista/Stockholm	Gullfoss 5	Office/warehouse	3,477	2,886	93	23	20	3	5	2014
<b>Total</b>			<b>88,072</b>	<b>37,650</b>		<b>386</b>	<b>206</b>	<b>36</b>	<b>104</b>	

## PROFIT AND KEY RATIOS

The tables below show income statement items and key ratios broken down according to Klöver's regions and investment and development properties. Investment properties means properties being actively managed. Development properties refer to properties where conversion or extension projects are in process or planned, leading to a higher standard or changed use of premises. The current

operating surplus is affected by projects or restrictions on letting before development of the property. The income statement table shows current operations, including properties sold during the period and investments made. The table with key ratios shows the situation at the end of the respective quarter and the two tables are accordingly not wholly comparable. Comparability between years is limited due to large net acquisitions during 2012.

### PROFIT PER PROPERTY SEGMENT AND REGION

	Income, SEKm		Costs, SEKm		Operating surplus, SEKm		Operating margin, %		Investments, SEKm	
	2013 Jan-Jun	2012 Jan-Jun	2013 Jan-Jun	2012 Jan-Jun	2013 Jan-Jun	2012 Jan-Jun	2013 Jan-Jun	2012 Jan-Jun	2013 Jan-Jun	2012 Jan-Jun
Investment	188	118	-71	-42	117	76	62	64	67	56
Development	23	16	-14	-7	9	9	39	56	12	25
<b>South</b>	<b>211</b>	<b>134</b>	<b>-85</b>	<b>-49</b>	<b>126</b>	<b>85</b>	<b>60</b>	<b>63</b>	<b>79</b>	<b>81</b>
Investment	216	222	-79	-73	137	149	63	67	85	73
Development	16	13	-10	-9	6	4	38	31	41	5
<b>East</b>	<b>232</b>	<b>235</b>	<b>-89</b>	<b>-82</b>	<b>143</b>	<b>153</b>	<b>62</b>	<b>65</b>	<b>126</b>	<b>78</b>
Investment	337	268	-110	-86	227	182	67	68	53	312
Development	25	23	-19	-15	6	8	24	35	8	16
<b>Stockholm</b>	<b>362</b>	<b>291</b>	<b>-129</b>	<b>-101</b>	<b>233</b>	<b>190</b>	<b>64</b>	<b>65</b>	<b>61</b>	<b>328</b>
Investment	268	233	-103	-89	165	144	62	62	50	84
Development	8	7	-5	-4	3	3	38	43	8	10
<b>Central/North</b>	<b>276</b>	<b>240</b>	<b>-108</b>	<b>-93</b>	<b>168</b>	<b>147</b>	<b>61</b>	<b>61</b>	<b>58</b>	<b>94</b>
Investment	1,009	841	-363	-290	646	551	64	66	255	525
Development	72	59	-48	-35	24	24	33	41	69	56
<b>Total</b>	<b>1,081</b>	<b>900</b>	<b>-411</b>	<b>-325</b>	<b>670</b>	<b>575</b>	<b>62</b>	<b>64</b>	<b>324</b>	<b>581</b>

### KEY RATIOS PER PROPERTY SEGMENT AND REGION

	Fair value, SEKm		Required yield <sup>1)</sup> , %		Area, 000 sq.m.		Rental value, SEKm		Ec. occupancy rate, %	
	30.06.2013	30.06.2012	30.06.2013	30.06.2012	30.06.2013	30.06.2012	30.06.2013	30.06.2012	30.06.2013	30.06.2012
Investment	3,658	2,957	7.6	7.5	499	429	410	350	94	94
Development	835	885	7.8	7.9	151	151	80	77	62	63
<b>South</b>	<b>4,493</b>	<b>3,842</b>	<b>7.6</b>	<b>7.6</b>	<b>650</b>	<b>580</b>	<b>490</b>	<b>427</b>	<b>89</b>	<b>89</b>
Investment	4,052	4,095	7.3	7.2	492	483	472	474	90	91
Development	332	311	9.0	9.2	96	96	50	46	69	61
<b>East</b>	<b>4,384</b>	<b>4,406</b>	<b>7.4</b>	<b>7.3</b>	<b>588</b>	<b>579</b>	<b>522</b>	<b>520</b>	<b>88</b>	<b>88</b>
Investment	7,973	7,176	6.8	6.9	513	460	764	643	92	93
Development	1,127	1,151	7.0	6.9	106	107	96	100	53	52
<b>Stockholm</b>	<b>9,100</b>	<b>8,327</b>	<b>6.9</b>	<b>6.9</b>	<b>619</b>	<b>567</b>	<b>860</b>	<b>743</b>	<b>88</b>	<b>87</b>
Investment	4,781	4,774	7.5	7.4	655	657	599	584	90	90
Development	156	139	8.1	8.2	33	32	23	22	75	67
<b>Central/North</b>	<b>4,937</b>	<b>4,913</b>	<b>7.5</b>	<b>7.4</b>	<b>688</b>	<b>689</b>	<b>622</b>	<b>606</b>	<b>89</b>	<b>89</b>
Investment	20,464	19,002	7.2	7.2	2,159	2,029	2,245	2,051	91	92
Development	2,450	2,486	7.6	7.6	386	386	249	245	61	59
<b>Total</b>	<b>22,914</b>	<b>21,488</b>	<b>7.3</b>	<b>7.2</b>	<b>2,545</b>	<b>2,415</b>	<b>2,494</b>	<b>2,296</b>	<b>88</b>	<b>88</b>

<sup>1)</sup> Required yield are estimated excluding building rights.

**South:** Borås, Göteborg, Halmstad, Kalmar, Karlskrona and Öresund. **East:** Linköping, Norrköping and Nyköping. **Stockholm:** Kista, Storstockholm and Uppsala. **Central/North:** Karlstad, Västerås, Örebro, Falun/Säter and Härnösand/Sollefteå.

## THE SHARE

As at 30 June, the total number of registered shares in the company was 185,080,698, of which 166,544,360 were common shares and 18,536,338 preference shares. A common share confers entitlement to one vote and a preference share to a tenth of a vote. Klöver's shares are listed on NASDAQ OMX Stockholm Mid Cap. On 30 June, the share price was SEK 27.10 per common share (25.60) and SEK 139.25 per preference share (136.75), corresponding to a total capitalization of SEK 7,095 million (6,670). At the end of the period, the number of shareholders was 33,200 (31,700) and 81 per cent (81) of the share of votes was Swedish-owned. At the beginning of the year, Klöver has sold 5,000,000 common shares, corresponding to 3.0 per cent of the total number of registered common shares. Klöver does not hold any common shares (5,000,000) or preference shares (-).

## ORGANISATION AND ENVIRONMENT

Klöver's business model entails closeness to the customer by having our own staff at all business units. After the merger with Dagon, Klöver has increased the number of business units from 10 to 17 allocated to four geographic regions. The regions are South (Borås, Göteborg, Halmstad, Kalmar, Karlskrona and Öresund), East (Linköping, Norrköping and Nyköping), Stockholm (Kista, Storstockholm and Uppsala) and Central/North (Karlstad, Västerås, Örebro, Falun/Säter and Härnösand/Sollefteå).

At the end of the period, Klöver had 195 employees (185). The average age was 46 years (46) and the proportion of women amounted to 41 per cent (41). Since 2011, the company has been certified in accordance with the Swedish Environmental Standard (Svensk Miljöbas).

### SHAREHOLDERS 30.06.2013

	No. common shares, thousands	No. preference shares, thousands	Share of capital, %	Share of votes, %
Corem Property Group	32,200	—	17.4	19.1
Arvid Svensson Invest	26,599	1,180	15.0	15.9
Rutger Arnhult via companies	17,050	203	9.3	10.1
Länsförsäkringar funds	16,244	—	8.8	9.6
Handelsbanken funds	7,223	1	3.9	4.3
Swedbank Robur funds	5,288	136	2.9	3.1
JPM Chase	3,945	95	2.2	2.3
SEB Investment Management	2,642	41	1.4	1.6
Mellon AAM Omnibus	2,303	—	1.2	1.4
Andra AP fund	1,970	—	1.1	1.2
Avanza Pension	1,300	552	1.0	0.8
Client OMI for Ishare Europe	1,300	—	0.7	0.8
Pareto Bank	1,200	—	0.6	0.7
Aktie-Ansvar funds	1,050	20	0.6	0.6
Alfred Berg	1,003	—	0.5	0.6
Nordea Investment Funds	984	1	0.5	0.6
Klövers' profit sharing system	936	18	0.5	0.6
Svolder	889	250	0.6	0.5
Invus Investment	871	22	0.5	0.5
SSB CL Omnibus AC OM03	834	27	0.5	0.5
<b>Total largest shareholders</b>	<b>125,831</b>	<b>2,546</b>	<b>69.2</b>	<b>74.8</b>
Other shareholders	40,713	15,990	30.8	25.2
<b>Total outstanding shares</b>	<b>166,544</b>	<b>18,536</b>	<b>100.0</b>	<b>100.0</b>
Repurchased own shares	0	0		
<b>Total registered shares</b>	<b>166,544</b>	<b>18,536</b>		

### DEVELOPMENT OF SHARE CAPITAL

Date	Event	Change no. common shares	Total no. common shares	Change no. preference shares	Total no. preference shares	Acc. share capital, SEK
2012-01-01	Opening balance		166,544,326		—	832,721,630
2012-01-13	Cash new issue	34	166,544,360			832,721,800
2012-01-13	Bonus issue			4,163,609	4,163,609	853,539,845
2012-03-06	New issue			7,544,531	11,708,140	891,262,500
2012-04-10	New issue			66,638	11,774,778	891,595,690
2012-04-19	New issue			585	11,775,363	891,598,615
2012-06-29	New issue			463,000	12,238,363	893,913,615
2012-07-09	New issue			448,000	12,686,363	896,153,615
2012-09-14	New issue			912,500	13,598,863	900,716,115
2012-09-17	New issue			132,475	13,731,338	901,378,490
2012-10-08	New issue			3,583,350	17,314,688	919,295,240
2012-10-08	New issue			1,105,000	18,419,688	924,820,240
2012-10-17	New issue			116,650	18,536,338	925,403,490
2013-06-30	Closing balance		166,544,360		18,536,338	925,403,490

### THE TAX SITUATION

Deferred tax of SEK –14 million (–16) has been charged to profit on current real estate operations. Furthermore, among other things, the change in the difference between fair value and residual value for tax purposes of properties, derivatives and financial assets has entailed an effect on deferred tax of SEK –106 million (–93). In total, deferred tax of SEK –120 million (–109) and current tax of SEK 0 million (–) has been included. The Administrative Court has decided in Klöverns favour on the Tax Agency's increase in Klöverns taxation of approximately SEK 77 million for the 2008 income year. The Tax Agency has until 26 August to appeal against the decision.

### SIGNIFICANT RISKS AND UNCERTAINTY FACTORS

A real estate company is exposed to various risks and opportunities in its business activities. Internal regulations and policies limit exposure to different risks. Klöverns significant risks and exposure and their management are described on pages 68–71 of the 2012 annual report.

### DISPUTES

Klövern has one ongoing major rental dispute. The tenant has deposited a total of SEK 45 million for the period January–September 2013 and SEK 15 million for 2012 at the County Administrative Board. Klöverns has, by reduction of rental income, reserved SEK 15 million for the period January–June 2013 and SEK 15 million for 2012.

### ACCOUNTING POLICIES

This interim report for the Group has been prepared in accordance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and, in the case, of the Parent Company, the Annual Accounts Act.

From 1 January 2013, Klöverns reports deferred tax in the balance sheet net. The comparison figures have been adjusted on the basis of this new policy. Since 1 January 2013, Klöverns has made expanded disclosures relating to items requiring fair value measurement in compliance with IFRS 13. Other accounting policies applied in this interim report are in essential parts those described in note 1 of Klöverns Annual Report for 2012.

During the second quarter of 2013, Klöverns has acquired additional shares in Tribona AB (publ) and, from 7 June, the portfolio amounts to 27.6 per cent. The portfolio, which exceeds 20 but is less than 50 per cent of the votes are reported as participation rights in an associated company and Klöverns is therefore reporting the shareholding in Tribona as participation rights in an associated company from 7 June. The holding is reported in accordance with IAS 28 "Investments in associates" and with the equity method. This means that the book value for the Group of the portfolio is adjusted downwards by Klöverns share of the net profit for the period and by other comprehensive income with reduction of any dividend eventually received. The associated company is reported in the parent company at acquisition value. The shares in Tribona have previously been reported as financial assets valued in the statement of income. This means that the shares have been valued at their fair value as at 7 June when the company became an associated company. The shareholding in Tribona has affected Klöverns statement of income in the following way:

- The change in value until 7 June is reported as Change in value, financial assets.
- Klöverns share of Tribona's net profit for the period is reported as Share of profits in associated company.
- Klöverns share of Tribona's other comprehensive income is reported in Other comprehensive income.

### DIVIDEND

Dividend of SEK 1.50 (1.25) per common share, totalling SEK 250 million, has been paid during the second quarter. During the first and second quarter respectively, dividend of SEK 2.50 (2.50) per preference share, totalling SEK 93 million, has been paid.

### EVENTS AFTER THE END OF THE PERIOD

After the end of the period, Klöverns has taken possession of three properties with a purchase price of SEK 215 million and handed over two properties with a total sales price of SEK 56 million.

This interim report has not been examined by Klöverns auditors.

The undersigned certifies that the half-yearly report gives a fair picture of the business, position and profit of the parent company and the Group, and describes the significant risks and uncertainty factors facing the companies in the Group.

Nyköping 11 July 2013

The Board of Directors of Klöverns AB (publ)

Fredrik Svensson  
*Chairman of the Board*

Rutger Arnhult  
*CEO*

Ann-Cathrin Bengtson  
*Board Member*

Pia Gideon  
*Board Member*

Eva Landén  
*Board Member*

## Consolidated Statement of Income

SEKm	2013 3 months Apr–Jun	2012 3 months Apr–Jun	2013 6 months Jan–Jun	2012 6 months Jan–Jun	2012 12 months Jan–Dec	Rolling 12 months Jul–Jun
Income	540	501	1,081	900	1,948	2,129
Property costs	–191	–168	–411	–325	–733	–819
<b>Operating surplus</b>	<b>349</b>	<b>333</b>	<b>670</b>	<b>575</b>	<b>1,215</b>	<b>1,310</b>
Central administration	–22	–23	–40	–48	–86	–78
Net financial items	–164	–156	–325	–275	–605	–655
<b>Profit from property management</b>	<b>163</b>	<b>154</b>	<b>305</b>	<b>252</b>	<b>524</b>	<b>577</b>
Share of profits in associated company	7	—	7	—	—	7
Changes in value, properties	–58	113	–114	165	–33	–312
Changes in value, derivatives	160	–94	317	–3	–175	145
Changes in value, financial assets	36	—	71	—	10	81
<b>Write-down of goodwill</b>	<b>–14</b>	<b>—</b>	<b>–26</b>	<b>—</b>	<b>–95</b>	<b>–121</b>
<b>Profit before tax</b>	<b>294</b>	<b>173</b>	<b>560</b>	<b>414</b>	<b>231</b>	<b>377</b>
Current tax	—	—	—	—	–2	–2
Deferred tax	–54	–42	–120	–109	110	99
<b>Net profit for the period</b>	<b>240</b>	<b>131</b>	<b>440</b>	<b>305</b>	<b>339</b>	<b>474</b>
Other comprehensive income	8	—	8	—	—	8
<b>Comprehensive income for the period</b>	<b>248</b>	<b>131</b>	<b>448</b>	<b>305</b>	<b>339</b>	<b>482</b>
Earnings per common share, SEK	1.16	0.63	2.09	1.54	1.24	1.86
Earnings per preference share, SEK	2.50	2.50	5.00	4.89	7.52	9.33
No. of common shares outstanding at the end of the period, million	166.5	154.7	166.5	154.7	161.5	166.5
No. of preference shares outstanding at the end of the period, million	18.5	12.1	18.5	12.1	18.5	18.5
Average no. of outstanding common shares, million	166.5	158.7	166.1	159.8	158.9	162.1
Average no. of outstanding preference shares, million	18.5	11.6	18.5	8.2	11.8	15.9

There are no outstanding warrants or convertibles.

## Consolidated Balance Sheet

SEKm	30.06.2013	30.06.2012	31.12.2012
<b>ASSETS</b>			
Goodwill	264	384	289
Investment properties	22,914	21,488	22,624
Machinery and equipment	12	9	14
Participation rights in associated company	465	—	—
Financial assets at fair value through statement of income	—	—	330
Other receivables	246	173	163
Liquid funds	77	86	375
<b>TOTAL ASSETS</b>	<b>23,978</b>	<b>22,140</b>	<b>23,795</b>
<b>SHAREHOLDER'S EQUITY AND LIABILITIES</b>			
Shareholder's equity	6,840	5,669	6,696
Minority interest	0	0	0
Deferred tax liability	802	883	681
Interest-bearing liabilities	15,359	14,435	15,229
Derivatives	116	336	432
Accounts payable	60	86	158
Other liabilities	204	217	114
Accrued expenses and prepaid income	597	514	485
<b>TOTAL SHAREHOLDER'S EQUITY AND LIABILITIES</b>	<b>23,978</b>	<b>22,140</b>	<b>23,795</b>

## Change in Consolidated Shareholders' Equity

SEKm	
Shareholders' equity 01.01.2012	4,740
New issue	1,965
Repurchase/sale of own shares	39
Dividend	-387
Net profit for the period	339
<b>Equity 31.12.2012</b>	<b>6,696</b>
Sale of own shares	131
Dividend	-435
Other comprehensive profit	8
Net profit for the period	440
<b>Shareholders' equity 30.06.2013</b>	<b>6,840</b>

## Consolidated Statement of Cash Flow

SEKm	2013 3 months Apr–Jun	2012 3 months Apr–Jun	2013 6 months Jan–Jun	2012 6 months Jan–Jun	2012 12 months Jan–Dec
<b>Current operations</b>					
Profit from property management	163	154	305	252	524
Adjustment for items not included in the cash flow	1	1	2	1	3
Income tax paid	—	—	—	—	-1
<b>Cash flow from current operations before change in working capital</b>	<b>164</b>	<b>155</b>	<b>307</b>	<b>253</b>	<b>526</b>
<b>Changes in working capital</b>					
Change in operating receivables	-22	21	-53	16	1
Change in operating liabilities	-17	-84	10	101	185
<b>Total change in working capital</b>	<b>-39</b>	<b>-63</b>	<b>-43</b>	<b>117</b>	<b>186</b>
<b>Cash flow from current operations</b>	<b>125</b>	<b>92</b>	<b>264</b>	<b>370</b>	<b>712</b>
<b>Investment operations</b>					
Divestment of properties	131	132	168	132	543
Acquisition of and investment in properties	-397	-513	-572	-791	-2,541
Acquisition of subsidiaries	—	-4	—	-426	-426
Acquisition of machinery and equipment	0	0	0	-2	-8
Change in financial assets	-162	—	-99	—	-26
Realized change in value, financial assets	—	—	22	—	1
<b>Cash flow from investment operations</b>	<b>-428</b>	<b>-385</b>	<b>-481</b>	<b>-1,087</b>	<b>-2,457</b>
<b>Financing operations</b>					
Change in interest-bearing liabilities	561	404	130	1,162	1,942
Realized change in value, derivatives	—	—	—	—	-78
Repurchase/sale of own shares	—	-140	131	-140	-22
New issue of preference shares	—	—	—	—	655
Dividend	-296	-230	-343	-230	-387
<b>Cash flow from financing operations</b>	<b>265</b>	<b>34</b>	<b>-82</b>	<b>792</b>	<b>2,110</b>
<b>Cash flow for the period</b>	<b>-38</b>	<b>-259</b>	<b>-299</b>	<b>75</b>	<b>365</b>
<b>Liquid funds at the beginning of the period</b>	<b>115</b>	<b>345</b>	<b>376</b>	<b>11</b>	<b>11</b>
<b>Liquid funds at the end of the period</b>	<b>77</b>	<b>86</b>	<b>77</b>	<b>86</b>	<b>376</b>

## Parent Company Statement of Income

SEKm	2013 3 months Apr–Jun	2012 3 months Apr–Jun	2013 6 months Jan–Jun	2012 6 months Jan–Jun	2012 12 months Jan–Dec
Net sales	47	28	91	56	140
Cost of services sold	–35	–21	–73	–41	–98
<b>Gross profit</b>	<b>12</b>	<b>7</b>	<b>18</b>	<b>15</b>	<b>42</b>
Central administration	–22	–17	–40	–33	–71
<b>Operating profit</b>	<b>–10</b>	<b>–10</b>	<b>–22</b>	<b>–18</b>	<b>–29</b>
Financial income	5	0	37	0	549
Financial costs	–56	–23	–102	–28	–86
<b>Profit after financial items</b>	<b>–61</b>	<b>–33</b>	<b>–87</b>	<b>–46</b>	<b>434</b>
Current tax	—	—	—	—	—
Deferred tax	–6	–13	–12	–16	–51
<b>Net profit for the period</b>	<b>–67</b>	<b>–46</b>	<b>–99</b>	<b>–62</b>	<b>383</b>
Other comprehensive income	—	—	—	—	—
<b>Comprehensive income for the period</b>	<b>–67</b>	<b>–46</b>	<b>–99</b>	<b>–62</b>	<b>383</b>

## Parent Company Balance Sheet

SEKm	30.06.2013	30.06.2012	31.12.2012
<b>ASSETS</b>			
Machinery and equipment	3	2	4
Participation in group companies	1,839	1,838	1,836
Participation in other companies	400	—	294
Receivables from group companies	8,651	4,290	7,085
Deferred tax assets	334	381	346
Accounts receivables	38	17	31
Liquid funds	135	195	164
<b>TOTAL ASSETS</b>	<b>11,400</b>	<b>6,723</b>	<b>9,760</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
Shareholders' equity	4,683	3,648	5,086
Interest-bearing liabilities	4,901	1,800	3,841
Liabilities to group companies	1,543	1,108	685
Accounts payable	3	3	8
Other liabilities	200	128	106
Accrued expenses and prepaid income	70	36	34
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>11,400</b>	<b>6,723</b>	<b>9,760</b>

## Key ratios

	30.06.2013 3 months Apr–Jun	30.06.2012 3 months Apr–Jun	30.06.2013 6 months Jan–Jun	30.06.2012 6 months Jan–Jun	30.06.2013 12 months Jul–Jun	2012	2011	2010	2009
<b>Property</b>									
Number of properties	391	381	391	381	391	387	255	250	217
Lettable area, 000 sq.m.	2,545	2,415	2,545	2,415	2,545	2,529	1,561	1,528	1,392
Rental value, SEKm	2,494	2,296	2,494	2,296	2,494	2,468	1,554	1,486	1,385
Fair value properties, SEKm	22,914	21,488	22,914	21,488	22,914	22,624	14,880	13,493	12,032
Direct yield requirement valuation, %	7.3	7.2	7.3	7.2	7.3	7.2	7.1	7.2	7.2
Operating margin, %	65	67	62	64	62	62	63	60	62
Occupancy rate economic, %	88	88	88	88	88	88	89	89	89
Occupancy rate area, %	80	80	80	80	80	81	80	79	80
Average lease term, years	3.5	3.0	3.5	3.0	3.5	3.4	2.8	2.8	3.0
<b>Financial</b>									
Return on equity, %	3.5	2.3	6.4	5.7	7.4	5.8	10.1	14.0	5.8
Equity ratio, %	28.5	25.0	28.5	25.0	28.5	28.1	31.6	33.0	33.8
Adjusted equity ratio, %	31.4	30.3	31.4	30.3	31.4	31.9	35.8	—	—
Leverage, %	67	67	67	67	67	67	63	63	64
Leverage properties, %	55	60	55	60	55	56	63	63	64
Interest coverage ratio, multiples	2.0	1.9	1.9	1.9	1.9	1.9	2.2	2.8	3.2
Average interest, %	4.4	4.5	4.4	4.5	4.4	4.3	4.2	3.6	2.7
Average fixed-interest period, years	3.2	2.8	3.2	2.8	3.2	3.0	2.7	2.4	3.2
Average period of tied-up capital, years	2.2	2.0	2.2	2.0	2.2	2.2	1.9	2.0	1.8
Interest-bearing liabilities, SEKm	15,359	14,435	15,359	14,435	15,359	15,229	9,345	8,517	7,646
<b>Share</b>									
Earnings per common share, SEK	1.16	0.63	2.09	1.54	1.86	1.24	2.89	3.76	1.48
Earnings per preference share, SEK	2.50	2.50	5.00	4.89	9.33	7.52	—	—	—
Equity per share, SEK	37.0	34.0	37.0	34.0	37.0	37.2	29.5	28.1	25.6
Share price common share at end of period, SEK	27.1	22.6	27.1	22.6	27.1	25.6	25.9	34.0	22.9
Share price preference share at end of period, SEK	139.25	140.50	139.25	140.50	139.25	136.75	—	—	—
Market capitalization, SEKm	7,095	5,196	7,095	5,196	7,095	6,670	4,165	5,467	3,682
Total no. of registered common shares at end of period, million	166.5	166.5	166.5	166.5	166.5	166.5	166.5	166.5	166.5
Total no. of outstanding common shares at end of period, million	166.5	154.7	166.5	154.7	166.5	161.6	160.8	160.8	160.8
Total no. of registered preference shares at end of period, million	18.5	12.2	18.5	12.2	18.5	18.5	—	—	—
Total no. of outstanding preference shares at end of period, million	18.5	12.1	18.5	12.1	18.5	18.5	—	—	—
Dividend per common share, SEK	—	—	—	—	—	1.50	1.25	1.50	1.25
Dividend per preference share, SEK	—	—	—	—	—	10.00	10.00	—	—
Dividend in relation to profit from property management, %	—	—	—	—	—	83	79	55	41

## Definitions

### PROPERTY

#### AREA-BASED OCCUPANCY RATE

Let area in relation to total lettable area.

#### DEVELOPMENT PROPERTIES

Properties where conversion or extension projects are in process or planned, which lead to a higher standard or changed use of the premises.

#### DIRECT YIELD REQUIREMENT, VALUATION

The required yield of property valuations on the residual value.

#### ECONOMIC OCCUPANCY RATE

Lease value in relation to rental value at the end of the period.

#### INVESTMENT PROPERTIES

Properties currently being actively managed.

#### LEASE VALUE

Rent for premises, index and rent supplement according to lease.

#### NET MOVING-IN

Lease value of tenants moving in less lease value of vacating tenants.

#### OPERATING MARGIN

Operating surplus in per cent of total income.

#### OPERATING SURPLUS

Total income less rent losses, operating and maintenance costs, property administration, site leasehold charges and property tax.

#### PROFIT FROM PROPERTY MANAGEMENT

Profit before changes in value and tax.

#### REALIZED CHANGE IN VALUE

Property sales during the period after deduction of the properties' most recent reported fair value and selling expenses.

#### RENTAL VALUE

Lease value plus assessed market value for space not rented at end of period.

#### UNREALIZED CHANGE IN VALUE

Change in fair value of the property portfolio after deduction of investments made.

### FINANCE

#### EQUITY RATIO

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

#### EQUITY RATIO, ADJUSTED

Reported equity adjusted for the value of derivatives and deferred tax liabilities exceeding 5 per cent of the difference between taxable value plus acquired temporary differences and fair value of the properties in relation to reported total assets at the end of the period.

#### INTEREST COVERAGE RATIO

Profit from property management plus financial costs in relation to financial costs.

#### LOAN-TO-VALUE RATIO

Interest-bearing liabilities in relation to the fair value of the properties at the end of the period.

#### LOAN-TO-VALUE RATIO, PROPERTIES

Interest-bearing liabilities after deduction for the market value of the listed share portfolio, liquid assets and unsecured financing in properties in relation to the fair value of the properties at the end of the period.

#### RETURN ON EQUITY

Profit for the period in relation to average equity.

### SHARE

#### EARNINGS PER COMMON SHARE

Profit for the period, after deduction for earnings to preference shares, in relation to average number of outstanding shares.

#### EARNINGS PER PREFERENCE SHARE

The periods accumulated share of yearly dividend of SEK 10 per preference share calculated on outstanding preference shares at the end of each quarter.

#### EQUITY PER SHARE

Shareholders' equity in relation to outstanding common and preference shares at balance sheet date. Preference shares in connection with the liquidation of the Company, preferential rights to SEK 150 of equity plus the period's share of accumulated entitlement to annual dividend of SEK 10.



## Calendar

Final day for trading conferring right to dividend for preference shareholders	25 Sep 2013
Record date for dividend to preference shareholders	30 Sep 2013
Expected date for dividend to preference shareholders from Euroclear	3 Oct 2013
Interim report Jan–Sep 2013	23 Oct 2013
Final day for trading conferring right to dividend to preference shareholders	20 Dec 2013
Record date for dividend to preference shareholders	30 Dec 2013
Expected date for dividend to preference shareholders from Euroclear	7 Jan 2014
Year-end report 2013	12 Feb 2014
Final day for trading conferring right to dividend to preference shareholders	26 Mar 2014
Record date for dividend to preference shareholders	31 Mar 2014
Expected date for dividend to preference shareholders from Euroclear	3 Apr 2014

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