



# Year –End Report

JANUARY – DECEMBER 2010

- Net turnover for 2010 amounted to SEK 36.3 m (42.1). The decline is mostly attributable to vacancies. In the fourth quarter the turnover was SEK 9.2 m (6.6).
- The result after tax amounted to SEK 47.4 m (-1,067.9). The improved result is explained by value changes in the property portfolio during previous year and by composition gain. In the fourth quarter the result after tax amounted to SEK -5.7 m (-576.7).
- Value changes in the investment properties amounts to SEK 24.6 m (-154.5) and in project properties to SEK 37.6 m (-744.2).
- Earnings per share amounted to SEK 0.76 (-93.98) during 2010. In the fourth quarter earnings per share amounted to SEK -0.05 (-50.75)
- Book value of the properties amounts to SEK 669.1 m (607.8). The change is explained by a mix of positive value change and negative exchange rate change. The illiquid market is still making it difficult for surveyors in the assessments of real estate, but there is a distinct positive change during the fourth quarter.
- After the end of the period the Minister of Defence in Russia issued an order that the investment agreement regarding Moika /Glinky shall be amended, including the extension until December 31<sup>st</sup> 2014.
- Ruric's application for reimbursement of construction VAT has been approved. The amount, approximately SEK 28 m, is expected to be paid out in mid March.

## Key Events

### February

Ruric announces a composition proposal

### March

The first lease agreement larger than 300 sq.m was signed in more than two years  
Creditors meeting approves of the composition proposal

### April

The Board of Directors proposes a rights issue and a set-off share issue.

### May

Oscar is fully let.

### June

The company reorganization is completed by share issues and a composition payment.

### July-August

Several court cases and pending litigations regarding Apraksin Dvor are settled.

### August

Ruric takes part in ProEstate 2010 in Saint Petersburg. The exhibition was well attended.

### October

Letter from ministry of defence is received stating that the extension will be granted under certain conditions.

### November

Final settlement and payment regarding Grifon House is made.

### January

Extension of the investment agreement regarding Moika / Glinky is granted

## Description of Ruric AB

### Business concept, overall goal and strategy

The company's business concept is to acquire, develop, let and manage real estate in St Petersburg, Russia with a focus on commercial premises of high class in attractive locations that thereby contribute positively to the business of the tenants.

The company has the goal of becoming a leading real estate company in the St Petersburg region within its segment.

The strategy is to manage properties in the central parts of St. Petersburg. In addition to that, Ruric shall acquire properties and carry out value creating add on investments to attractive terms. Through professional management and tenant relationship commercial premises of the high class are offered to tenants that are looking for premises in attractive locations and are willing to pay for it. Ruric offers primarily office and retail space.

### The past year

2010 was characterized by the company reorganization including the new share issue and composition. The operations were hidden in the shade. It should, however, be highlighted that quite a few positive events occurred in Ruric's operations during 2010 and in the beginning of 2011. Not the least is the extension of the investment agreement regarding Moika / Glinky project worthwhile mentioning. The agreement with the project partner in Apraksin Dvor is working well, and a net cash flow of around 6-8 MSEK is to be expected during 2011. The fact that the project company has won several times in court against KUGI (St Petersburg's property authority) is assurance that Ruric and its partners are continuing to work together positively on all aspects of the business. The full settlement with Storm regarding final payment for Grifon House was also good news. During the year these disputes tied up a lot of management time which can now be spent on developing and growing the business.

The net gain in leasing has not been as expected. The eviction of Svarog (due to non payment of rent) and the fact that two other larger tenants moved to accommodate their growing requirements have given negative net effects. Approximately 1500 sqm have been leased out during the year, which is more than acceptable in the current market conditions. The beginning of 2011 has been promising with regards to the rest of the year.

### Real estate stock

Ruric owns, disposes of or has interests in six properties in central St Petersburg at the close of the period, of which three are completed, and in the other three, planning and design and/or renovation/rebuilding is ongoing (mainly completed in one of these properties), and a land plot outside the city centre. During the period, the real estate stock\*) has developed as shown below:

	Q1	Q2	Q3	Q4
<b>Opening balance</b>	<b>607.8</b>	<b>613.8</b>	<b>674.7</b>	<b>585.2</b>
Acquisitions	0.0	0.0	0.0	0.0
Investments in investment properties	0.3	0.0	0.0	0.0
Investments in real estate projects	1.9	0.1	0,3	33.8
Divestments	0.0	0.0	0.0	0.0
Changes in value	0.0	17.4	0.0	44.8
Changes in exchange rates	3.8	43.4	-89.8	5.3
<b>Closing balance</b>	<b>613.8</b>	<b>674.7</b>	<b>585.2</b>	<b>669.1</b>

\*) The table shows the investment property and the project properties

### Acquisitions

No acquisitions have been carried out during the period.

### Divestment

No divestments have been made during the interim period. During the fourth quarter Ruric reached an agreement with the buyer of Zao Grifon on final settlement, and received the agreed remaining payments.

### Work continuing within own stock

During the interim period SEK 36.4 m was capitalized in the property portfolio. One part is a new fire escape on business centre Gustaf and the other part relates to non-deductible VAT on previous investments in Moika/Glinky and Apraksin Dvor, that is not deemed refundable. This amount is not a cash flow item in the current period. No interest has been capitalized during the interim period.

## Changes in value

### Investment properties

Valuations have been carried out by the Board based on external valuations as per 31 December 2010. The previous statement, that the uncertainty interval is large due the fact that the market that has been illiquid in such a long time, remain. All valuations, as before, are made under the assumption of going concern and continued operations. During the fourth quarter the value changes amounted to SEK 21.5 m (-64.6). For the full year value changes amounted to SEK 24.6 m (-154.5). The increase is attributable to new leases (Oscar) and to a general increase in expected price level.

The value of the investment property portfolio per 31 December 2010 amounts to SEK 217.4 m (204.8) which is equivalent to SEK 15,200 per lettable sqm.

<b>Property</b>	<b>Lettable area</b>	<b>Operating income at full tenancy (6,8 SEK/USD)</b>	<b>External valuation 31 December 2010</b>
R. Fontanki nab. 13 (Oscar)	2,976	8.1	67.3
9-ya V.O.i. 34 (Magnus)	6,463	9.3	77.5
Sredny Prospekt 36/40 (Gustaf)	4,943	9,5	72.7
<b>Investment properties</b>	<b>14,382</b>	<b>26.9</b>	<b>217.5</b>
Book value			217.4

### Development portfolio

The development portfolio consists of the property with address Moika 96-98/ul. Glinky 2, and the jointly-owned properties at Apraksin Dvor (65%) and on Fontanka 57 (50%). Ruric also owns 25% of a land plot of 132 hectares southwest of the city centre. The Moika / Glinky asset and Apraksin Dvor asset, which are both regulated in investment agreements, are recorded as Project properties, whereas the Fontanka 57 and land-plot are recorded as financial assets - shares and participations.

As for the investment properties the Board of Directors has based the valuation of the project properties and the properties recorded as participations on external valuations as per 31 December 2010. In the valuation for Moika / Glinky it is assumed that the extension of the investment agreement is granted until 2014. As been communicated, this extension has been granted, but the amendment to the investment agreement has not yet been signed. The values derived in the valuations, give rise to a value change amounting to SEK 37.6 m (-744.2) in the income statement for the consolidated project properties for the full year, and to 23.3 m (-395.9) during the fourth quarter. The positive value changes are mainly explained by reduced uncertainty regarding the legal status of the investment agreements.

The properties recorded as shares and participations have also been valued by external chartered surveyors as per 31 December 2010. Supported by those valuations, those assets have been revaluated by net SEK - 38.2 (38.5) m during the year. The reduction is mainly explained by uncertainty regarding Fontanka 57.

#### *Apraksin Dvor:*

During 2009 Ruric the partnership relation in Apraksin Dvor broke down. During late June and July 2010 the legal processes were being resolved, and during August, an agreement was made with the partners that all inter company court cases should be dropped, which has also been done. The long lasting dispute with Shukin Dvor has also been amicably resolved. As for the claim from KUGI to cancel the investment agreement, the arbitration court has twice ruled in Ruric's favour.

The above does not change the strategy to divest these two properties. However, Ruric and the partners are convinced that the value of the property is dramatically increased if legal ownership is first obtained. The project companies have claimed that the investment agreements are fulfilled and that legal ownership should be obtained. This process may be finished in the summer 2011 at the earliest.

The fact remains that there is only one potential buyer to the assets.

#### *Fontanka 57:*

The construction works with this astonishing building in the city centre of St Petersburg is on-going, with some delay. The scaffolding on the facade has been removed down to the ground floor revealing a new beautiful building. As a result of this several inquiries immediately was put forward to the project company regarding the future of the building.

Negotiations are still being conducted with the authorities with the view to re-negotiate rent level, rules for leasing out parts of property and on turning the financial lease into freehold.

The financial difficulty for the project partner, Scorpio, is still a problem. However, there are investors who are actively looking into the possibility to purchase Scorpio's share and enter into partnership with Ruric. The fact that the building now appears in its full beauty certainly increases the chances to conclude such a deal. As from 15 November Ruric is managing the project company and put in more efforts to speed up the procedures.

#### *Moika/Glinky:*

Ruric's project at Moika/ ul. Glinki is controlled through an investment agreement, which gives the right to develop and gradually own the property, but also consist of several obligations. Ruric has fulfilled all obligations possible at this stage, but the counter parties have not and thus caused a delay. This is why an extension of the investment agreement has been necessary. The minister of defence in Russia has now given order that an amendment to the investment agreement is to be signed, including an extension until December 2014. This amendment is not yet signed.

During the first quarter 2010 an important step in the investment agreement was accomplished when the properties in Petrodvorets were finally registered. This was formally an undertaking of the railway troops, but was accomplished with the help from Ruric. One positive effect of this is that the project company could apply for refund of construction VAT. This was filed in October, and has been approved in February. The amount, approximately SEK 28 m at today's exchange rate and is expected to be received in March 2011.

It should also be noted that the immediate area surrounding Moika/Glinky is undergoing redevelopment with the new Army/Navy museum nearing completion, Marinski 2 Theatre being well under construction (currently at 4<sup>th</sup> floor) and the sale of New Holland development to 'Millhouse' with a 400 MUSD development budget. These projects, along with Moika/Glinky will transform the entire area into the Cultural Centre of St.Petersburg.

#### *Land-Plot in Strelina:*

Ruric believes that this area, together with two other areas in the proximity of St Petersburg, with good road and rail communication, are specifically attractive and will most certainly gain in attractiveness once the supply in capital markets is better. No development is currently conducted on the land-plot, but Ruric and the majority owner has decided to parcel out 32 HA of the land plot with the view to switch the ownership from shares to land, thus giving Ruric 100% ownership of 32 Ha of land instead of 25% share holding in the company owning 132 HA.

### **Future prospects**

During the second quarter, the company reorganisation was completed through share issues, a bond issue and a composition payment. After the share issues, Ruric has capacity to continue operations and to finance its part of the renovation of Fontanka 57. Ruric's financial position was improved dramatically. The equity ratio rose from 12 to 55 per cent.

The turn-around in the Russian economy has been steady, but not fast, at least not in the real estate sector. The Rouble has been stable to the US dollar, but has declined to SEK. The oil price, that is so important for the Russian economy, has risen in the world markets, and was stable at around 80 \$/barrel during the year. The demand for office premises is slowly picking up, but increasing supply of new office buildings is holding back rental levels. The competition is high, but the city centre locations of Oscar, Magnus and Gustav will enhance their attractiveness.

At the end of the fourth quarter and in early 2011 we see sign of improvement though, at least in Ruric's portfolio. Both in Oscar and Gustaf rent levels have been raised almost to pre-crisis levels. For Ruric this means more than SEK 3 m more income on a yearly basis.

Ruric attended this year's ProEstate in Saint Petersburg. The fair was very well attended, and it is fair to say that the interest in real estate projects is back. Ruric's Moika/Glinky project was one of several interesting projects that were presented.

Since the long wished-for extension of the investment agreement regarding Moika /Glinky finally is being granted, the task of financing the project have been intensified. Several local and international investors are interested in the residential parts of the project, especially since the development of the new Army/Navy museum, the construction of Marinsky 2 theatre and the sale of New Holland for immediate development.

## COMMENTS ON THE FINANCIAL DEVELOPMENT

### Rental income

The rental income that includes the buildings at the 9-aya V.O. Linia 34 (Magnus), Fontanka 13 (Oscar), and Sredny Prospekt 36/40 (Gustaf) amounted to SEK 31.0 m (34.8) during the year. For the fourth quarter the rental income amounted to SEK 7.1 m (6.6). The decline for the year is attributable to lower average rents and to vacancies.

The income from Apraksin Dvor amounted to SEK 4.7 m (3.8). All other properties do not have any lettable space as of yet.

Other income consists of services provided to external companies.

The demand for premises has slowly increased, and the current tenants seem to have managed to ride out the storm. The vacancies that increased up until the third quarter 2009, has since then slowly been reduced. During the year approximately 1,500 sq.m have been let, but since Ruric has evicted Svarog, a large tenant in Magnus who rented 1,300 sq.m, for unpaid rent, and due to other movements, the vacancy has actually increased. As per 31 December 26 (24) per cent of lettable space was vacant. As mentioned above there is a positive tendency in the beginning of the new year.

### Real estate expenses

Direct real estate expenses and expenses for legal administration, marketing of premises, management fees etc. amounted to SEK -14.0 m (-21.3). For the reporting period October – December, real estate expenses were SEK -3.5 m (-4.8).

### Operating surplus

The operating surplus amounted to SEK 22.3 m (20.8) during year and to SEK 5.7 m (1.8) for the reporting period. The improvement is attributable to income from Apraksin Dvor.

### Other operating expenses

Other operating expenses mainly referred to expenses for central administration that include expenses for group management as well as other central functions including personnel expenses. These expenses amounted to SEK -27.9 m (-34.9) during the year and to SEK -10.4 m (-14.5) for the fourth quarter. The amounts include cost write-down of entries in Apraksin Dvor amounting to approximately SEK 2 m.

### Operating result

The operating result for the year amounted to SEK 51.9 m (-974.5) and for the fourth quarter to SEK 35.9 m (-527.3).

### Net financial income/expense

Net financial income and expenses amounted to SEK -7,6 m (-96.2) for 2010. Results from participations are included with SEK -38.2 m (-12.0). During the year, activated interest expenses amounted to SEK 0.0 m (47.2).

Currency exchange rates have effected equity with SEK -44.8 m (-45.9), primarily due to the fact that the properties are valued in USD, while changes in exchange rates that impacted the income statement amounted to SEK -13.2 m (-15.7).

### Result after financial items

The result after financial items amounted to SEK 47.4 m (-1,070.7) during the year and for the fourth quarter to SEK -6.3 m (-562.0).

### Taxes

Tax expenses (income) amounted to SEK 3.1 m (2.8) during the year and to SEK 0.6 m (-14.7) for the fourth quarter.

## Cash flow, liquidity and financial position

The cash flow during the year amounted to SEK -6.1 m (10.3), whereof SEK -159.8 m (-41.1) was from operating activities. For the fourth quarter the cash-flow amounted to SEK 16.3 m (-21.3), of which SEK 25.7 m refer to the settlement for the Grifon property. The equity ratio amounted to 49.5 (15.1) percent at the end of the period. Equity amounted to SEK 552.9 m (177.3). Liquid funds amounted to SEK 51.2 m (57.3) and interest-bearing liabilities amounted to SEK 510.6 m (831.5).

### Interest-bearing liabilities

Ruric's financing consist of a secured bond loan listed at OMX, amounting to SEK 511 m with maturity 16 November 2014. The bond has a coupon of 10 or 13 per cent, where Ruric may elect to pay 10 per cent in a cash coupon or elect to pay a 3 per cent cash coupon with a roll-up of 10 per cent, accumulated to the bond. The first coupon payment is payable first time on 16 November 2011.

## Risk assessment

The risk factors that were presented in the annual report for 2009 are continuously assessed. After the completion of the company reorganization and the share issues, Ruric has enough funds to complete its share of the Fontanka 57 project, but in order to continue development of the Moika / Glinky project further financing is required.

### Exchange rate effects

Ruric's assets are valued in US dollars. Thus, when the dollar appreciates, the equity in SEK rises. All rents are paid in Russian roubles. Contracts however are mainly signed in US dollars but rouble contracts are becoming more common. Currency hedging is carried out only to a minor extent according to the finance policy.

## Personnel and organisation

The Group had 23 employees at the end of the period, of which 21 are in the Russian subsidiary companies in St Petersburg, and 2 in the parent company (of which the CEO operates principally in St Petersburg).

## The Parent Company

The Parent Company comprises the central management in Stockholm with overall responsibility for operational management as well as financing and reporting. The number of employees in the parent company amounts to 2 people at the end of the year.

The parent company's turnover for the year amounted to SEK 1.1 m (1.1) The result after financial items amounted to SEK 10.3 m (-1,106.6). Liquid funds amounted to SEK 46.5 m (1.6) at the end of the period.

## The share and the owners

The largest owner after the recent share issues i Alecta Pensionsförsäkring. The Ruric series B-share is listed at First North on OMX Stockholmsbörsen. Erik Penser Bankaktiebolag is the certified advisor.

## Related party transactions

During the interim period E. Öhman J:or Fondkommission AB received a commission for setting up the underwriting consortium amounting to 2 per cent or SEK 2.4 m, and Alecta Pensionsförsäkring received a fee for underwriting part of the share issue amounting to SEK 0.4 m.

## Events after the close of the period

After the end of the period, the Russian minister of defence has decided to amend the investment agreement regarding Moika / Glinky, including an extension until December 31<sup>st</sup> 2014.

An application of refund of VAT in the amount of approximately SEK 28 m has been approved. The amount is expected to be paid out during March 2011.

## Accounting principles

The consolidated accounts have been prepared in accordance with International Financial Reporting Standards (IFRS). This interim report is prepared in accordance with IAS 34 Interim reporting. The updated standard IAS 1 has been applied in this interim report. Also, the updated IAS 40 Investment property has been applied. This change implies that the development properties are recorded at fair value. The group adopts the same accounting principles as the latest annual report.

## Dividend

The Board of Directors will suggest to the Annual meeting that no dividend is distributed.

## Annual report

The annual report will be available at Ruric's head office on Hovslagargatan 5B, Stockholm, Sweden and on the company website, [www.ruric.com](http://www.ruric.com) at the latest three weeks before the Annual meeting.

## Annual meeting

The annual meeting will be held on 18 May 2010. Notice convening the Annual meeting will be published latest 20 April 2010.

## Future reporting dates

Interim Report January-March 2011	18 May 2011
Interim Report January-June 2011	31 August 2011
Interim Report January-September 2011	24 November 2011
Year-End Report January-December 2011	February 2012

## For additional information

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This Interim Report has not been the subject of examination by the company's auditor.

Stockholm, 24 February 2011  
Russian Real Estate Investment Company AB (publ)

The Board of Directors

*Ruric's business concept is to acquire, develop, let, manage, and divest real estate in St Petersburg, Russia, with a focus on commercial premises of the highest quality in attractive locations that can thereby contribute positively to the business of the tenants. The company has the vision of becoming a leading real estate company in central St Petersburg*

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### Valuation of seven business projects in Saint-Petersburg, Russia

According to our Agreement 05/2011 VOU, 06/2011, 07/2011, 08/2011 and 09/2011 of January 24, 2011, Aurora Consulting Severo-Zapad undertook a valuation of the following objects and arrived at the following conclusions:

	<b>Market Value</b>
Oscar Business Center	\$9 900 000
Magnus Business Center	\$11 400 000
Gustaf Business Center	\$10 700 000
Land plot 47, Strelna (25% share thereof)	\$15 000 000
Development project Fontanka, 57 (50% share thereof)	\$18 000 000
Development project Moika-Glinki	\$51 840 000
Development project Apraxin Dvor (65% share thereof)	\$14 500 000
<b>Total</b>	<b>\$131 340 000</b>

### General Conditions

Valuation date: December 31, 2010.

The valuation was performed for the purposes of management decision concerning the potential sale of the above property.

The property rights involved are the title, the long-term leasehold and the development rights according to Investment Agreements.

### Basis of Valuation

Market Value is defined as Long Term Value in accordance with International Valuation Standards, No. 12: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The above definition implies that

1. the selling party is not forced to dispose of the property, while the buying party is not obliged to accept it;
2. the parties are well informed on the subject property and are acting in their own interests;
3. the subject property is presented in the open market as a public offer typical for the respective class of objects;
4. the price of transaction is a reasonable remuneration for the subject property, and neither party has by any means been compelled to transaction;
5. the property value is expressed in monetary terms.

Yours faithfully,

Tatyana Bystrova, Qualified Russian Valuer  
 Head of Valuation Group, Aurora Consulting Severo-Zapad



<b>Consolidated income statement</b>				
<b>SEK m</b>	<b>Oct-Dec 2010</b>	<b>Oct-Dec 2009</b>	<b>Jan-Dec 2010</b>	<b>Jan-Dec 2009</b>
Rental income	9.2	6.6	36.3	42.1
Real estate expenses	-3.5	-4.8	-14.0	-21.3
<b>Operating surplus</b>	<b>5.7</b>	<b>1.8</b>	<b>22.3</b>	<b>20.8</b>
Depreciation of equipment	-0.1	0.0	-0.6	-0.4
Other operating expenses	-10.4	-14.5	-27.9	-34.9
Changes in value, real estate	44.8	-464.1	62.2	-917.5
Impairment	-4.1	-50.5	-4.1	-42.5
<b>Operating profit/loss</b>	<b>35.9</b>	<b>-527.3</b>	<b>51.9</b>	<b>-974.5</b>
Profit participation	-35.0	-1.4	-38.2	-12.0
Financial income	11.0	4.3	133.6	16.1
Financial expenses	-18.2	-37.6	-103.0	-100.3
<b>Profit/loss after financial items</b>	<b>-6.3</b>	<b>-562.0</b>	<b>44.3</b>	<b>-1 070.7</b>
Taxes	0.6	-14.7	3.1	2.8
<b>Profit/loss after tax</b>	<b>-5.7</b>	<b>-576.7</b>	<b>47.4</b>	<b>-1 067.9</b>
Currency translation differences	20.2	60.8	-44.8	-45.9
<b>Total result</b>	<b>14.5</b>	<b>-515.9</b>	<b>2.6</b>	<b>-1 113.8</b>
Earnings per share. SEK	-0.5	-50.75	0.76	-93.98
Earnings per share incl. dilution. SEK	n.a	n.a	0.76	n.a
Number of shares at the close of the period	104,148,555	11,363,096	104,148,555	11,363,096
Average number of shares	104,148,555	11,363,096	62,204,443	11,363,096
Average number of shares. incl. dilution	104,148,555	11,363,096	62,204,443	11,363,096

<b>Consolidated balance sheet</b>				
<b>MSEK</b>			<b>31-12-2010</b>	<b>31-12-2009</b>
<b>Fixed assets</b>				
Investment property			217.4	204.8
Real estate projects			451.7	403.0
Equipment			5.5	5.2
Shares and participations			110.9	149.1
Deferred tax claims			21.6	18.4
Other long-term receivables			166.3	234.4
<b>Total fixed assets</b>			<b>973.4</b>	<b>1,014.9</b>
<b>Current assets</b>				
Current receivables			93.2	100.2
Liquid funds			51.2	57.3
<b>Total current assets</b>			<b>144.4</b>	<b>157.5</b>
<b>TOTAL ASSETS</b>			<b>1 117.8</b>	<b>1,172.4</b>
<b>EQUITY AND LIABILITIES</b>				
Equity			552.9	177.3
Deferred tax liabilities			10.2	9.3
Interest-bearing liabilities			510.6	831.5
Accounts payable			6.8	12.0
Other liabilities			4.0	4.6
Accrued expenses and deferred income			33.3	137.7
<b>TOTAL EQUITY AND LIABILITIES</b>			<b>1 117.8</b>	<b>1,172.4</b>

<b>Consolidated change in equity SEK m</b>	<b>Oct-Dec 2010</b>	<b>Oct-Dec 2009</b>	<b>Jan-Dec 2010</b>	<b>Jan-Dec 2009</b>
<b>Equity at the start of the period</b>	538.4	693.2	177.3	1,202.1
Preferential rights issue	0.0	0.0	386.3	0.0
Issue expenses	0.0	0.0	-13.3	0.0
Revaluation	0.0	0.0	0.0	89.0
<b>Profit/loss for the period</b>	14.5	-515.9	2.6	-1,113.8
<b>Equity at the close of the period</b>	552.9	177.3	552.9	177.3

<b>Consolidated cash flow statement SEK m</b>	<b>Oct-Dec 2010</b>	<b>Oct-Dec 2009</b>	<b>Jan-Dec 2010</b>	<b>Jan-Dec 2009</b>
<b>Operating activities</b>				
Profit/loss after financial items	-6.3	-562.0	44.3	-1 070.7
Adjustment for items not included in the cash flow	-5.7	542.1	-134.6	993.6
Taxes paid	0.9	0.8	0.7	0.0
<b>Cash flow from operating activities before change in working capital</b>	<b>-11.1</b>	<b>-19.1</b>	<b>-89.6</b>	<b>-77.1</b>
<b>Changes in working capital</b>				
Change in operating receivables	13.7	-3.8	40.2	-11.2
Change in operating liabilities	47.5	49.2	-110.4	50.8
<b>Total change in working capital</b>	<b>61.2</b>	<b>45.4</b>	<b>-70.2</b>	<b>39.6</b>
<b>Cash flow from operating activities</b>	<b>50.1</b>	<b>26.3</b>	<b>-159.8</b>	<b>-37.5</b>
<b>Investing activities</b>				
Acquisition of participations	0.0	0.0	0.0	0.0
Acquisition of tangible fixed assets	-33.5	-11.5	-36.8	-51.4
Sale of tangible fixed assets	0.0	-15.2	0.0	132.3
Investments in other financial assets	-0.3	-24.1	25.4	-24.1
Increase in short-term investments	0.0	0.0	0.0	0.0
<b>Cash flow from investing activities</b>	<b>-33.8</b>	<b>-50.8</b>	<b>-11.4</b>	<b>56.8</b>
<b>Financing activities</b>				
Preferential rights issue	0.0	0.0	373.0	0.0
Warrant settlement	0.0	0.0	0.0	0.0
Change in long-term borrowing	0.0	6.8	-207.9	-9.0
<b>Cash flow from financing activities</b>	<b>0.0</b>	<b>6.8</b>	<b>165.1</b>	<b>-9.0</b>
<b>Cash flow for the period</b>	<b>16.3</b>	<b>-21.3</b>	<b>-6.1</b>	<b>10.3</b>
Opening liquid funds	34.9	78.6	57.3	47.0
<b>Liquid funds at the close of the period</b>	<b>51.2</b>	<b>57.3</b>	<b>51.2</b>	<b>57.3</b>

Group key ratios	Oct-Dec 2010	Oct-Dec 2009	Jan-Dec 2010	Jan-Dec 2009
<i>Real estate related key ratios</i>				
Lettable area. m <sup>2</sup>			26,400	26,400
Book value real estate			669.1	607.8
Occupancy ratio. area. %			73.9	77.1
<i>Financial ratios</i>				
Equity ratio. %			49.5	15.1
Liabilities/Assets. %			50.5	84.9
Interest coverage ratio. times			0.83	neg
Debt/equity ratio. times			0.9	4.7
Return on equity. %			13.53	-154.84
<i>Data per share and share data</i>				
Number of shares at the close of the period	104,148,555	11,363,096	104,148,555	11,363,096
Average number of shares	104,148,555	11,363,096	62,204,443	11,363,096
Average number of shares. incl. dilution	104,148,555	11,363,096	62,204,443	11,363,096
Earnings per share. SEK	-0.05	-50.75	0.76	-93.98
Equity per share at the close of the period. SEK	5.3	16	5.3	16
Dividend. SEK			0	0
<i>Employees</i>				
Average number of employees	25	28	25	40
Number of employees at the end of the period	24	26	24	26

<b>Parent company income statement MSEK</b>	<b>Oct-Dec 2010</b>	<b>Oct-Dec 2009</b>	<b>Jan-Dec 2010</b>	<b>Jan-Dec 2009</b>
Net income	0.3	0.4	1.1	1.1
<b>Net income</b>	<b>0.3</b>	<b>0.4</b>	<b>1.1</b>	<b>1.1</b>
Depreciation	-0.1	-0.1	-0.3	-0.3
Other company cost	-3.5	-13.1	-14.9	-28.0
Impairment	-38.2	-580.6	-38.2	-987.8
<b>Operating profit/loss</b>	<b>-41.5</b>	<b>-593,4</b>	<b>-52.3</b>	<b>-1,015.0</b>
Financial items	77.4	171.5	62.6	-91.6
<b>Profit/loss before tax</b>	<b>35.9</b>	<b>-421.9</b>	<b>-10.3</b>	<b>-1,106.6</b>
Taxes	0.0	0.0	-0.1	0.0
<b>Profit / loss after tax</b>	<b>35.9</b>	<b>-421.9</b>	<b>10.2</b>	<b>-1,106.6</b>

<b>Parent company balance sheets MSEK</b>		<b>31-12-2010</b>	<b>31-12-2009</b>
<b>Fixed assets</b>			
Tangible fixed assets		4.0	4.3
Financial fixed assets		706.4	907.7
<b>Total fixed assets</b>		<b>710.4</b>	<b>912.0</b>
<b>Current assets</b>			
Short term receivables		320.7	215.0
Cash		46.5	1.6
<b>Total current assets</b>		<b>367.2</b>	<b>216.6</b>
<b>TOTAL ASSETS</b>		<b>1,077.6</b>	<b>1,128.6</b>
<b>EQUITY AND LIABILITIES</b>			
Share capital and reserves		444.3	258.7
Retained earnings		90.4	-124.9
<b>Total equity</b>		<b>534.7</b>	<b>133.8</b>
<b>Long term liabilities</b>		<b>510.8</b>	<b>0.2</b>
<b>Short term liabilities</b>		<b>32.1</b>	<b>994.6</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>1,077.6</b>	<b>1,128.6</b>

**Definitions****Return on equity**

Profit/loss after tax in relation to average equity.

**Loan-to-value ratio real estate**

Interest-bearing liabilities concerning real estate in relation to the book value of the real estate.

**Earnings per share**

The profit/loss for the period in relation to the average number of shares.

**Interest coverage ratio**

The profit/loss after financial items plus financial expenses divided by financial expenses.

**Debt/equity ratio**

Interest-bearing liabilities in relation to equity.

**Equity ratio**

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

**Equity per share**

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