

Delarka



Fourth quarter and year-end report 2013

The board of directors of Delarka Holding AB (publ) has approved the fourth quarter and year-end report 2013.

KEY FIGURES FOR Q4 – Period 17. Oct – 31. Dec

Profit and loss for continued operations		17. Oct - 31. Dec
Gross income	SEK thousand	12,968
Operating profit before adm. expenses	SEK thousand	10,484
Operating profit before value adj.	SEK thousand	9,704
Profit before income tax and value adjustments	SEK thousand	-455
Profit before income tax	SEK thousand	26,456
Profit after income tax	SEK thousand	25,117
Interest coverage ratio		2.10
Cash flow		17. Oct - 31. Dec
Cash flow from operating activities	SEK thousand	7,267
Cash position	SEK thousand	41,706
Balance sheet		17. Oct - 31. Dec
Market value of investment property	SEK thousand	1,237,500
Equity	SEK thousand	504,995
Bond	SEK thousand	740,000
Working capital	SEK thousand	8,834
Equity ratio	Per cent	39.5 %
Pre-tax return on equity (annualized)	Per cent	5.5 %
Loan to Value	Per cent	59.8 %

The full report is enclosed and available at the company's website www.delarka.se. For further information, please contact:

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Delarka Holding AB (publ) is a Swedish real estate company indirectly owning, managing and letting the property Polisen 2 in Solna, Stockholm. The Property is fully leased until 30 April 2026 to Posten AB and is the current headquarter of PostNord. The building was completed in November 2003 and consists of approximately 53 000 m², of which around 14 000 m² constitute approximately 450 parking spaces. The company was established in November 2013 by Pareto Securities AB and Pareto Project Finance AS and the company is managed by Pareto Business Management AB. Wildecos is the Certified Advisor to the Company.