

- » Net profit increased by 78 per cent to SEK 712 million (400), corresponding to SEK 0.69 (0.35) per ordinary share.
- » Income increased by 7 per cent to SEK 714 million (669).
- » The operating surplus increased by 11 per cent to SEK 463 million (419).
- » Profit from property management increased by 29 per cent to SEK 293 million (227).
- » Changes in value of properties amounted to SEK 726 million (376).
- » After the divestment of 1 property for SEK 110 million and investments of SEK 357 million, the value of the property portfolio amounted to SEK 36,005 million.
- » The interest coverage ratio increased to 3.0 and the adjusted equity ratio improved to 37.2 per cent.



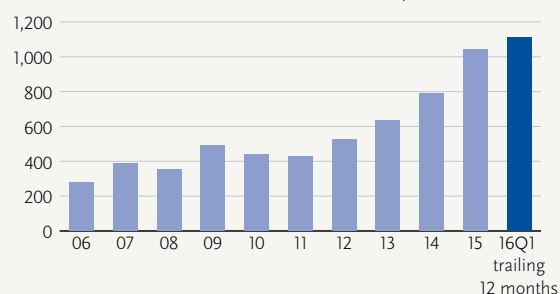
THIS IS KLÖVERN

KLÖVERN IS A REAL ESTATE COMPANY committed, with closeness and commitment, to offering customers efficient premises in selected growth regions.

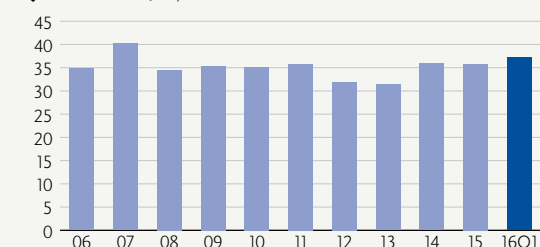
Our vision is to create environments for future enterprise. This requires active construction of city neighbourhoods, districts and other business clusters.

Klövern is one of the larger listed real estate companies in Sweden specializing in commercial premises.

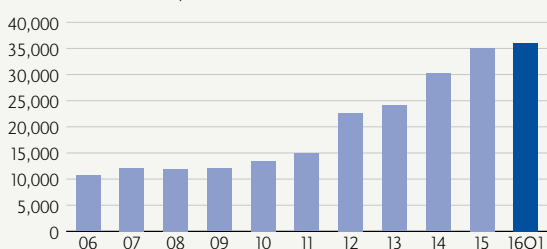
PROFIT FROM PROPERTY MANAGEMENT, SEKm



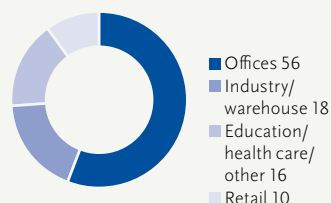
EQUITY RATIO, adjusted, %



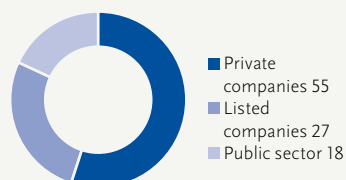
PROPERTY VALUE, SEKm



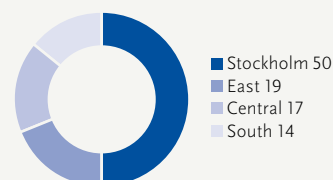
RENTAL VALUE BY TYPE OF PREMISES %



CONTRACT VALUE BY CUSTOMER CATEGORY, %



PROPERTY VALUE BY REGION, %



Cover: The property Orgelplan 4, acquired during the first quarter, transfer of possession was in the beginning of April.

A very good start to 2016

Klövern's earnings development was very strong during the first quarter of 2016 with profit from property management increasing by 29 per cent to SEK 293 million. Looking back it can be noted that profit from property management has tripled since the corresponding time period in 2012. A fascinating development. Considerable changes in value of properties contributed to an even greater increase in profit during the quarter further down in the income statement. Apace with rising property values, we have become increasingly selective in acquisitions and are now also investigating the possibility of divesting certain properties which are fully developed from Klöverns perspective. In a choice between acquisitions and projects, we often see greater potential for long-term creation of value in project activities, not only in commercial properties but also in housing.

The strong results of the first quarter meant that the financial strength of the company continues to improve. The adjusted equity ratio amounted to 37.2 per cent at the end of the quarter. We continue to work toward our long-term goal of 40 per cent.

Net moving-in continued to be positive during the first quarter of the year. Tenants moving in included Swedbank in top-quality refurbished premises adjacent to the central station in Uppsala while Willys opened a new large grocery supermarket in one of Klöverns properties in Vinsta in western Stockholm. The economic occupancy rate at the end of the quarter was 91 per cent. If also signed contracts where the tenant has not moved in are included, this figure would rise to 92 per cent.

For us, it has to date been relatively calm this year as far as transactions are concerned. As well as the acquisition of a project property close to Stockholm Central station, we have complemented our portfolio in Halmstad with a centrally located property where a new office building is being constructed. In line with our aim of continuing to concentrate the portfolio geographically, we have sold a property in Helsingborg consisting of building rights.

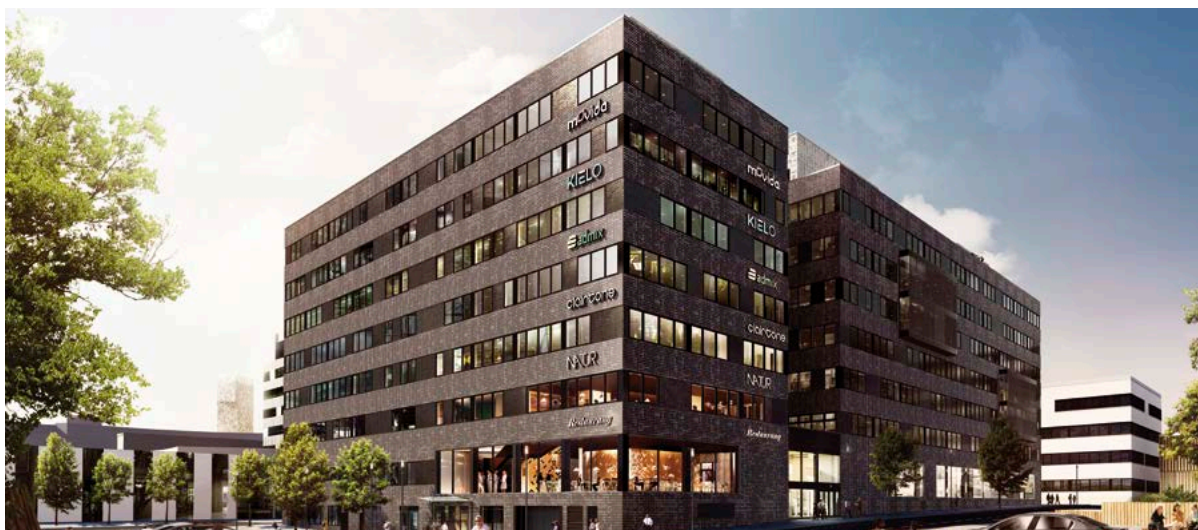
There is a high level of activity in the sphere of projects. During the first quarter, stage 1 was completed of our major project at the central station in Uppsala with premises for the County Administrative Board, Swedbank and IP-Only

while the over 19,000 sq.m. which Klöverns is developing for the Swedish Transport Agency in Örebro is planned to be completely finished before Midsummer. At the same time, it is expected that construction of a modernistic 8,000 sq.m. hotel/office building in Västerås and creation of a new hotel in Kista will accelerate during the second quarter. In total, Klöverns remaining investment volume in projects in process amounts to SEK 1,771 million. These projects are to a great extent covered with really long lease contracts with contract periods of 10–20 years.

During the quarter, we have continued in a structured way to examine, city by city, how Klöverns could participate in meeting the increasing demand for housing in Sweden. As at 31 March, we had over 100,000 sq.m., of building rights for housing included in local plans and in a longer perspective, we estimate that there will be room for as many as between 8,000 and 12,000 apartments in our existing property portfolio in among others Stockholm, Uppsala, Västerås, Karlstad and Linköping.

Overall, we are very satisfied with developments during the first quarter of the year and see good prospects for a continued good development in 2016.

Rutger Arnhult, CEO Klöverns



The property Isafjord 8 in Kista.

The income statement items 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 quarter refers to January–March, and the year refers to January–December.

PROFIT

The operating surplus increased to SEK 463 million (419) during the first quarter of the year. The operating surplus for a comparable portfolio increased by 3 per cent. The operating margin amounted to 65 per cent (63). Profit from property management, i.e. profit excluding changes in value and tax, increased to SEK 293 million (227). The operating surplus and profit from property management were both positively affected by net acquisitions, net moving-in and lower costs for snow clearance. Net profit increased to SEK 876 million (528) and was affected by SEK 726 million (376) relating to changes in value of properties and SEK –140 million (–73) for derivatives.

INCOME AND EXPENSES

Income increased to SEK 714 million (669) during the quarter. The increase in income is mainly attributable to net acquisitions and net moving-in. Income for a comparable portfolio increased by 1 per cent. Property costs were virtually unchanged in spite of a larger property portfolio and amounted to SEK 251 million (250). The property costs include rent losses of SEK 1 million (2). Central administration costs amounted to SEK 23 million (23).

NET MOVING-IN AND OCCUPANCY RATE

Net moving-in amounted to SEK 8 million (5) during the quarter.

Among the largest tenants moving in during the quarter were Dagab (Willys), encompassing 3,600 sq.m. at the property Johannelund 7 in Stockholm and Swedbank at the property Kungsängen 10:1 in Uppsala with 1,600 sq.m. The largest vacating tenants were TeliaSonera at the property Kanoten 10 in Karlstad, encompassing 3,300 sq.m. and Hermods at the property Västerbotten 11 in Malmö with 1,700 sq.m.

The average remaining lease contract period was 3.6 years (3.5). The economic occupancy rate for all properties was 91 per cent (91) and the area-based occupancy rate 83

per cent (83). The economic occupancy rate for investment properties was 92 per cent (93) and for development properties 69 per cent (62).

The major contracts signed during the quarter where the tenant has not yet moved in include a lease contract with Nordic Choice Hotels in Kista for around 6,800 sq.m. and a contract with the municipality of Härnösand regarding educational facilities of around 5,000 sq.m.

SHAREHOLDING

Klövern's holding in the real estate group A Group Of Retail Assets Sweden (Agora) amounts to 2,325,000 shares corresponding to 9.3 per cent of the total number of outstanding shares. Agora is reported as financial assets valued via the income statement.

CASH FLOW

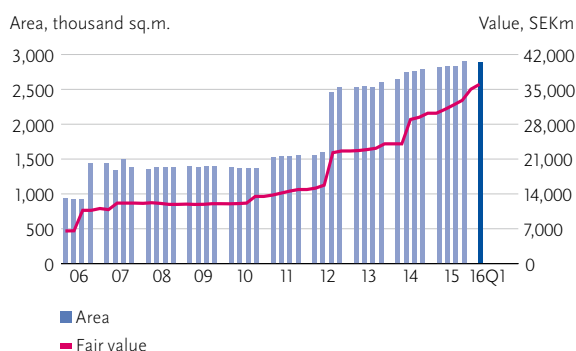
The cash flow from operating activities amounted during the quarter to SEK 359 million (71). Investment activities have affected the cash flow by SEK –248 million (–443) net, by a combination of selling a property and investments in existing properties. The cash flow from financing activities has affected the cash flow by SEK 241 million (294). Overall, the cash flow amounts to SEK 352 million (–78). Liquid assets at the end of the quarter totalled SEK 364 million compared with SEK 208 million as at 31 March 2015.

FINANCING

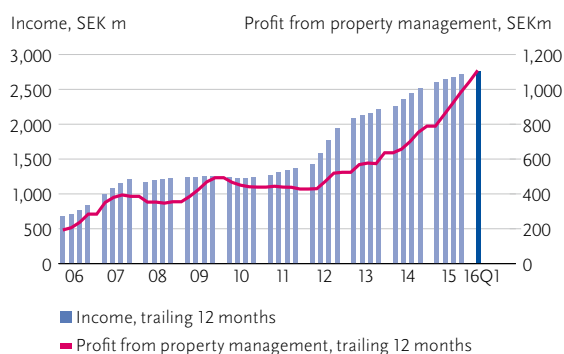
On 31 March 2016, the interest-bearing liabilities amounted to SEK 21,809 million (21,486) and the average financing rate for the whole financial portfolio was 2.6 per cent (2.7). Net financial income during the quarter totalled SEK –147 million (–169), of which financial income accounted for SEK 0 million (1). The average period of fixed interest as at 31 December was 1.9 years (2.1). Credit volumes with swap agreements are treated as having fixed interest. At the end of the period, Klöver had interest swaps totalling SEK 10,039 million (10,040). The average remaining term of derivatives was 3.6 years.

The average period of tied-up capital was 2.5 years (2.8) as at 31 March. Unutilized credit volumes, including unused credit facilities of SEK 400 million (359), amounted to SEK 3,156 million (2,954).

PROPERTIES: VALUE AND AREA



INCOME & PROFIT



Klövern’s outstanding commercial paper amounted to SEK 2,145 million (1,622). The commercial paper programme has a framework amount of SEK 2,500 million.

Interest rate swaps 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 0.4 percentage points and Klöver’s financial expenses by SEK 97 million. Changes in value of derivatives amounted during the quarter to SEK –140 million (–73). On 31 March, the value was SEK –607 million (–467).

Unrealized change in value does not affect the cash flow. On maturity, the value of the derivative is always zero. All derivatives are classified at Level 2 according to IFRS 13. No derivatives have changed classification during the period. Klöver’s assessment is that there is no significant difference between the book value and the fair value of interest-bearing liabilities.

At the end of the period, the adjusted equity ratio was 37.2 per cent (35.8).

PROPERTY TRANSACTIONS

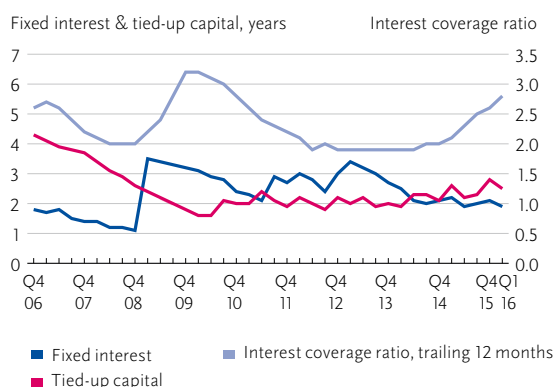
Klövern has sold and handed over 1 property (6) during the first quarter of the year for a total of SEK 110 million (185). During the same period, 0 properties (5) have been taken possession of for a total purchase price of SEK 0 million (357).

INVESTMENTS AND BUILDING RIGHTS

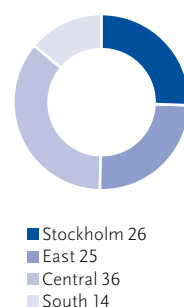
Investments in existing properties often take place in connection with new lettings with the aim of customizing and modernising the premises and thus increasing the rental value. A total of SEK 357 million (235) was invested during the quarter. In all, 319 projects (310) are in process and SEK 1,771 million (1,606) remains to be invested in these properties. Total estimated expenditure for the same projects amounts to SEK 3,864 million (3,451).

At the end of the quarter, assessed building rights and building rights with local plans totalled 2,156,000 sq.m. (2,225,000) and are valued at SEK 1,006 million (1,023). 748,000 sq.m. (817,000) of the building rights are included in local plans and the remainder are classified as assessed.

FIXED INTEREST, TIED-UP CAPITAL & INTEREST COVERAGE RATIO



BUILDING RIGHTS WITH LOCAL PLANS, PER REGION, %



PROJECT VOLUME PER REGION, %



FIXED INTEREST AND TIED-UP CAPITAL

Year due	Fixed interest		Tied-up capital			
	Loan volume, SEKm	Interest, %	Contract volume, SEKm	Utilized, SEKm	Of which bonds outstanding, SEKm	Unutilized, SEKm
Floating	10,990	2.1	—	—	—	—
2016	1,330	2.5	4,209	3,527	—	682
2017	1,080	3.0	8,182	7,382	1,150	800
2018	3,899	2.3	9,323	7,649	1,800	1,674
2019	815	3.4	1,090	1,090	1,000	—
2020	815	3.6	—	—	—	—
2021	500	4.4	—	—	—	—
2022	1,280	5.2	—	—	—	—
2023	1,100	4.3	—	—	—	—
2024	—	—	—	—	—	—
Later	—	—	2,161	2,161	—	—
Total	21,809	2.6	24,965	21,809	3,950	3,156

The building rights portfolio includes a number of housing development projects. Klöver makes the assessment that there may be room for – within the existing portfolio – of as much as between 8,000 and 12,000 apartments, primarily through changes to local plans. The breakdown of the building rights with local plans is as follows: 44 per cent offices, 27 per cent industry/warehouse, 15 per cent residential and 14 per cent other.

PROPERTIES AND CHANGES IN VALUE

As at 31 March 2016, Klöver's portfolio consisted of 414 properties (415). The number of properties has decreased during the period due to divestment of one property. The rental value amounted to SEK 3,196 million (3,182) and the fair value of the properties was SEK 36,005 million (35,032).

The total lettable area amounted to 2,864,000 (2,872,000) sq.m.. The changes in value of the properties totalled SEK 726 million (376) during the quarter. The changes in value include realized changes in value of SEK 10 million (0) and unrealized changes in value of SEK 716 million (376). The unrealized changes in value do not affect the cash flow. On average, Klöver's property portfolio, as at 31 March, has been valued with a yield requirement of 6.4 per cent (6.5). The value of the properties has increased, mainly due to investments made in connection with new letting, rising market rents and lower yield requirements.

Klöver values 100 per cent of the property portfolio every quarter, of which 20 to 30 per cent are normally valued externally. The external valuations have been performed by Cushman & Wakefield and Savills. Every property in

PROPERTY TRANSACTIONS 2016: DIVESTMENTS

City	Property	Category	Lettable area, sq.m.	Quarter
Helsingborg	Triangeln 3	Industry/warehouse	5,470	Q1
Total			5,470	

PROPERTIES: FAIR VALUE

SEKm	2016 Jan–Mar	2015 Jan–Mar
Fair value, as per January 1	35,032	30,208
Aquisitions	—	357
Investments	357	235
Sales	–100	–185
Unrealized changes in value	716	376
Fair value at the end of the period	36,005	30,991

KLÖVERN'S LARGEST PROJECTS IN PROGRESS

City	Property	Project type	Contractor	Largest tenant	Project area, sq.m.	Estimated investment, SEKm	Remaining investment, SEKm	Increase in rental value due to project, SEKm	Estimated completion year
Stockholm	Isafjord 8	Office	In3prenör	Tele2	26,112	675	211	60	2017
Uppsala	Kungsängen 10:1/10:2	Office/hotel	Wästbygg	Elite Hotels	19,240	484	130	33	2016
Karlstad	Pinassen 2	Office	Peab Sverige	—	14,099	292	219	29	2017
Västerås	Sigurd 7	Office/hotel	Aros Bygg & Förv.	Nordic Choice Hotels	8,059	216	207	16	2018
Stockholm	Borgarfjord 4	Office	Gärahovs Bygg	Eniro	13,356	170	65	19	2017
Stockholm	Helgafjäll 1&2	Hotel	Gärahovs Bygg	StayAt Hotel	13,832	167	92	21	2017
Örebro	Vindhjulet 3	Office	Peab Sverige	Transportstyrelsen	19,343	164	15	11	2016
Stockholm	Knarrarnäs 4	Hotel	—	Nordic Choice Hotels	6,800	163	162	11	2017
Gothenburg	Garnlestaden 39:13	Office	AF Bygg Göteborg	—	11,478	127	89	11	2017
Total					132,319	2,458	1,190	211	

the portfolio is valued externally at least once during a rolling 12-month period. All properties are classified at Level 3 in accordance with IFRS 13. No properties have changed classification during the period. See Klöver's annual report for 2015 for a detailed description of valuation principles.

THE SHARE

At quarter-end, the total number of registered shares in the company was 932,437,980, of which 79,861,425 were ordinary shares of class A, 836,132,555 ordinary shares of class B and 16,444,000 preference shares. An ordinary share of Class A confers entitlement to one vote while an ordinary share of Class B, like a preference share, confers entitlement to one-tenth of a vote. Klöver's shares are listed on Nasdaq Stockholm. On 31 March, the share price was SEK 9.05 per ordinary share of Class A, SEK 9.19 per ordinary share of Class B and SEK 287.00 per preference share, corresponding to a total market capitalization of SEK 13,126 million (13,327). The number of shareholders at the end of the period was approximately 44,100 (43,900). 79 per cent (80) of the total number of shares are Swedish-owned. Klöver does not hold any of its own ordinary or preference shares.

SHAREHOLDERS 31-03-2016					
	No. ordinary shares A thousands	No. ordinary shares B thousands	No. preference shares, thousands	Share of capital, %	Share of votes, %
Corem Property Group	15,000	150,000	—	17.6	18.1
Arvid Svensson Invest	13,300	132,997	685	15.7	16.1
Rutger Arnhult via companies	10,881	85,450	610	10.3	11.8
Gårdarike	7,655	2,250	46	1.0	4.7
Länsförsäkringar funds	—	65,920	—	7.0	3.9
Handelsbanken funds	1,300	38,657	—	4.2	3.1
Swedbank Robur funds	2,184	21,628	—	2.5	2.6
CBNY-Norges Bank	1,688	22,737	45	2.6	2.4
SEB Investment Management	1,071	11,786	0	1.3	1.3
Nordea Investment Funds	736	12,003	161	1.3	1.1
Deutsche Bank AG LDN-Prime	1,608	8	—	0.1	0.9
Nordnet Pensionsförsäkring	1,301	2,301	250	0.4	0.9
Mellon US Tax Exempt Account	1,061	2,414	0	0.3	0.7
Goldman Sachs Int'l, W8IMY	1,146	83	4	0.1	0.6
Avanza Pension	580	4,613	750	0.6	0.6
Total largest shareholders	59,511	552,847	2,551	65.9	69.7
Other shareholders	20,350	283,286	13,893	34.1	30.3
Total outstanding shares	79,861	836,133	16,444	100.0	100.0
Repurchased own shares	—	—	—		
Total registered shares	79,861	836,133	16,444		

Shares of capital/votes have been rounded off downwards to the nearest one-tenth of a percentage point.

DEVELOPMENT OF SHARE CAPITAL						
Date	Event	Number of ordinary shares A	Number of ordinary shares B	Number of ordinary shares A+B	Number of preference shares	Accumulated share capital, SEK
01.01.2010		166,544,326		166,544,326		832,721,630
13.01.2012	New issue	166,544,360		166,544,360		832,721,800
13.01.2012	Bonus issue	166,544,360		166,544,360	4,163,609	853,539,845
06.03.2012	New issue	166,544,360		166,544,360	11,708,140	891,262,500
10.04.2012	New issue	166,544,360		166,544,360	11,774,778	891,595,690
19.04.2012	New issue	166,544,360		166,544,360	11,775,363	891,598,615
29.06.2012	New issue	166,544,360		166,544,360	12,238,363	893,913,615
09.07.2012	New issue	166,544,360		166,544,360	12,686,363	896,153,615
14.09.2012	New issue	166,544,360		166,544,360	13,598,863	900,716,115
17.09.2012	New issue	166,544,360		166,544,360	13,731,338	901,378,490
08.10.2012	New issue	166,544,360		166,544,360	17,314,688	919,295,240
08.10.2012	New issue	166,544,360		166,544,360	18,419,688	924,820,240
17.10.2012	New issue	166,544,360		166,544,360	18,536,338	925,403,490
24.03.2014	New issue	166,544,360		166,544,360	18,836,338	926,903,490
11.04.2014	New issue	166,544,360		166,544,360	19,823,806	931,840,830
28.05.2014	New issue	166,544,360		166,544,360	20,388,000	934,661,800
11.11.2014	Reduction of share capital	166,544,360		166,544,360	20,388,000	186,932,360
25/27.11.2014	New issue	166,544,360		166,544,360	32,888,000	199,432,360
05.12.2014	Bonus issue of B-shares	166,544,360	1,665,443,600	1,831,987,960	32,888,000	1,864,875,960
22.12.2014	Reverse split	83,272,180	832,721,800	915,993,980	16,444,000	1,864,875,960
20.01.2015	Conversion	82,187,432	833,806,548	915,993,980	16,444,000	1,864,875,960
03.02.2015	Conversion	81,871,406	834,122,574	915,993,980	16,444,000	1,864,875,960
16.07.2015	Conversion	81,862,506	834,131,474	915,993,980	16,444,000	1,864,875,960
05.08.2015	Conversion	81,862,397	834,131,583	915,993,980	16,444,000	1,864,875,960
04.02.2016	Conversion	79,861,425	836,132,555	915,993,980	16,444,000	1,864,875,960

PROFIT AND KEY RATIOS

The tables below show income statement items and key ratios broken down according to Klöver's regions. For the group as a whole, the corresponding figures are also broken down according to investment and development properties. The operating surplus is affected by projects or restrictions on letting before development of the properties. The upper table shows current operations, including properties sold during the period and investments made. The lower table shows the situation at the end of the respective quarter.

ORGANIZATION

Klöver's business model entails closeness to the customer by having our own local staff at all 17 business units, allocated to four geographic regions. The regions are Stockholm (Stockholm North, Stockholm South and Uppsala), East

(Linköping, Norrköping, Nyköping, Karlskrona and Kalmar), Central (Västerås, Karlstad, Örebro, Falun/Säter and Härnösand/Sollefteå) and South (Gothenburg, Malmö, Borås and Halmstad).

At quarter-end, Klöver had 218 employees (214). The average age was 44 (43) and the proportion of women was 39 per cent (39).

THE TAX SITUATION

During the first quarter, deferred tax amounted to SEK –164 million (–128) and current tax to SEK 0 million (0).

During the second quarter of 2015, the Supreme Administrative Court decided to refer the case concerning upward adjustment of tax of SEK 77 million made by the Tax Agency, to the Administrative Court. No provisions have been made in the accounts.

INCOME STATEMENT ITEMS AND INVESTMENTS PER PROPERTY SEGMENT AND REGION

	Income, SEKm		Property costs, SEKm		Operating surplus, SEKm		Operating margin, %		Investments, SEKm	
	2016 Jan–March	2015 Jan–March	2016 Jan–March	2015 Jan–March	2016 Jan–March	2015 Jan–March	2016 Jan–March	2015 Jan–March	2016 Jan–March	2015 Jan–March
Stockholm	300	272	–100	–98	200	174	67	64	233	150
East	161	163	–58	–61	103	102	64	63	27	33
Central	153	150	–58	–58	95	92	62	61	60	41
South	100	84	–35	–33	65	51	65	61	37	11
Investment	678	642	–228	–231	450	411	66	64	120	109
Development	36	27	–23	–19	13	8	36	30	237	126
Total	714	669	–251	–250	463	419	65	63	357	235

KEY RATIOS PER PROPERTY SEGMENT AND REGION

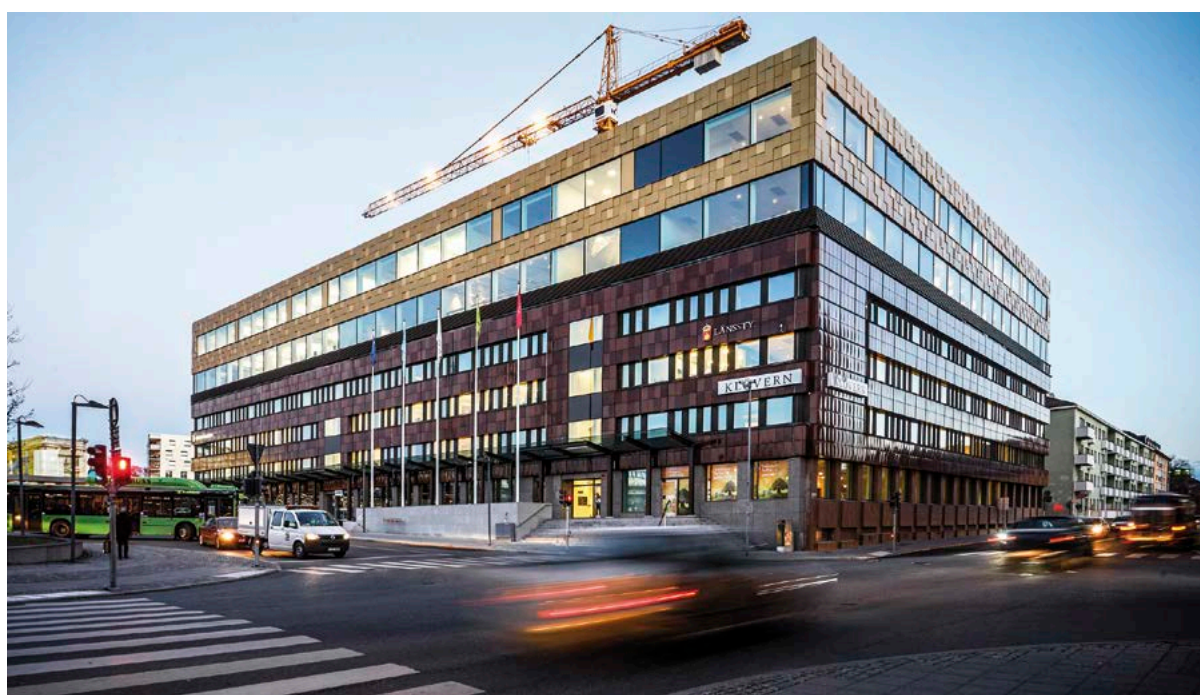
	Fair value, SEKm		Yield requirement ¹⁾ , %		Area, 000 sq.m.		Rental value, SEKm		Ec. occupancy rate, %	
	31.03.2016	31.03.2015	31.03.2016	31.03.2015	31.03.2016	31.03.2015	31.03.2016	31.03.2015	31.03.2016	31.03.2015
Stockholm	18,075	14,544	5.9	6.3	808	758	1,363	1,234	90	90
East	6,792	6,477	6.9	7.1	749	759	718	714	91	91
Central	6,251	6,073	7.1	7.3	750	760	675	690	90	90
South	4,887	3,897	6.7	7.2	557	523	440	372	92	91
Investment	32,437	27,946	6.4	6.8	2,544	2,486	2,977	2,827	92	92
Development	3,568	3,045	6.5	6.9	320	314	219	183	69	60
Total	36,005	30,991	6.4	6.8	2,864	2,800	3,196	3,010	91	90

¹⁾ Yield requirement is estimated excluding building rights.

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



Outline of a new hotel on the property Knarrarnäs 4 in Kista.



The property Kungsängen 10:1/10:2 at the central station in Uppsala.

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. Klöver's significant risks and exposure and their management are described on pages 62–65 of the 2015 annual report.

DISPUTES

Klövern has no major ongoing rental disputes.

ACCOUNTING POLICIES

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

The accounting policies applied in this interim report are in essential parts those described in Note 1 of Klöver's annual report for 2015.

Klövern's holding in Tribona AB (publ) amounted to 29.5 per cent at the opening of the fourth quarter of 2015. The whole shareholding was divested at the end of October. Holdings, which exceed 20 per cent, but are less than 50 per cent of the votes, are reported as participation rights in associated companies and Klöver therefore reported the holding in Tribona as participation rights in associated companies until the shares were divested. The holding was reported in accordance with the equity method. This means

that the book value for the Group of the holding is adjusted by Klöver's share of the net profit and other comprehensive income with the exception of any dividend received. Associated companies are reported at acquisition value in the parent company.

DIVIDEND

The Board of Directors is proposing to the Annual General Meeting, for the 2015 financial year, a dividend of SEK 0.35 per ordinary share and a dividend of SEK 20.00 per preference share. For the 2014 financial year the dividend amounted to SEK 0.30 per ordinary share and SEK 20.00 per preference share. The dividend on the preference share is paid at SEK 5.00 per quarter. It is proposed that the record date for dividend to the holders of ordinary shares be 21 April 2016 and the expected payment date 26 April 2016. The record date for dividend to the preference shareholders is the last weekday of the respective calendar quarter and the payment date approximately three bank days later. During the first quarter of 2016, dividend totalling SEK 82 million (82) has been paid out.

Stockholm, 19 April 2016

The Board of Directors of Klöver AB (publ)

This interim report has not been subject to inspection by Klöver's auditors.



Outline of a new hotel/office building on the property Sigurd 7 in Västerås.

Consolidated Statement of Income

SEKm	2016 3 months Jan–Mar	2015 3 months Jan–Mar	2015 12 months Jan–Dec	Rolling 12 months Apr–Mar
Income	714	669	2,718	2,763
Property costs	–251	–250	–952	–953
Operating surplus	463	419	1,766	1,810
Central administration	–23	–23	–92	–92
Net financial items	–147	–169	–631	–609
Profit from property management	293	227	1,043	1,109
Share in earnings of associated companies	—	–1	171	172
Changes in value, properties	726	376	1,252	1,602
Changes in value, derivatives	–140	–73	91	24
Changes in value, financial assets	–3	8	–4	–15
Write-down of goodwill	0	–9	–12	–3
Profit before tax	876	528	2,541	2,889
Current tax	0	0	–2	–2
Deferred tax	–164	–128	–531	–567
Net profit for the period	712	400	2,008	2,320
Other comprehensive income, items which may later be reversed in the income statement	—	–1	–2	–1
Comprehensive income for the period	712	399	2,006	2,319
Earnings per ordinary share, SEK	0.69	0.35	1.83	2.17
No. of ordinary shares outstanding at the end of the period, million	916.0	916.0	916.0	916.0
No. of preference shares outstanding at the end of the period, million	16.4	16.4	16.4	16.4
Average no. of outstanding ordinary shares, million	916.0	916.0	916.0	916.0
Average no. of outstanding preference shares, million	16.4	16.4	16.4	16.4

The profit is fully attributable to the parent company's shareholders.
There are no outstanding warrants or convertibles.

Consolidated Balance Sheet

SEKm	31.03.2016	31.03.2015	31.12.2015
ASSETS			
Goodwill	233	235	233
Investment properties	36,005	30,991	35,032
Machinery and equipment	11	13	12
Participation rights in associated companies	—	446	—
Financial assets at fair value through statement of income	109	83	112
Other receivables	488	544	482
Liquid funds	364	208	12
TOTAL ASSETS	37,210	32,520	35,883
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	12,102	10,387	11,390
Minority interest	0	0	0
Deferred tax liability	1,666	1,104	1,503
Interest-bearing liabilities	21,809	19,246	21,486
Derivatives	607	782	467
Accounts payable	65	79	250
Other liabilities	153	147	188
Accrued expenses and prepaid income	808	775	599
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	37,210	32,520	35,883

Change in Consolidated Shareholders' Equity

SEKm	
Shareholders' equity 31.12.2014	9,988
Dividend	–604
Other comprehensive income	–2
Net profit for the period	2,008
Shareholders' equity 31.12.2015	11,390
Dividend	—
Other comprehensive income	—
Net profit for the period	712
Shareholders' equity 31.03.2016	12,102

Consolidated Cash Flow Statement

SEKm	2016 3 months Jan–Mar	2015 3 months Jan–Mar	2015 12 months Jan–Dec
Current operations			
Profit from property management	293	227	1,043
Adjustment for items not included in the cash flow	1	1	4
Income tax paid	0	0	–2
Cash flow from current operations before change in working capital	294	228	1,045
Changes in working capital			
Change in operating receivables	–6	–115	–70
Change in operating liabilities	71	–42	–77
Total change in working capital	65	–157	–147
Cash flow from current operations	359	71	898
Investment operations			
Divestment of properties	110	143	411
Acquisition of and investment in properties	–357	–592	–4,118
Acquisition of machinery and equipment	–1	–1	–4
Change in financial assets	0	7	678
Cash flow from investment operations	–248	–443	–3,033
Financing operations			
Change in interest-bearing liabilities	323	376	2,616
Realized changes in value, derivatives	—	—	–151
Dividend	–82	–82	–604
Cash flow from financing operations	241	294	1,861
Total cash flow	352	–78	–274
Liquid funds at the beginning of the period	12	286	286
Liquid funds at the end of the period	364	208	12

Parent Company Income Statement

SEKm	2016 3 months Jan–Mar	2015 3 months Jan–Mar	2015 12 months Jan–Dec
Net sales	48	48	195
Cost of services sold	–38	–37	–155
Gross profit	10	11	40
Central administration	–23	–23	–92
Operating profit	–13	–12	–52
Net financial items	–97	–97	761
Profit before tax	–110	–109	709
Current tax	—	—	—
Deferred tax	—	—	–24
Net profit for the period	–110	–109	685
Other comprehensive income	—	—	—
Comprehensive income for the period	–110	–109	685

Parent Company Balance Sheet

SEKm	31.03.2016	31.03.2015	31.12.2015
ASSETS			
Machinery and equipment	5	4	5
Participation rights in group companies	1,875	1,875	1,875
Participation rights in other companies	—	522	—
Receivables from group companies	18,076	13,767	18,095
Deferred tax assets	340	364	340
Accounts receivables	43	44	58
Liquid funds	364	43	100
TOTAL ASSETS	20,703	16,619	20,473
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	7,230	7,150	7,340
Interest-bearing liabilities	11,980	8,377	11,578
Liabilities to group companies	1,279	864	1,298
Accounts payable	3	2	7
Other liabilities	106	109	179
Accrued expenses and prepaid income	105	117	71
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	20,703	16,619	20,473

Key ratios

	31.03.2016 3 months Jan–Mar	31.03.2015 3 months Jan–Mar	31.03.2016 12 months Apr–Mar	2015	2014	2013	2012	2011
Property								
Number of properties	414	410	414	415	408	402	387	255
Lettable area, 000 sq.m.	2,864	2,800	2,864	2,872	2,792	2,624	2,529	1,561
Rental value, SEKm	3,196	3,010	3,196	3,182	2,983	2,570	2,468	1,554
Fair value properties, SEKm	36,005	30,991	36,005	35,032	30,208	24,059	22,624	14,880
Yield requirement valuation, %	6.4	6.8	6.4	6.5	6.9	7.2	7.2	7.1
Operating margin, %	65	63	66	65	65	63	62	63
Occupancy rate, economic, %	91	90	91	91	90	90	88	89
Occupancy rate, area, %	83	82	83	83	81	82	81	80
Average lease term, years	3.6	3.5	3.6	3.5	3.3	3.5	3.4	2.8
Financial								
Return on equity, %	6.1	3.9	21.0	18.9	14.5	11.6	5.8	10.1
Equity ratio, %	32.5	31.9	32.5	31.7	31.5	28.5	28.1	31.6
Equity ratio, adjusted, %	37.2	36.7	37.2	35.8	35.9	31.4	31.9	35.8
Leverage, %	59	59	59	61	60	65	64	63
Leverage properties, %	45	52	45	47	51	57	59	63
Interest coverage ratio	3.0	2.3	2.8	2.6	2.0	1.9	1.9	2.2
Average interest, %	2.6	3.3	2.6	2.7	3.5	4.3	4.3	4.2
Average fixed-interest period, years	1.9	2.2	1.9	2.1	2.1	2.7	3.0	2.7
Average period of tied-up capital, years	2.5	2.6	2.5	2.8	2.1	2.0	2.2	1.9
Interest-bearing liabilities, SEKm	21,809	19,246	21,809	21,486	18,870	16,163	15,229	9,345
Share¹								
Equity per ordinary share, SEK	8.06	5.25	8.06	7.38	5.20	4.83	4.69	5.36
EPRA NAV, SEK	10.54	7.30	10.54	9.53	7.05	5.93	5.94	5.95
Equity per preference share, SEK	287.00	339.50	287.00	281.50	317.50	300.00	273.50	—
Profit from property management per ordinary share, SEK	0.23	0.16	0.85	0.78	0.61	0.49	0.43	0.48
Earnings per ordinary share, SEK	0.69	0.35	2.17	1.83	1.02	0.68	0.23	0.53
Share price ordinary share A at end of period, SEK	9.05	10.00	9.05	9.45	8.20	5.18	4.65	4.71
Share price ordinary share B at end of period, SEK	9.19	10.00	9.19	9.50	7.60	—	—	—
Share price preference share at end of period, SEK	287.00	339.50	287.00	281.50	317.50	300.00	273.50	—
Market capitalization, SEKm	13,126	14,743	13,126	13,327	12,232	7,527	6,670	4,165
Total no. of registered ordinary shares at end of period, million	916.0	916.0	916.0	916.0	916.0	916.0	916.0	916.0
Total no. of outstanding ordinary shares at end of period, million	916.0	916.0	916.0	916.0	916.0	916.0	888.5	884.4
Total no. of registered preference shares at end of period, million	16.4	16.4	16.4	16.4	16.4	9.3	9.3	—
Total no. of outstanding preference shares at end of period, million	16.4	16.4	16.4	16.4	16.4	9.3	9.3	—
Dividend per ordinary share, SEK	—	—	—	0.35 ²⁾	0.30	0.27	0.27	0.23
Dividend per preference share, SEK	—	—	—	20.00 ²⁾	20.00	20.00	20.00	20.00
Dividend in relation to profit from property management, %	—	—	—	62 ²⁾	77	68	83	79
Dividend preference shares in relation to profit from property management, %	—	—	—	32 ²⁾	42	29	35	27

¹⁾ Historical figures are adjusted for the bonus issue and reverse share split completed during Q4 2014.

²⁾ Proposed dividend

PROPERTY VALUE,
SEK BILLION

36.0

RENTAL VALUE,
SEK BILLION

3.2

LETTABLE AREA,
THOUSAND SQ.M.

2,864

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.

ECONOMIC OCCUPANCY RATE

Lease value in relation to rental value.

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 relation to income.

OPERATING SURPLUS

Income less property costs.

PROFIT FROM PROPERTY MANAGEMENT

Profit before changes in value and tax.

REALIZED CHANGE IN VALUE, PROPERTIES

Divestments 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.

REQUIRED YIELD, VALUATION

The required yield of property valuations on the residual value.

UNREALIZED CHANGE IN VALUE, PROPERTIES

Change in fair value excluding acquisitions, divestments, investments and realized change in value.

FINANCE

EQUITY RATIO

Reported equity in relation to reported total assets.

EQUITY RATIO, ADJUSTED

Reported equity adjusted for the value of derivatives, goodwill and deferred tax liabilities exceeding 5 per cent of the difference between taxable value and fair value of the properties in relation to reported total assets adjusted for goodwill.

INTEREST COVERAGE RATIO

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

LEVERAGE

Interest-bearing liabilities after deduction of the market value of the listed share portfolio and liquid funds in relation to the fair value of the properties.

LEVERAGE PROPERTIES

Interest-bearing liabilities with secured financing in properties in relation to the fair value of the properties.

RETURN ON EQUITY

Net profit in relation to average equity.

SHARE

EARNINGS PER ORDINARY SHARE

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

EARNINGS PER PREFERENCE SHARE

Accumulated share of the annual dividend of SEK 20 per preference share based on the number of outstanding preference shares at the end of each quarter.

EPRA NAV

Equity, after deduction for equity attributable to preference shares adding back derivatives and deferred tax liability, in relation to the number of outstanding ordinary shares.

EQUITY PER ORDINARY SHARE

Equity after deduction for equity attributable to preference shares in relation to the number of outstanding ordinary shares.

EQUITY PER PREFERENCE SHARE

Based on the share price of the preference share at the end of each period.

PROFIT FROM PROPERTY MANAGEMENT PER ORDINARY SHARE

Profit from property management after deduction of earnings to preference shares, in relation to the average number of outstanding ordinary shares.

INTEREST COVERAGE
RATIO,

3.0

EQUITY RATIO,
ADJUSTED, %

37.2

NUMBER OF
SHAREHOLDERS

44,100

Calendar

Annual General Meeting 2016	19 April 2016
Record date for dividend to ordinary shareholders	21 April 2016
Expected date for dividend to ordinary shareholders	26 April 2016
Final day for trading conferring right to dividend to preference shareholders	28 June 2016
Record date for dividend to preference shareholders	30 June 2016
Expected date for dividend to preference shareholders	5 July 2016
Interim report Jan–Jun 2016	11 July 2016
Interim report Jan–Sep 2016	20 Oct 2016
Year-end report 2016	10 Feb 2017

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The information in the interim report is such that Klöver AB (publ) is obliged to publish under the Securities Market Act and/or the Financial Instruments Trading Act. The information was made available for publication on 19 April 2016.

KLÖVERN

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