

Annual Report 2005
FÖRVALTNINGS AB FRAMTIDEN



Gårdsten



Hjällbo



District heating, Maskinkajen

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The year in brief 2005

New construction and continued expansion in maintenance

- Residential rents increased by an average of 1.65-3.23 per cent in 2005.
- Satisfied tenants and employees.
- Absenteeism due to sickness has fallen and is lower than 1998.
- The profit after financial income/expense was SEK 808 million (933). Excluding reversed write-downs and write-downs, the profit after net financial income/expense was SEK 232 million (356).
- Investments and property maintenance totalled SEK 1,615 million (1,579).
- The level of investment is expected to remain on the same level as 2004.
- The Group's reported equity/assets ratio at the end of 2005 was 29.4 per cent (27.9) and the adjusted equity/assets ratio is estimated at 47 per cent (45).
- Just under 500 new dwellings were completed during 2005.

Prospects for 2006

- Investments and property maintenance are expected to exceed the 2005 level.
- Continued focus on customer and employee surveys.
- Intensive planning is in progress to produce new construction projects and to increase the residential density in existing areas.
- A new, quantifiable environmental index will be introduced in the light of the national environmental aims.
- Continued work on reducing absenteeism due to illness.
- Rent negotiations for 2006 have not yet been completed.

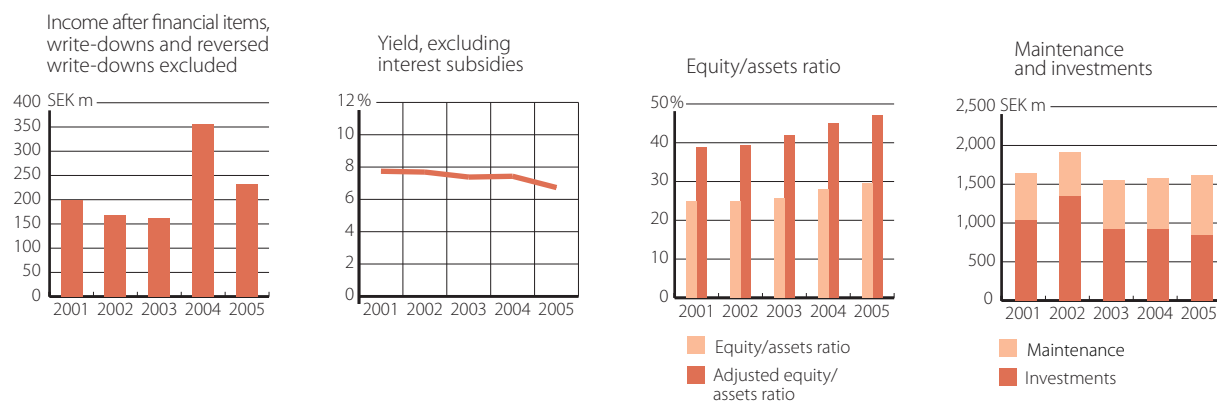
Financial information

Förvaltnings AB Framtiden will issue the following information during the year:

- The Annual Report with a specification of properties will be published in March.
- An Interim Report as of August 31 will be published in October.

The Annual Report with a specification of properties and the Interim Report are also available in English.

All financial information can be ordered from: Förvaltnings AB Framtiden, Åvägen 40, SE-412 51 Göteborg, Phone +46 31 773 75 50 E-mail: framtiden@framtiden.goteborg.se or can be downloaded from www.framtiden.se.



Statement by the CEO

Around 100,000 people visited the Bo i Göteborg exhibition at the end of the summer. The number of visitors to the three arenas exceeded all expectations. The housing exhibition, which was reported as being a success in many quarters, was arranged together with a number of major construction companies, co-operative property owners and sector companies.

During the balmy late summer days the visitors could see the results of the extensive development work that has been taking place at the municipal housing companies in Gothenburg over the past 10 years. The transformation of Gårdsten, the new face of the 'million programme', the new 'garden district' of Amhult with its family dwellings, and life down at the quays at Norra Älvstranden, all provided a clear picture of Gothenburg as a multifaceted city. In each case the Framtiden Group companies had a major role to play in making Gothenburg a better place to live.

In conjunction with the exhibition, Gårdstensbostäder received the prestigious international World Habitat Award for its highly publicised "Solhus". The award was presented in collaboration with the UN urbanisation and housing programme body. This was the first time the award has gone to a Swedish housing project.

At Norra Älvstranden even more new apartments for rent will be built in the years to come. At the same time, a new landmark, the Venus block, is being planned for the Gårda area of the city. From the 30-storey building the tenants will have a magnificent view of the city and out towards the harbour. Alongside the construction of new apartments there will be extensive refurbishment in a number of residential areas. In 2005, almost 500 dwellings within the Framtiden Group were ready for occupation. The aim is to complete 1,000 more new apartments for rent in the next two years.

The Group has been charged with the task of producing dwellings for all consumers. Since 2004, we have had a special company, Bygga Hem i Göteborg AB, which provides housing for people who require special solutions. During the year, around 90 overnight apartments were completed at Tillfället, the former Westsam building. In addition, the company expects to have added around 100 Altbo places to the market by the end of the year.

The long-term renewal process within the Framtiden Group has been successful in many different ways. The average rent levels have been extremely competitive for many years. The average rent is lower than in Stockholm and on a par with Malmö. The Framtiden Group tenants are also satisfied with their living situation. We already knew that our tenants are more satisfied with the quality compared with the other property companies' tenants.

More and more people are acquiring an apartment with the municipal housing companies. Last year, 10,300 households acquired a new place to live within the Framtiden Group, which is an increase of 10 per cent compared with the year before.



Security is a key issue for everyone, particularly the tenants. The Group has worked on a broad front for a number of years to improve security. One example is the collaborative project Ung och Trygg i Göteborg (Young and Safe). The police, the prosecution authority, the education department, the urban district committees and the municipal housing companies are working together to, among other things, prevent recruitment into criminal gangs. Using new working methods and rapid action thousands of young people have in some way or other been affected by the work of these collaborating parties. They describe their work as successful.

The Framtiden Group is working to increase equality between men and women. Today there is a more even balance and for the first time four out of 10 managers and supervisors are women. One-third of the subsidiary companies' presidents are women. The higher level of absenteeism due to sickness has given cause for concern. However, the trend is falling and absenteeism due to sickness is now at its lowest since 1998. Through active measures, absenteeism due to sickness will hopefully be reduced even further.

On the whole, the Framtiden Group has a firm foundation, good finances, first-rate operations and a high degree of commitment on the part of tenants and employees. The Group's financial position is solid and the expanded maintenance is being concentrated in particular on the three large housing companies and on HjällboBostaden. Bergsjön Centrum has now been completed after a total redevelopment and the transformation of Tuve Torg will now commence and is due for completion in 2007. All the Group's housing centres will then have been redeveloped in line with the activity plan commenced at the end of the 1990s.

The number of people moving into Gothenburg continued to increase last year and is higher than at the end of the 1960s. During 2006, we predict that the higher level of demand for our rental apartments and non-residential premises will continue. The level of employment is expected to increase and the Group companies will continue to work to stimulate employment. The measures that have been taken in Gårdsten and Hjällbo are particularly important and they created 200 jobs for tenants during 2005.

A handwritten signature in black ink, appearing to read "Kurt Eliasson".

Kurt Eliasson
CEO, Förvaltnings AB Framtiden

Commercial philosophy, objectives and strategies

ADMINISTRATION REPORT

The Board and CEO hereby submit their report for the 2005 financial year.

Förvaltnings AB Framtiden, company registration number 556012-6012, is wholly owned by the City of Gothenburg. The Company's primary task is to produce, administer and let residential and non-residential properties and parking spaces. The wholly-owned commercial subsidiaries are Bostads AB Poseidon, Göteborgs stads bostadsaktiebolag, Familjebostäder i Göteborg AB, Gärdstensbostäder AB, AB HjällboBostaden, Göteborgs Egnahems AB, Göteborgs Stads Parkerings AB, Förvaltnings AB GöteborgsLokaler, Störningsjouren i Göteborg AB, Idrotts- och Kulturcentrum Scandinavium i Göteborg AB, Framtiden Housing Finance No 2 AB (publ), Framtiden Residential Housing Finance No. 3 AB (publ), Framtiden Multi-Family Housing Finance No. 4 AB (publ) and Framtiden Public Housing Finance No. 5 AB (publ).

Commercial philosophy

"The Framtiden Group will offer housing for all types of housing consumers and will ensure a broad range of homes with a wide freedom of choice with regard to the form of tenancy, size, standard and location. A variety of means will be sought to allow residents to influence their homes and immediate surroundings and to develop their own welfare."

Ownership Charter

The Ownership Charter lays down the reasons why the City of Gothenburg is involved in property ownership. This forms the basis for the commercial philosophy, objectives, strategies and policies of the Group.

The Ownership Charter was developed and adopted in 1992. Since then, only minor changes have been made. The document is only updated when there are particular reasons for doing so.

The Ownership Charter is the basis for all work in the Group.

The key points in the ownership charter are:

- The development of Gothenburg will be strengthened through the work of the housing companies.
- Through the housing companies residents will be given the opportunity to exert wide-ranging influence over their homes and immediate surroundings.
- Through greater commitment to, and responsibility for, their living conditions, residents will develop their own welfare.

To satisfy the owner's objectives and motives, particular importance is attached to long-term consolidation and retention of the Group's economic strength.

The Group companies must also have the capacity to live up to the demands in the Ownership Charter and retain a high level of quality in their operations, even in times of recession and economic pressure.

The Framtiden Group is contributing to the development of Gothenburg and to maintaining an attractive housing market. This is taking place through new construction, the development of existing residential areas through varying levels of refurbishment and redevelopment

and by ensuring a good level of maintenance in the long term. There is also extensive development generally, mainly in the outer suburbs and on precincts.

City Council objectives for 2005

In the budget for 2005 the City of Gothenburg Council adopted 16 prioritised objectives, which the authorities and companies will strive to achieve. The following are the objectives which have the strongest bearing on the Framtiden Group operations. The task of achieving the objectives is commented on under each perspective in the balanced scorecard: Tenants (T), Employees (E), Finances (F), Operations (O).

- 8,000 new dwellings will be built during the mandate period (O)
- Recruitment by the municipality will reflect to a better extent the demographic structure in Gothenburg (E)
- The consumption of fossil fuels will fall (O)
- Electricity efficiency will increase (O)
- The employees' involvement as reflected in the NMI will increase (E)
- Absenteeism due to sickness will decrease (E)
- Involuntary part-time work will decrease (E)
- Travel by public transport and bicycle will increase in relation to travel by car (O)

Balanced scorecard

The Framtiden Group works with a balanced scorecard system to control operations.

The five objectives are:

- Tenant satisfaction will increase with regard to quality through an improvement in the Satisfied Residents Index NBI (T)
- The Satisfied Employees Index, NMI, will be improved (E)
- Property result requirements with demands on the level of maintenance (F)
- The tenants' perceived level of influence is an important success factor (O)
- The tenants' assessment of the housing companies' environmental work (O)

Group scorecard, aggregate

Tenants			Employees		
	Out- come 2005	Out- come 2004		Out- come 2005	Out- come 2004
NBI ¹⁾	65	66	NMI ²⁾	67	67
Finances			Operations		
	Out- come 2005	Out- come 2004		Out- come 2005	Out- come 2004
Property results, SEK m*	1,721	1,753	Influence	61	62
			Environment	68	69

¹⁾ NBI, Satisfied Residents Index ²⁾ NMI, Satisfied Employees Index
* See Definitions, page 45.

Strategies

Tenants

The Framtiden Group runs annual quality surveys among tenants with the aim of measuring how tenants perceive their residential situation. These surveys were run for the first time in 1997. The results are presented in the form of a Satisfied Residents Index, NBI, and a Property Owner rating. The NBI includes the Property Owner rating as well as factors the Property Owner cannot influence directly but which are of major significance to how the tenants perceive their residential situation. The Property Owner rating covers the factors over which the Property Owner can exercise control. Both the NBI and the Property Owner rating are on a high level, even if they each fell a point to 65.

Several earlier surveys show that the municipal housing companies' tenants in Gothenburg are more satisfied than private housing company tenants. Another survey among tenants of public housing companies in Stockholm and Malmö and five peripheral municipalities in Stockholm showed that Framtiden Group tenants rated their landlords higher than tenants in Stockholm and Malmö.

Personnel

The fourth Group survey covering employee satisfaction and job satisfaction shows that working conditions in the Group are good. The result, measured as an NMI, Satisfied Employees Index, was 67 for the whole Group, which is the same as the preceding year. Several of the companies have an NMI of 70 and above, which is unusual.

All Group companies are currently striving to achieve greater diversity within the personnel groups, the aim being that the composition of the personnel should reflect more closely the composition of the tenants. The companies are working actively to increase knowledge and understanding of diversity issues. In addition, seminars and other activities have been run with diversity as the theme.

A high level of absenteeism due to sickness is a social problem that is also reflected in the Framtiden Group. The Group companies are working actively and in co-operation

to reverse the trend. During the year, absenteeism due to sickness fell by 0.3 percentage points to 6.2 per cent.

Work is also taking place on the Group level to facilitate career mobility, recruitment and skills development. The age structure among the personnel means that there will be a need to recruit more within the relatively near future. Involuntary part-time positions are very rare in the Framtiden Group. An important focus in the Framtiden Group is to increase diversity and diversity expertise in order to satisfy the tenants' needs and wishes even more.

Finances

Financial position

The Group's financial position is reflected in the adjusted assets/equity ratio. The adjusted equity/assets ratio for 2005 was 47 per cent (45), which both meets and exceeds the demands made by the owner. The reported assets/equity ratio was 29.4 per cent (27.9). The increase in the reported equity/assets ratio can be attributed largely to the Group's reversed write-downs of SEK 586 million.

Framtiden Group operations are capital-intensive and interest costs are the largest single cost item. The Group's capital is tied up in properties, which requires strict, long-term thinking. At the same time, consideration must be given to the commercial view of property financing held by the credit market. Financing today takes place directly on the Swedish and European capital markets, of which the majority is through the issuing of bond loans with mortgages on the Company's properties as collateral. The Group's adjusted equity/assets ratio should be at least 30 per cent. According to the Ownership Charter, a special decision should be made if the adjusted equity/assets ratio exceeds 35 per cent. Such a decision should take into account existing investment plans, market assessments and other external factors. For many years the Framtiden Group has had an adjusted equity/assets ratio in excess of 35 per cent. This is the background to the annual decisions by the Board regarding strategic allocations of part of the Group's profits. This has permitted extra property maintenance to be carried out in Gårdsten, Hjällbo and the local precincts and which is now also taking place within Poseidon, Bostadsbolaget and Familjebostäder.

It is vitally important that the Group retains its capital stock and that the increase in value and the current profit are satisfactory. The companies should also establish a good level of maintenance.

Operations

Influence

According to the Ownership Charter, the Framtiden Group is responsible for contributing to the development of Gothenburg. This means that all the companies in the Group are working actively to initiate, pursue and participate in development projects in the residential areas with the aim of providing the tenants with far-ranging influence

over their homes and immediate surroundings. The tenants should also have increased power over their day-to-day lives and greater potential to influence their welfare. Development of this nature always takes place in close collaboration with the tenants and other parties concerned. The tenants' perceived influence is measured in the annual quality surveys. For 2005 the index was 61, which is a fall of one unit compared with the preceding year.

The Group companies are also working to stimulate a higher level of employment among the tenants. This work has been particularly successful in Gårdsten and Hjällbo, where around 200 new jobs have been created during the year. The tenants who have secured these jobs are mainly from outside the Nordic region. In Hjällbo, the number of tenants aged 20-64 years who are in employment increased by 14 percentage points over a five-year period and the figure in 2005 was 40 per cent.

Environment

In order to be able to follow developments within the companies' environmental work and the impact operations have on the environment, an environmental report is prepared each year. The report includes compulsory key figures for electricity, heating, water and the sorting of waste at source. In the quality survey the tenants graded the potential offered by the companies for them to act in an environmentally correct manner. In addition, they reported on how well they feel public transport functions to and from the area in which they live. The replies have in some cases been an important basis for reaching decisions regarding increasing the frequency of public transport.

An extensive evaluation of the Group's environmental work, using Parliament's national environmental quality objectives as a starting point, commenced in June 2005. The evaluation resulted in each company's operations being highlighted, and it was confirmed that seven of the 15 national environmental objectives* affect the Framtiden Group's operations. From 2006, several of the environmental objectives will be followed up in a measurable environmental index comprising a number of selected key figures. By the housing companies consistently using district heating in their properties the Framtiden Group is contributing to reducing the consumption of fossil fuels.

New construction

In 2005, the Group completed almost 500 new dwellings. According to the Municipal Property Department's calculations, this is equivalent to just under 30 per cent of the total housing production within the City of Gothenburg. The Framtiden Group has in recent years been the player that has contributed the majority of the new dwellings for rent in Gothenburg.

* A further environmental object, with sub-objectives, was added in November 2005.



"Terrasshusen" in Gårdsten



Backa

Housing companies reinforce the development of Gothenburg

Förvaltnings AB Framtiden is the parent company in a public housing group. Major changes have taken place in the public housing companies. The special rules that benefited the public housing sector have been abolished, which means that the Group has for the past decade been competing with other property companies on virtually the same terms and conditions. What sets the Framtiden Group apart from other property companies is the Framtiden Group Ownership Charter, the main content of which is that the Group, through the housing companies, should be involved in reinforcing the development of Gothenburg. The Framtiden Group will offer dwellings for all types of housing consumers.

Good quality and a competitive rent level

It has been the Group's strategy to work on the rent level. The Group's average rent level is lower than the average rent level in the public housing companies in Stockholm and on almost the same level as the municipal housing companies in Malmö. A comparison with the private landlords in Gothenburg has shown that the Group's housing companies have a lower average rent in the majority of city areas. Different surveys also show that the tenants in the public housing companies are more satisfied with their residential situation than those who live in dwellings owned by private property owners. The tenants give the housing companies a good rating in the quality surveys. A crucial factor for the good rating is a strong level of influence over one's living situation.

Within the framework of the user benefit principle the situation has been reflected in the setting of rents, which has led to a good spread of rents in Gothenburg. Rents vary between SEK 649 and SEK 1,529 per square metre, with the lowest levels in the north-east and the highest on Norra Ågatan.

Turnover on the Gothenburg housing market

Many people each year have acquired a new place to live on the Gothenburg housing market by moving into both newly constructed and existing properties. Internal movements in Gothenburg have increased slightly in recent years, which could be a sign that it has not become more difficult to find somewhere to live in Gothenburg. Within the Framtiden Group around 10,300 households acquired a new home in 2005.

To retain and develop a good turnover of dwellings on the Gothenburg housing market there is the marketplace BoPlats Göteborg, where the Group's companies can report the apartments that become available.

Development of city areas

When the Framtiden Group was activated in 1993, work commenced on implementing the aims of the Ownership Charter to contribute to the development of Gothenburg. The work was concentrated on Gårdsten, Hjällbo and the

precincts, including Bergsjön. This focus has led to extensive changes in these areas and the standard of the apartments throughout the whole of the company's holdings is now relatively even.

A basis for development has been the Group's involvement in the Metropolitan Initiative in accordance with the City of Gothenburg's agreement with the government. Apart from renewing and developing the residential holdings and the immediate environment, the housing companies have also been involved in creating more jobs in the city areas concerned and in doing so they have increased the opportunity for people to provide for themselves. In addition, the tenants' influence over their housing has developed both with regard to their own home and to the development of the area as a whole. Another important element has been the measures taken to create security.

The Group is continuing to work in the same direction and in the future directed efforts are planned largely within the holdings of the major housing companies. The really large investments within the Group's development company Gårdstensbostäder were completed during 2005, whilst they are continuing within HjällboBostaden.

Transformation of municipal rented apartments into co-operative apartments

The Group's assignment includes striving to achieve a broad range of housing, with considerable freedom of choice regarding the form of transfer, size, standard and location. The transformation into co-operative apartments in housing areas with a large concentration of rented apartments is therefore a priority issue. Our three major housing companies are working on such projects. At present, these involve Tynnered, Eriksbo and Lövgärdet.

Special residential solutions

For people who need somewhere to live but for different reasons cannot achieve this on their own, there are special solutions. During 2004, a new co-operation agreement was signed between parties on the housing market in Gothenburg regarding the procurement of dwellings. Through special agreements with the city, the public housing companies have made more than 400 apartments available to this group during 2005.

In there is also a need for special housing for people with, in many cases, addiction problems, who would find it difficult to find somewhere to live on their own. Bygga Hem i Göteborg AB was founded to plan, acquire and build alternative housing, so-called Altbo dwellings. In total, around 200 dwellings at some ten locations were originally planned. At the beginning of January 2006, 50 of these dwellings were completed. A good deal of the planned production was delayed as a result of appeals. During the second half of 2006 around 50 further dwellings are expected to be completed.

In addition, Bygga Hem has acquired the Westsam

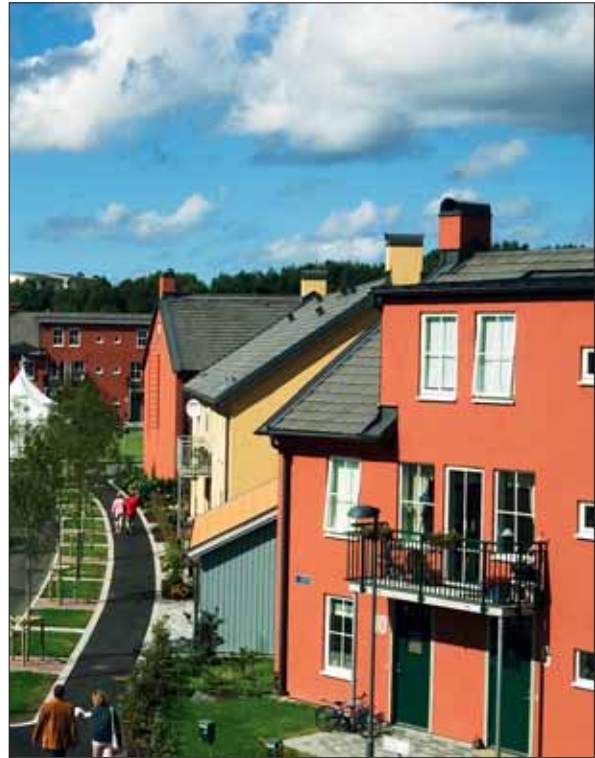
building, now called Tillfället. Operations commenced in May 2005 with, among other things, short-term housing for homeless men, women and couples. The eight floors have around 90 dwellings and 15 'recovery' places. Operations include a special residential unit for women (ALMA) and a small care centre.

Security in focus

Ung & Trygg i Göteborg (Young & Safe) – a collaborative project involving the police, the urban district committees in Biskopsgården, Gunnared, Lärjedalen and Bergsjön, the Education Committee, the Public Prosecution Authority and the municipal housing companies – was founded in autumn 2004. The aim is to reduce recruitment by criminal gangs. This initiative, for which Förvaltning AB Framtiden has been given the responsibility of co-ordinating, has been successful. Up to now thousands of young people have in some way been affected by the work of those involved. From October 1, 2005 this scheme will cover the whole of Gothenburg. At present, 70 police officers are working specifically with this group of young persons.

Housing exhibition – Bo i Göteborg 2005

Almost 100,000 people – almost twice as many as expected – visited the Bo i Göteborg exhibition 2005. The exhibition had three arenas: Norra Älvstranden, Amhult and Gårdsten. The exhibition focused on the human values in housing, on quality of life and on the residential environment, with the consumer perspective in focus. The reaction from both visitors and exhibitors was positive.



Amhult

The Framtiden Group was responsible for arranging the exhibition together with a number of large construction companies, co-operative property owners, industry organisations and the municipal development company at Norra Älvstranden.



Älvstranden

Organisation

The Board of Förvaltnings AB Framtiden is appointed by the members of the Gothenburg City Council. The Board consists of eight ordinary members and three deputies and the political composition reflects the current composition of the City Council. The trade union organisations PTK and LO are also represented.

During 2005, the Board held four meetings in addition to the Annual General Meeting

- February Annual accounts and forecast. Attended by the Group's auditors
- March Statutory meeting
- May Business plan and policy decisions. Interim report and forecast.
- October Interim report and forecast
- November Budget and operating plan for the forthcoming year.

The following are the permanent points on the agenda at the board meetings:

- Rental situation
- Operational follow-up
- Economic report
- Financial report
- Property investments
- Property acquisitions and sales

At the statutory board meeting the Board's rules of procedure and the instructions regarding allocation of duties between the Board and the President are adopted.

Decisions by the Group Board during 2005

- Business plan and policies.
- Raising of a syndicated revolving loan totalling SEK 3.0 billion, of which SEK 2.5 billion is in respect of refinancing of the bond loan within Framtiden Housing Finance No 2 AB (publ).
- Redevelopment of a property on Linnégatan in central Gothenburg.
- Backa Röd Stage 2, redevelopment of two properties totalling 144 apartments.
- Redevelopment of six properties in Majorna totalling 111 apartments.
- Acquisition of a small property in Lundby.
- Egnahemsbolaget acquires land from Gärdstensbostäder to build single-family dwellings.
- Bygga Hem acquires a small property from Egnahemsbolaget.
- Strategic acquisition of a small property in Gamlestaden.
- The first stage, Stapelbädden, of new construction of 121 apartments. A total of approximately 380 apartments is planned

The Group

Förvaltnings AB Framtiden has 14 wholly owned operating subsidiaries. On January 3, shares in Mässans Gata were sold and in December Framtidens Bostadsfinansiering Nr 1 AB (publ) was liquidated.

Förvaltnings AB Framtiden is responsible for certain overall strategic issues as well as co-ordination of accounting, finance, IT, information and development.

All subsidiaries have their own independent board and Managing Director, who are responsible for operations, organisation and administration.

Co-operation between the Group Board, the CEO and the subsidiaries is confirmed by the Board in a management policy. The Board has also adopted a Group human resources and leadership policy, a finance policy, an accounting and investment policy, an environmental policy, a quality policy, an IT policy, a corporate communications policy and a purchasing and document policy.

Subsidiaries

Housing companies

The residential properties are owned and managed by the five housing companies Bostads AB Poseidon, Göteborgs stads bostadsaktiebolag, Familjebostäder i Göteborg AB, Gärdstensbostäder AB and AB HjällboBostaden.

The housing companies are pure management companies, whose primary task is to offer attractive, value-for-money dwellings in Gothenburg and to carry on cost-effective, high-quality property management. The companies are among the three most well known names in the housing sector in Gothenburg. The three largest housing companies are also charged with the task of acquiring land and properties and developing both existing and new residential areas. They should also be able to deal with sales of properties for a switch to co-operative ownership in areas in which rented property dominates and/or where such a move is justified from a management point of view.

The housing company organisations are strongly decentralised, the aim being that decisions should be reached as close to the tenant as possible. The property or housing supervisors are the tenants' contact with regard to all matters related to their residential situation. Poseidon and Gärdstensbostäder mainly use contractors for property upkeep while other companies largely have their own property personnel.

The Group's properties are spread throughout the whole of Gothenburg. It is only in Askim, Älvsborg and Kärra-Rödbo that the Group is not represented. Familjebostäder has almost 40 per cent of its holdings in Majorna whilst Poseidon and Bostadsbolaget holdings are more spread out across the city. Gärdstensbostäder and HjällboBostaden only operate in their own part of the city. Each housing company has its own history and the composition of the property holdings varies. This means that in certain respects the conditions are different and that the companies differ in character.

2005	Poseidon	Bostadsbolaget	Familjebostäder	Gårdstensbostäder	Hjällbo-Bostaden
Properties					
Apartment floor space 1,000 m ²	1,493	1,407	1,121	197	173
Non-residential floor space, 1,000 m ²	98	99	94	22	10
Number of apartments	23,535	22,723	18,056	2,695	2,293
Parking spaces	12,680	16,565	6,627	2,238	1,603
Floor space A-location %	33	35	45	-	-
Floor space B-location %	56	46	34	-	-
Floor space C-location %	11	19	21	100	100
Assets, SEK m					
Property investments	230	364	83	53	60
Book value, properties	10,177	6,115	4,513	496	584
Market value	14,984	12 677	9,662	804	714
Finances, SEK m					
Turnover	1,401	1,269	1,000	149	135
Operating surplus	581	459	356	14	19
Maintenance, SEK/m ²	154	141	158	165	155
Reversed write-downs/write-downs	131	108	17	28	0
Profit after financial items, SEK m	211	132	86	13	-10
Financing					
Equity/assets ratio, %	34.4	20.0	28.2	41.4	36.2
Adjusted equity/assets ratio, %	46	45	51	57	43
Operations, indices					
Satisfied Residents Index, NBI	66	65	64	63	60
Property owner rating	66	67	64	63	60
Satisfied Employee Index, NMI	74	69	55	64	60
Average number of employees	210	308	250	31	43

Companies for non-residential premises, parking places, disruption service and building operations

GöteborgsLokaler

Förvaltnings AB GöteborgsLokaler owns and manages its own properties and local precincts and also markets and manages the majority of other premises within the Group's property holdings. GöteborgsLokaler also has IT support for the whole Group as well as tax and security experts who also serve the whole Group.

GöteborgsLokaler manages a total of 441,000 square metres of non-residential premises. Of these premises, the company owns 179,900 square metres. Redevelopment of Bergsjön Centrum was completed during 2005.

Parkeringsbolaget

Göteborg Stads Parkerings AB manages and builds car parks and multi-storey car parks in Gothenburg. The company also has certain management responsibility for commercial premises. The company manages 121,000 parking spaces and 19,800 square metres of non-residential premises.

Störningsjouren

Störningsjouren i Göteborg AB handles disruption matters and deals with tenants during the evenings and at nights for the Group's housing companies. During the year the service

came into contact with just over 3,500 tenants. Other property owners that have signed the joint a co-operation agreement on the housing market in Gothenburg, and which have accepted the letting of apartments to people who are outside the normal housing market, can become affiliated to Störningsjouren.

Egnahemsbolaget

Göteborgs Egnahems AB's primary task is to build single-family dwellings with co-operative ownership rights or sole ownership rights. The company's services are also engaged by the other companies in the Group for project and building supervision work. Egnahemsbolaget's subsidiary Bygga Hem i Göteborg AB provides the market with dwellings for people who are outside the regular housing market.

Egnahemsbolaget completed 135 single-family dwellings (209) during 2005. In addition, Egnahemsbolaget has building supervision assignments for other Group companies.

Scandinavium

Idrotts- och Kulturcentrum Scandinavium i Göteborg AB owns the arena property Scandinavium. The property is managed by GöteborgsLokaler and the tenant is the municipal company GotEvent AB.

2005	GöteborgsLokaler	Parkeringsbolaget	Störningsjouren	Egnahemsbolaget	Scandinavium
Properties					
Apartment floor space 1,000 m ²	-	-	-	6	-
Non-residential floor space, 1,000 m ²	180	20	-	2	27
Number of apartments	-	-	-	75	-
Parking spaces	-	21,361	-	75	-
Floor space A-location %	7	100	-	52	100
Floor space B-location %	57	-	-	58	-
Floor space C-location %	36	-	-	-	-
Assets, SEK m					
Property investments	8	23	-	-	-
Book value, properties	499	252	-	45	131
Market value	777	713	-	78	143
Finances, SEK m					
Turnover, SEK m	144	206	10	229	12
Reversed write-downs/write-downs	58	-8	-	-	-
Profit after financial items, SEK m	57	46	0	13	0
Financing					
Equity/asset ratio per cent	47.0	61.2	18.7	57.6	14.5
Adjusted equity/assets ratio	55	67	19	60	16
Operations, indices					
Satisfied customer Index, NKI	64	77	-	67	-
Satisfied employee Index, NMI	84	73	-*	76	-
Average number of employees	41	37	11	31	-

* Result not reported for fewer than 20 employees.

Other subsidiaries

During 2005, Framtiden Bostadsfinansiering Nr 1 AB (publ) was liquidated and the bond loan in Framtiden Housing Finance No 2 AB (publ) was repaid in full on the due date.

The Group's bond loans were raised by the following subsidiaries:

- Framtiden Housing Finance No. 2 AB (publ), the loan was repaid on the due date. The company will be liquidated in 2006.

- Framtiden Residential Housing Finance No. 3 AB (publ)
- Framtiden Multi-Family Housing Finance No. 4 AB (publ)
- Framtiden Public Housing Finance No. 5 AB (publ), mainly for the refinancing of existing loans

The three bond loans raised are channelled in the form of loans to the Group's three largest housing companies.

	Framtiden Residential Housing Finance No. 3 AB (publ)	Framtiden Multi-Family Housing Finance No. 4 AB (publ)	Framtiden Public Housing Finance No. 5 AB (publ)
Loan raised	October 2001	October 2002	September 2004
Total	EUR 260 m (SEK 2,500 m)	EUR 275 m (SEK 2,500 m)	EUR 295 m (SEK 2,700 m)
Loan term	Five years	Five years	Five years

Property and rental market in Gothenburg

Demand for residential and non-residential property 2005

More and more positive indications of a stronger economy were noted during 2005. The majority of industries reported an increase in order levels and a rise in sales, where the construction industry and trade have reported the highest rate of growth. Pure service industries also reported good growth and in the private sector employment increased for the first time in two years. Employment in the public sector, however, remained unchanged. Unemployment fell during the autumn, although the level is still higher than the corresponding period in 2004.

The slight increase in growth during the autumn had immediate implications for office space vacancy levels, which stopped rising. In central Gothenburg the proportion of vacant premises is at present 13 per cent. Rents for offices remained unchanged during the year and are still a few per cent down on 2004.

The population of Gothenburg increased during 2005 by approximately 3,600, which is a slightly higher rate of increase compared with the preceding year. The relatively stable situation on the labour market together with a growing population meant that demand for housing continued to be very high. Within the Group's property holdings a vacant space level of 0.3 per cent at the turn of the year was noted. This is approximately the same level as the preceding year. In a well functioning market with a certain turnover it is in principle impossible to achieve a lower level of vacant space. The high demand for residential property is more obvious in the market for co-operative apartments and single-family dwellings. According to statistics from the Association of Swedish Real Estate Agents, the price of the average single-family dwelling in the Gothenburg municipal area rose by 11 per cent during 2005 and the price of co-operative apartments rose by 16 per cent. The fall in interest rates during 2005 was naturally a very important factor behind most of the price increase but in the light of an additional 1,800 residential units during 2005 and

around 4,000 additional units in 2003 and 2004, the residential market continues to be strong.

The property market

Falling interest rates during 2005, together with a major influx of foreign capital into Sweden and Gothenburg, has pushed up the price of both residential and commercial properties. The market for apartment blocks has continued to be attractive to many purchasers. The transformation from rented apartments to co-operative apartments in central and semi-central locations has largely continued, which has also pushed up prices. Attractive residential units in central locations were sold at a yield of just below three per cent. In less attractive locations yield was approximately 6.5 per cent. During 2005, almost 70 per cent of the sales of residential properties were to co-operative associations.

The yield requirement for attractive office properties in the centre of the city has fallen to less than six per cent. During the year, major foreign interest in acquiring retailing properties was noted. Individual shopping centres have been sold as well as packages comprising everything from large department stores to grocery stores in smaller towns. When similar properties are sold together in packages a lower yield requirement is achieved compared with individual sales.

Forecast for 2006

For 2006, employment in Gothenburg is expected to increase by approximately one per cent, which is mainly due to a generally positive trend in the service sector. At the same time the net population inflow is expected to continue to be positive with the same rate of growth as at present. Later in the year higher interest rates are expected to have an impact on house and apartment prices, which will stabilise or fall slightly. The demand for rented accommodation, however, is affected to a lesser degree by interest rate changes. In total, this means that the demand for the Group's apartments and to a certain extent non-residential premises will continue to be strong during 2006.



Fjällbo Park

Properties

Förvaltnings AB Framtiden on the property market

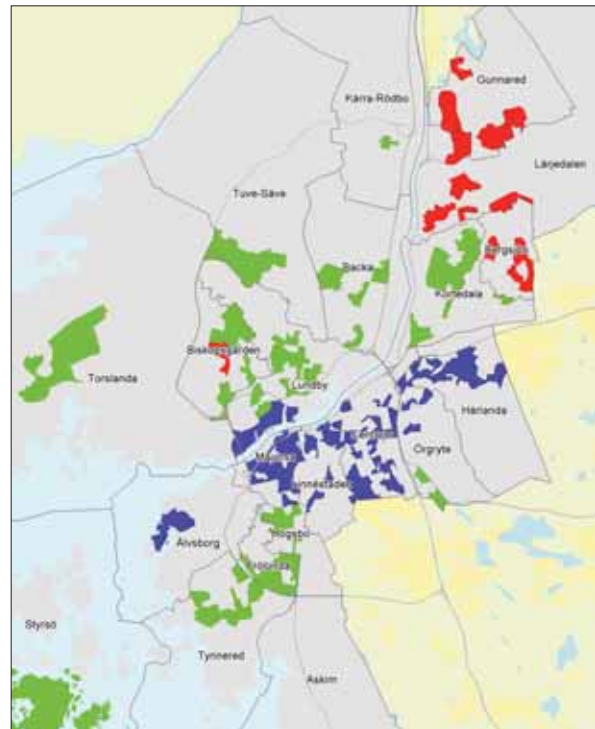
The Framtiden Group is Gothenburg's largest property owner on the residential market and owns approximately half of the rented apartments. According to the major property owners graph below, the second largest property owner's holding of residential units is just over one-tenth of the floor space of the Framtiden Group.

Even on the non-residential side the Framtiden Group is the largest but not quite as dominant. Wallenstam, which is the second largest owner of non-residential property, has a portfolio which in terms of floor space is two-thirds of the Framtiden Group's portfolio.

The Framtiden Group's properties at the end of 2005 comprised almost 5 million square metres, of which 4,400,000 square metres is residential and 600,000 non-residential. In addition, there are parking spaces and garages. Gross income from the Group's properties totalled SEK 4.3 billion and 86 per cent of this is income from residential units. All properties are located in the municipality of Gothenburg and are to be found in the majority of areas in Gothenburg.

Dwellings

At the end of 2005 there were 69,378 apartments within the Group with a good spread throughout Gothenburg. Most apartments were in Majorna, the City Centre and Kortedala, which are attractive city areas. Majorna is a very popular part of central Gothenburg and is dominated by the Landshövdingehusen, which are very popular in Gothenburg. The development of the area began in the 1880s, but comprised largely Landshövdingehusen from the 1920s and 1930s. There is also later development. Kortedala in north-east Gothenburg was built in the 1950s as a modern satellite town according to the norms of that time. The area is unique in Sweden due to its consistent of large-scale implementation. The Group also has significant holdings of properties constructed within the so-called "Million Programme". Gunnared, Lärjedalen, Biskopsgården and Bergsjön, and to

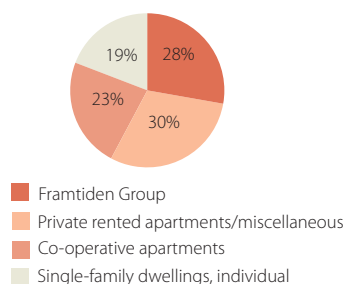


Valuation location A1-A4 B1-B5 C1-C3

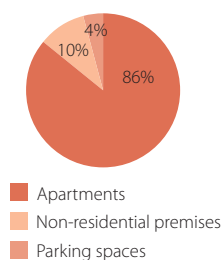
a certain extent Frölunda and Tynnered, are the location of the Million Programme properties built between 1965 and 1975.

The Group's valuation model divides all properties into attractiveness categories. Residential floor space is well distributed between different locations. Of the total floor space of the dwellings, 33 per cent is in the most attractive A-locations, 43 per cent in B-locations and 24 per cent in the slightly less attractive C-locations. Most apartments comprise two rooms and one kitchen (43 per cent), a proportion that has been constant in recent years. The num-

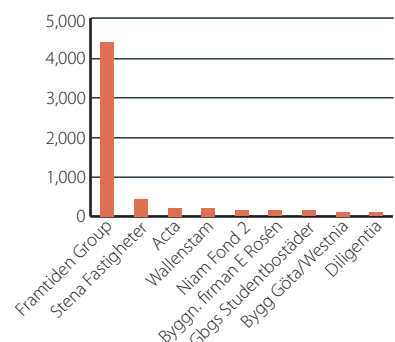
Ownership of 245,000 residential units in the City of Gothenburg



Gross income 2006



Gothenburg's largest residential property owners 1,000 square metres of floor space

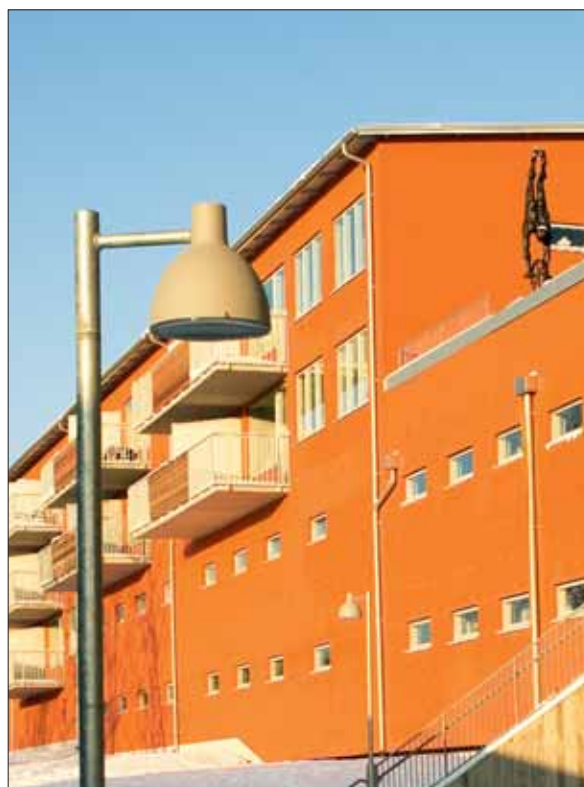
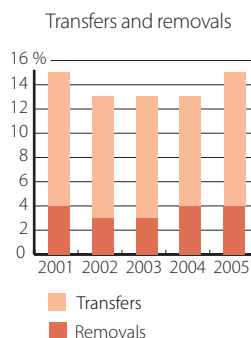
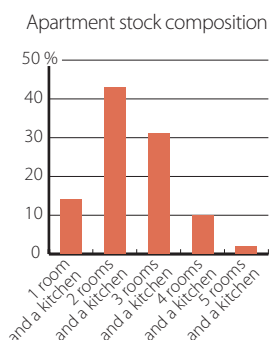


ber of evictions increased in 2005, compared with previous years. The increase in turnover of apartments has not meant any marked increase in vacancies. The number of vacant apartments continues to be low, and in 2005 the figure was 0.3 per cent. It is the mobility on the housing market that has increased, which is positive as it releases more apartments. During the year, around 10,300 households acquired a new apartment within the Group.

Housing rents increased by between 1.6 and 3.23 per cent during 2005. The majority of the large housing companies' rents were raised by just over 1.6 per cent. Rent negotiations for 2006 have not yet been concluded.

Urban District	Number of apartments	Distribution	Market share*	Average size	Gross rent, apartments SEK/m ²
Gunnared	6,225	9%	81%	71	705
Lärjedalen	4,651	7%	81%	73	728
Kortedala	6,827	10%	66%	59	855
Bergsjön	2,721	4%	50%	66	699
Härlanda	2,467	4%	34%	59	835
Örgryte	2,413	3%	20%	63	895
Centrum	7,571	11%	33%	61	963
Linnéstaden	2,253	3%	22%	73	985
Majorna	8,720	13%	65%	60	889
Högsbo	3,358	5%	52%	60	885
Älvsborg	1	0%	0%	190	522
Frölunda	4,524	7%	83%	65	856
Tynnered	2,686	4%	51%	74	822
Styrsö	39	0%	37%	74	806
Torslanda	330	0%	70%	78	1108
Biskopsgården	5,744	8%	61%	61	828
Lundby	4,440	6%	36%	51	955
Tuve-Säve	836	1%	96%	76	783
Backa	3,572	5%	76%	63	804
Total	69,378	100%	49%	63	840

* The term 'market share' refers to the total number of apartments in the Group in relation to the total number of apartments available for rent.



Guldheden



Guldheden

Non-residential premises

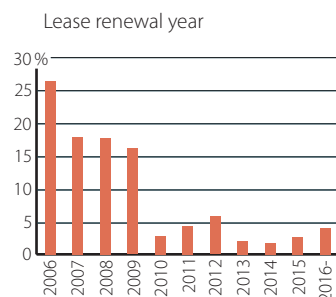
The non-residential premises should be regarded as a complement to the Group's residential holdings. The majority of the Group's non-residential floor space, approximately 324,000 square metres, is owned by the housing companies and is generally in, or in the immediate vicinity of, residential properties, whilst the remaining space, approximately 233,000 square metres, is in the form of pure non-residential properties. These non-residential properties are highly diversified, both in terms of content and location. Within the holdings there are attractive inner-city properties, the sports arena Scandinavium, medical centres and a number of shopping precincts of varying sizes close to residential areas. The City of Gothenburg is the largest tenant through its urban district committees and administrations, which lease most of the office space.

The second largest tenant is the Western Götaland region, which has extensive operations within the care sector. Together, these activities account for approximately 27 per cent of the total non-residential floor space and approximately 40 per cent of the rental income.

During the past year the average length of a lease agreement increased from just less than two years to two years and four months. At the same time, the level of vacant space increased from an average of 7.9 to 9.5 per cent. The increase is due largely to restructuring within the Western Götaland Region, which has involved a centralisation of medical centres. The majority of vacant space is located in residential properties with individual premises, where it could be difficult to find an appropriate use. Project are in progress aimed at converting vacant non-residential premises into residential premises.



Bergsjön Centrum



Use	Floor space	Floor space, %	Annual rent, SEK m	SEK/m ²	Vacant space, %
Properties					
Stores	123,306	22%	112.3	911	6.7%
Leisure, meeting premises	100,965	18%	59.2	586	4.0%
Industry, workshops	8,617	2%	2.5	291	58.6%
Offices	148,482	27%	120.9	815	7.3%
Warehousing	20,311	4%	6.0	295	22.5%
Restaurants	6,025	1%	6.1	1,011	3.6%
Education, health, welfare	92,763	17%	80.5	868	4.6%
Miscellaneous	56,397	10%	28.2	500	27.8%
Total	556,866	100%	416	747	9.5%

Result analysis

Accounting

Income

The average residential rent for 2005 was SEK 840 per square metre (822), with a spread from SEK 649 per square metre in Lövgärdet to SEK 1,529 per square metre in the newly constructed properties on Norra Ågatan. The level of vacant dwellings continues to be low. At the end of 2005 there were 186 vacant apartments, which is an increase of 43 on 2004. In relation to the holdings as a whole, this means that the level of vacant space has risen from 0.2 to 0.3 per cent.

The rent shortfall for apartments increased by SEK 3 million during 2005 to SEK 54 million (51). A large proportion of the discounts included in the rent shortfall are student, loyalty and returning tenant discounts. These change at a relatively slow rate.

The gross rents for non-residential premises fell during 2005 by SEK 25 million to SEK 392 million. It was the sale of two properties in particular that affected the rents for non-residential premises negatively. The sale during the year of Mässans Gata and the sale during the preceding year of a property in Gamlestaden by Egnahemsbolaget accounted for SEK 27 million of the income from non-residential premises in 2004. The rent shortfall for non-residential premises fell during the year by SEK 3 million and amounted to SEK 30 million for 2005.

Operation and maintenance

Operating costs increased during 2005 by SEK 82 million to SEK 1,847 million, equivalent to SEK 373 per square metre (357). The tariff charges increased quite marginally during 2005. The increase in operating costs can be attributed mainly to rising costs for property upkeep, operating administration and other operating costs. In total, these items have increased by SEK 78 million, which is equivalent to SEK 15 per square metre. Of the other operating costs, it is mainly insurance costs and marketing costs that have increased.

Since 1997, extraordinary maintenance has been carried out in Hjällbo and Gårdsten and in the local precincts. During 2004 and 2005, extraordinary maintenance has also been carried out within Poseidon, Bostadsbolaget and Familjebostäder. These measures could be taken following

a decision by the Board regarding special allocations for extraordinary work within the framework of the Group's financial results and in the light of its equity/assets ratio.

Ordinary maintenance during 2005 was charged to the Group's profit to the amount of SEK 507 million (487), which is equivalent to SEK 102 per square metre (99). In addition, there are extraordinary measures totalling SEK 260 million (164) for properties owned by all the housing companies and GöteborgsLokaler. This extraordinary maintenance is equivalent to SEK 53 per square metre (33).

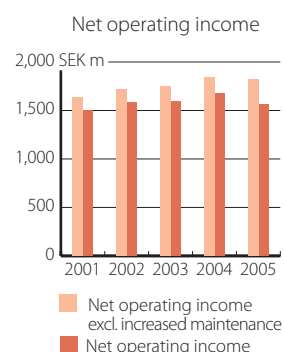
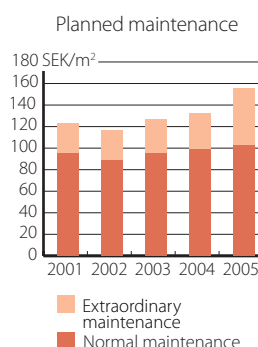
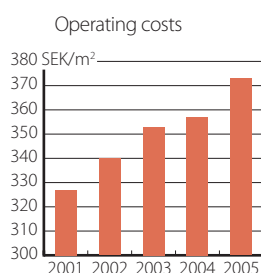
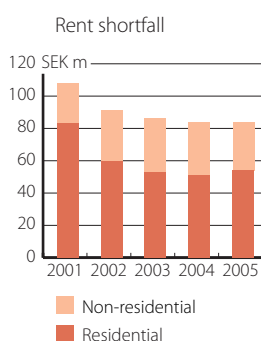
The rate of redevelopment is now relatively low compared with earlier years and this will make considerable demands on the housing companies' planned maintenance for the future if the properties' real capital is to be preserved. The Framtiden Group's long-term strategy includes the expansion of maintenance. This will be made possible by the strong financial position of the Group.

Investments

The Group's investment programme during the past five years has been between SEK 800 million and SEK 1,300 million per year. These investments refer to new construction as well as redevelopment. In addition, there is an extensive maintenance programme. During 2005, investments in properties amounted to SEK 848 million (928), of which SEK 136 million refers to new construction and SEK 674 million to the redevelopment of existing properties. The remaining amount, SEK 38 million, refers to the acquisition of properties.

Reversal of write-downs made previously and write-downs for the year

Reversed write-downs for the year amounted to SEK 586 million (595). Write-downs for the year amounted to SEK 10 million (18). The reversed write-downs and write-downs for the year are reported within depreciation and write-downs in management. Income and costs do not affect the cash flow of the Group or the companies concerned and are purely of an accounting nature. The write-downs and reversed write-downs increase the reported equity/assets ratio whilst the adjusted equity/assets ratio has not been affected.



Development of the Group's holdings

The Group's aim of reinforcing the development of Gothenburg includes responsibility for developing and maintaining properties and residential areas. This takes place through new construction, maintenance and investments in existing properties as well sales where individual properties do not fit into each company's long-term management strategy.

Property sales

During the year Egnahemsbolaget sold five townhouses in Önnared and Bygga Hem sold a large detached house in Långedrag. The properties were not considered to be in keeping with the companies' long-term management strategies.

Gårdstensbostäder has sold a newly formed land property, Gårdsten 10:19, to Egnahemsbolaget. The values of the sales were SEK 13 million. In addition, there are sales which Egnahemsbolaget makes each year within the framework of its housing production. The sales value of Egnahemsbolaget's new construction for 2005 was SEK 214 million and involved 135 dwellings.

Acquisitions

Egnahemsbolaget acquired the above property in Gårdsten for the development of Salviaterrassen, a new residential area where the company will create 44 dwellings held on a

co-operative and sole ownership basis. In addition, Poseidon bought two properties, Sannegården 17:2 and Gamlestaden 7:22, both of which, in terms of management, are a natural complement to Poseidon's property holdings. Bostadsbolaget has acquired land in Västra Eriksberg, which is intended for future new construction. The acquisitions totalled SEK 38 million.

Projects completed during 2005

During 2005, SEK 848 million (928) was invested in new construction and redevelopment. Of this sum, SEK 136 million (309) referred to new production and SEK 674 million (579) to development. During the year, new construction of 300 apartments was completed in Amhult, Torslanda, which has taken place in stages over a number of years. Extensive refurbishment in Gårdsten, with new facades and external environments, was concluded after several years' work. Both these projects were highlighted in conjunction with the housing exhibition Bo i Göteborg, which was held during the year.

During the year, 102 rental apartments were added through new construction and conversion of other floor space. In addition, approximately 90 new smaller dwellings were built for short-term occupation in the former Westsam building. The apartments are intended for homeless people in Gothenburg and are rented on a block basis by the City of Gothenburg.

PROJECTS COMPLETED DURING 2005

Owner	Area	Address	Floor space	No. of dwellings	Primary measures taken
Bostadsbolaget	Torslanda	Amhults Uppegård 1 etc.	23,829	300	New construction of rental apartments.
Bostadsbolaget	Tuve	Norumshöjd	63,441	835	Total external refurbishment, including the courtyards as well as bathroom refurbishment.
Gårdstensbostäder	Gårdsten	Muskotgatan, Salviagatan	72,853	976	Terracing of the apartment blocks and renewal of the facades and outdoor areas in Östra Gårdsten.
Poseidon	Kyrkbyn	Jättestensgatan	30,103	513	Extensive internal and external renovation as well as new construction of 19 apartments.
GöteborgsLokaler	Bergsjön	Bergsjön Centrum	7,300	0	Total redevelopment of retailing space, library and family centre.
Bostadsbolaget	Guldheden	Dr Wengbergs gata 8	5,813	66	New construction of rental apartments and renovation of a parking deck.
Poseidon	Backa Röd	Markurellgatan	5,354	72	Stage one of a total internal and external refurbishment of Poseidon's largest housing area.
Poseidon	Biskopsgården	Stackmolnsgatan	14,416	216	Renovation of facades and balconies, including entrances and ventilation.
Parkeringsbolaget	Heden	Södra vägen 70	0	0	New construction of a parking deck with 301 spaces.
Poseidon	Brämaregården	Jägaregatan	3,731	72	Extensive internal and external renovation prior to conversion to student apartments.
Bostadsbolaget	Biskopsgården	Blidvädersgatan 63 och 57	5,016	72	Replacement of the mains as well as kitchen and bathroom renovation and renovation of windows, stairwells and ventilation.
Bygga Hem	Olskroken	Colin Campbells Plats 1	4,343	90	Total redevelopment of the former Westsam building into 90 dwellings for the homeless.
HjällboBostaden	Hjällbo	Bondegården	43,601	398	New construction and extension and balconies.
HjällboBostaden	Hjällbo	Bergsgårdsgården och Bondegården	93,669	27	Redevelopment of non-residential floor space into apartments.
Familjebostäder	Högsbo	Nickelmyntsgatan 1-11	2,328	39	Replacement of the mains and kitchen and bathroom renovation as well as refurbishment of the courtyards.
Familjebostäder	Kortedala	Kalendervägen 109	2,162	40	Renovation of the facade as well as replacement of the mains and kitchen and bathroom renovation.
Bostadsbolaget	Backa	Humoreskgatan 2	5,762	88	Bathroom refurbishment.
Poseidon	Kålltorp	Ahrenbergsgatan	5,212	6	Conversion from a day centre into six apartments.

New construction in progress and redevelopment

At the turn of the year, new construction of 124 rental apartments and 120 dwellings held on a sole ownership or co-operative basis was in progress. Almost 1,350 apartments within the Group's holdings are affected by redevelopment through major projects. Apart from extensive refurbishment of whole housing areas there is continuous replacement of mains as well as kitchen and bathroom refurbishment in individual properties. In addition, there are a number of projects involving the enclosure and expansion of balconies. Each subsidiary prepares ongoing project and maintenance plans to identify future maintenance and investment requirements.

Conversion into co-operative apartments

There is a stated aim within the Group to be involved in increasing the number of co-operative-owned apartments in city areas where this form of ownership is underrepresented, with the aim of achieving a well-balanced housing stock in Gothenburg as a whole. At present, transformation from rental apartments to co-operative apartments is planned for Tynnered, Eriksbo and Lövgärdet.

Planned new construction 2006 – 2008

The Group's overall aim of satisfying demand and maintaining an attractive housing stock is being fulfilled through the new construction of attractive apartments for rent. This must also take place without sacrificing the flexibility required to ensure compliance with demand. It must be possible to meet reduced demand in such a way that it does not generate any negative economic consequences. The aim for the Framtiden Group is to complete just over 1,000 new dwellings for rent in the next few years. Egnahemsbolaget is also planning to produce 150 new dwellings each year. Intensive planning work is taking place at the Group companies to create new construction projects. Several more projects are at the planning stage and could thus result in more dwellings being produced during the coming three-year period. The Group companies also have land reserves. Land surveys and land acquisition negotiations are in progress. There is also the potential for increasing the number of apartments through the conversion, for example, of lofts and non-residential premises.

NEW CONSTRUCTION AND REDEVELOPMENT IN PROGRESS

Owner	Area	Address	Floor space	No. of dwellings	Primary measures taken
Bostadsbolaget	Västra Eriksberg	Stapelbädden	8,663	121	Stage 1 of the development of Västra Eriksberg where a total of 380 apartments will be constructed.
Poseidon	Backa Röd	Markurellgatan etc.	10,168	144	Stage 2 of the total internal and external refurbishment of Poseidon's largest housing area, totalling 1,566 apartments.
Bostadsbolaget	Biskopsgården	Vårvärdersgatan	27,639	570	Expansion and glazed enclosure of balconies as well as facade renovation.
Poseidon	Lövgärdet	Kaprisgatan	22,552	283	Maintenance of facades, roofs and ventilation in a townhouse area dating from 1975.
Familjebostäder	Olivedal	Kv Horisonten	6,221	114	Total external refurbishment as well as kitchen and bathroom renovation and replacement of mains. Three new apartments constructed.
Familjebostäder	Sandarna	Öckerög. 6/Karl Johansg. 160	3,815	76	New waste pipes as well as kitchen and bathroom renovation.
Poseidon	Sannegården	Bautastensgatan	5,415	113	Wet room renovation.
Familjebostäder	Majorna	Klareborgsgatan 12	1,851	36	Refurbishment of apartments and replacement of mains as well as bathroom renovation.
Familjebostäder	Bergsjön	Rymdtorget 6-7	981	16	Renovation of balconies, lifts and stairwells as well as bathroom renovation.



New construction in Guldheden.

Property valuation

Each year, the Group's property holdings are the subject of an internal valuation and each property is assigned a market value. The values are calculated using an internal valuation model that reflects the market's valuation of each property. The purpose of the valuation is to:

- satisfy the requirements of the Annual Accounts Act regarding individual property valuation.
- calculate the change in value of the properties and the adjusted equity/assets ratio of the companies as well as the Group.
- create a basis for collateral valuation in conjunction with the Group's ongoing financing.

Through Göteborgs stads bostadsaktiebolag the Group is a member of SFI, Svenskt Fastighetsindex (Swedish Property Index)

External valuation

In order to assure the quality of the internal valuation model and to satisfy the demands made by SFI, the Group makes an external valuation of a selected number of properties each year. Of the Group's almost 1,300 properties, an external valuation is made of a representative selection of around ten per cent. The externally valued properties are to be found in the majority of the city areas and were constructed and refurbished at different times. Two reputable valuation institutes valued 50 per cent each and a number of properties were valued by both institutes.

Internal valuation

Method

The valuation model is based on the expected cash flow for each property during the forthcoming ten-year period and an estimated residual value for year eleven. The cash flow includes income and expenses, such as rent reduced by rent shortfall, property tax, operation and maintenance. Any interest subsidy is added to the thus calculated net operating income. To calculate the net operating income for the calculation period, an assumption is made of the rate of inflation, rents, loss of rental income, operating and maintenance costs and property tax. A residual value is calculated for the last year in the calculation period, i.e. the probable market value at this point in time. The net operating income, residual value and interest subsidy are expressed in nominal terms and are discounted with a cost of capital that is based on the market's yield requirement. All these assumptions are based on assessments made by external valuation institutes.

Assumptions

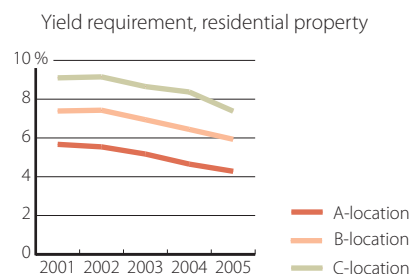
- **CPI.** The inflation rate (CPI) that forms the basis for the majority of future assessments in the cash flows is estimated at two per cent per year.
- **Rent and rent trends.** It is estimated that rents for residential properties will remain unchanged in 2006 and that the future rent increase will be 2 per cent per year. For non-residential premises it is assumed that current contracts are valid throughout 2006 and the rents there-

after for non-residential premises will follow the CPI to 70 per cent.

- **Vacancies.** The actual closing vacancy level is charged to the first year's calculation after which the vacancy level is gradually, over a period of three years, adapted to the market vacancy level for the location.
- **Operating and maintenance costs.** In the valuation, these have been based on standardised costs for the property type and location in question. For residential properties these costs are between SEK 294 and SEK 456 per square metre. Non-residential properties are assumed to have a slightly lower operating and maintenance cost compared with residential properties. However, higher costs have been applied generally when valuing GöteborgsLokaler's holdings due to the large proportion of stores in local, precincts where extra costs arise. Operating and maintenance costs are assumed to follow the CPI with an extra cost increase supplement of 0.25 per cent.
- **Property tax.** Property tax payable is charged to net operating income for 2006. It is then assumed that the property tax will increase in line with the CPI.
- **Interest subsidy.** The interest subsidy is included in the calculation at the amount paid each year up to and including year five, and discounted with the assessed cost of capital for the property.
- **Yield requirement and cost of capital.** The yield requirement and cost of capital used to discount the expected cash flow each year are derived from the transactions noted on the market. This takes place with the aid of internal analyses and with the aid of assessments made by external valuation institutes.

In recent years the yield requirements for residential and non-residential properties have fallen. There is an abundance of investors for both categories. The co-operative housing associations have been a strong driving force behind the rise in the price of residential properties at the same time that the reduction in interest rates in recent years has generated an increase in the value of properties in general.

The graph shows the average yield requirement for dwellings in locations A, B and C. The yield requirement is weighted in the light of the floor space in each subgroup. The yield requirement for non-residential properties is on a higher level than for residential properties in the equivalent location and has fallen by approximately the same number of percentage points during the past year.



Result

Using the above model and parameters as a basis, the Group has a total yield value of SEK 40,609 million including nominal values for redevelopment supplements, which are recorded under financial assets in the Balance Sheet*. This value exceeds the properties' book value by SEK 17,507 million. The total value of SEK 40,609 is equivalent to SEK 8,199/m².

The Group's value spread is as follows:

Location	Value, SEK m	Gross income, SEK m	Floor space, KSEK	Value, %	Rent, %	Floor space, %
A	20,731	1,598	1,664	51%	37%	34%
B	15,457	1,822	2,104	38%	43%	42%
C	4,421	868	1,185	11%	20%	24%
Total	40,609	4,288	4,953	100%	100%	100%

With an assessed yield value of SEK 37,934 million** at the end of 2004, the value for 2005 represents a change of SEK 2,675 million. The change in value is accounted for as follows:

Investments incl. redevelopment supplements	SEK 839 million
Acquisitions	SEK 38 million
Sales	SEK -13 million
Other increase in value	SEK 1,811 million

Residential properties in all the areas of Gothenburg have increased in value.

Location	SEK m 2005	SEK m 2004	Change, %
A	18,712	17,449	7.2%
B	14,276	13,353	6.9%
C	3,999	3,671	8.9%
Total	36,988	34,473	7.3%

Identical holdings, i.e. developed properties owned at the end of both 2004 and 2005, with residential floor space exceeding non-residential floor space.

The increase is due exclusively to a reduction in the yield requirements as both the rents and vacant space have remained unchanged since the valuation was made the previous year. In addition, standard figures for operation and maintenance have increased by a few per cent.

In the case of non-residential property, the increase in value in general has been greater than for residential property.

Location	SEK m 2005	SEK m 2004	Change, %
A	1,428	1,298	10.0%
B	868	772	12.5%
C	360	342	5.2%
Total	2,655	2,411	10.1%

Identical holdings, i.e. developed properties owned at the end of both 2004 and 2005, with non-residential floor space exceeding residential floor space.

The increase on some sub-markets for non-residential premises can be attributed mainly to the fact that the investor market for retailing properties has been very positive during the past year.

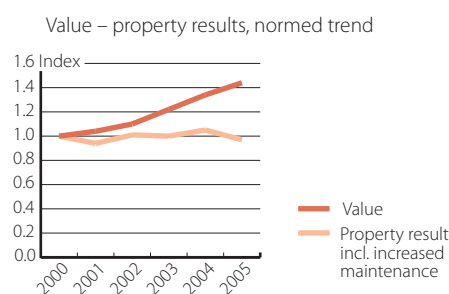
*The value of the redevelopment supplements in the financial assets is SEK 58.6 million.

**The preceding year's yield value includes nominal values for redevelopment supplements totalling SEK 29.8 million.



Biskopsgården

The graph illustrates how the increase in property values in recent years is not the result of improved net operating income but rather a result of a reduction in yield requirements for the type of property owned by the Group's subsidiaries.



Financing

Economic overview

International

Despite high raw material prices, including oil and steel, growth internationally in 2005 was on a relatively high level, with a figure of 7-10 per cent in China and India and an average of around four per cent globally. This is slightly lower than 2004, when global growth was approximately five per cent, due largely to a high rate of expansion in the USA, China and India. China in particular has contributed to the high raw material prices through the sustained very high level of demand. The USA and Japan continue to develop positively whilst Europe is still falling behind with a lower rate of growth and a high level of unemployment. Hurricanes Katrina and Rita are initially expected to have a certain dampening effect whilst their impact in 2006 could be positive as the rebuilding process continues.

In the USA, however, there was a slight fall in the rate of growth, from approximately 4.2 per cent in 2004 to an estimated 3.7 per cent in 2005. A gradual fall to 2.3 per cent is expected during 2007. A high level of domestic consumption and a continued strong rate of investment have contributed to the high growth figures. These factors are still being supported by a serious domestic budget deficit and balance of trade deficit, which are causing concern as a result of the global imbalances they are creating. Another significant factor for the USA's level of consumption is the rise in property prices during the past year, fuelling a further increase in consumption despite several increases in the US key rate.

A factor which is also causing concern in the USA is the major surplus in the domestic automotive industry of vehicles with high fuel consumption. Significant cutbacks and savings programmes are to be expected.

Consumer prices are felt to be on a reasonable level even if a temporary peak was noted in conjunction with hurricane Katrina. Unemployment at present appears to be on a reasonable level.

It is felt that Japan, at least temporarily, has overcome its problems with a shrinking economy and falling prices. In 2005, GNP growth is expected to be around 2.3 per cent whilst the equivalent figure for 2006 is estimated at 2.0 per cent and for 2007 1.5 per cent. Inflation also appears to be taking over after a long period of deflation. For 2005, inflation is estimated at -0.1 per cent and at 0.2 and 0.3 per cent for 2006 and 2007 respectively. Together with China, India and a number of other countries, Japan could account for the continued high rate of demand.

The Eurozone has continued to be marked by a low rate of growth, with an average of 1.5 per cent for 2005 and an estimated 1.9 per cent for 2006. Unemployment will remain between eight and nine per cent for the coming years. Inflation is low and is approximately two per cent or slightly above. The next few years are expected to be slightly better for the Eurozone thanks to more positive signs in Germany and France.

Sweden

In recent years Sweden has had a relatively high rate of growth, particularly compared with the Eurozone. Even costs appear to be under control with a CPI of less than one per cent. The assessment of the Swedish Riksbank, however, is that there is a risk of a gradual rise in inflation during 2007 where figures from December 2006 to December 2007 could be up to two per cent, i.e. the target for the Swedish Riksbank monetary policy. To bring about restraint at an early stage, the Swedish Riksbank raised its most important key rate – the repo rate – by 0.25 percentage points to 1.75 per cent in January 2006. This means that Sweden still has a short-term interest rate that is 0.5 percentage points below the euro rate. In this context it should be mentioned that the Swedish Riksbank reduced the repo rate the previous year to 1.5 per cent, which is an historically low level in modern times.

The main problem in Sweden is the high rate of unemployment, which has at times been six per cent, compared with the government's target of four per cent. The high rate of growth in the Swedish economy is obviously not reflected in the unemployment figures. An explanation for this is the increase in productivity during the year. A number of labour market measures during 2006, combined with an expansive finance policy, could bring down unemployment slightly, although almost certainly not below five per cent according to forecasts from the National Labour Market Board.

A contributing factor to consumption remaining stable in Sweden is the strong rise in residential property prices in combination with a very low rate of interest over a long period.

Interest rate and exchange rate trends

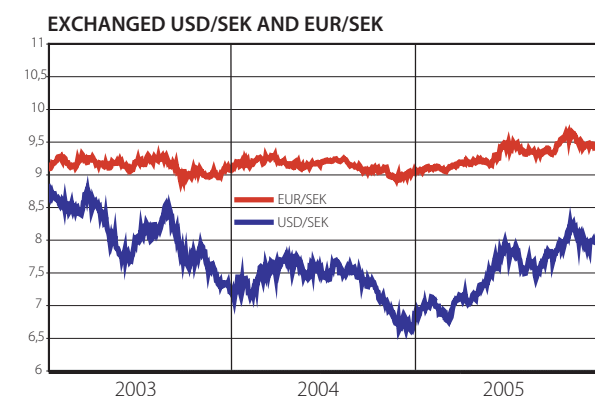
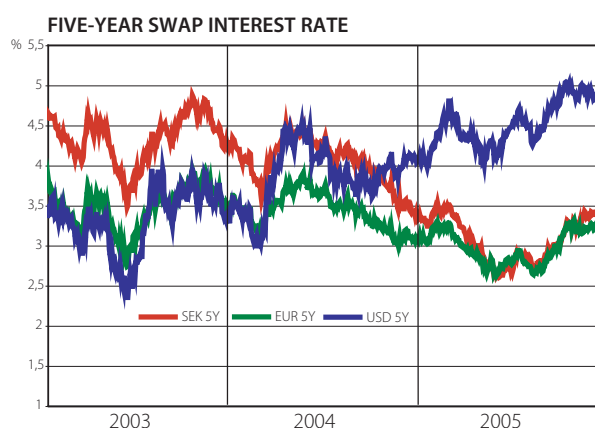
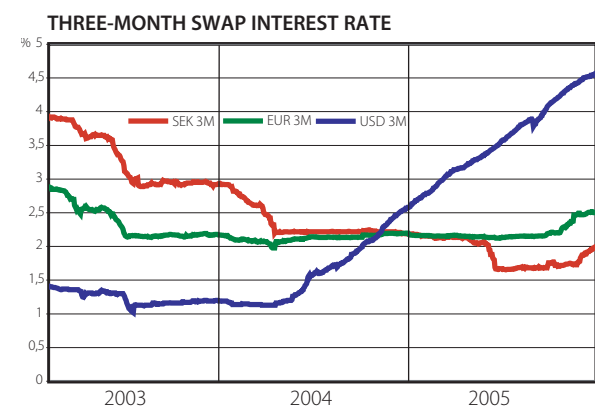
As can be seen from the graphs below, the US key rate has been raised on a number of occasions during 2005 to slow-down the rapid increase in prices on the housing market. The euro interest rate, however, remained still during a large part of 2005 and late on in the year was raised from 2.0 to 2.25 per cent. This also matches the need to stimulate the economies in the Eurozone, which only late in the year showed some signs of recovery.

The record low Swedish key rate level of 1.5 per cent during 2005 and an increase of 0.25 percentage points in early 2006 should be viewed in the light of the stable price level and the high rate of unemployment.

The five-year swap rates in the USA have only been affected marginally by the increase in the key rate whilst the euro and SEK interest rates during the first part of 2005 fell before gradually recovering to the level that prevailed at the beginning of the year.

Compared with the Swedish krona, the euro has generally maintained the same level whilst the US dollar has been marked by a considerable weakening against the krona. This can be explained in part by the rising dollar interest

rate and a significantly lower krona interest rate as well as an outflow of currency in conjunction with investment by Swedish pension funds and other Swedish companies in foreign funds and shares. In the latter case there is a link to company acquisitions abroad.



Net financial items 2005

The financial net cost for the Framtiden Group during 2005 totalled SEK 570 million, which is a fall of SEK 95 million compared with the preceding year. Interest subsidies for 2005 amounted to SEK 33 million (28). Net financial items also include a certain pension liability, closing results for derivative transactions allocated to a certain period and loans repaid prematurely. The lower financial

cost in 2005 compared with the preceding year has been achieved through significant interest conversions during the part of 2005 when earlier loans and derivative positions at higher rates of interest were converted to lower levels.

The loan volume at the year-end was SEK 14,422 million, which is an increase of SEK 68 million compared with the preceding year. In addition, property investments of SEK 848 million were financed internally. Net exposure, i.e. the loan volume with a deduction for cash funds and current investments, totalled SEK 14,100 million at the end of 2005, an increase of SEK 126 million. The average interest rate for borrowing during the year was 4.12 per cent after interest subsidies and 4.35 per cent before interest subsidies. The corresponding figures for 2004 were 4.74 per cent and 4.94 per cent respectively. The average interest rate for borrowing at the end of 2005 was 3.47 per cent. The fixed interest term during the year at its lowest was 1.65 years and at its highest 2.25 years. The limit for the lowest average fixed interest period for the Group has, following a decision by the Board, been reduced from 2 to 1.5 years following a deduction for cash and investments.

Group financial organisation

The Framtiden Group mainly has a decentralised financial organisation, where each individual company has its own finance organisation and is directly responsible for operative business and risk exposure. The operative business and risk exposure is governed by the Group finance policy, with guidelines for interest and refinancing risks, choice of financial instrument, counter-party, counter-party risks as well as accounting, internal control and system requirements. Within these frameworks, each company is responsible for its financial results. The Group finance policy stipulates, among other things:

- Loans in a foreign currency must be hedged.
- The lowest average fixed interest term is 18 months. Changes in the fixed interest term are decided by the Parent Company depending on the trend on the financial markets. During 2005, this limit was a minimum of 1.5 years and a maximum of three years for the whole year. At the year-end the maximum permitted fixed interest term was 2.6 years.
- Total repayments and amortisation during a single year may not exceed 30 per cent of the total credit volume.

Active cash management takes place at each company.

Credit market trends in recent years have made greater demands on co-ordination when raising loans. Certain markets make considerable volume demands. Such volume demands could also be necessary for cost-effectiveness. Within the Framtiden Group, this co-ordination takes place through the Parent Company.

The Group's financial exposure

At the end of 2005, the Group's average fixed interest on financial net exposure was 3.47 per cent compared with 4.57 per cent the preceding year.

Derivatives are the main instrument used for the ongoing adjustment of the interest risks. These mainly take the form of interest swaps and FRAs (Forward Rate Agreements). CAPs are also used, although to a lesser extent. At the end of 2005 the volumes for these instruments were as follows:

SEK m	Gross	Net
Currency/interest swaps	7,700	7,700
Interest swaps in SEK	17,810	1,640
FRAs	4,000	-600
CAPs	850	-850

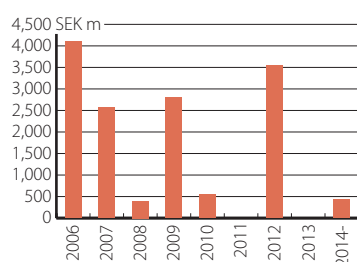
The interest/currency swaps can be attributable in full to the Framtiden Group bond loans and constitute full matching of the underlying loans. In these cases the parties in the Group are Framtiden Residential Housing Finance No. 3 AB (publ), Framtiden Multi-Family Housing Finance No. 4 AB (publ) and Framtiden Public Housing Finance No. 5 AB (publ).

NET FINANCIAL EXPOSURE REGARDING LOANS, CASH, INVESTMENTS AND DERIVATIVES AT THE END OF 2005

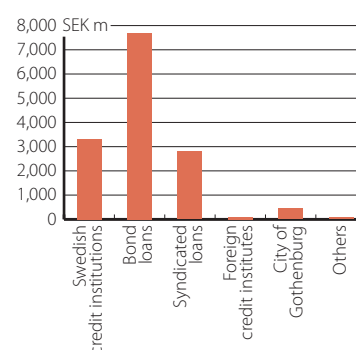
	Amount SEK m	Nominal interest, %	Premium, SEK m
2006:1	-5,024	1.61	-6
2006:2	-638	2.30	-5
2006:3	640	1.59	-6
2006:4	318	-10.13	-6
2007	-5,460	3.49	-5
2008	102	-6.34	-11
2009	-2,692	4.45	-12
2010	-230	5.03	-12
2011	-300	3.21	-4
2012	-450	4.55	-1
2013	144	3.04	-1
2014-	-510	3.46	0
Total	-14,100	3.47	-69

The premium, SEK -69 million according to the above table, is the result of closed forward rate agreements, reversed swaps and the cost of loans repaid prematurely. The premium is allocated to specific periods over the term of the underlying contract. The average term at the end of 2005 was 1.97 years.

Refinancing risk at the end of 2005 (including credit commitments)



Group financing sources at the end of 2005



During 2006, loans totalling SEK 5,361 million fall due for repayment. Of this amount, SEK 1,250 million of the credit commitments will be covered, which means that around 28 per cent of the Group's total credit volume needs to be refinanced during the year. In addition, there are borrowing requirements of around SEK 200-300 million to cover the part of the investment programme that has not been financed internally.

During 2005, a bond loan of EUR 300 million (equivalent to SEK 2,500 million) was raised by the Group company Framtiden Housing Finance No 2 AB (publ). The loan, which was issued in 2000 on the European capital market, has been used for the financing of the Group's larger housing companies Bostads AB Poseidon, Familjebostäder i Göteborg AB and Göteborgs stads bostadsaktiebolag. In conjunction with the redemption of the bond loan in 2005, a syndicated revolving loan of SEK 3,000 million was raised through the Parent Company with a term of up to seven years. The funds have been lent on by the Parent Company to the above-mentioned housing companies by up to SEK 1,000 million each. These loans are secured by each housing company through mortgages on the company's holdings, whereupon the internal promissory notes were issued as collateral to the lending banks. The loan was arranged with Handelsbanken as the lead arranger and a total of seven lenders were involved, of which four were Swedish banks and three were foreign banks.

The Group's credit at the end of 2005 had an average repayment period of 2.81 years. If credit commitments are included, the figure is 3.36 years. The equivalent figures for 2004 were 2.23 years and 2.72 years respectively. In the light of the expected very long-term property holding, the Group is striving for a long-term credit tie-up. At the same time, unnecessary restrictions on properties must be avoided. The present situation within the Group is considered to be well balanced.

The Framtiden Group has significant financial strength, well documented through an adjusted equity/assets ratio of 47 per cent at the end of 2005, following a deduction for deferred tax. With property values totalling SEK 40,609 million and a credit portfolio totalling SEK 14,422 million, this represents an average loan-to-value ratio of 35.5 per cent, which is considerably below nationally and internationally accepted levels.

It has been assumed that the financial capacity is best utilised by raising direct loans on the capital market, which is what has happened in recent years. The Group's credit portfolio strategy has been based on the assumption of gradually rising credit margins in Sweden, and has therefore been guided towards the raising of loans directly on the European capital market through the issuing of secured bond loans. These bond loans have been consistently given the highest credit rating by rating institutes, they have been well received on the market and they have been substantially over-subscribed. During 2005, however, the liquidity in the bank system increased, with falling margins as a result. This, combined with the new expected Basel guidelines, resulted in Förvaltnings AB Framtiden reaching a decision during the year to raise a syndicated revolving loan of SEK 3,000 million instead of the customary bond loan. The current arrangement, with an unchanged credit volume, appears to be reasonably balanced.

Valuation of the Group's credit and derivative portfolio

The market value of the Group's financial assets, liabilities and derivative portfolio is set internally on a continuous basis. As all exposure is in SEK, valuation takes place against the Swedish swap market listings with, to the extent the portfolio has been valued, a supplement for the average current credit margin. The following values were noted at the end of 2005.

SEK million	Nominal value	Market value
Credit portfolio	-14,422	-14,650
Interest swaps, net	1,640	1,619
FRAs	-600	-600
CAPs	-850	-846

Sensitivity to changes in the interest situation, both with regard to ongoing results and with regard to the market value of the above portfolios, is reported under the Risk and Sensitivity analysis section.

Liquidity

The cash flow that arises within a property group is for the most part contractually fixed rental income, interest payments known in advance and current payments for operations and maintenance. Investments and agreed loan repayments are also included.

The above items are stable and usually well known in advance. Through a high rate of internal financing the credit commitments have been used mainly to cover certain refinancing risks. As the investment volume has increased in recent years, the credit framework for current operating credit has been expanded during the year. All the credit commitments can be used for both the financing of investments and the refinancing of existing loans.

The following shows the liquidity and unutilised credit and credit commitments at the end of 2005.

Cash and investments	SEK 322 million
Unutilised credit frameworks and credit commitments	SEK 2,372 million
Total	SEK 2,694 million



Bergsjön Centrum

Risk and Sensitivity analysis



Haga



Masthugg

Changes on the market and changes in costs and rules could have significant effects on the Group's profit trend and the valuation of the company's assets and liabilities. Current operations and the composition of assets and liabilities that characterise a property company produce a complex combination of parameters in conjunction with the analysis and assessment of risk in both the Income Statement and the Balance Sheet.

Rents

Rents are the Group's largest income item and thus form the basis for both the market value and the profit. As residential property rents comprise 86 per cent of the Group's income these have a material impact on profit.

Housing rents are set through negotiations with the Tenants' Association and are not affected by short-term changes on the market. This offers a stable foundation for both profit and property values. It is, however, important that the rent follows the general price trend if the Group is to retain both real unchanged profit and real unchanged property values.

Long-term vacancy level

For a property company with negotiated housing rents the risk of vacant space constitutes the largest area of uncertainty on the income side. If demand for housing were to fall in Gothenburg the result would probably be an increase in the number of empty apartments. The demand for housing is affected in the first instance by Gothenburg's economic development and by stability on the labour market. To avoid vacancies in the event of a downturn in the economy it is important that the apartments offered by the Group are seen to be attractive and value for money.

Operating and maintenance cost

To retain and develop the properties' economic and technical value, and for the tenants to be satisfied, a good level of operation and maintenance is necessary. The costs for this must be covered by the rental income if the profit and property values are to develop positively.

In recent years consumption costs have increased more rapidly than rents, which has had a negative impact on profit and the increase in value. The increase is due primarily to a rise in consumption costs and the cost of property upkeep. As the properties become older more maintenance is required.

Yield requirements and cost of capital

Yield requirements and cost of capital are the investors' way of valuing the properties' income and costs. If there is a high level of interest in investing in property in Gothenburg at the same time that the interest on alternative investments is low, the yield requirements and cost of capital will fall. This produces a higher valuation of the Group's property holdings. Correspondingly, the Group's property val-

ues will fall if investors lose interest in the Gothenburg market and/or there is a lack of capital. Yield requirements and cost of capital only produce changes in the value of the assets; an increase in funds only arises if the properties are sold.

Effects on assets

The value of the Group's property portfolio depends on the above-stated parameters. What is apparently a small change in demand for housing or properties in Gothenburg could have a substantial impact on the value.

A one per cent change in these parameters produces the following change in the market value and adjusted equity/assets ratio:

	Change	Effect on market value	Effect on adjusted equity/assets ratio
Rent, Year 1	+/-1%	+/-1.89%	+/-0.45-percentage points
Long-term vacancy level/rent shortfall	+1%	-1.74%	-0.43-percentage points
Operating and maintenance cost	+/-1%	-/+0.86%	-/+0.21-percentage points
Yield requirement and cost of capital	+/-1%-percentage points	-/+16.18%	-/+4.66-percentage points

EFFECTS ON PROFIT

	Change	Effect on annual profit
Rent	+/-1%	+/- SEK 43 million
Vacancy level	+1%	- SEK 43 million
Operating costs	+/-1%	-/+ SEK 18 million
Maintenance cost *	+/-1%	-/+ SEK 5 million

* Excluding increased maintenance

Financial costs

A change in market interest rates produces an immediate change – in line with the change in the interest rate having an impact on the financial net exposure – in the existing credit and derivative portfolios' market value and has an ongoing effect in the Income Statement. The following tables show the change generated by a change in interest rates, in the market value and in the Income Statement over the next three years. The calculations are based in the assumption of a totally unchanged position, an immediate change in the interest rate and a shift of one percentage point for the whole interest rate curve.

NET FINANCIAL ITEMS

Amounts in SEK m	2006	2007	2008
Unchanged interest rate	-517	-470	-457
Interest rate +1%	-577	-553	-555
Interest rate -1%	-455	-385	-357

EFFECT ON THE MARKET VALUE AT THE END OF 2005

Amounts in SEK m	Current market interest rate 31-12-2005	Interest rate +1%	Interest rate -1%
Credit portfolio			
Nominal value	-14,422	-14,422	-14,422
Market value	-14,650	-14,475	-14,830

Derivative portfolio

Nominal net amount	190	190	190
Market value	173	235	108

A higher market interest rate thus has a positive outcome in conjunction with the evaluation of the credit and derivative portfolio and a gradual deterioration in the Income Statement. The reverse applies in the event of a fall in the market interest rate.



Kortedala

Tenants

By meeting the tenants' wishes and expectations the Framtiden Group is endeavouring to increase its long-term competitiveness. The Group's various tenant and analysis models are of major significance in this work. A market model, together with the annual tenant survey, offer the opportunity to analyse the conditions for households in Gothenburg. All the analyses can be broken down into around 100 geographical units.

This work is well in line with the Framtiden Group quality policy. The policy covers all operating areas and demands that operations and working methods maintain a high, long-term, sustainable level of quality. The quality work is based on the core values laid down by SIQ (the Swedish Institute for Quality).

More young people and persons with a foreign background

An analysis of the Framtiden Group tenants shows, among other things, that there are more children and young people, 22 per cent, who live in dwellings rented from the municipal housing companies compared with the average figure of 17 per cent for private housing company dwellings. The Group also has a higher level of diversity with regard to tenants with a foreign background, 49 per cent, which can be compared with just over one-third for all those who live in private rented accommodation. Incomes are lower than average and there are more large families with children in municipal housing company rented accommodation. The circumstances, however, vary considerably between different parts of the city and can be largely explained by the Group's involvement in the north-east parts of the city.

Annual tenant survey

The tenants' perceived residential quality is measured each year through a survey. The results are compared with de-

mands in the Group's quality policy and, together with financial prerequisites and employee questionnaires, form the basis for the subsidiaries' business and operating plans.

The questionnaire provides answers to how the tenants value different parts of their residential situation and in which areas measures need to be taken. It can also be broken down according to residential areas, thus providing the subsidiaries with the scope for taking directed action.

The results of the survey are presented in the form of a Satisfied Residents Index (NBI). This is a collective term, which includes the following sub-factors (explanatory index).

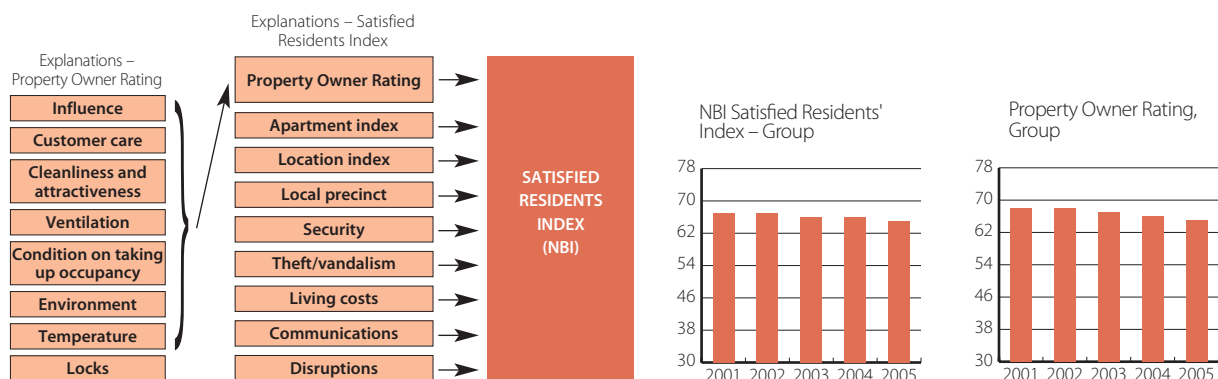
The Property Owner Rating includes sub-elements over which each company can exert an influence regardless of the actions of other parties. This means that the Property Owner Rating, in which the tenants' influence weighs heavily, is the factor that has the greatest influence on the NBI.

The results are reported in the form of an index on a scale of 0-100. For the general indexes, the NBI and the Property Owner Rating, >60 is good and >65 is very good.

The quality survey also provides answers to the question of how the tenants value the different local precincts in the Group, which is of considerable interest in Göteborgs-Lokaler's operational planning. Since 1999, Parkeringsbolaget has run a similar survey among its parking customers and Egnahemsbolaget and Störningsjouren have also run tenant surveys.

Results of the tenant survey 2005

In 2005 the questionnaire was sent out to approximately 32,000 households in the Framtiden Group. The response rate was high, 68 per cent. The survey results show that the tenants feel that there continues to be a good level of quality in the Group's work and dwellings. Both the NBI and the Property Owner Rating remain high, even if the NBI and the Property Owner Rating have fallen by one unit each. Of the housing companies, Poseidon had the highest



NBI and Bostadsbolaget had the best Property Owner Rating.

Several earlier surveys show that the municipal housing companies' tenants are more satisfied than those who live in dwellings owned by private Property Owners in Gothenburg. A survey among tenants of public housing companies in Stockholm and Malmö as well as five peripheral municipalities in Stockholm showed that tenants in the Framtiden Group companies gave a higher rating to their landlords than the tenants in Stockholm and Malmö.

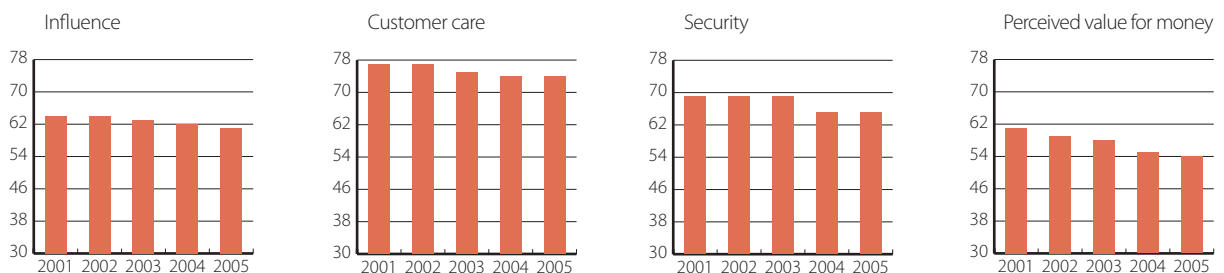
Several of the indexes that are of major significance to the NBI and the Property Owner Rating are still high. This applies, among other things, to the ratings given for cus-

tommer care and tenant influence. An important area is security. The companies are working continuously to increase the satisfaction of the tenants although both perceived security and actual security are affected to a large extent by social factors over which the companies have no influence.

In the Framtiden Group there is an emphasis on the value of increasing diversity and diversity know-how in the personnel groups. This is a means of achieving a higher level of service quality and being in a better position to satisfy the tenants needs and wishes. Special analyses of the answers in the questionnaires show that the Group is becoming better at dealing with diversity among the tenants.



Masthugget



Human resources

The Framtiden Group's three large housing companies are today pure property management companies with a decentralised organisation divided into geographical districts. The two smaller housing companies, Gärdstensbostäder and HjällboBostaden have their operations concentrated in their respective areas. Other subsidiaries have their operations spread throughout Gothenburg with the organisation based, in the first instance, on operating areas.

At the end of 2005, the Group had 924 employees, of whom around half are white-collar workers and the other half blue-collar workers. More than half the employees have at least a high school education. The majority of the personnel work with tasks that are directly tenant-oriented and approximately half work with property management. Decisions are reached close to the tenant, which means that both responsibility and authority rest with the personnel out in the residential areas.

Human resources and leadership issues are strategically important to all the Group companies and their management teams. The general human resources and leadership policy outlines the Group's basic views regarding employees and leadership.

The policy emphasises, among other things, that as service and knowledge organisations the subsidiaries require systematic development of skills and expertise. During 2005, 27,285 hours were allocated to various forms of know-how and skills development.

Number of employees at the year-end

2005	924
2004	920
2003	916

Skills development (hours)

White-collar workers	13,392
Blue-collar workers	13,893
Total	27,285

	Women	Men
White-collar workers	27%	22%
Blue-collar workers	15%	36%
Total	42%	58%

Level of education 2005

Secondary school	23%
Vocational training	19%
High school	34%
Post-high school education	9%
Higher education	15%

Diversity

The Framtiden Group's basic values emphasise that all forms of discrimination and segregation must be counteracted. Since the end of the 1990s, work has been carried on throughout the Group to create long-term conditions for increasing diversity among the employees. The term 'diversity' means everything that makes a human being unique. This could take the form of gender, functional disability, ethnic background, religious affiliation, age, language, sexual persuasion etc. The aim is for the composition of the workforce to correspond more closely to that of the tenants than is the case today. Through this, and through increased know-how, the tenants should have even better and more adapted service. All companies have formulated plans for their diversity work.

Absenteeism due to sickness

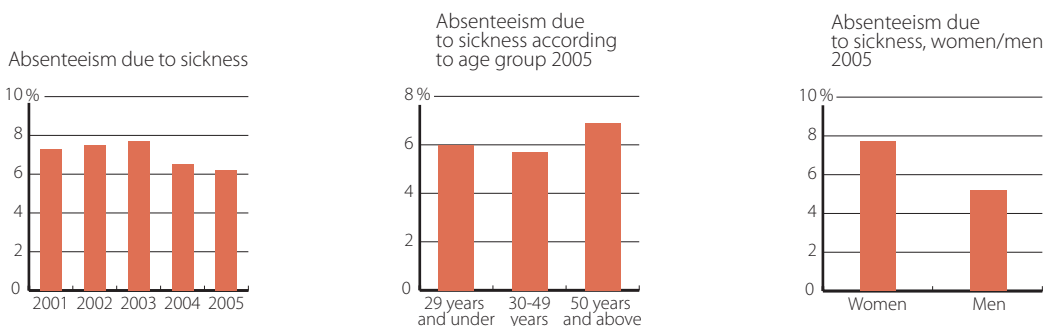
Absenteeism due to sickness fell by 0.3 percentage points during 2005 and is now down to the lowest level since 1998. Through the measures taken by the companies the aim is to reduce absenteeism due to sickness even further during 2006.

Of the total absenteeism due to sickness, 53 per cent was for a period of 60 days or more.

As can be seen from the graphs, the proportion of people off sick generally increases with age. Women within the Group have a 2.5 percentage point higher rate of absenteeism due to sickness than men.

Skills and validation

Each Group company is independently responsible for the in-service training and further education of its employees. The Group, however, works as one unit to generate interest in the property industry and thus in time attract new



employees. This is a necessary development process in the light of the recruitment requirements the Group will face in a few years.

This work takes place largely through FABUR (the property industry's training council). FABUR has been involved in starting up high school and higher education preparatory programmes. An example of this is August Kobb High School, which among other things trains gardeners, and the Vocational High School (YTG), which has 'building supervisor' as one of the specialisations. The Group also co-operates with a training co-ordinator, which runs advanced professional training for, building supervisors, building managers and operating technicians.

In addition, there is collaboration between the companies and the Validation Centre in the Gothenburg Region, charged with the task of producing demand specifications for the professional groups 'janitor' and 'building supervisor'. This is important in the diversity work, where validation makes it possible to evaluate a person's expertise, regardless of where in the world or in what way the person in question has acquired his/her education and experience.

The Group also co-operates with a number of established players at colleges and universities, including Chalmers University of Technology the School of Business, Economics and Law in Gothenburg, The Royal Institute of Technology in Stockholm and R&D West.

Age structure

Just over seven out of ten employees are 40 years of age or older. The bulk are in the age range 50 years and older, which also reflects a general problem in the industry.

In time, the age structure within the Framtiden Group must be changed. All the companies are working on this and one of the results is that the number of employees under 30 years of age has increased over time.

Equality

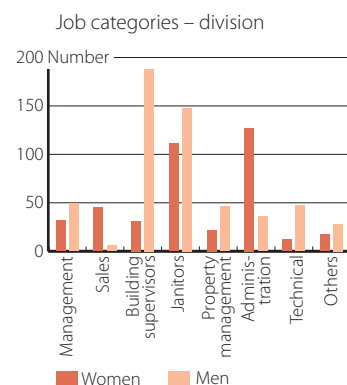
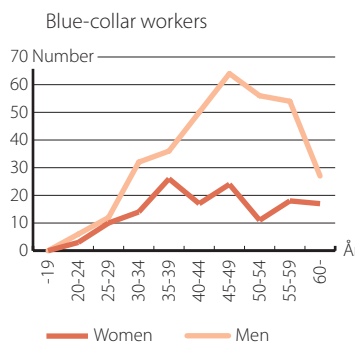
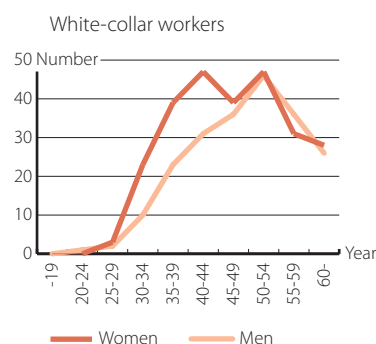
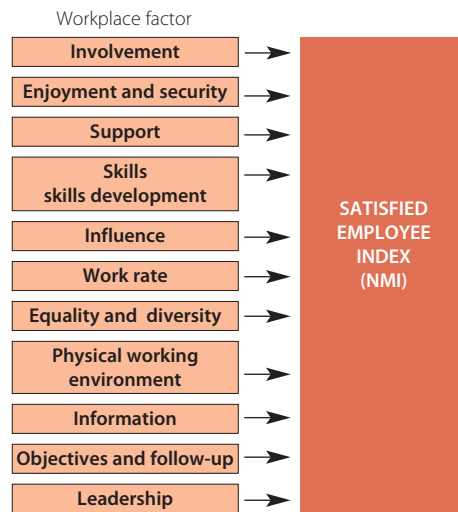
Equality between the sexes should be an integral part of day-to-day work. According to the employee questionnaires, equality and diversity are also among the areas in which the personnel state they are most satisfied.

In the management and janitor categories there is a balance between women and men. 2005 is thus the first year in which 40 per cent of the Group's managerial staff are women. One-third of the Group's subsidiaries have a female managing director. Equality has deteriorated with regard to management and there has been an imbalance in the sales, supervision, administration and technical areas. The Framtiden Group will continue its efforts to increase the representation of the under-represented sex in all occupational categories.

Personnel questionnaire

For the fourth year in succession a joint employee survey took place at the Framtiden Group companies. The overall results are presented in the form of a Satisfied Employee Index (NMI), which shows that working conditions as a whole are good. The results are reported in the form of an index on a scale of 0-100. The Framtiden Group's NMI for 2005 was 67. It is unusual that an NMI goes above 70, although this was the case for four of the Group's companies.

The following model shows the factors that explained how satisfied the employees are with the work. The most important factors for the NMI are enjoyment and security, objectives and follow-up and leadership.



Operations – Environment

The Framtiden Group has worked for a long time to systematically reduce its negative environmental impact. The basis of the Group environmental work is the City of Gothenburg environmental policy. The subsidiaries also draw up company-specific environmental policies.

In their operations, the Framtiden Group companies should maintain a long-term sustainable approach to the environment. This applies regardless of role – as landlord, tenant, property owner, building developer or employer. The companies shall endeavour to be well to the fore in their work in order to contribute to reducing negative environmental impact.

Environmental orientation and objectives

Each subsidiary is responsible for the orientation of its operative environmental work and prepares environmental plans and sets objectives based on its own and the Group's environmental policy. The overall Group environmental objectives are:

- Reduce the consumption of district heating, property power and water
- All tenants will in the long term be able to sort their refuse into at least two fractions, biological and residual waste
- Eliminate the remaining checked PCB-mastic joints

Environmental work and the national aims

During 2005, an extensive evaluation was made of the Group's environmental work using Parliament's national environmental aims as a starting point. The evaluation resulted in each company's operations being highlighted and it was confirmed that seven of the 15* national environmental aims had an influence on the operations of the Framtiden Group. These are: limited environmental impact, clean air, only natural acidification, a toxin-free environment, protection of the ozone layer, no over-fertilisation and a good built environment.

* A further environmental aim and a number of objectives where added in November 2005.

Follow-up

To reduce environmental impact the following key figures will be followed up:

- Consumption of district heating, property power and water.
- Limitation of business travel, the proportion of environmental vehicles, the elimination of hazardous substances and the proportion of tenants who can sort biological refuse.
- Mapping of waste, radon levels, perceived indoor environment and the proportion of tenants who are disturbed by traffic noise.

New environmental index

The following key figures had been chosen to form a quantifiable environmental index: district heating, hazardous substances, waste and indoor environment. The environmental index will be followed up in the balanced scorecard from 2006 onwards.

Consumption and other measures

District heating

The use of district heating by the Group companies varies between 154 kWh and 196 kWh per square metre per year. This variation can be explained partly by the geographical location of the properties and the fact that certain companies have a larger proportion of non-residential tenants with a relatively high consumption of district heating.

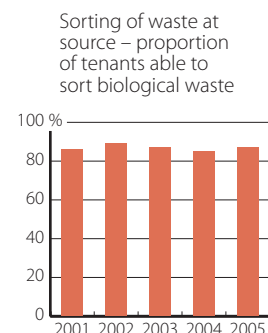
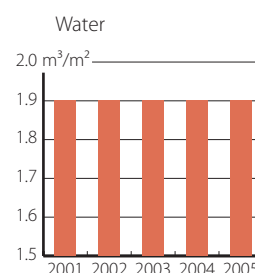
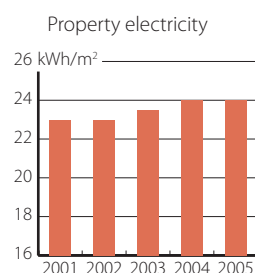
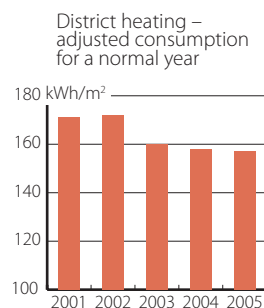
The average normalised annual consumption is 157 kWh, which is a reduction of 2 kWh in relation to the preceding year.

Electricity consumption

The use of electricity remained unchanged compared with the previous year, 24 kWh/m³. The companies are working to make a gradual switch to more energy-efficient equipment. This work could reduce electricity consumption further in the next few years although this is being counteracted by the companies increasing the amount of lighting in the residential areas to improve safety.

Water

Water consumption has been stable over the past five years.



The task of keeping consumption down is taking place mainly through water-saving equipment being gradually installed in the buildings.

Refuse handling

At present, 87 per cent of the Framtiden Group's tenants are able to sort their waste into fractions, which is a slight increase compared with the previous year.

PCB

The companies have completed PCB elimination apart from a small proportion of the Familjebostäder holdings. What remains are 2,800 metres of PCB-mastic joints.

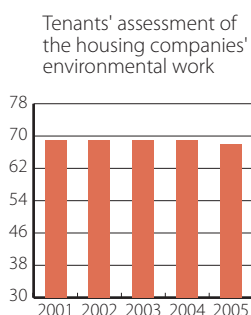
Transport

A large proportion of the companies' fleets comprise so-called environmental vehicles. Use is also made of vehicles that run on electricity, biogas/natural gas and ethanol. More environmental vehicles are being gradually introduced into the vehicle fleets.

Involved tenants

All companies are focusing on creating good outdoor environments with a large element of greenery. This work is taking place in close collaboration with the tenants, who often take part in the planning and upkeep of green areas. The companies' environmental work has on several occasions received awards. In conjunction with the housing exhibition Bo i Göteborg, Solhusen at Gårdstensbostäder received the prestigious international World Habitat Award. This is the first time that a Swedish housing project has received the award, which is presented in co-operation with the UN body for urbanisation and construction programmes. In 2005, Gårdstensbostäder and the residents received the Rospriset award from Kvinnors Byggforum for renewal of the 'Million Programme' areas.

In conjunction with the Group's annual quality surveys the tenants rate the extent to which the housing companies make it easier for them to live environmentally and the extent to which the tenants feel that the companies take the environment into account in their choice of materials and in other respects. The rating fell by one unit compared with the preceding year.



Reduced environmental load and a better indoor environment

The task of reducing the occurrence of substances that are a load on the environment has come a long way. Measurement of possible radon emissions over the current limits is taking place on an ongoing basis and freon is used to a far lesser extent in heating and cooling facilities.

Several of the Group companies are working on certification of the indoor environment in the apartments. A good example is Poseidon, which in co-operation with other players on the market has developed a system for quality assurance and certification of the indoor environment, so-called p-labelling.

Housing companies are environmentally aware customers

The Framtiden Group's companies are as property owners and contractors major customers and an important orderer of goods and services. In this role the Group companies try to pursue an environmentally correct course of development.

In new construction and redevelopment projects the companies make strict demands in conjunction with procurement and follow the projects to limit negative environmental impact.

Examples of this work include several housing companies following the elimination list project 'Detoxify Construction'. 'Detoxify Construction' was set up by, among others, SABO, the Swedish Public Utility Housing Enterprises. The list includes different substances that ought to be phased out of the construction process.

In-service training and skills development

Different environmental training programmes are run continuously at the companies to maintain the employees' high level of environmental knowledge and skills. The commitment and knowledge of employees and tenants are essential to the success of an environmental programme.



Amhult

Prospects 2006

Finances

Rent negotiations for 2006 have not yet been concluded.

It is estimated that the Group's gross rental revenue will increase by just over SEK 20 million. The estimated increase will come from completed apartments in 2005 and renegotiated rents in conjunction with re-developments. It is estimated that the level of vacant space will remain on the same low level as 2005.

Operating costs are expected to keep pace with the general increase in prices during 2006.

The total maintenance level for 2006 has been estimated at SEK 815 million, equivalent to SEK 165 per square metre. This amount includes continued extra work in projects being run by Poseidon, Bostadsbolaget, Familjebostäder, Gärdstensbostäder, HjällboBostaden and GöteborgsLokaler. In total, this extra work is estimated to amount to approximately SEK 280 million and will be made possible by the Group's high adjusted equity/assets ratio. These allocations are planned on a year-by-year basis with the option of discontinuing if market factors, such as rising interest rates and vacant space, were to have a negative impact on Group profits.

For the housing companies the normal maintenance costs are estimated at approximately SEK 500 million, which is equivalent to SEK 106 per square metre. The Group's profit for 2006, excluding capital gains on property sales and reversed write-downs, before tax and after extraordinary provisions for maintenance) is expected to be slightly below the comparable profit for 2005.

Customers

The Framtiden Group will continue to focus on how the tenants value their residential situation. An extensive customer survey among the Group's tenants will be run in 2006 as in previous years. The Group will continue to work methodically to lay the foundation that will allow the Group to retain its leading position with regard to satisfied tenants, both in relation to the private property owners in Gothenburg and the municipal housing companies in Malmö and Stockholm.

Employees

The fifth Group employee survey will be run during 2006. This is part of a systematic programme of providing tools to facilitate the development of the Group's companies as good employers.

Absenteeism due to sickness within the Group has fallen since the second half of 2003. This positive trend continued during 2005 and there are signs that absenteeism due to sickness could fall even further during 2006.

Through future new recruitment the conditions can be created to increase diversity among the employees, e.g. with regard to age composition, gender distribution, ethnic background and functional disability.

Operations

Influence

The Group's customer surveys show that the key to more satisfied tenants is a greater degree of influence and good customer care. During 2006, all companies will continue the work that has been in progress for a long time on offering tenants a high degree of availability. Combined with far-reaching influence, this will further improve the tenants' satisfaction with their residential situation.

Environment

in the light of the national environmental aims, a quantifiable environmental index will be introduced with effect from 2006. The key figures that will be followed up in the scorecard are district heating, hazardous substances, waste and the indoor environment. The Group will continue to measure the companies' use of electricity and water, sorting of waste and so on.

New construction

Intensive planning is taking place at the different Group companies to produce new development projects and projects to increase the housing density. Among other things, work is in progress on plans for the Venus block, adjacent to Norra Ågatan, involving approximately 450 apartments. In addition, a further 139 new apartments are planned at Kaverös in Högsbo. A decision was taken during 2005 that Bostadsbolaget would commence the first stage of three at Stapelbädden in Västra Eriksberg, where the company is planning to build around 380 apartments. Within Familjebostäder plans are in progress involving two new construction projects, which it is estimated will add around 100 more apartments. Egnahemsbolaget plans to produce around 120 dwellings in 2006.

Proposed allocation of unappropriated earnings

The Group's non-restricted equity according to the consolidated balance sheet was SEK 5,181,935,000. No allocation to restricted reserves is required.

The following profit in the Parent Company is available for allocation at the Annual General Meeting (SEK):

Profit brought forward	809,881,067
Profit for the year	119,732,989
TOTAL	929,614,056

The Board and Managing Director propose that the above amount be allocated as follows:

To be carried forward	929,614,056
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For details of the Company's and the Group's profit and position in general, reference can be made to the financial reports.

Five-year summary, Group

(Amounts in SEK m unless stated otherwise)	2005	2004	2003	2002	2001
INCOME STATEMENT					
Rental income	4,166	4,082	3,912	3,787	3,629
Operating expenses	-1,847	-1,765	-1,743	-1,664	-1,583
Maintenance expenses	-767	-651	-630	-565	-597
Property tax	-135	-132	-115	-132	-100
Depreciation and write-downs in property administration	-99	-69	-200	-534	1,322
Central costs, including depreciation	-106	-108	-104	-107	-108
Net financial items	-570	-665	-722	-747	-724
Income after net financial items	808	933	579	220	2,046
Write-downs in property administration	-10	-18	-93	-	-328
Reversed write-downs in property administration	586	595	510	52	2,174
BALANCE SHEET					
Properties	23,052	22,316	21,426	20,672	19,810
Other fixed assets	599	720	776	809	867
Current assets	778	649	813	615	834
Equity	7,189	6,610	5,924	5,500	5,345
Provisions	1,559	1,376	1,217	1,142	1,248
Loan liabilities (interest-bearing)	14,422	14,354	14,528	14,138	13,642
Operating liabilities (non-interest bearing)	1,258	1,345	1,345	1,316	1,276
PROPERTIES					
Residential floor space, 1,000 sq. m.	4,397	4,379	4,352	4,344	4,267
Non-residential floor space, 1,000 sq. m.	557	571	591	596	586
Apartments, number	69,378	69,187	68,744	68,651	67,518
Parking spaces, number	61,801	61,613	61,686	62,289	60,474
Property investments, SEK m	848	928	922	1,346	1,044
Yield value	40,609	37,932	34,307	30,924	29,445
FINANCING					
Equity/assets ratio, %	29.4	27.9	25.7	24.9	24.8
Adjusted equity/assets ratio, %	47	45	42	39	39
Interest coverage ratio, times	2.4	2.4	2.0	2.0	1.9
Debt/equity ratio, times	2.0	2.2	2.5	2.6	2.6
Interest subsidies	33	28	25	21	26
Interest subsidies, SEK/sq. m. (residential floor space)	7	7	6	5	6
Average financing cost, excluding interest subsidies, %	4.14	4.94	5.26	5.62	5.70
Average financing cost, including interest subsidies, %	4.36	4.74	5.09	5.47	5.59
Cash flow, excluding investments	909	1,006	783	757	726
PROFITABILITY					
Yield, excluding interest subsidies, %	6,73	7,43	7,33	7,57	7,76
Return on total capital, %	6,06	7,01	5,92	4,59	13,89
Return on equity, %	11,71	14,88	10,14	4,06	43,44
PERSONNEL					
Average no. of employees	973	985	948	966	986
Absenteeism due to illness	6.2	6.5	7.7	7.5	7.3
ADMINISTRATION					
Average gross rent, apartments, SEK/sq. m.	840	822	798	783	761
Rent shortfall, residential, SEK/sq. m.	12	12	12	14	20
Average gross rent, non-residential, SEK/sq. m.	703	779	736	745	725
Rent shortfall, premises, SEK/sq. m.	54	57	56	52	43
Operating expenses, SEK/sq. m.	373	357	353	340	327
Maintenance expenses, SEK/sq. m.	155	132	127	116	123
Central costs, including depreciation, SEK/sq. m.	22	22	21	22	22
Operating profit, SEK/sq. m.	315	338	322	324	310
Vacancy rate, apartments, %	0.3	0.2	0.2	0.2	0.3
Vacancy rate, premises, %	9.5	7.9	9.1	8.4	8.2
SCORECARD					
NBI, Satisfied Residents Index	65	66	66	67	67
NMI, Satisfied Employee Index	67	67	64	63	-
Influence	61	62	63	64	64
Environment	68	69	69	69	69
Profit on properties (excluding increased maintenance)	1,721	1,753	1,666	1,632	1,552

Definitions

Adjusted equity/assets ratio

Reported equity plus estimated surplus value, reduced by deferred tax on properties, in relation to the adjusted balance sheet total.

Administration

Average rent, rent shortfall, operating expenses, maintenance expenses, central costs and net operating income have been calculated on the average residential floor space and the average non-residential floor space.

Average financing cost, excluding interest subsidies

Net financial income/expense, excluding interest subsidies, divided by the average loan volume. The following corrections have been made: interest income and expenses for PRI have been excluded and capitalised interest has been reversed.

Average financing cost, including interest subsidies

Net financial income/expense, including interest subsidies, divided by the average loan volume. The following corrections have been made: interest income and expenses for PRI have been excluded and capitalised interest has been reversed.

Cash flow, excluding investments

Income after net financial items, excluding depreciation, write-downs and reversed write-downs.

Debt/equity ratio

Interest-bearing liabilities in relation to reported equity.

Equity/assets ratio

Reported equity in relation to total assets.

Interest coverage ratio, times

Income after net financial income/expense plus financial expenses attributable to the Company's liabilities, excluding depreciation, write-downs and reversed write-downs in relation to financial expense attributable to the Company's liabilities.

Operating surplus

Gross income, excluding depreciation, write-downs and reversed write-downs.

Profit on properties

Operating profit plus other income/expense reduced by central costs and excluding items affecting comparability, such as increased maintenance and property sales.

Properties

Completed properties plus land and land improvements.

Residential/non-residential premises, floor space

Residential floor space, non-residential floor space, number of apartments and number of parking spaces at the year-end.

Return on equity, %

Income after financial items as a percentage of average equity.

Return on total capital, %

Income after financial items plus financial items attributable to the Company's liabilities, as a percentage of the average balance sheet total.

Vacancy rate, non-residential premises

Unlet non-residential floor space as a percentage of the total non-residential floor space to let at the year-end.

Vacancy rate, residential properties

Number of unlet apartments as a percentage of the total number of apartments to let at the year-end.

Yield, excluding interest subsidies

Gross income, excluding depreciation, write-downs and reversed write-downs as a percentage of the average book value of properties.

Income Statement, SEK 1,000

	Note	Group 2005	Group 2004	Parent Company 2005	Parent Company 2004
Rental income	2	4,165,576	4,082,252	-	-
Property management revenue	3	141,259	138,241	27,612	23,727
		4,306,835	4,220,493	27,612	23,727
Property management expenses					
Operating expenses	4	-1,846,529	-1,764,724	-	-
Maintenance expenses		-766,662	-651,495	-	-
Property tax		-134,879	-131,546	-	-
		-2,748,070	-2,547,765	-	-
Operating surplus		1,558,765	1,672,728	27,612	23,727
Depreciation and write-downs in property administration	8	-98,886	-68,726	-	-
Gross income		1,459,879	1,604,002	27,612	23,727
Central costs	5, 8	-106,415	-108,238	-27,654	-23,727
Other operating income	6	237,002	446,941	-	-
Other operating expenses	6, 8	-212,394	-345,423	-	-
Operating income	7	1,378,072	1,597,282	-42	0
Net financial items	9	-569,941	-664,675	122,023	42,822
INCOME AFTER FINANCIAL ITEMS		808,131	932,607	121,981	42,822
Tax on profit for the year	10	-228,417	-263,840	-2,248	2,299
NET INCOME FOR THE YEAR		579,714	668,767	119,733	45,121

Comments on the Income Statement

Rental income

Rental income in the Group for 2005 totalled SEK 4,166 million, which is an increase of SEK 84 million compared with 2004. The largest proportion of the increase is attributable to the rent increases during the first quarter of 2005. Rents within the Group companies were raised by 1.65-3.23 per cent. Renegotiated rents in conjunction with redevelopment and newly constructed residential properties also contributed to the increase in rental income.

Rental income for residential properties comprises 87.2 per cent (86.6) of the Group's total rental income and totalled SEK 3,631 million for 2005, which is an increase of SEK 96 million compared with 2004. The average gross rent on the Group's apartment holdings was SEK 840 per square metre (822). Income from non-residential premises fell by SEK 23 million compared with 2004 and totalled SEK 361 million. SEK 21 million can be related to the disposal of Mässans Gata AB. Other rental income, which largely refers to the letting of parking spaces, increased by SEK 12 million and totalled SEK 173 million for 2005. During 2005, certain parking income have been reclassified from management income to rental income. The comparative figures have been recalculated, which means that SEK 43 million have been moved from management income to rental income.

The number of vacant apartments increased marginally during 2005. At the end of the year there were 186 vacant apartments and the corresponding figure for the preceding year was 143. This is equivalent to a vacancy level, expressed as a percentage of the total number of apartments, of 0.3 per cent (0.2). Of the 186 vacant apartments, 86 (74) are located in the north-eastern parts of Gothenburg. The number of apartments in the Group increased during the year by 191 to 69,378 at the year-end.

The level of vacant space for non-residential premises at the year-end was 9.5 per cent (7.9), which is equivalent to floor space of approximately 53,000 square metres (45,000).

Number of vacant apartments	2005	2004
Poseidon	53	28
Bostadsbolaget	47	67
Familjebostäder	38	13
Gårdstensbostäder	46	26
HjällboBostaden	2	9
	186	143

The total rent shortfall is in the same level as in 2004, SEK 96 million (96). The rent shortfall for apartments increased by SEK 3 million whilst the shortfall for non-residential premises decreased by SEK 3 million compared with the preceding year. A large proportion of the discounts that are included in the rent shortfall are student, loyalty and returning tenant discounts. These change at a relatively slow rate.

Rent shortfall, SEK m	2005	2004
Apartments	54	51
Non-residential premises	30	33
Parking spaces	12	12
	96	96

The rent shortfall for apartments is as follows:

Rent shortfall, SEK m	2005	2004
Poseidon	13	10
Bostadsbolaget	17	16
Familjebostäder	16	15
Gårdstensbostäder	8	10
HjällboBostaden	0	0
	54	51

Management income

The Group's management income increased by SEK 3 million to SEK 141 million. The largest proportion of the increase is attributable to increased parking income and fines within Parkeringsbolaget.

Operating costs

Operating costs increased during 2005 by SEK 82 million to SEK 1,847 million (1,765). Per square metre this was SEK 373 (357), an increase of SEK 16, or almost 4.5 per cent. The tariff charges for heating, electricity, water and refuse collection increased by SEK 3 million compared with the preceding year and amounted to SEK 811 million. These costs account for around 44 per cent (46) of the total operating costs. The costs for property upkeep and operating administration, increased by SEK 18 million and SEK 22 million respectively. Other operating costs increased by SEK 38 million compared with 2004. The increase consists mainly of increased insurance and marketing costs. Approximately 50 per cent of the increased insurance costs were a result of storm damage.

SEK per square metre	2005	2004
Heating	94	94
Electricity	25	24
Water and sewage	22	22
Refuse collection	23	23
Property upkeep	67	64
Repairs	32	32
Operating administration	57	53
Miscellaneous	53	45
	373	357

Maintenance costs

The Group's costs for planned maintenance increased during 2005 by SEK 115 million to SEK 767 million (651). This gives a maintenance level of SEK 155 per square metre (132). In addition to the planned maintenance there is extra maintenance within all the housing companies and within GöteborgsLokaler and Parkeringsbolaget totalling SEK 260 million (164), equivalent to SEK 53 per square metre (33). The following table shows the total maintenance.

SEK per square metre	2005	2004
Poseidon	154	121
Bostadsbolaget	141	111
Familjebostäder	158	120
Gårdstensbostäder	165	270
HjällboBostaden	155	230
GöteborgsLokaler	199	180
Parkeringsbolaget	767	847
Group	155	132

Property tax

Property tax increased during 2005 by SEK 3 million to SEK 135 million (132). The increase can be attributed to redeveloped properties.

Operating surplus

The Group's operating surplus decreased during 2005 by SEK 114 million and at the year-end was SEK 1,559 million (1,673). The decrease in operating surplus is mainly caused by the extra maintenance. Yield on the properties' book values decreased by 0.7 per cent to 6.7 per cent.

Depreciation and write-downs in property management

The following are included in the item:

	2005	2004
Depreciation	-675	-645
Write-downs	-10	-18
Reversed write-downs	586	595
	-99	-69

Depreciation according to plan in the Group's residential properties is two per cent. During 2005, this amounted to SEK 675 million (645). The increase is attributable to the Group's investment programme and to the reversed write-downs made the previous year. Write-downs for the year totalled SEK 10 million and the reversed write-downs totalled SEK 586 million. The remaining write-downs on the Group's property holdings at the year-end amounted to SEK 1,280 million (1,724).

Central costs

Central administration includes costs for the Board, Managing Director and other executive personnel, the annual general meeting and audit of the subsidiaries as well as the Parent Company's costs. The costs for 2005 totalled SEK 106 million (108).

SEK per square metre	2005	2005
Subsidiaries	17	17
Parent Company	5	5

Other operating income and expenses

In the Other operating income item capital gains from property sales are reported to the amount of SEK 11 million (84). The sales are in Egnahemsbolaget and in its subsidiary Bygga Hem. Otherwise the item includes income from Egnahemsbolaget's construction operations and the letting of Bygga Hem's building modules. Other operating expenses comprise mainly expenses that

arise in Egnahemsbolaget's construction operations and in the letting of Bygga Hem's building modules. During 2005, Egnahemsbolaget recognised 135 dwellings in revenue, which is a decrease on the preceding year of 74. Construction operations and letting of building modules generated net income of SEK 9 million (21) in 2005.

Net interest income/expense

Net interest income/expense changed to the amount of SEK 95 million to SEK -570 million (-665). The interest subsidy increased by SEK 5 million to SEK 33 million (28). Net interest expense minus interest income excluding interest subsidies was SEK 72 million lower than the outcome for 2004. Loan liabilities increased by SEK 68 million and liquid funds increased by SEK 106 million during the year. The lower financing cost was achieved through significant interest conversions during the part of 2005 when loans and derivative positions with high interest rates have been converted to lower interest rates. In net interest income/expense of 2005, there is a capital gain of SEK 18 million from the sale of the subsidiary Mässans Gata AB.

Profit after financial items

Profit for the year after financial items was SEK 808 million, which is SEK 125 million lower than 2004 (933). During 2005, write-downs and reversed write-downs affected profit by SEK 576 million (577). Excluding the items reversed write-downs, write-downs and contractual pensions for 2005, property sales and sale of a subsidiary, the profit after financial items was SEK 200 million, which is SEK 72 million lower than the 2004 profit. A large majority of the decrease can be attributed to extra maintenance work.

Taxes

The total tax expense with regard to corporation tax is estimated at SEK 1 million (-70) for the Group. The change for the year in the deferred tax liability was SEK -229 million (-194). In total, the subsidiaries are calculating to make tax allowances for cost of repairs amounting to SEK 420 million.

Parent Company

The Parent Company's operations comprise Group management functions. The income arises through certain costs common to the Group being invoiced to the subsidiaries. Invoicing during 2005 totalled SEK 27.6 million (23.7) and the operating profit was SEK 0 million (0). Net interest income/expense also includes an anticipated dividend of KSEK 114,196 (51,101). KSEK 108,451 (43,920) of this is attributable to the fiscal transactions made within the Group and comes from Bostadsbolaget. KSEK 5,745 (7,181) is a normal dividend from the subsidiaries Poseidon, Bostadsbolaget and Familjebostäder. In net interest income/expense of 2005, there is a capital gain of SEK 18 million from the sale of the subsidiary Mässans Gata AB on January 3, 2005.

Balance Sheets, SEK 1,000

	Note	Group		Parent Company	
		31.12.05	31.12.04	31.12.05	31.12.04
ASSETS					
Fixes assets					
Intangible assets					
Licences	11	32	509	-	-
		32	509	-	-
Tangible assets					
Investment properties	12	23,043,334	22,309,076	-	-
Floating parking facility	13	25	3,275	-	-
Building modules	14	15,878	16,248	-	-
Equipment	15	70,258	69,362	529	723
Other fixed assets	16	8,267	3,591	-	-
New construction and refurbishment in progress	17	436,223	587,338	-	-
		23,573,985	22,988,890	529	723
Financial assets					
Participations in Group companies	18, 23	-	-	1,251,787	1,152,750
Participations in associated companies	19, 24	2,278	2,278	-	-
Receivables from Group companies		-	-	2,800,000	-
Receivables from associated companies	20	5,600	5,600	-	-
Other long-term securities	21	2,137	2,137	-	-
Other long-term receivables	22, 31	66,325	37,164	-	280
		76,340	47,179	4,051,787	1,153,030
Total fixed assets		23,650,357	23,036,578	4,052,316	1,153,753
Current assets					
Inventories, etc.					
	25	60,790	55,535	-	-
Current receivables					
Accounts receivables		38,033	44,764	108	-
Receivables from Group companies		-	-	426,247	511,783
Income taxes receivable		89,225	51,010	28	76
Other receivables		28,937	56,072	704	3,115
Prepaid expenses and accrued income	26	238,963	225,313	2,716	349
		395,158	377,159	429,803	515,323
Cash and bank balances	38	322,134	216,165	5,449	7,738
Total current assets		778,082	648,859	435,252	523,061
TOTAL ASSETS		24,428,439	23,685,437	4,487,568	1,676,814

Balance Sheets, SEK 1,000

	Note	Group		Parent Company	
		31.12.05	31.12.04	31.12.05	31.12.04
EQUITY, PROVISIONS AND LIABILITIES					
Equity	27				
<i>Restricted equity</i>					
Share capital		10,000	10,000	10,000	10,000
Restricted reserves		1,997,388	1,999,578	-	-
Statutory reserve		-	-	2,000	2,000
		2,007,388	2,009,578	12,000	12,000
<i>Non-restricted equity</i>					
Non-restricted reserves		4,602,221	3,931,264	-	-
Earnings brought forward		-	-	809,881	769,821
Net income for the year		579,714	668,767	119,733	45,121
		5,181,935	4,600,031	929,614	814,942
Total equity		7,189,323	6,609,609	941,614	826,942
Untaxed reserves	28	-	-	4,381	4,381
Provisions					
Provision for pensions (PRI)	29, 30	174,784	173,366	-	-
Provision for deferred taxes	31	1,373,954	1,144,041	-	-
Other provisions	32	10,525	58,995	-	-
		1,559,263	1,376,402	-	-
Borrowings (interest-bearing)					
	33, 34				
Bond loan		7,700,000	10,200,000	-	-
Liabilities to credit institutions	35	6,253,239	3,534,892	2,818,828	106,992
Liabilities to Group companies	36	-	-	38,760	49,000
Other interest-bearing liabilities	36	468,868	619,400	400,000	506,900
		14,422,107	14,354,292	3,257,588	662,892
Operating liabilities (non-interest-bearing)					
	33				
Accounts payable		453,385	436,108	1,956	5,550
Liabilities to Group companies		-	-	271,531	170,113
Income tax liabilities		359	29,662	-	-
Other non-interest-bearing liabilities		38,979	39,586	1,288	736
Accrued expenses and prepaid income	37	765,023	839,778	9,210	6,200
		1,257,746	1,345,134	283,985	182,599
Total liabilities		15,679,853	15,699,426	3,541,573	845,491
TOTAL EQUITY, PROVISIONS AND LIABILITIES		24,428,439	23,685,437	4,487,568	1,676,814
MEMORANDUM ITEMS					
Pledged assets	38	14,191,298	13,922,680	1,500	2,000
Contingent liabilities	39	31,494	31,201	477,947	497,971

Comments on the Balance Sheet

Fixed assets

The Group's fixed assets increased by SEK 613 million and at the end of 2005 totalled SEK 23,650 million (23,037).

Intangible assets

The intangible assets totalled KSEK 32 (509). They will be written off completely at the end of April 2006.

Tangible assets

The Group's investment properties, including new construction and refurbishment in progress, increased by SEK 584 million in book value and totalled SEK 23,480 million (22,896) at the end of 2005. The depreciation of the property holdings was SEK 675 million, a write-down of the book values took place to the amount of SEK 10 million and reversed write-downs totalled SEK 586 million. Investments in new construction and acquisitions totalled SEK 174 million (349) and investments in redevelopment totalled SEK 674 million (579). The expected yield value was SEK 40,609 million (37,904). Other equipment has a book value of SEK 94 million (92). Investments for the year totalled SEK 30 million (44).

Financial assets

Financial assets increased by SEK 29 million and totalled SEK 76 million (47) in 2005. The largest receivable among financial assets is Other long-term receivables, a predominant proportion of which comprises adaptations of non-residential premises. Investments for the year amount to SEK 36 million. During 2005, net amortisation of the receivable took place to the amount of SEK 6 million.

Current assets

Stocks etc.

Stocks etc. comprise to a large extent work in progress for another party. This item totalled SEK 61 million (56) at the end of 2005.

Current receivables

Current receivables increased by SEK 18 million and totalled SEK 395 million (377). The major changes took place in the Income taxes receivable and Other receivables. Income taxes receivable increased by SEK 38 million whilst Other receivables fell by SEK 27 million. Prepaid expenses and accrued income increased by SEK 14 million. It is mainly interest derivatives brought forward that increased by SEK 42 million, totalling SEK 148 million at the year-end and the Others item, which fell by SEK 26 million.

Cash and bank holdings

Liquid funds increased by SEK 106 million and totalled SEK 322 million (216). At the end of 2005, the Group had credit assurances totalling SEK 2,372 million (2,282).

Provisions

Provisions have in total increased by SEK 183 million to SEK 1,559 million (1,376). Provisions for PRI pensions increased by SEK 2 million and totalled SEK 175 million (173). Provisions for deferred tax increased by SEK 230 million to SEK 1,374 million (1,144). The deferred tax comprises the tax effect on the difference between the Group's tax and book values. The largest part of the deferred tax is attributable to the Group's properties. Other provisions fell by SEK 48 million and totalled SEK 11 million (59) in 2005. The reduction is largely attributable to dissolved provisions within Gårdstensbostäder.

Borrowings

The interest-bearing borrowings increased by SEK 68 million and totalled SEK 14,422 (14,354) at the end of 2005. The increase is due to the fact that the Group's investments in 2005 exceeded the cash flow generated and the liquid funds increasing compared with the outcome for the preceding year. The borrowing level related to the properties' yield value was 35.5 per cent (37.9).

Operating liabilities

The non-interest-bearing liabilities fell by SEK 87 million and totalled SEK 1,258 million (1,345). Accounts payable increased by SEK 17 million, whilst other items fell. The largest decrease was SEK 75 million among accrued expenses and prepaid income.

Parent Company

Total assets increased by SEK 2,811 million and totalled SEK 4,488 million (1,677). The majority of the increase is due to the raising of the revolving credit facility of the Parent Company. The revolving credit facility is entirely forwarded to the three large housing companies. Participations in Group companies increased by SEK 99 million to SEK 1,252 million (1,153). The increase is due largely to the shareholders' contribution that arose in conjunction with the fiscal group contribution transactions that took place within the Group through the Parent Company. Current receivables from Group companies decreased by SEK 86 million to SEK 426 million (512). The interest-bearing loan liabilities increased by SEK 2,595 million to SEK 3,258 million (663). The majority of the increase can be attributed to the raising of the revolving credit facility amounting to SEK 2,800 million. Operating liabilities to Group companies increased by SEK 102 million and totalled SEK 272 million (170). Accrued expenses and prepaid income increased by SEK 3 million and totalled SEK 9 million (6). The increase is due largely to the revolving credit facility.

Changes in equity, SEK 1,000

Group	Note	Share capital	Restricted reserves	Non-restricted equity
Opening balance 1-1-2004		10,000	2,005,520	3,908,941
Effect of change in accounting principle		-	-	16,381
Adjusted opening balance 1-1-2004		10,000	2,005,520	3,925,323
Movement between restricted and non-restricted reserves		-	-5,942	5,942
Profit for the year		-	-	668,767
Closing balance 31-12-2004		10,000	1,999,578	4,600,031
Opening balance 1-1-2005		10,000	1,999,578	4,600,031
Movement between restricted and non-restricted reserves		-	-2,190	2,190
Profit for the year		-	-	579,714
Closing balance 31-12-2005		10,000	1,997,388	5,181,935
Parent Company		Share capital	Statutory reserve	Non-restricted equity
Opening balance 1-1-2004		10,000	2,000	764,628
Capital transfer	27	-	-	7,212
Tax effect, capital transfer		-	-	-2,019
Profit for the year		-	-	45,121
Closing balance 31-12-2004		10,000	2,000	814,942
Opening balance 1-1-2005		10,000	2,000	814,942
Capital transfer	27	-	-	-7,029
Tax effect, capital transfer		-	-	1,968
Profit for the year		-	-	119,733
Closing balance 31-12-2005		10,000	2,000	929,614

The share capital comprises 100,000 shares at a nominal SEK 100 each.

Comments on equity

At the end of the year the Group's equity amounted to SEK 7,189 million (6,610). The equity/assets ratio was 29.4 per cent (27.9).

The Group's long-term target, a reported equity/assets ratio of 20 per cent aimed at assuring long-term development, has thus been achieved.

The Parent Company's equity increased by SEK 115 million to SEK 942 million (827). This produces a reported equity ratio of 21 per cent (50).

Cash Flow Statements, SEK 1,000

	Note	2005	Group 2004	Parent Company 2005	2004
Current operations					
Operating income		1,378,072	1,597,282	-42	0
Adjustments for items not included in the cash flow, etc.	40	123,436	-4,213	270	309
Interest received		8,635	11,454	13,461	62,678
Interest paid	41	-671,748	-793,158	-23,101	-69,955
Interest subsidies received		34,008	27,298	-	-
Taxes paid		-73,128	-83,095	-27	-76
Cash flow from current operations prior to changes in operating capital		799,275	755,568	-9,439	-7,044
Cash flow from changes in operating capital	42	166,743	232,454	181,499	-128,605
Cash flow from current operations		966,018	988,022	172,060	-135,649
Investment operations					
Investments in subsidiaries		-	-	-	-1,000
Disposal of subsidiary		17,811	-	18,078	-
Investments in financial assets		-32,681	-	-	-
Sales of financial assets		-	917	-	-
Investments in buildings/land improvements/ land/construction in progress		-936,779	-916,607	-	-
Sales of buildings/land improvements/land		12,443	141,769	-	-
Investment contribution received		68,134	10,078	-	-
Investments in other fixed assets		-32,082	-30,016	-78	-215
Sales of other fixed assets		1,031	3,592	2	-
Cash flow from investment operations		-902,123	-790,267	18,002	-1,215
Financing operations					
Change in financial receivables		8,670	7,926	-2,800,000	835,150
Proceeds from borrowings		3,247,272	4,149,805	2,800,000	294,000
Capital repayment of interest-bearing liabilities		-3,213,868	-4,415,007	-205,304	-1,038,010
Dividend paid		-	-	51,101	107,504
Capital transfer		-	-	-38,148	-56,061
Cash flow from financing operations		42,074	-257,276	-192,351	142,583
CASH FLOW FOR THE YEAR		105,969	-59,521	-2,289	5,719
Liquid funds at the start of the year	43	216,165	275,686	7,738	2,019
Changes in liquid funds for the year		105,969	-59,521	-2,289	5,719
Liquid funds at the year-end	43	322,134	216,165	5,449	7,738
Unused credit pledges		2,371,572	2,282,087	781,172	423,008
Total available funds		2,693,706	2,498,252	786,621	430,746
Change in interest-bearing net loan debt					
Interest-bearing net loan debt at the start of the year	44	-14,311,493	-14,442,354	-655,154	-1,404,883
Increase/decrease in interest-bearing loan debt		-69,233	190,382	-2,594,696	744,010
Increase/decrease in liquid funds		105,969	-59,521	-2,289	5,719
Interest-bearing net loan debt at the year-end		-14,274,757	-14,311,493	-3,252,139	-655,154

Comments on the Cash Flow Statement

The Group's cash flow increased by SEK 166 million, from SEK -60 million to SEK 106 million.

Current operations

Cash flow from current operations before changes in operating capital improved by SEK 43 million to SEK 799 million (756). The operating profit, adjusted for items not included in the cash flow, decreased by SEK 92 million compared with the preceding year and totalled SEK 1,501 million (1,593). Cash flow, including changes in operating capital, fell by SEK 22 million and totalled SEK 966 million (988).

Investment operations

Cash flow from investment operations fell by SEK 112 million and totalled SEK -902 million (-790). A total of

SEK 848 million was invested during 2005 (928) in new production, redevelopment and acquisition of properties. Investments in other fixed assets totalled SEK 75 million (44). Property sales decreased by SEK 130 million compared with 2004 and totalled SEK 12 million (142).

Financing operations

Cash flow from financing operations increased by SEK 299 million and totalled SEK 42 million (-257). Interest-bearing liabilities, including provisions for PRI, increased by SEK 69 million and totalled SEK 14,597 million (14,528). The change in long-term receivables of SEK 29 million mainly comprised adaptations of non-residential premises.

Notes (Amounts in SEK 1,000 unless stated otherwise)

NOTE 1 ACCOUNTING AND VALUATION PRINCIPLES

The accounting and valuation principles are in compliance with the Annual Accounts Act, the recommendations and statements of the Swedish Financial Accounting Standards Council 1-29, statements by the Urgent Issues Committee 1-3, 8-41 and, when applicable, the Swedish Accounting Standards Board.

During the year, income from parking meters placed on owned land has been reclassified from property management income to rental income. The comparative figures have been recalculated.

Consolidated accounting principles

The consolidated accounts cover the Parent Company and all subsidiaries in which the Parent Company holds, directly or indirectly, more than 50% of the voting rights linked to the shares, or in some other manner has a controlling influence.

Associated companies, i.e., companies that are not subsidiaries but where the Parent Company, either directly or indirectly, holds at least 20% and at most 50% of the voting rights for all participations, are recorded in accordance with the equity method. At present, the Group only has participations in associated companies where this holding has a very negligible impact on consolidated earnings and equity. These participations are thus recorded using the acquisition value method.

The consolidated accounts are drawn up in accordance with the purchase method, which means that the part of the subsidiary companies' equity earned prior to the time these companies were incorporated into the Group is not included in consolidated equity. Only income earned after the acquisition date is included.

The consolidated accounts have been prepared in accordance with recommendation RR1:00 of the Swedish Financial Accounting Standards Council, which means, among other things, that untaxed reserves are split in the consolidated accounts between deferred tax liabilities, calculated on the basis of a tax rate of 28%, and restricted equity.

Internal profits are eliminated in the consolidated accounts. The asset item is adjusted and an annual correction made with regard to depreciation.

Income

Rental income is notified in advance and rent is therefore allocated to particular periods to ensure that only the part of the rent attributable to the period is reported as income. Property sales are reported when the risks and benefits associated with title pass to the purchaser. The profit on property sales is reported under Other operating items.

Income from charge card and account card payments in respect of parking spaces is reported during the same period the space is used. Income from fines is reported during the same period they are imposed.

Intangible fixed asset

Software licences

These fixed assets are reported at the acquisition value reduced by depreciation according to plan and any write-downs. Depreciation takes place on a straight-line basis over the expected useful life.

Tangible fixed assets

Investment properties

Investment properties are owned for the purpose of generating rental income and/or an increase in value. The properties are reported at the acquisition value with a supplement for any value-enhancing improve-

ment work as well as write-ups, with a deduction for depreciation and any write-downs. The cost of taking out a mortgage is included in the acquisition value to the extent they are considered to be value-enhancing, otherwise they are reported as operating costs. Income from investment properties is reported in accordance with the Income section. The Investment properties item includes buildings, land and land improvements. All the Group's properties are classified as investment properties.

An internal property valuation of each property is made in conjunction with the annual accounts. The valuation model is based on discounting estimated cash flows and takes into account the rent levels, letting levels, interest subsidy situation etc. of the properties. Actual operating and maintenance expenses have been replaced by normalised costs for each property.

In the case of properties which at the time of valuation had a higher book value than the estimated actual value, an individual assessment is made. Following this assessment, a write-down is made to the requisite amount.

Write-downs made previously are examined at each period-end. If necessary, write-downs made previously are reversed across the Income Statement.

Floating parking facility, building modules, equipment and other fixed assets

These fixed assets are reported at the acquisition value, reduced by depreciation and any write-downs. For the Floating parking facility, equipment and redevelopment depreciation is on a straight-line basis over the expected useful life. For Building modules, progressive depreciation is applied, which follows the term of the underlying contract.

New construction and refurbishment in progress

New construction and refurbishment in progress is valued at the direct acquisition cost plus a certain portion of indirect costs. An individual valuation is made of each project and where there is a write-down need, a write-down is made directly to the expected value in accordance with the valuation model. In the first instance, the write-down is made against the fixed asset involved. If the write-down need is not acted upon, an allocation is made for future estimated write-down needs.

Loan financing

Loan financing is reported at the nominal amount. Interest expense is allocated to specific accounting periods and set up as an asset over the term of the loan. Gains and losses that arise in conjunction with the premature repayment of loans are allocated over the remaining term of the original loans.

Interest is set up as an asset for a project during the construction period in accordance with the alternative method. When calculating the Group's loan cost, which is to be capitalised, the average financing cost for the subsidiaries has been used.

Translation of items in a foreign currency

Financial assets and liabilities in a foreign currency are translated at the year-end rate. Unrealised profits and losses on operational assets are reported net and added to the operating profit. Profits and losses on financial assets and liabilities are reported net and the effects are taken to net financial income/expense. The Group's bond loans in foreign currency are hedged and are therefore reported at the acquisition price.

Financial assets

Financial assets are reported at the original acquisition value with consideration given to any write-down requirements.

Construction in progress

Construction in progress is valued at 97% of direct production costs plus a certain proportion of indirect costs. Profit/loss recognition takes place in conjunction with final inspection.

Receivables

Receivables are recorded at the amount at which, following individual assessment, they are expected to be paid.

Liquid funds

Liquid funds comprise cash and bank holdings and current investments. Current investments refer to securities with a high liquidity that can be easily transformed into cash. Current investments are valued at the acquisition value plus accrued interest.

Reporting of income taxes

Income taxes refer to taxes based on the company's profit. Taxable profit is the surplus or deficit for a period that will form the basis for calculating the current tax for the period according to current legislation.

Current tax expense or tax income for the period comprises current tax and deferred tax. Deferred tax is tax attributable to taxable or deductible temporary differences, which increase or decrease tax in the future.

Actual tax is the tax computed on the taxable profit for a period. The taxable profit for the year differs from the reported profit for the year in the fact that it is adjusted for non-taxable and non-deductible items. The Group's current tax liability is computed according to the tax rates stipulated or notified at the year-end.

Deferred tax receivables and liabilities are reported in the Balance Sheet for all taxable temporary differences between book and tax values for assets and liabilities. Deferred tax receivables are reported in the Balance Sheet with regard to deficit deductions and all temporary differences to the extent it is probable that the amounts can be set against future taxable surpluses. The reported value of the deferred tax receivables is examined at each year-end and reduced up to the point that it is no longer probable that a sufficient taxable surplus will be available for utilisation.

Deferred tax is computed according to the tax rates that are expected to apply for the period when the asset is recovered or liabilities settled.

Financial instruments

Financial instruments reported in the Balance Sheet include liquid funds, securities, receivables, operating liabilities and loans. These are reported at the amounts they are expected to be paid and at the nominal amount. Gains and losses on closed derivative contracts, the purpose of which was to hedge future interest rate levels, are allocated to the same period as the term of the underlying instruments or the remaining term of each derivative contract. Gains and losses that arise in conjunction with the premature repayment of loans are allocated over the remaining term of the original loans.

Provisions

A provision is defined as a liability, the amount of which or the date on which it is to be settled are uncertain. It is reported when an undertaking has arisen as a result of a specific event, when a reliable estimate of the amount can be made and when it is probable that there will be an outward flow of resources.

Post-employment benefits

Provisions for commitments related to payments following post-employment benefits arise when they are undertakings that are benefit-defined. These commitments and costs regarding employment during the current period are calculated actuarially using the 'Projected unit credit method'. The computation takes place each year for the Group's defined benefit plans with the aid of an external actuary. The provision in the Balance Sheet comprises the current value of the defined benefit commitments with an adjustment for unrecognised actuarial gains and losses. Actuarial gains and losses arise mainly in conjunction with changes in actuarial undertakings and in conjunction with a difference between the actuarial undertakings and the actual outcome. The part of the accumulated amount that exceeds 10 per cent of the higher of the undertakings' current value and the market value of the plan assets, i.e. the corridor, at the end of the preceding year are reported in the profit across the expected average period of service for those persons covered by the plan. For all defined benefit plans the actuarial cost, which is charged to profit, comprises the cost of service during the current year, the interest cost, the cost of service during previous periods and amortisation of actuarial gains or losses. Tax which is payable on pension costs, such as the special employer's contribution on pension costs, has been taken into account when computing according to the above, which is in accordance with URA 43 Reporting of special employer's contribution and tax on returns from pension funds.

The above principle for defined benefit plans is only applied in the consolidated accounts. In the Parent Company and other companies, defined benefit and defined contribution pension plans are reported according to the Swedish accounting standard applied to date, which is based on the stipulations in the Safeguarding of Pension Commitments Act.

Within the Framtiden Group there are a number of persons who have defined benefit ITP occupational pension plans with ongoing payments to Alecta. The ITP plan, which is financed through insurance with Alecta, is a defined benefit pension plan that covers several employers according to URA 42. This pension plan means that a company should as the principal rule report its proportional part of the defined benefit pension commitment and the part of the investment assets and costs which are associated with the pension plan. The report should also include information according to the demands for defined benefit pension plans. For a report as stated above, information is required in accordance with the demands in RR 29. As the requisite information cannot be secured from Alecta, these pension undertakings are reported as a defined contribution pension plan according to point 32 in RR 29 until the requisite information is received from Alecta. This means that premiums paid to Alecta will continue to be reported as a cost in the future.

The Group's payments regarding defined contribution plans are reported as a cost during the period in which they arise.

A provision for a PRI debt takes place in a legal entity after an insurance computation is made by PRI.

The interest component in the pension cost is reported under financial costs.

Leasing

Lessor

The Group's rental agreements are operational leasing agreements. Income from an operational leasing agreement is reported in accordance with the income section.

Lessee

The Group has entered into certain financial leasing agreements for cars and certain items of office machinery. These are of minor value and do not have an impact on the Group's profit or financial position and are therefore reported as operational leasing agreements.

Depreciation

Depreciation of buildings is normally calculated on the basis of acquisition values and is allocated evenly over a period of fifty years. Minor rebuilding measures set up as an asset are depreciated in the time remaining in the original plan for the building. Larger-scale redevelopment measures set up as an asset lead to a review of the building depreciation plan. In conjunction with write-ups and write-downs, certain buildings have been given a new depreciation plan based on the re-assessment of their useful economic life. Percentage depreciation rates may therefore vary slightly.

Other depreciation is based on acquisition values.

Depreciation according to plan is normally done using the following percentages of the acquisition value:

Land improvements	5
Residential properties	2
Indoor car parks	3
Other buildings	2-5
Floating parking facility	6.67
Equipment	10-33
Other fixed assets	20
Licences	20

Other fixed assets consist primarily of investments in third-party property. Tenant adaptations are reported as a financial asset and are depreciated over the term of the underlying contract.

Progressive depreciation is applied to building modules over 20 years, which follows the term of the underlying contract.

Government support

Government support related to assets is reported as a reduction in the acquisition value of the asset. Grants related to profit are reported under a separate heading in the Income Statement. The Group receives government support in the form of an investment grant in conjunction with new construction or redevelopment and interest subsidies.

Group contributions and shareholders' contributions

Group contributions and shareholders' contributions are reported according to the Swedish Financial Accounting Standards Council Urgent Issues Committee statement URA7. This means they are reported according to their financial impact. Grants and contributions are recorded as a capital transfer, i.e. a decrease or increase in unrestricted equity. The tax effect of the group contribution is recorded directly against non-restricted equity according to the Swedish Financial Accounting Standards Council recommendation RR9, Income taxes. As a result, the tax that is attributable to income and expense in the Income Statement will be recorded in the Income Statement.

Cash Flow Statement

The Cash Flow Statement has been prepared in accordance with recommendation RR7 of the Swedish Financial Accounting Standards Council. The indirect method has been used to record cash flow from current operations.

Business area and geographical area

The Group carries on operations within the City of Gothenburg with customers in the same geographical area. Operations comprise the letting and management of properties and, to a minor extent, contracting work. The Group's primary segments are the ones reported in the Income Statement and Balance Sheet. It has not been considered necessary to make any secondary division.

NOTE 2 RENTAL INCOME

Group	2005	2004
Residential properties	3,631,085	3,535,522
Non-residential premises	361,448	384,800
Miscellaneous	173,043	161,930
	4,165,576	4,082,252

Of the Group's contract portfolio as of 31-12-2005, 92.6% (92.5) can be terminated within one year, 5.4% (5.9) later than one year and 2.1% (1.6) later than five years.

Other rental income refers largely to the letting of parking spaces.

NOTE 3 PROPERTY MANAGEMENT INCOME

Group	2005	2004
Property management assignments	25,785	20,275
Parking income	88,404	84,191
Parking fines	21,884	22,151
Miscellaneous	5,186	11,624
	141,259	138,241

Parent Company	2005	2004
Invoicing to subsidiaries	26,254	23,669
Miscellaneous	1,358	58
	27,612	23,727

NOTE 4 OPERATING EXPENSES

Group	2005	2004
Heating	-465,747	-466,263
Electricity	-123,588	-117,366
Water and sewage	-108,202	-110,092
Refuse disposal	-113,766	-114,755
Property upkeep	-333,670	-316,046
Repairs	-158,375	-157,264
Operational administration	-281,482	-259,443
Miscellaneous	-261,699	-223,495
	-1,846,529	-1,764,724

NOTE 5 FEES TO ELECTED AUDITORS

Group	2005	2004
Fee to Deloitte AB		
Audit fee	-1,591	-1,366
Consulting fee	-279	-888
	-1,870	-2,254

In addition to the above fees to the elected auditing firm, a fee of KSEK 1,003 (857) was paid for the lay audit.

Parent Company	2005	2004
Fee to Deloitte AB		
Audit fee	-89	-76
Consulting fee	-	-
	-89	-76

In addition to the above fee to the elected auditing firm, a fee of KSEK 78 (73) was paid for the lay audit.

NOTE 6 OTHER OPERATING INCOME AND EXPENSES

Group	2005	2004
External construction activities	213,603	347,162
Capital gain, property sales	11,146	86,138
Miscellaneous	12,253	13,641
	237,002	446,941
External construction activities	-212,394	-326,590
Miscellaneous	-	-18,833
	-212,394	-345,423
Total operating income and costs	24,608	101,518

NOTE 7 REMUNERATION TO THE BOARD, MANAGING DIRECTOR AND OTHER PERSONNEL

Group	2005	2004
Salaries and remuneration		
Board members, deputy Board members, Managing Directors and Deputy Managing Directors	-9,803	-9,590
Other employees	-284,417	-274,074
	-294,220	-283,664
Pension expenses		
Board members, deputy Board members, Managing Directors and Deputy Managing Directors	-3,144	-3,461
Other employees	-38,300	-36,571
	-41,444	-40,032
Other social security expenses	-108,998	-100,581
Total personnel expenses	-444,662	-424,277

Principles for payment to the Board, Managing Directors and Deputy Managing Directors

A fee is paid to the Chairman and members of the Board in accordance with a decision by the City Council. Employee representatives do not receive a board fee.

Payment to the Managing Directors and Deputy Managing Directors takes the form of a basic salary, other benefits and a pension. Pension benefits and other benefits form part of the total remuneration. Remuneration to the Managing Directors is decided by each board's presiding officers in consultation with the City of Gothenburg.

Remuneration and other benefits to senior executives

2005	Basic salary/ board fee	Other benefits	Pension cost	Total
Chairman of the Board	190	1	-	191
Other Board members	733	33	-	766
Deputy Board members	157	-	-	157
Managing Directors and Deputy Managing Directors	8,723	645	3,144	12,512
Other senior executives	27,568	1,945	6,078	35,591
Total	37,371	2,624	9,222	49,217
2004	Basic salary/ board fee	Other benefits	Pension cost	Total
Chairman of the Board	149	-	-	149
Other Board members	754	4	-	758
Deputy Board members	156	1	-	157
Managing Directors and Deputy Managing Directors	8,531	682	3,461	12,674
Other senior executives	26,592	2,288	5,618	34,498
Total	36,182	2,975	9,079	48,236

Other benefits refer to car and meal benefits.

The pension cost refers to the cost that has affected the profit for the year.

The Other senior executives group comprises 54 (55) persons.

NOTE 7 REMUNERATION TO THE BOARD, MANAGING DIRECTOR AND OTHER PERSONNEL

Pensions

The Managing Directors in the Group are entitled to retire between the age of 60 and 65 years. In the event of retirement at the age of 62, a pension is payable to the amount of 75% of the current salary up to and including the age of 65 years. During this period the company will continue to pay the pension premiums within the ITP plan. Under certain conditions a Managing Director can retire at 60, in which case the pension payable is 65% of the current salary between the age of 60 and 62, after which the above shall apply. Other senior executives are entitled, with odd exceptions, to retire at the age of 65. Pension benefits are equivalent to payment under the ITP plan.

Severance pay

Managing Directors in the Group have agreed mutual periods of notice of between six and twelve months. Agreements have been reached on severance pay of between twelve and thirty-six months, depending on the leaving age. In certain cases, severance pay may be converted into a pension if the person in question leaves after the age of 60. One senior executive in the Group has, under special circumstances, the right to severance pay amounting to a maximum of sixty months' salary. Agreements exist with other senior executives in the Group on periods of notice of between two and twelve months, or one month's notice with severance pay amounting to twelve months' salary.

Parent Company	2005	2004
Salaries and remuneration		
Board members, deputy Board members and Managing Director	-1,369	-1,308
Other employees	-4,605	-4,300
	-5,974	-5,608
Pension expenses		
Board members, deputy Board members and Managing Director	-328	-338
Other employees	-958	-758
	-1,286	-1,096
Other social security expenses	-2,353	-2,161
Total personnel expenses	-9,613	-8,865

Principles for payment to the Board and the Managing Director

A fee is paid to the chairman and members of the Board in accordance with a decision by the City Council. Employee representatives do not receive a board fee.

Payment to the Managing Director takes the form of a basic salary, other benefits and a pension. Pension benefits and other benefits form part of the total remuneration. Remuneration to the Managing Director is decided by the Board's presiding officers in consultation with the City of Gothenburg.

Remuneration and other benefits to senior executives

2005	Basic salary/ board fee	Other benefits	Pension cost	Total
Chairman of the Board	41	-	-	41
Other Board members	122	-	-	122
Deputy Board members	23	-	-	23
Managing Director	1,183	65	328	1,576
Other senior executives	2,001	306	492	2,799
Total	3,370	371	820	4,561
2004	Basic salary/ board fee	Other benefits	Pension cost	Total
Chairman of the Board	40	-	-	40
Other Board members	118	-	-	118
Deputy Board members	23	-	-	23
Managing Director	1,127	66	338	1,531
Other senior executives	2,555	298	466	3,319
Total	3,863	364	804	5,031

Other benefits refer to car and meal benefits.

The Parent Company only accounts for defined benefit plans. The pension cost refers to the cost that has affected the profit for the year.

The Other senior executives group comprises 3 (4) persons.

Pensions

The retirement age for the Managing Director and other senior executives at the Parent Company is 65 years. Pension benefits are equivalent to payment under the ITP plan.

Severance pay

An agreement has been reached with the Managing Director on a mutual period of notice of six months and severance pay of twenty-four months. There are agreements with other senior executives in the Group regarding a mutual period of notice of between two and six months.

NOTE 8 DEPRECIATION AND WRITE-DOWNS

Group	2005	2004
Depreciation according to plan in property management		
Land improvements	-28,901	-26,613
Buildings	-613,803	-585,352
Floating parking facility	-3,250	-3,250
Equipment	-28,558	-29,924
Other fixed assets	-225	-268
	-674,737	-645,407
Write-downs in property management		
Buildings	-1,359	-12,987
Projects in progress	-8,400	-5,000
	-9,759	-17,987
Reversed write-downs in property management		
Land	82,545	69,768
Buildings	432,616	524,900
Projects in progress	51,985	-
Provision for future new construction in progress	18,464	-
	585,610	594,668
Total depreciation and write-downs in property management	-98,886	-68,726
Depreciation according to plan in central costs		
Depreciation of licences	-127	-127
Depreciation of equipment	-2,293	-3,310
	-2,420	-3,437
Write-downs in central costs		
Licences	-350	-
Total depreciation and write-downs in central costs	-2,770	-3,437
Depreciation according to plan in other external costs		
Depreciation of building modules	-370	-260
Depreciation of equipment	-499	-
	-869	-260
Total depreciation and write-downs	-102,525	-72,423
Parent Company	2005	2004
Depreciation according to plan within central costs		
Depreciation of equipment	-270	-309

NOTE 9 INCOME FROM FINANCIAL ITEMS

Group	2005	2004
Financial items attributable to the Company's assets		
<i>Result from other securities and receivables accounted for as fixed assets</i>		
Capital gain, disposal of subsidiary	17,978	-
Interest	155	37
	18,133	37

NOTE 9 INCOME FROM FINANCIAL ITEMS, CONT.

Group	2005	2004
<i>Other interest income and similar items</i>		
Interest	8,161	10,546
	8,161	10,546
<i>Interest subsidies</i>	32,809	28,444
Total financial items attributable to the Company's assets	59,103	39,027
Total financial items attributable to the Company's liabilities		
<i>Other interest expenses and similar items</i>		
Interest expenses	-618,430	-700,380
Prematurely repaid loans	-1,547	-7,510
Miscellaneous	-15,591	-5,324
	-635,568	-713,214
<i>Interest set up as an asset</i>	6,524	9,512
Total financial items attributable to liabilities	-629,044	-703,702
Net financial items	-569,941	-664,675
The interest rate used during the year for interest set up as an asset was 4.3 per cent (4.9)		
Parent Company	2005	2004
Financial items attributable to the Company's assets		
<i>Profit on participations in Group companies</i>		
Capital gain, disposal of subsidiary	17,978	-
Anticipated dividends	114,196	51,101
	132,174	51,101
<i>Other interest income and similar items, Group companies</i>		
Interest	15,175	62,574
<i>Other interest income and similar items</i>		
Interest	794	122
Total financial items attributable to the Company's assets	148,143	113,797
Total financial items attributable to the Company's liabilities		
<i>Other interest expenses and similar items, Group companies</i>		
Interest expenses	-906	-915
<i>Other interest expenses and similar items</i>		
Interest expenses	-25,214	-70,060
Total financial items attributable to liabilities	-26,120	-70,975
Net financial items	122,023	42,822

NOTE 10 TAX ON PROFIT FOR THE YEAR

The following components are included in the Group and Parent Company's tax expense

Group	2005	2004
Current tax income/expense	1,493	-70,056
Deferred tax in respect of temporary differences	-231,425	-172,574
Deferred tax, untaxed reserves	1,515	-21,210
	-228,417	-263,840
Parent Company	2005	2004
Current tax expense	-1,968	2,019
Deferred tax expense/income in respect of temporary differences	-280	280
	-2,248	2,299

Tax expense/income on capital transfers in the Parent Company amounted to KSEK 1,968 (2,019).

The difference between the reported tax expense/income and the tax expense/income based on the current tax rate is made up of the following components.

Group	2005	2004
Profit before tax	808,131	932,607
Tax at the current tax rate, 28%	-226,278	-261,130

Tax effect of expense/income that is not tax-deductible/taxable (permanent differences)

Unrecorded deductible expenses	1,416	247
Non-taxable income	-846	-357
Non-deductible expenses	-2,359	-1,908
Standard income on tax allocation reserve	-1,491	-
Adjustment item, deferred tax	-57	-79
Adjustment in respect of an earlier period	1,198	-613
Reported tax	-228,417	-263,840

Parent Company	2005	2004
Profit before tax	121,981	42,822
Tax at the current tax rate, 28%	-34,155	-11,990
Non-taxable income and expenses	31,976	14,312
Non-deductible expenses	-34	-23
Standard income on tax allocation reserve	-35	-
Reported tax	-2,248	2,299

NOTE 11 LICENCES

Group	2005	2004
Opening acquisition value	636	-
Acquisitions	-	636
Closing accumulated acquisition value	636	636
Opening depreciation	-127	-
Depreciation for the year	-127	-127
Closing accumulated depreciation	-254	-127
Write-downs for the year	-350	-
Closing accumulated write-downs	-350	-
Closing residual value according to plan	32	509

NOTE 12 INVESTMENT PROPERTIES

Group	2005	2004
Yield value (SEK m)		
Opening balance, January 1	37,904	34,307
Investments	848	928
Property sales	-13	-135
Other increase in value	1,811	2,804
Closing balance, December 31	40,550	37,904

The Group's property holdings are the subject of an internal valuation each year and internal yield values are set. The valuation model is based on each property's expected cash flow over a ten-year period and an estimated residual value for year eleven. In addition, there is the computed current value of any interest subsidies.

In the model, rents payable and the computed rent shortfall for the coming year, normalised operating and maintenance costs and property tax payable are used. For the net operating income trend during the calculation period assumptions are made with regard to the trends in inflation, rent, rent shortfall, operating and maintenance costs and property tax. These assumptions vary depending on each property's market location and age. The market location is also reflected in the yield requirement and cost of capital.

The Group's valuation model is based mainly on assumptions made by external valuation institutes. Deviations are attributable to internal assumptions regarding higher operating and maintenance costs.

In the property valuation in question the rents for 2005 have been used. The rents are then considered to follow the general price trend, which is estimated to rise by two per cent per annum. Operating and maintenance costs in the model are based on the standard cost system, where the costs are age- and location-dependent and vary between SEK 214/sq.m. (211) and SEK 456/sq.m. (439). These costs are at present expected to increase by 2.25 per cent per annum (2.25). In addition, there is property tax payable which it is estimated will follow the CPI. The yield requirement is differentiated depending on location and varies between 3.50 per cent (3.75) and 7.75 per cent (8.75). For floor space other than residential floor space a general yield requirement has been applied which exceeds the residential part by 1.75-2.00 per cent (1.75-2.25).

A representative selection of the Group's properties are valued each year by external valuation institutes.

Rental income for investment properties totals SEK 4,166 million (4,092). Direct costs regarding investment properties which generated rental income total SEK 2,687 million (2,481). Direct costs regarding investment properties that have not generated rental income total SEK 1 million (1). Investments in investment properties total SEK 583 million (728) and additional costs regarding investment properties amounted to SEK 265 million (200).

Certain limits on the right to transfer rented properties with dwellings owned by municipal housing companies apply under the Public Housing Enterprises Act. The same also applies to certain transfer limitations as a result of the general stipulations in the Acquisition of Rental Property etc. Act. Finally, there are limitations on the potential for transferring properties that have been mortgaged as collateral for loans raised, as a result of customary undertakings in financing agreements entered into.

The yield value on mortgaged properties was SEK 33,237 million (30,808).

NOTE 12 INVESTMENT PROPERTIES, CONT.
LAND AND LAND IMPROVEMENT

Group	2005	2004
Opening acquisition value	2,178,662	2,115,449
Acquisitions	38,241	20,353
Sales/disposals	-31,907	-8,277
Reclassifications	51,954	51,137
Closing accumulated acquisition value	2,236,950	2,178,662
Opening write-downs	-122,192	-191,693
Reversal of write-downs	82,545	69,768
Sales/disposals	4,023	-1
Reclassifications	-	85
Write-downs for the year	-	-351
Closing accumulated write-downs	-35,624	-122,192
Opening depreciation	-133,518	-109,174
Sales/disposals	-	373
Reclassifications	617	1,895
Depreciation for the year	-28,901	-26,612
Closing accumulated depreciation	-161,802	-133,518
Opening write-ups	612,192	614,027
Sales/disposals	-	-1,835
Closing accumulated write-ups	612,192	612,192

Closing residual value according to plan, land and land improvement 2,651,716 2,535,144

Assessment value 9,092,470 9,117,088

The acquisition value includes interest expenses set up as an asset. Historical information on this is not available. Interest accumulated with effect from 1996 is included and amounts to: 6,044 6,008

BUILDINGS

Group	2005	2004
Opening acquisition value	23,471,107	22,609,339
Acquisitions	61,313	54,249
Sales/disposals	-157,012	-64,941
Reclassifications	959,104	872,460
Closing accumulated acquisition value	24,334,512	23,471,107
Opening write-downs	-1,601,838	-2,195,319
Sales/disposals	-	-252
Reversal of write-downs	432,616	524,900
Reclassifications	-74,055	81,468
Write-downs for the year	-1,359	-12,635
Closing accumulated write-downs	-1,244,636	-1,601,838
Opening depreciation	-6,122,339	-5,595,193
Sales/disposals	18,396	23,970
Reclassifications	-7,514	-97,477
Depreciation for the year	-482,786	-453,639
Closing accumulated depreciation	-6,594,243	-6,122,339

NOTE 12 INVESTMENT PROPERTIES, CONT.
BUILDINGS, CONT.

Group	2005	2004
Opening write-ups	4,027,002	4,169,697
Sales/disposals	-	-10,982
Depreciation for the year on written-up amount	-131,017	-131,713
Closing accumulated write-ups	3,895,985	4,027,002

Closing residual value according to plan, buildings 20,391,618 19,773,932

Assessment value 18,352,162 18,310,312

The acquisition value includes interest expenses set up as an asset. Historical information on this is not available. Interest accumulated with effect from 1996 is included and amounts to: 83,940 75,479

Closing residual value according to plan investment properties 23,043,334 22,309,076

NOTE 13 FLOATING PARKING FACILITY

Group	2005	2004
Opening acquisition value	48,753	48,753
Closing accumulated acquisition value	48,753	48,753
Opening depreciation	-45,478	-42,228
Depreciation for the year	-3,250	-3,250
Closing accumulated depreciation	-48,728	-45,478

Closing residual value according to plan 25 3,275

NOTE 14 BUILDING MODULES

Group	2005	2004
Opening acquisition value	16,508	-
Acquisitions	-	15,401
Reclassifications	-	1,107
Closing accumulated acquisition value	16,508	16,508
Opening depreciation	-260	-
Depreciation for the year	-370	-260
Closing accumulated depreciation	-630	-260

Closing residual value according to plan 15,878 16,248

NOTE 15 EQUIPMENT

Group	2005	2004
Opening acquisition value	304,991	293,885
Acquisitions	28,482	29,380
Sales/disposals	-29,142	-18,274
Reclassifications	5,816	-
Closing accumulated acquisition value	310,147	304,991
Opening depreciation	-235,629	-219,758
Sales/disposals	27,347	17,363
Reclassifications	-257	-
Depreciation for the year	-31,350	-33,234
Closing accumulated depreciation	-239,889	-235,629

Closing residual value according to plan 70,258 69,362

Parent Company	2005	2004
Opening acquisition value	2,686	2,471
Acquisitions	78	215
Disposals	-68	-
Closing accumulated acquisition value	2,696	2,686
Opening depreciation	-1,963	-1,654
Depreciation for the year	-270	-309
Disposals	66	-
Closing accumulated depreciation	-2,167	-1,963

Closing residual value according to plan 529 723

NOTE 16 OTHER FIXED ASSETS

Group	2005	2004
Opening acquisition value	140,524	139,804
Acquisitions	3,559	24
Sales/disposals	-	-1,320
Reclassifications	1,342	2,016
Closing accumulated acquisition value	145,425	140,524
Opening depreciation	-136,933	-137,131
Sales/disposals	-	421
Reclassifications	-	46
Depreciation for the year	-225	-269
Closing accumulated depreciation	-137,158	-136,933

Closing residual value according to plan 8,267 3,591

NOTE 17 NEW CONSTRUCTION AND REFURBISHMENT IN PROGRESS RELATED TO TANGIBLE ASSETS

Group	2005	2004
Opening balance	668,138	753,718
Capital expenditure during the year	774,063	846,095
Reclassifications during the year	-1,005,978	-931,675
Closing balance	436,223	668,138
Opening write-downs	-80,800	-91,640
Reclassifications	37,215	14,000
Reversal of write-downs	51,985	-
Write-downs for the year	-8,400	-3,160
Closing write-downs	0	-80,800

Closing residual value according to plan 436,223 587,338

Including interest expense set up as an asset 3,857 933

NOTE 18 PARTICIPATIONS IN GROUP COMPANIES

Parent Company	2005	2004
Opening acquisition value	1,445,010	1,398,650
New share issues	-	1,000
Sales	-600	-
Shareholders' contribution	99,637	45,360
Closing accumulated acquisition value	1,544,047	1,445,010
Opening write-downs	-292,260	-292,260
Closing accumulated write-downs	-292,260	-292,260

Closing residual value according to plan 1,251,787 1,152,750

NOTE 19 PARTICIPATIONS IN ASSOCIATED COMPANIES

Group	2005	2004
Opening acquisition value	6,009	6,829
Sales	-	-820
Closing accumulated acquisition value	6,009	6,009
Opening write-downs	-3,731	-3,731
Closing accumulated write-downs	-3,731	-3,731

Closing residual value according to plan 2,278 2,278

NOTE 20 RECEIVABLES FROM ASSOCIATED COMPANIES

Group	2005	2004
Opening acquisition value	5,600	5,600
Closing accumulated acquisition value	5,600	5,600

Closing residual value according to plan 5,600 5,600

NOTE 21 OTHER LONG-TERM SECURITIES

Group	2005	2004
Opening acquisition value	3,291	3,291
Closing accumulated acquisition value	3,291	3,291
Opening write-downs	-1,154	-1,154
Closing accumulated write-downs	-1,154	-1,154

Closing residual value according to plan 2,137 2,137

NOTE 22 OTHER LONG-TERM RECEIVABLES

Group	2005	2004
Opening acquisition value	37,164	28,589
New lending	35,854	-
Capital repayment	-5,911	-7,938
Reclassification	-782	16,513
Closing accumulated acquisition value	66,325	37,164

Closing residual value according to plan 66,325 37,164

The large majority of the opening acquisition value and the reclassification is related to tenant adaptations of non-residential premises.

NOTE 23 SHARES AND PARTICIPATIONS IN SUBSIDIARIES

	Reg. no.	No. of participations	Book value
Bostads AB Poseidon	556120-3398	13,600	101,253
Göteborgs stads bostadsaktiebolag	556046-8562	400,000	100,356
Familjebostäder i Göteborg AB	556114-3941	27,500	224,429
Gårdstensbostäder AB	556536-0277	10,000	137,224
AB HjällboBostaden	556104-6714	2,000	135,000
Göteborgs Egnahems AB	556095-3829	160,000	63,208
- Bygga Hem i Göteborg AB	556643-7934		
Göteborgs Stads Parkerings AB	556119-4878	5,400	223,804
Förvaltnings AB GöteborgsLokaler	556082-4897	10,000	258,703
Idrotts- och Kulturcentrum			
Scandinavium i Göteborg AB	556125-8616	321	5,110
Framtiden Housing Finance No 2 AB (publ)	556597-7807	5,000	500
Framtiden Residential Housing Finance No. 3 AB (publ)	556613-4804	5,000	500
Framtiden Multi-Family Housing No. 4 AB (publ)	556630-4373	5,000	500
Framtiden Public Housing Finance No. 5 AB (publ)	556660-1646	5,000	500
Störningsjouren i Göteborg AB	556657-1443	5,000	500
AB Göteborgs Tomträtskassa	556312-3388	1,000	100
AB Göteborgshem	556316-1966	1,000	100
			1,251,787

On January 3, 2005, the subsidiary Mässans Gata AB was sold. On December 16 the liquidation of Framtiden Bostadsfinansiering Nr 1 AB (publ) I likvidation was completed.

All subsidiaries and second-tier subsidiaries have their registered offices in Gothenburg.

NOTE 24 SHARES AND PARTICIPATIONS IN ASSOCIATED COMPANIES

	No. of participations	Share of equity, %	Share of voting rights, %	Book value
Indirectly owned				
Sannegårdsstaden Komplementär AB	1,601	40	40	135
Ellesbokomplementären AB	340	33	33	34
Boplats Göteborg AB	210	30	30	210
Sannegårdsstaden KB	2	40	40	20
Gårdsås Utvecklings AB	490	49	49	49
Gårdsås Torgbolag KB	1	56	56	1,830
KB Ellesbo 2	-	33	33	-
Total shares and participations				2,278

	Reg. no.	Net income for the year	Equity
Indirectly owned			
Sannegårdsstaden Komplementär AB	556371-8013	-	400
Ellesbokomplementären AB	556432-9810	-	102
Boplats Göteborg AB	556467-7390	149	1,457
Sannegårdsstaden KB	916845-3042	-12	996
Gårdsås Utvecklings AB	556599-9694	-1	113
Gårdsås Torgbolag AB	969673-5233	914	5,195
KB Ellesbo 2	916844-6442	73	729

All associated companies have their registered offices in Gothenburg.

NOTE 25 INVENTORIES, ETC.

Group	2005	2004
Development properties	120	831
Work in progress	60,670	54,704
	60,790	55,535

Work on contract

Group	2005	2004
Accrued expenses	62,233	81,194
Invoiced amounts	-1,563	-26,490
	60,670	54,704

NOTE 26 PREPAID EXPENSES AND ACCRUED INCOME

Group	2005	2004
Prepaid rental expenses	2,805	2,804
Accrued interest income	377	465
Accrued interest subsidies	4,251	5,581
Interest on derivative instruments brought forward	147,673	106,137
Miscellaneous	83,857	110,326
	238,963	225,313

Parent Company	2005	2004
Prepaid rental expenses, Group companies	158	141
Accrued interest income, Group companies	2,426	18
Miscellaneous, Group companies	-	66
Miscellaneous	132	124
	2,716	349

NOTE 27 CAPITAL TRANSFERS

Parent Company	2005	2004
Capital transfers were received from		
Poseidon	14,485	66,000
Bostadsbolaget	-	13,800
Familjebostäder	81,021	26,500
Parkeringsbolaget	57,712	24,212
Egnahemsbolaget	11,079	1,000
	164,297	131,512

Capital transfers were made to

Bostadsbolaget	-147,226	-
Gårdstensbostäder	-13,800	-76,100
HjällboBostaden	-10,300	-30,200
GöteborgsLokaler	-	-17,000
Scandinavium	-	-1,000
	-171,326	-124,300

Total capital transfers -7,029 7,212

NOTE 28 UNTAXED RESERVES

Parent Company	2005	2004
Tax allocation reserve, 2002 assessment	4,381	4,381
	4,381	4,381

NOTE 29 PENSION PROVISIONS

Since January 1, 2004 has applied the Swedish Financial Accounting Standards Council recommendation RR 29, Employee Benefits.

Defined benefit plans

Defined benefit plans cover mainly retirement pensions and each employer normally has an undertaking to pay a life-long pension. Earnings are based on the number of years of employment and the employee must be a member of the plan for a certain number of years to reach full entitlement to a retirement pension. For each year the employee earns an increased right to a pension, which is reported as a pension earned during the period, and an increase in the pension undertaking.

The insurance calculation of pension commitments and pension costs is based on the following assumptions:

NOTE 29 PENSION PROVISIONS, CONT.

Group, %	2005	2004
Discount rate, January 1	5.0	5.5
Discount rate, December 31	4.1	5.0
Future annual salary increases	2.7	2.7
Future annual pension increases	2.7	2.7
Personnel turnover	3.4	6.0
Inflation	2.0	2.0

The following provision for pension undertakings has been made in the Balance Sheet:

Group	2005	2004
Current value of provision, December 31	210,762	183,432
Unrecognised actuarial gains (+) losses (-)	-35,978	-10,066
Liability reported in the balance sheet, December 31	174,784	173,366

Actuarial gains and losses are not reported in the Income Statement or Balance Sheet for 2005 as the Group applies the rules for "the corridor". These rules mean that part of the actuarial gains and losses will be reported in the Income Statement and Balance Sheet during future periods if they exceed the maximum of 10 per cent of the current value of the pension undertaking or 10 per cent of the fair value of the plan assets. At the end of the year the actuarial losses amounted to approximately 17 per cent of the current value of the pension commitment, and consequently a part of the actuarial loss will be reported in the Income Statement during 2006.

The following table shows the change in the pension liability

Group	2005	2004
Net liability, December 31, 2003, according to the Safeguarding of Pension Commitments Act.	-	189,729
Change in accounting principle	-	-18,310
Net liability, January 1, 2005 and January 1, 2004 respectively	173,366	171,419
Net cost reported in the Income Statement	9,437	10,349
Charges	-7,994	-8,318
Benefits redeemed	-25	-84
Net liability at the year-end	174,784	173,366

The net cost is reported in the Income Statement with regard to defined benefit plans:

Group	2005	2004
Costs regarding service during the current year	410	1,020
Interest on the commitment	9,065	9,312
Retirement pensions, outside agreements	-38	17
Pension costs for defined benefit plans	9,437	10,349

Interest on commitments is classified in the Income Statement as a financial cost.

Defined contribution plans

The plans mainly cover retirement pension, sickness pension and family pension. The premiums are paid continuously during the year by each Group company to separate legal entities, such as insurance companies. The size of the premium is based on the salary. The pension costs for the period are included in the Income Statement and total KSEK 32,978 (28,848).

For a number of the Group companies, undertakings for retirement pension and sickness pension for white-collar workers are secured through insurance with Alecta. According to a statement from the Swedish Financial Accounting Standards Council Emerging Issues Task Force, URA 42, this is a defined benefit plan, which covers several

NOTE 29 PENSION PROVISIONS, CONT.

employers. During the 2005 financial year the Group did not have access to information that makes it possible to report these plans as a defined benefit plan. Pension plans according to the ITP occupational pension, which are secured through insurance with Alecta, are therefore reported as a defined contribution plan. The charges for the pension insurance for the year, which are covered by Alecta, total KSEK 13,450 (14,168). Alecta's surplus can be distributed to the policyholders and/or the insured. At the end of 2005, Alecta's surplus in the form of the collective funding ratio amounted to 128.5% (128.0). The collective funding ratio comprises the market value for Alecta's assets as a percentage of the insurance undertakings, computed according to Alecta's insurance computation assumptions, which do not concur with RR29.

NOTE 30 PENSION UNDERTAKINGS TO CURRENT AND FORMER MANAGING DIRECTORS

Group	Provisions	Contingent liabilities	Total
Opening balance, 1-1-2005	10,269	282	10,551
Provisions made during the year	1,257	15	1,272
Closing balance 31-12-2005	11,526	297	11,823

NOTE 31 DEFERRED TAX

Group	2005	2004
Deferred tax liabilities		
- Difference between reported value and tax value, properties	1,323,930	1,082,604
- Financial instruments	7,356	5,929
- Other temporary differences	-	4,949
- Untaxed reserves	66,626	68,142
Deferred tax recoverable		
- Provisions	-458	-8,503
- Deficit deduction	-8,725	-341
- Other temporary differences	-6,324	-
- Internal profits	-8,451	-8,739
	1,373,954	1,144,041
Parent Company		
	2005	2004
Deferred tax recoverable		
- Other temporary differences	-	-252
- Deficit deduction	-	-28
	-	-280

Temporary differences attributable to investments in subsidiaries

Group	Book value	Tax value	Temporary difference
31-12-2005	6,184,677	1,544,047	4,640,630
31-12-2004	5,815,944	1,445,010	4,370,934

No deferred tax liability is reported on the above temporary differences, as they are not expected to be reversed within the foreseeable future. If a deferred tax liability had been reported, it would have amounted to SEK 1,299.4 million (1,223.9).

Parent Company	Book value	Tax value	Temporary difference
31-12-2005	1,251,787	1,544,047	292,260
31-12-2004	1,152,750	1,445,010	292,260

No deferred tax receivable is reported on the above temporary differences, as they are not expected to be reversed within the foreseeable future. If a deferred tax receivable had been reported, it would have amounted to SEK 81.8 million (81.8).

NOTE 32 OTHER PROVISIONS

Group	Guarantee undertaking	Negotiated retirement pensions	Provision, new construction in progress	Provision for Gårdsten stage II	Miscellaneous	Total
Opening balance 1-1-2005	1,331	6,084	22,200	21,044	8,336	58,995
Provisions during the year	174	-	-	-	-	174
Provisions utilised	-	-4,134	-22,200	-20,486	-1,824	-48,644
Closing balance 31-12-2005	1,505	1,950	-	558	6,512	10,525

Negotiated retirement pensions are expected to be settled within one year. A provision for Gårdsten stage II will be utilised for redevelopment projects. It is estimated that these will be completed during 2006.

NOTE 33 DUE DATES FOR LIABILITIES

Group	Within one year	More than one year but within five years	More than five years
Borrowings			
Bond loans	2,500,000	5,200,000	-
Liabilities to credit institutions	2,218,377	877,094	3,157,864
Other interest-bearing liabilities	39,764	418,052	11,052
	4,758,141	6,495,146	3,168,916
Operating liabilities			
Accounts payable	453,525	-	-
Other operating liabilities	39,102	-	-
Accrued expenses and prepaid income	765,023	-	-
	1,257,650	-	-
Total liabilities	6,015,791	6,495,146	3,168,916

The Group has received binding credit pledges from credit institutions amounting KSEK 2,371,572 (2,282,087). The amount includes credit pledges from the City of Gothenburg amounting to KSEK 100,000 (30,000).

Parent Company	Within one year	More than one year but within five years	More than five years
Borrowings			
Liabilities to credit institutions	18,828	-	2,800,000
Liabilities to Group companies	38,760	-	-
Other interest-bearing liabilities	-	400,000	-
	57,588	400,000	2,800,000
Operating liabilities			
Accounts payable	1,956	-	-
Other operating liabilities	272,819	-	-
Accrued expenses and prepaid income	9,210	-	-
	283,985	-	-
Total liabilities	341,573	400,000	2,800,000

The Parent Company has received binding credit pledges from credit institutions amounting to KSEK 781,172 (423,008). The amount includes credit pledges from the City of Gothenburg amounting to KSEK 100,000 (30,000).

NOTE 34 FINANCIAL LIABILITIES

Interest-bearing liabilities

SEK m	Group				Parent Company			
	2005		2004		2005		2004	
	Nominal/ reported value	Market value	Nominal/ reported value	Market value	Nominal/ reported value	Market value	Nominal/ reported value	Market value
Bond loans	7,700	7,917	10,200	10,566	-	-	-	-
Liabilities to credit institutions	6,278	6,288	3,535	3,554	2,858	2,858	107	107
Other interest-bearing liabilities	444	445	619	620	400	400	556	556
Total	14,422	14,650	14,354	14,740	3,258	3,258	663	663

Interest-bearing liabilities in euro totalled SEK 7,700 million (10,200). The currency risk has been eliminated completely through currency/interest swaps. Hedge accounting has been applied, therefore no market valuation of the currency/interest swaps has taken place.

The Group's credit portfolio at the end of 2005 had an average repayment period of 2.81 years (2.23). Including credit pledges, the equivalent figure is 3.36 years (2.72). According to the Group's finance policy, amortisation and repayment of credit should amount to a maximum of 30 per cent of the total credit volume during a single year.

The Parent Company's credit portfolio at the end of 2005 had an average repayment period of 6.2 years (0.2). Including credit pledges the figure is 6.7 years (1.0).

NOTE 34 FINANCIAL LIABILITIES**Credit portfolio due date structure 31-12-2005
(Including credit pledges)**

SEK m	Group		Parent Company	
	Amount	Proportion	Amount	Proportion
2006	4,111	28	-242*	-7
2007	2,560	18	-	-
2008	398	3	-	-
2009	2,807	19	-	-
2010	555	4	500	15
2011	-	-	-	-
2012	3,550	25	3,000	92
2013	-	-	-	-
2014 –	441	3	-	-
Total	14,422	100	3,258	100

* SEK 58 million of the credits of the Parent Company fall due during 2006. There are credit pledges amounting to SEK 300 million.

NOTE 35 LIABILITIES TO CREDIT INSTITUTIONS

Group	2005	2004
Bank overdraft facilities	718,099	424,420
Other loans	5,535,140	3,110,472
	6,253,239	3,534,892

Amount granted, bank overdraft facility 1,358,499 1,333,499

Parent Company	2005	2004
Other loans	2,818,828	106,992

NOTE 36 OTHER INTEREST-BEARING LIABILITIES

Group	2005	2004
Other loans	24,868	-
Loans from the City of Gothenburg	444,000	619,400
	468,868	619,400

Parent Company	2005	2004
Loans from Group companies	38,760	49,000
Loans from the City of Gothenburg	400,000	506,900
	438,760	555,900

NOTE 37 ACCRUED EXPENSES AND PREPAID INCOME

Group	2005	2004
Accrued interest expenses	106,039	134,256
Accrued social security expenses	16,226	10,805
Accrued personnel expenses	28,287	26,747
Accrued maintenance expenses	51,884	28,230
Accrued expenses for electricity, heating, etc,	80,191	89,812
Interest on derivative instruments set up as an asset	94,612	79,190
Prepaid rental income	322,805	338,134
Miscellaneous	64,979	132,604
	765,023	839,778

Parent Company	2005	2004
Accrued interest expenses	4,040	1,020
Accrued social security expenses	383	374
Accrued personnel expenses	506	523
Miscellaneous	4,281	4,283
	9,210	6,200

NOTE 38 PLEDGED ASSETS

Group	2005	2004
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For own liabilities and provisions

For liabilities to credit institutions
- Property mortgages 14,189,798 13,920,680

Others

- Shares in subsidiaries 1,500 2,000

Total pledged assets 14,191,298 13,922,680

The City of Gothenburg has provided guarantees for Group credit to a total of 75,204 97,112

Parent Company	2005	2004
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For subsidiaries' liabilities

- Shares in subsidiaries 1,500 2,000

NOTE 39 CONTINGENT LIABILITIES

Group	2005	2004
Contingent liability (FPG/PRI)	3,946	3,879
Contingent liability Fastigo	5,937	5,623
Deferment of stamp duty in conjunction with property acquisitions	20,750	20,838
Miscellaneous contingent liabilities	861	861
	31,494	31,201

Parent Company	2005	2004
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Guarantee undertakings, Group companies 477,825 497,863
Contingent liability Fastigo 122 108

NOTE 40 ADJUSTMENTS FOR ITEMS NOT INCLUDED IN THE CASH FLOW ETC.

Group	2005	2004
Depreciation, write-downs and reversals relating to tangible assets	102,525	77,273
Capital gain/loss on sale of tangible assets	-11,225	-86,173
Miscellaneous	32,136	4,687
	123,436	-4,213

Parent Company	2005	2004
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Depreciation, write-downs and reversals relating to tangible assets 270 309

NOTE 41 INTEREST PAID

Group	2005	2004
Interest expenses in current operations	-671,748	-793,158
Interest in investment operations set up as an asset	-6,524	-9,512
	-678,272	-802,670

Parent Company	2005	2004
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Interest expenses in current operations -23,101 -69,955

NOTE 42 SPECIFICATION OF THE CASH FLOW FROM CHANGES IN OPERATING CAPITAL

Group	2005	2004
Increase/decrease in inventories	-3,642	91,683
Increase/decrease in current receivables	285,883	196,574
Increase/decrease in provisions	-23,990	-21,667
Increase/decrease in operating liabilities	-91,508	-34,136
	166,743	232,454
Parent Company	2005	2004
Increase/decrease in current receivables	136,809	-101,616
Increase/decrease in operating liabilities	44,690	-26,989
	181,499	-128,605

NOTE 43 LIQUID FUNDS

Liquid funds comprise the balance sheet items cash and bank deposits and short-term investments.

NOTE 44 NET LOAN DEBT

The net loan debt comprises interest-bearing loan debts and provisions for pensions/PRI with a deduction for liquid funds.

NOTE 45 FINANCIAL RISK MANAGEMENT

The Framtiden Group has a decentralised financial organisation where each individual company has its own finance function and full responsibility for the company's financial operations. Borrowing on the capital market takes place mainly on a Group basis to ensure cost-effective financing. Each subsidiary has a finance policy within the framework of the Group finance policy. The finance policy sets out authorisation, responsibility and frameworks and guidelines for the handling of the company's financial risk exposure. Reporting of the company's financial position is done on a continuous basis to the Managing Director, Board and the Parent Company in the Group.

Interest risk

Interest risk refers to the risk that a change in interest rates will have a negative impact on the Group's financial results and/or cash flow.

The Framtiden Group's control of interest risk is based on the concept of net exposure, which refers to the net of the assets and liabilities that will in the future have a new rate of interest. If a desired interest structure/interest tie-up period cannot be achieved in conjunction with borrowing and renewal of loans an interest derivative instrument is used. The instruments permitted are interest swaps, interest forward transactions, including FRA contracts and interest options. The issuing of options requires consent from the Parent Company.

The average term for risk exposure, as well as the exposure spread over time, is of major significance to the Group's financial results. The finance policy stipulates that the average term should be between two and eight years, specified in more detail by the Parent Company. At present the period is two to three years. A maximum of 35 per cent of the exposure is permitted to fall due in the forthcoming twelve-month period. On December 31, 2005, the average term for the Group's net exposure was 2.0 years (2.2) with 33 per cent (35) of the exposure within the forthcoming twelve-month period. The fixed interest period during the year varied between 1.7 and 2.3 years. The average term of the Parent Company's net exposure was 1.6 years (2.7) with 56 per cent (41) of the exposure within the forthcoming twelve-month period. The fixed interest period during the year varied between 1.6 and 2.7 years.

The table below shows the net exposure, the average interest on exposure and the effects of unallocated closing results for derivative deals and loans repaid prematurely, the so-called premium.

NOTE 45 FINANCIAL RISK MANAGEMENT, CONT.

Net exposure regarding loans, investments and derivatives, 31-12-2005, Group

	Amount, SEK m	Nominal interest rate, %	Premium, SEK m
2006:1	-5,024	1.61	-6
2006:2	-638	2.30	-5
2006:3	640	1.59	-6
2006:4	318	-10.13	-6
2007	-5,460	3.49	-5
2008	102	-6.34	-11
2009	-2,692	4.45	-12
2010	-230	5.03	-12
2011	-300	3.21	-4
2012	-450	4.55	-1
2013	144	3.04	-1
2014-	-510	3.46	0
Total	-14,100	3.47	-69

In the above table loans with a fixed rate of interest and loans with a floating rate of interest on the next interest conversion date have been included.

The average APR on the credit portfolio was 3.52 per cent (4.63).

Net exposure regarding loans and investments, 31-12-2005, Parent Company

	Amount, SEK m	Nominal interest rate, %
2006:1	-253	1.99
2009	-200	3.53
Total	-453	2.67

In the above table loans with a fixed rate of interest and loans with a floating rate of interest on the next interest conversion date have been included.

The average APR on the credit portfolio was 2.70 per cent (3.13).

Currency risk

A currency risk is the risk that changes in the exchange rate will have a negative effect on the Group's financial results and/or cash flow in conjunction with investment or borrowing in a foreign currency. The finance policy states that the Company's exposure should be exclusively in Swedish kronor. In conjunction with investment or borrowing in a currency other than Swedish kronor the currency risk is eliminated by entering into currency derivative contracts. The instruments permitted are currency swaps, forward rate agreements and currency options.

Liquidity and refinancing risk

A refinancing risk is the risk that the potential for financing is limited when loans are due to be renewed and that payment obligations cannot be met as a result of insufficient liquidity. The finance policy states that in order to guarantee good payment capacity, unutilised credit facilities should be in place to the requisite extent.

The Group's liquid assets at the end of 2005 totalled SEK 322 million (216). Credit pledges and unutilised credit with at least three months of the term remaining totalled SEK 2,372 million (2,282) as of December 31.

The Parent Company's liquid assets at the end of 2005 totalled SEK 5 million (8). Credit pledges and unutilised credit with a remaining term of at least three months totalled SEK 781 million (423) as of December 31.

Credit and counter-party risk

A credit or counter-party risk refers to the risk of a loss if the counter-party fails to meet its obligations. The finance policy states that only counter-parties with a high credit rating are to be accepted and that any cash surplus should be placed in a bank or in short-term interest-bearing instruments according to set limits.

The derivative instruments held by the Group entail a counter-party risk, i.e. that the counter-party does not fulfil its part of the undertaking. To limit the counter-party risk only counter-parties with a good credit rating are accepted. So-called ISDA agreements (netting agreements) with counter-parties are sought. Calculated as a net claim per counter-party, in those cases where the Group has a claim, the Group's total counter-party exposure in derivative instruments as of December 31, 2005 amounted to SEK 54 million (58), including accrued interest. For an individual counter-party the highest net claim amounted to SEK 40 million (40). In the calculation, netting has been applied according to the current ISDA agreement. The Parent Company's total counter-party exposure in derivative instruments as of December 31, 2005 amounted to 0 (0).

Commercial credit risk

The Group's rent receivables are spread over a large number of tenants. Rental losses in relation to the Group's net turnover totalled 0.1 per cent (0.1).

Administrative risk

The finance function works continuously on reviewing and developing the administrative systems and internal controls. The Group works within the finance area, mainly with standard systems that are considered to be of high quality.

Net financial items

The Group's net financial items for 2005 totalled SEK -570 million (-665). The net financial items include cost and income interest, interest subsidies of SEK 33 million (28), the cost of the pension liability SEK 8 million (9) and closing results for derivative transactions allocated to specific periods and loans repaid prematurely totalling SEK 0 million (20). The Group's interest expense fell by SEK 7 million (10) with regard to interest paid on projects during the construction period.

The Group's average financing cost during 2005 was 4.35 per cent (4.94). If interest subsidies received are taken into account the financing cost amounted to 4.12 per cent (4.74).

The Parent Company's net financial items for 2005 totalled SEK 122 million (43). The Parent Company's average financing cost during 2005 was 3.48 per cent (4.89).

Market value, financial instruments

The calculation of the market value is based on market listings and generally accepted computation methods. The credit portfolio is assigned a market value using the Swedish swap interest rate on the valuation date as a starting point with the addition of a general, average credit margin. Using this valuation method the credit portfolio's market value was SEK 14,650 million as of December 31, 2005, which should be put in relation to the portfolio's nominal value of SEK 14,422 million. A corresponding valuation on December 31, 2004 revealed that the market value exceeded the nominal value by SEK 386 million.

Interest swaps are valued through future cash flows being discounted at a current value based on the listed market interest rate for the term in question. FRAs are valued by comparing the agreed interest rate with the official market listing for each contract. A market value for derivatives with an option element is equivalent to the current repurchase price on the valuation date.

Nominal amounts and market value value for the derivative portfolio, 31-12-2005

SEK m	Nominal amount	Market value
Interest swaps, net	1,640	1,619
FRAs, net	-600	-600
CAPs, net	-850	-846
Total	190	173

Currency/interest swaps totalling SEK 7,700 million (10,200) have not been included in the above table and have not been subject to a market valuation. The reason for this is that they are a complete hedge against existing bond loans for the same amounts, which have not been subject to a market valuation either.

SENSITIVITY ANALYSIS**Interest sensitivity of the net financial items**

Assuming an unchanged loan volume and unchanged term and position composition regarding net exposure, the Group's net financial items will be affected according to the table below. The computation is based on the interest level at the end of 2005 and an immediate and permanent change in interest of one percentage point for the whole yield curve.

Interest sensitivity of net financial items 2006-2008, SEK m, Group

	2005	2006	2007	2008
Interest level 31-12-2005	-570	-517	-470	-457
Interest +1%		-577	-553	-555
Interest -1%		-455	-385	-357

Interest sensitivity of net financial items 2006-2008, SEK m, Parent Company

	2005	2006	2007	2008
Interest level 31-12-2005	-7	-12	-12	-12
Interest +1%		-14	-14	-14
Interest -1%		-10	-10	-10

Interest sensitivity of the credit and derivative portfolios

The market values reported for the credit and derivative portfolios are based on the prevailing market interest rates as of 31-12-2005. To assess the interest sensitivity of the portfolios a calculation has been made using a change in the market interest rates of one percentage point.

Interest sensitivity of the credit and derivative portfolios, 31-12-2005, SEK m, Group

Interest assumption	Credit portfolio		Derivative portfolio	
	Nominal value	Market value	Nominal value	Market value
Interest level 31-12-2005	-14,422	-14,650	190	173
Interest +1%		-14,475		235
Interest -1%		-14,830		108

Interest sensitivity of the credit and derivative portfolio, 31-12-2005, SEK m, Parent Company

Interest assumption	Credit portfolio		Derivative portfolio	
	Nominal value	Market value	Nominal value	Market value
Interest level 31-12-2005	-3,258	-3,258	-200	-202
Interest +1%		-3,258		-195
Interest -1%		-3,258		-209

NOTE 46 INFORMATION REGARDING RELATED PARTY AND INTRA-GROUP TRANSACTIONS

The Group is under the controlling influence of its owner, the City of Gothenburg. There have been no transactions with persons in leading positions or key persons, apart from salary and other remuneration, see Note 7.

Income from and expenses to other Group companies etc. %

Group	2005	2004
Income		
City of Gothenburg committees and companies	5.1	4.4
Expenses		
City of Gothenburg committees and companies	24.0	23.0
Parent Company		
Income		
Companies within the Framtiden Group	95.1	99.8
Expenses		
Companies within the Framtiden Group	6.4	6.6
City of Gothenburg committees and companies	8.9	5.6

In conjunction with purchases and sales between Group companies, the same pricing principles are applied as for external parties. Purchases and sales of properties between Group companies take place subject to a written-down residual value. Purchases and sales of other fixed assets take place at the book value.

For information about loans from the City of Gothenburg, see Note 36. For information regarding guarantees posted by the City of Gothenburg for Group loans, see Note 38.

NOTE 47 AVERAGE NUMBER OF EMPLOYEES, GENDER DISTRIBUTION AND ABSENTEEISM

AVERAGE NUMBER OF EMPLOYEES

Group	2005	2004
Women	390	384
Men	583	601
	973	985
Parent Company		
Women	5	5
Men	6	5
	11	10

NOTE 47 AVERAGE NUMBER OF EMPLOYEES, GENDER DISTRIBUTION AND ABSENTEEISM, CONT.

GENDER DISTRIBUTION, EXECUTIVE MANAGEMENT

Group, % 2005	Women	Men
Board	33.0	67.0
Managing Director and other senior executives	34.8	65.2
Total	33.7	66.3

Group, % 2004	Women	Men
Board	28.9	71.1
Managing Director and other senior executives	31.2	68.8
Total	29.9	70.1

Parent Company, % 2005	Women	Men
Board	50.0	50.0
Managing Director and other senior executives	25.0	75.0
Total	41.7	58.3

Parent Company, % 2004	Women	Men
Board	37.5	62.5
Managing Director and other senior executives	40.0	60.0
Total	38.5	61.5

ABSENTEEISM

Group	2005	2004
Men	5.2	6.1
Women	7.7	7.2
29 years or younger	5.9	4.0
30-49 years	5.7	6.2
50 years or older	6.9	7.5

Total absenteeism for the Group was 6.2 per cent (6.5). Absenteeism due to sickness for a continuous period of 60 days or more was 3.3 per cent (4.2).

Parent Company

The Parent Company's total absenteeism was 7.5 per cent (10.2). Absenteeism for a continuous period of 60 days or more was 6.7 per cent (8.2). Absenteeism is not stated in the age ranges as this could be traced back to a specific individual.

NOTE 48 EVENTS AFTER THE YEAR-END

No events of significance took place over and above the normal day-to-day operations after the end of the financial year. The financial reports were signed on February 20, 2006 and will be presented at the Annual General Meeting on March 9, 2006.

Gothenburg February 20, 2006

Göran Johansson
Chairman

Helene Odenjung
Deputy Chairman

Jan Hallberg

Per Berglund

Anneli Hulthén

Eva Olofsson

Kia Andréasson

Kjell Svensson

Kurt Eliasson
Managing Director

Our auditors' report on this Annual Report was submitted on February 20, 2006.

DELOITTE AB

Peter Gustafsson
Authorised Public Accountant

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Our audit report was submitted on February 20, 2006.

Lars B Svensson
*Lay auditor appointed
by the City Council*

Björn Johnson
*Lay auditor appointed
by the City Council*

Auditors' Report

To the general meeting of the shareholders of Förvaltnings AB Framtiden Company registration number 556012-6012

We have audited the annual accounts, the consolidated accounts, the accounting records and the administration of the Board of Directors and the Managing Director of Förvaltnings AB Framtiden for the 2005 financial year. These accounts and the administration of the Company and the application of the Annual Accounts Act, when preparing the annual accounts and the consolidated accounts are the responsibility of the Board of Directors and the Managing Director. Our responsibility is to express an opinion on the annual accounts, the consolidated accounts and the administration based on our audit.

The audit was conducted in accordance with generally accepted auditing standards in Sweden. These standards require that we plan and perform the audit to obtain reasonable assurance that the annual accounts and the consolidated accounts are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the accounts. An audit also includes assessing the accounting principles used and their application by the Board of Directors and the Managing Director, as well as evaluating the overall presentation of information in the annual accounts and the consolidated accounts. As a basis for our opinion concerning discharge from liability, we examined significant decisions, actions taken and circumstances of the Company in order to be able to determine liability, if any, to the Company of any Board member or the Managing Director. We also examined whether any Board member or the Managing Director has, in any other way, acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association. We believe that our audit provides a reasonable basis for our opinions set out below.

The annual accounts and the consolidated accounts have been prepared in accordance with the Annual Accounts Act and thereby give a true and fair view of the Company's and the Group's financial position and operating results in accordance with generally accepted accounting principles in Sweden. The statutory administration report is consistent with the other parts of the annual accounts and the consolidated accounts.

We recommend to the general meeting of the shareholders that the Income Statements and Balance Sheets of the Parent Company and the Group be adopted, that the profit for the Parent Company be dealt with in accordance with the proposal in the administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

Gothenburg, February 20, 2006

DELOITTE AB

Peter Gustafsson
Authorised Public Accountant

Lay Auditors' Report

To the Annual General Meeting of Förvaltnings AB Framtiden Company registration number 556012-6012
To the City Council of Gothenburg for their attention

We have examined the operations of the Company during the 2005 financial year. This audit has been performed in accordance with the provisions of the Swedish Companies Act, the Local Government Act and generally accepted standards in Sweden and also in compliance with the resolutions of the City Council and the AGM. This means that we planned and executed this audit in order to assure to a reasonable degree that the operations of the Company were managed in a purposeful and economically satisfactory manner and that the internal supervision of the Company is adequate.

A summary account of the audit performed has been drawn up in an audit account submitted to the Company's Board of Directors.

In our opinion the operations of the Company have been handled in a purposeful and economically satisfactory manner and internal supervision has been adequate. There is thus no reason to comment adversely on the administration by the Board and the Managing Director.

Gothenburg February 20, 2006

Björn Johnson
*Lay auditor appointed
by the City Council*

Lars Svensson
*Lay auditor appointed
by the City Council*

Group Board



Göran Johansson (s)
Born 1945
Chairman
Member since 1989
City Councillor
Chairman, Gothenburg
City Council

Helene Odenjung (fp)
Born 1965
Deputy Chairman
Member since 2005
City Councillor
Member of
Gothenburg City Council

Anneli Hulthén (s)
Born 1960
Member since 2003
City Councillor
Member of
Gothenburg City Council

Jan Hallberg (m)
Born 1945
Member since 1992
City Councillor
Member of
Gothenburg City Council



Eva Olofsson (v)
Born 1952
Member since 2003
City Councillor
Member of
Gothenburg City Council

Kia Andréasson (mp)
Born 1949
Member since 2003
City Councillor
Member of
Gothenburg City Council

Pelle Berglund (s)
Born 1954
Member since 2003
Deputy member of
Gothenburg City Council

Kjell Svensson Lovén (m)
Born 1951
Member since 2003

Deputies



Carina Liljesand (kd)
Born 1957
Deputy since 2003
City Councillor
Member of
Gothenburg City Council

Helena Nyhus (s)
Born 1971
Deputy since 2005
Deputy member of
Gothenburg City Council

Frank Andersson (s)
Born 1955
Deputy since 1999
City Councillor
Member of
Gothenburg City Council

Auditors

Auditors	Since
Lars B Svensson (s)	1993
Björn Johnson (m)	2003
Deloitte AB/Peter Gustafsson	1996

Deputies	Since
Ingemar Svensson (v)	1999
Claes Lans (m)	2001
Deloitte AB	1996

Employee representatives



Thomas Gustavsson
Member since 1990
Employee representative
LO

Larry Stewart
Member since 1999
Employee representative
LO

Nina Carlsson
Member since 2005
Employee representative
PTK

Deputies

Johnny Sporrang
Deputy since 2002
Employee
representative PTK



Ronny Pettersson
Deputy since 2001
Employee
representative PTK



Jan-Olov Isacson
Deputy since 2000
Employee
representative LO



Managing Directors of Subsidiaries



Back row, left to right: Bo Strandberg, Störningsjouren, Stina Fransson, Gårdstensbostäder, Anders Söderman, Poseidon, Agneta Kores, Familjebostäder and Christer Lindstrand, GöteborgsLokaler.

Front row, left to right: Owe Runesson, Bostadsbolaget, Leif Johansson, Parkeringsbolaget, Bettina Öster-Tunberg, HjällboBostaden and Bertil Rignäs, Egnahemsbolaget.

Group Management and Staff



Left to right: Ann Grensner, secretary, Terje Johansson, Development Manager, Monica Linder-Öresjö, secretary to the CEO, Patrik von Corswant, Group Controller, Jennie Grafström, Property Analyst, Håkan Löfkvist, Chief Accountant, Arne Silvdahl, Group Treasurer, Carina Grönberg, Financial Manager, Kurt Eliasson, CEO and Anders Thoren, Head of Corporate Communications.

Property specification

- DC Gunnared70
- DC Lärjedalen71
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- DC Centrum76
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- DC Frölunda84
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Bondegården

Property specification

DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3,4}	Residen- tial pro- perty rent SEK/m ^{2,5}
1 GUNNARED										
Rannebergen	GL	Angered 81:1	Fjällviolen 1-4	1979	0	8,723	0	0	5,551	0
Rannebergen	BB	Angered 81:2	Fjällviolen 1	1974	5,754	0	92	19,000	4,091	711
Rannebergen	BB	Angered 81:3	Fjällviolen 5	1974	5,681	16	91	18,834	4,045	710
Rannebergen	BB	Angered 82:12	Fjällhavren 2	1973	3,661	1	59	12,060	2,654	711
Rannebergen	BB	Angered 82:13	Fjällhavren 5	1973	5,019	0	80	16,600	3,562	710
Rannebergen	BB	Angered 82:16	Fjällkåpan 3	1972	3,984	0	60	13,190	2,857	717
Rannebergen	BB	Angered 82:17	Fjällkåpan 6	1972	5,227	0	79	17,400	3,733	714
Rannebergen	BB	Angered 82:18	Fjällkåpan 11	1971	3,956	27	59	13,202	2,837	715
Rannebergen	BB	Angered 82:2	Fjällglimmen 8	1973	0	1,642	0	0	1,986	0
Rannebergen	BB	Angered 82:21	Fjällnejlikan 4	1973	5,787	22	87	19,235	4,158	717
Rannebergen	BB	Angered 82:22	Fjällnejlikan 1	1972	4,563	0	69	15,162	3,282	719
Rannebergen	BB	Angered 82:23	Fjällsippan 4	1972	4,550	0	68	15,149	3,255	715
Rannebergen	BB	Angered 82:24	Fjällsippan 1	1972	4,563	120	69	15,292	3,294	719
Rannebergen	BB	Angered 82:25	Fjällsyran 4	1973	4,273	0	68	14,072	3,025	708
Rannebergen	BB	Angered 82:26	Fjällsyran 1	1973	4,281	0	69	14,280	3,047	712
Rannebergen	BB	Angered 82:27	Fjällveronikan 4	1973	5,787	18	87	19,230	4,160	718
Rannebergen	BB	Angered 82:28	Fjällveronikan 1	1973	3,957	0	59	13,156	2,828	715
Rannebergen	BB	Angered 82:29	Fjällveronikan 9	1975	0	313	0	0	125	0
Rannebergen	BB	Angered 82:3	Fjällbinkan 8	1975	3,411	191	56	11,683	2,498	709
Rannebergen	BB	Angered 82:4	Fjällbinkan 5	1975	3,751	25	63	12,596	2,653	705
Rannebergen	BB	Angered 82:5	Fjällbinkan 2	1975	4,523	60	75	15,417	3,239	713
Rannebergen	BB	Angered 82:6	Fjällglimmen 1	1975	4,019	0	64	13,419	2,849	709
Rannebergen	BB	Angered 82:7	Fjällglimmen 5	1975	5,965	17	96	20,030	4,362	713
Rannebergen	BB	Angered 82:8	Fjällgrönan 4	1975	4,485	0	68	15,284	3,228	720
Rannebergen	BB	Angered 82:9	Fjällgrönan 7	1976	5,477	1	82	18,400	3,971	716
Angered centrum	PO	Angered 85:1	Länkharvsgatan	1980	2,286	0	28	7,685	1,591	696
Angered centrum	PO	Angered 86:1	Fjäderharvsgatan	1982	546	0	6	1,890	685	759
Angered centrum	PO	Angered 87:1	Fjäderharvsgatan	1980	0	0	0	0	50	0
Angered centrum	PO	Angered 90:1	Fjäderharvsgatan	1980	3,776	0	46	11,860	2,723	721
Angered centrum	PO	Angered 90:2	Fjäderharvsgatan	1979	4,546	0	54	13,940	3,219	708
Angered centrum	PO	Angered 91:1	Fjäderharvsgatan	1979	10,714	0	132	33,543	7,680	717
Angered centrum	PO	Angered 92:1	Länkharvsgatan	1980	3,776	0	46	11,860	2,715	719
Angered centrum	PO	Angered 92:2	Länkharvsgatan	1979	4,471	309	60	19,854	4,082	724
Angered centrum	PO	Angered 92:3	Länkharvsgatan	1978	4,627	0	58	14,488	3,357	725
Angered centrum	PO	Angered 93:2	Angered Torg	1978	4,681	1,445	59	24,080	5,096	713
Gårdstensberget	GB	Gårdsten 1:4	Kanelgatan	1984	18,717	0	255	65,000	15,264	808
Gårdstensberget	GB	Gårdsten 10:10	Salviagatan	1972	32,415	3,908	438	113,949	25,823	717
Gårdstensberget	GB	Gårdsten 12:15	Oxelgården, Lindgården etc.	1971	52,567	5,732	730	158,449	42,783	735
Gårdstensberget	GB	Gårdsten 2:1	Timjansgatan	1971	0	430	0	767	172	0
Gårdstensberget	GB	Gårdsten 3:13	Saffransgatan	1971	52,424	1,146	734	153,129	38,602	706
Gårdstensberget	GB	Gårdsten 4:16	Muskotgatan	1973	40,438	898	538	121,548	29,925	704
Lövgärdet	PO	Gårdsten 45:14	Rosmaringatan	1976	0	0	0	2,820	602	0
Lövgärdet	PO	Gårdsten 45:15	Mejramgatan	1976	0	0	0	891	313	0
Lövgärdet	PO	Gårdsten 45:16	Mejramgatan	1998	0	0	0	493	179	0
Lövgärdet	PO	Gårdsten 45:17	Paprikagatan	2000	0	0	0	326	104	0
Lövgärdet	PO	Gårdsten 45:18	Paprikagatan	1975	0	0	0	3,828	1,208	0
Gårdstensberget	GB	Gårdsten 6:3	Gårdsten Centrum	1989	0	9,307	0	31,457	8,727	0
Lövgärdet	PO	Gårdsten 62:11	Mejramgatan	1974	8,861	0	126	27,600	5,763	650
Lövgärdet	PO	Gårdsten 62:12	Mejramgatan	1974	9,906	259	140	31,697	6,679	650
Lövgärdet	PO	Gårdsten 62:13	Mejramgatan	1973	8,407	0	128	27,200	5,775	671
Lövgärdet	PO	Gårdsten 62:15	Rosmaringatan	1977	5,782	0	78	18,200	3,758	650
Lövgärdet	PO	Gårdsten 62:16	Rosmaringatan	1977	9,765	0	130	31,200	6,340	649
Lövgärdet	PO	Gårdsten 62:3	Rosmaringatan	1976	9,605	127	138	31,081	6,387	658
Gunnared	PO	Gårdsten 62:4	Persiljegatan	0	0	573	0	387	0	0
Lövgärdet	PO	Gårdsten 62:6	Paprikagatan	1976	8,952	30	128	28,691	5,860	654
Lövgärdet	PO	Gårdsten 62:7	Paprikagatan	1975	6,135	45	84	19,400	4,001	649
Lövgärdet	PO	Gårdsten 62:8	Paprikagatan	1975	6,496	15	96	20,716	4,254	652
Lövgärdet	PO	Gårdsten 62:9	Paprikagatan	1975	8,019	630	110	27,306	5,635	650
Lövgärdet	PO	Gårdsten 63:1	Kaprisgatan	1975	22,488	0	283	71,255	15,478	661
Gårdstensberget	GB	Gårdsten 7:2	Salviagatan	1974	0	930	0	2,314	-	0
Rannebergen	BB	Parking facilities. distr. 9		1960	0	58	0	136	302	0
GUNNARED				443,075	37,017	6,225	6,225	1,471,731	347,273	

¹ PO=Poseidon, BB=Bostadsbolaget, FB=Familjebostäder, HB=HjällboBostaden, GB=Gårdstensbostäder, GL=GöteborgsLokaler, PB=Parkeringsbolaget, EH=Egnahemsbolaget, BH= ByggaHem, SC=Scandinavium ² Taxable value refers to 2006 ³ Rentable value refers to contracted gross rent as of 31-12-2005. ⁴ For non-residential properties with fewer than three tenants and in the case of non-residential properties the rental value is not reported ⁵ Refers to contracted rent as of 31-12-2005. Negotiation of rents for 2006 for the Group's residential properties have not yet been completed.

DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ^{2, 5}
2 LÄRJEDALEN										
Agnesberg	PO	Gårdsten 81:3	Schottisvägen	1962	1,100	0	19	3,641	791	719
Hjällbo	HB	Hjällbo 5:14	Bergsgårdsgården 1-78	1974	50,068	1,535	652	175,837	39,393	745
Hjällbo	HB	Hjällbo 6:8	Skolspåret 1-73	1967	45,524	6,692	590	156,952	38,258	707
Hjällbo	HB	Hjällbo 7:7	Sandspåret 1-113	1983	33,602	569	431	122,033	26,321	746
Hjällbo	HB	Hjällbo 9:4	Hj Lillg 7-14, Bondeg 1-51	1968	43,601	1,063	620	135,956	31,815	692
Eriksbo	FB	Hjällbo 122:1	Hjällbogården	1988	0	0	0	241	276	0
Eriksbo	FB	Hjällbo 122:2	Eriksbo Västergården	1988	0	0	0	211	239	0
Eriksbo	FB	Hjällbo 122:3	Eriksbo Västergården	1988	0	0	0	241	330	0
Eriksbo	FB	Hjällbo 122:4	Eriksbo Östergården	1988	0	0	0	226	181	0
Eriksbo	FB	Hjällbo 122:5	Eriksbo Östergården	1988	0	0	0	241	403	0
Linnarhult	GL	Hjällbo 150:8	Långavalsgatan	1980	0	4,287	0	5,821	-	0
Eriksbo	FB	Hjällbo 23:1	Hjällbogården 34-56	1984	11,608	36	162	44,130	9,182	749
Eriksbo	FB	Hjällbo 24:1	Hjällbogården 1-2	1976	0	1,077	0	3,753	-	0
Eriksbo	FB	Hjällbo 24:2	Hjällbogården 3-13, 31-33	1988	7,330	456	98	28,884	5,794	744
Eriksbo	FB	Hjällbo 24:3	Hjällbogården 14-30	1984	9,600	430	127	35,639	7,308	739
Eriksbo	FB	Hjällbo 25:1	Eriksbo Västergården 2-14	1983	7,181	806	100	28,656	5,917	748
Eriksbo	FB	Hjällbo 25:2	Eriksbo Västergården 15-24	1985	6,203	36	76	22,307	4,545	729
Eriksbo	FB	Hjällbo 25:3	Eriksbo Västergården 25-34	1984	6,286	40	84	22,914	4,685	741
Eriksbo	FB	Hjällbo 25:5	Eriksbo Östergården 1-20	1984	10,808	816	155	41,931	8,535	751
Eriksbo	FB	Hjällbo 25:6	Eriksbo Östergården 21-43	1984	13,989	405	195	52,106	10,667	747
Hammarkullen	BB	Hjällbo 35:7	Bredfällsgatan 36	1969	10,128	1,284	142	35,840	8,257	730
Hammarkullen	BB	Hjällbo 37:10	Sandeslättsgatan 1	1970	0	622	0	3,330	896	0
Hammarkullen	BB	Hjällbo 37:11	Hammarkulletorget 36	1970	5,007	1	69	16,810	3,681	725
Hammarkullen	BB	Hjällbo 37:12	Hammarkulletorget 41	1970	4,904	0	71	16,504	3,542	722
Hammarkullen	BB	Hjällbo 37:13	Hammarkulletorget 47	1970	4,793	0	69	15,992	3,470	724
Hammarkullen	BB	Hjällbo 37:31	Hammarkulletorget 10	1971	0	193	0	175	66	0
Hammarkullen	BB	Hjällbo 37:32	Hammarkulletorget 52	1970	5,452	0	93	18,400	4,063	736
Hammarkullen	BB	Hjällbo 37:33	Hammarkulletorget 57	1970	4,630	0	80	15,830	3,395	733
Hammarkullen	GL	Hjällbo 37:40	Hammarkulletorget 61	1990	0	15,647	0	8,348	7,236	0
Hammarkullen	BB	Hjällbo 37:6	Hammarkulletorget 13	1970	5,758	0	83	19,200	4,219	733
Hammarkullen	BB	Hjällbo 37:7	Hammarkulletorget 19	1970	5,840	0	83	19,600	4,301	736
Hammarkullen	BB	Hjällbo 37:8	Hammarkulletorget 25	1970	4,425	0	61	14,823	3,246	733
Hammarkullen	BB	Hjällbo 37:9	Hammarkulletorget 30	1970	5,804	0	84	19,400	4,262	734
Hammarkullen	BB	Hjällbo 41:2	Sandeslätt 39	1969	3,393	20	50	11,216	2,432	715
Hammarkullen	BB	Hjällbo 41:3	Sandeslätt 44	1969	4,197	0	60	14,000	2,991	713
Hammarkullen	BB	Hjällbo 41:4	Sandeslätt 51	1970	5,465	0	78	18,400	3,922	717
Hammarkullen	BB	Hjällbo 41:5	Sandeslätt 1	1970	3,970	0	58	13,371	2,853	719
Hammarkullen	BB	Hjällbo 41:6	Sandeslätt 8	1970	4,064	0	57	13,668	2,899	713
Hammarkullen	BB	Hjällbo 41:7	Sandeslätt 15	1970	4,580	12	64	15,193	3,274	714
Hammarkullen	BB	Hjällbo 41:8	Sandeslätt 23	1970	4,455	257	65	15,292	3,277	717
Hammarkullen	BB	Hjällbo 41:9	Sandeslätt 30	1970	4,998	0	75	16,998	3,596	719
Hjällbo	GL	Hjällbo 60:3	Bergsgårdsgården 80	1980	0	12,053	0	18,726	8,618	0
Hjällbo	GL	Hjällbo 9:2	Hjällbo Lillgata 1-6	1988	0	16,328	0	46,600	10,309	0
Hammarkullen	BB	Parking facilities. distr. 7		1969	0	52	0	3,431	1,267	0
LÄRJEDALEN					338,764	64,717	4,651	1,272,867	292,947	

3 KORTEDALA										
Gamlestaden	PO	Gamlestaden 11:23	Brahegatan	1985	7,974	902	120	47,277	7,488	857
Gamlestaden	PO	Gamlestaden 12:28	Brahegatan	1976	9,197	708	144	45,807	7,808	820
Gamlestaden	PO	Gamlestaden 13:21	Holländaregatan	1983	966	20	20	4,953	810	833
Gamlestaden	PO	Gamlestaden 13:27	Gamlestadvägen	1983	5,730	467	79	30,273	5,011	827
Gamlestaden	PO	Gamlestaden 14:11	Lars Kaggsgatan	1936	4,163	58	84	18,632	3,455	828
Gamlestaden	PO	Gamlestaden 15:8	Måns Bryntessonsgatan	1948	1,727	70	30	7,860	1,509	861
Gamlestaden	PO	Gamlestaden 20:21	Måns Bryntessonsgatan	1982	3,179	0	60	14,767	2,394	752
Gamlestaden	PO	Gamlestaden 30:1	Gamlestadvägen	1938	3,227	66	65	14,770	2,807	842
Gamlestaden	PO	Gamlestaden 30:2	Måns Bryntessonplatsen	1937	0	319	0	562	131	0
Gamlestaden	PO	Gamlestaden 34:1	Gamlestadvägen	1938	1,450	0	24	6,364	1,168	798
Gamlestaden	PO	Gamlestaden 34:3	Lars Kaggsgatan	1938	1,791	0	36	8,085	1,599	839
Gamlestaden	PO	Gamlestaden 34:6	Nylösegratan	1981	2,981	147	41	15,489	2,477	820
Gamlestaden	PO	Gamlestaden 4:9	Brahegatan	1989	5,993	3,565	175	60,462	11,905	1,215
Gamlestaden	PO	Gamlestaden 51:5	Batterigatan	1985	1,092	12	18	6,338	1,069	974
Gamlestaden	PB	Gamlestaden 68:2	Måns Bryntessonsgatan	1991	0	0	0	385	102	0
Gamlestaden	PO	Gamlestaden 7:22	Holländareplatsen	1958	0	556	0	0	612	0

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Gamlestaden	PO	Gamlestaden 7:30	Holländareplatsen	1980	3,881	30	48	20,533	3,526	901
Gamlestaden	PO	Gamlestaden 8:11	Artillerigatan	1983	3,750	1,038	60	24,647	4,214	883
Gamlestaden	PO	Gamlestaden 8:18	Holländareplatsen	1981	3,106	260	46	16,760	2,685	841
Gamlestaden	PO	Gamlestaden 8:20	Banérsgatan	1981	1,416	0	18	7,028	1,144	808
Gamlestaden	PO	Gamlestaden 8:3	Banérsgatan	1981	430	0	6	2,172	357	831
Gamlestaden	PO	Gamlestaden 9:18	Banérsgatan	1981	953	0	22	4,494	738	775
Södra Kortedala	PO	Kortedala 1:1	Månadsgatan	1992	3,045	195	51	14,945	2,951	929
Södra Kortedala	BB	Kortedala 10:1	Kalendervägen 5	1953	2,131	92	36	7,811	1,700	771
Norra Kortedala	PO	Kortedala 101:2	Aprilgatan	1989	10,328	349	172	48,594	9,949	893
Norra Kortedala	PO	Kortedala 102:1	Decembergatan	1988	14,948	251	245	68,453	13,528	877
Norra Kortedala	PO	Kortedala 103:1	Aprilgatan	1988	3,415	646	58	16,845	3,502	876
Norra Kortedala	PO	Kortedala 105:6	Allhelgonagatan	1978	0	2,890	0	8,398	1,349	0
Södra Kortedala	BB	Kortedala 11:1	Kalendervägen 17	1954	2,115	41	36	7,660	1,663	772
Södra Kortedala	BB	Kortedala 12:1	Kalendervägen 6	1954	7,614	0	140	28,600	6,197	796
Södra Kortedala	BB	Kortedala 12:4	Tusenårsgatan 28	1979	1,231	72	21	5,640	1,184	901
Södra Kortedala	BB	Kortedala 13:1	Kalendervägen 16	1954	5,710	1	105	21,600	4,636	798
Södra Kortedala	BB	Kortedala 13:2	Tusenårsgatan 2	1974	8,412	374	149	34,934	7,293	831
Södra Kortedala	GL	Kortedala 134:4	Tusenårsg 5 A/ Kortedala Torg 4	1981	0	7,794	0	27,166	-	0
Södra Kortedala	GL	Kortedala 134:6	Kortedala Torg 1	1958	0	2,691	0	10,876	-	0
Södra Kortedala	GL	Kortedala 135:1	Kortedala Torg 6	1962	0	3,872	0	11,398	-	0
Södra Kortedala	GL	Kortedala 136:7	Hundraårsgatan	1968	0	9,760	0	33,246	7,469	0
Södra Kortedala	BB	Kortedala 14:2	Tusenårsgatan 18	1979	1,581	29	27	6,780	1,366	841
Södra Kortedala	FB	Kortedala 140:2	Tideräkningsgatan 6-34	1964	8,388	156	109	31,815	6,342	740
Södra Kortedala	BB	Kortedala 15:2	Tusenårsgatan 7	1979	1,794	52	26	7,674	1,612	853
Södra Kortedala	BB	Kortedala 16:3	Tusenårsgatan 17	1986	2,227	123	36	9,997	2,103	893
Södra Kortedala	GL	Kortedala 17:1	Minutgatan 2	1956	0	1,364	0	3,869	-	0
Södra Kortedala	BB	Kortedala 19:2	Hundraårsgatan 5	1993	2,500	189	44	12,256	2,357	903
Södra Kortedala	PO	Kortedala 2:1	Månadsgatan	1992	8,714	132	137	42,951	8,532	931
Södra Kortedala	PO	Kortedala 2:2	Timgatan	1991	4,427	0	68	21,979	4,373	968
Södra Kortedala	PO	Kortedala 2:3	Timgatan	1991	2,209	30	34	11,609	2,384	969
Södra Kortedala	GL	Kortedala 21:4	Hundraårsgatan 32	1975	0	2,875	0	0	-	0
Södra Kortedala	BB	Kortedala 23:1	Hundraårsgatan 8	1992	3,757	57	66	18,617	3,648	943
Södra Kortedala	BB	Kortedala 24:1	Halvsekelsgatan 7	1990	4,372	87	65	20,498	4,004	900
Södra Kortedala	BB	Kortedala 25:1	Halvsekelsgatan 12	1990	13,890	122	231	64,885	12,882	902
Södra Kortedala	BB	Kortedala 25:2	Halvsekelsgatan 2	1990	3,365	193	54	15,914	3,086	884
Södra Kortedala	BB	Kortedala 25:3	Kvartsekelsgatan 13	1987	0	1,955	0	0	-	0
Södra Kortedala	BB	Kortedala 27:3	Gregorianska gatan 1	1955	4,024	422	78	16,671	-	801
Södra Kortedala	BB	Kortedala 28:1	Gregorianska gatan 31	1955	5,167	0	96	19,545	4,179	790
Södra Kortedala	BB	Kortedala 29:2	Gregorianska gatan 6	1955	3,838	0	72	14,623	3,186	790
Södra Kortedala	BB	Kortedala 30:1	Gregorianska gatan 63	1955	2,163	113	42	8,481	1,797	804
Södra Kortedala	BB	Kortedala 31:2	Gregorianska gatan 77	1955	5,878	0	114	22,477	4,799	797
Södra Kortedala	BB	Kortedala 31:3	Julianska gatan 10	1956	11,269	3	165	42,000	9,110	801
Södra Kortedala	BB	Kortedala 31:4	Skottårsgatan 2	1955	2,564	70	49	9,854	2,137	799
Södra Kortedala	BB	Kortedala 5:1	Kalendervägen 2	1983	1,065	1,335	10	7,784	1,573	677
Södra Kortedala	GL	Kortedala 50:3	Förstamajgatan	1983	0	9,201	0	33,880	7,671	0
Södra Kortedala	FB	Kortedala 51:10	Kalendervägen 28	1954	2,154	0	35	8,325	2,056	916
Södra Kortedala	GL	Kortedala 51:14	Kalendervägen 22	1953	0	417	0	860	-	0
Södra Kortedala	FB	Kortedala 51:2	Kalendervägen 36	1968	2,152	0	36	9,421	1,992	918
Södra Kortedala	FB	Kortedala 51:3	Kalendervägen 34	1969	2,152	21	36	8,478	2,022	915
Södra Kortedala	FB	Kortedala 51:4	Kalendervägen 32	1955	2,094	58	35	7,970	1,998	913
Södra Kortedala	FB	Kortedala 51:5	Kalendervägen 30	1954	2,154	19	36	8,077	2,055	913
Södra Kortedala	FB	Kortedala 54:2	Kalendervägen 83-91	1954	1,923	107	39	7,414	1,929	917
Södra Kortedala	FB	Kortedala 55:2	Kalendervägen 38	1968	2,152	0	36	9,421	2,047	917
Södra Kortedala	FB	Kortedala 56:1	Kalendervägen 109	1954	2,317	31	45	8,545	2,152	912
Södra Kortedala	FB	Kortedala 56:2	Kalendervägen 107	1954	2,162	0	40	7,831	2,038	903
Södra Kortedala	FB	Kortedala 56:5	Kalendervägen 103-105	1955	3,412	595	65	12,669	3,536	901
Södra Kortedala	FB	Kortedala 57:1	Kalendervägen 125	1954	1,124	73	23	4,347	901	764
Södra Kortedala	FB	Kortedala 57:3	Kalendervägen 123	1954	1,508	109	33	5,700	1,201	750
Södra Kortedala	FB	Kortedala 57:4	Kalendervägen 121	1954	1,586	50	35	5,956	1,241	759
Södra Kortedala	FB	Kortedala 57:5	Kalendervägen 119	1954	1,581	0	35	5,818	1,218	760
Södra Kortedala	FB	Kortedala 57:7	Kalendervägen 115	1963	1,772	21	34	7,174	1,635	894
Södra Kortedala	FB	Kortedala 57:8	Kalendervägen 113	1955	1,682	0	33	6,193	1,279	748
Södra Kortedala	FB	Kortedala 57:9	Kalendervägen 111	1955	822	0	14	3,060	653	729

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Norra Kortedala	FB	Kortedala 58:1	Petriefångsgatan 1-13	1955	2,379	286	44	9,322	2,005	767
Norra Kortedala	FB	Kortedala 59:2	Sjusovaregatan 1-11	1955	2,300	61	43	8,751	1,905	781
Södra Kortedala	BB	Kortedala 6:1	Kalendervägen 1	1953	2,726	99	48	10,247	2,197	778
Norra Kortedala	FB	Kortedala 60:1	Sjusovaregatan 13-17	1955	1,177	76	23	4,568	964	776
Norra Kortedala	FB	Kortedala 61:1	Sjusovaregatan 2, 12	1955	4,100	51	81	15,551	3,254	784
Norra Kortedala	FB	Kortedala 61:2	Sjusovaregatan 4-10	1955	1,558	45	26	5,993	1,342	755
Södra Kortedala	FB	Kortedala 62:1	Östra Midvintersgatan 28-42	1955	3,341	90	61	12,902	2,754	767
Södra Kortedala	FB	Kortedala 63:1	Kalendervägen 54-56	1955	2,070	944	36	11,126	2,873	944
Södra Kortedala	FB	Kortedala 63:12	Värmånadsgatan 2-18	1955	3,837	24	73	14,174	2,978	771
Södra Kortedala	FB	Kortedala 63:2	Kalendervägen 52	1968	2,088	0	36	9,044	2,001	945
Södra Kortedala	FB	Kortedala 63:3	Kalendervägen 50	1965	2,070	0	36	8,596	1,963	929
Södra Kortedala	FB	Kortedala 63:4	Kalendervägen 48	1969	2,070	0	36	8,796	1,982	941
Södra Kortedala	FB	Kortedala 63:5	Kalendervägen 46	1968	2,176	30	38	9,410	2,132	937
Södra Kortedala	FB	Kortedala 63:6	Kalendervägen 44	1969	2,176	78	38	9,892	2,189	941
Södra Kortedala	FB	Kortedala 63:8	Värmånadsgatan 20-30	1955	2,731	0	48	9,806	2,076	745
Södra Kortedala	FB	Kortedala 64:2	Värmånadsgatan 11-17	1955	1,743	33	31	6,438	1,344	753
Norra Kortedala	PO	Kortedala 67:2	Adventsvägen	1990	0	0	0	0	136	0
Södra Kortedala	FB	Kortedala 763:26	Almanacksvägen	1955	0	0	0	837	0	0
Södra Kortedala	FB	Kortedala 763:29	Värmånadsgatan 20-30	1955	0	0	0	0	78	0
Norra Kortedala	FB	Kortedala 763:90	Sjusovaregatan	1955	0	0	0	0	13	0
Södra Kortedala	FB	Kortedala 763:95	Värmånadsgatan/ Östra Midvintersgatan	1981	0	0	0	0	134	0
Södra Kortedala	BB	Kortedala 8:1	Kalendervägen 29	1965	7,077	242	120	29,145	6,080	806
Norra Kortedala	PO	Kortedala 83:1	Vårfrugatan	1995	2,732	52	43	13,218	2,539	894
Norra Kortedala	PO	Kortedala 84:1	Vårfrugatan	1995	1,773	0	33	9,102	1,819	947
Norra Kortedala	PO	Kortedala 86:2	Adventsvägen	1956	5,424	0	96	20,400	4,460	801
Norra Kortedala	PO	Kortedala 86:3	Adventsvägen	1990	3,600	0	64	15,286	2,959	803
Norra Kortedala	PO	Kortedala 87:1	Adventsvägen	1956	0	0	0	0	82	0
Norra Kortedala	PO	Kortedala 89:2	Adventsvägen	1996	2,106	0	36	10,953	2,097	934
Norra Kortedala	PO	Kortedala 89:3	Annandagsgatan	1994	3,092	222	48	16,347	3,119	931
Södra Kortedala	BB	Kortedala 9:1	Månadsgatan 10	1953	4,929	69	90	18,482	3,950	786
Norra Kortedala	PO	Kortedala 90:4	Annandagsgatan	1993	5,366	131	82	26,812	5,247	927
Norra Kortedala	PO	Kortedala 90:5	Julaftonsgatan	1993	4,895	68	72	24,618	4,837	914
Norra Kortedala	PO	Kortedala 90:6	Julaftonsgatan	1992	5,048	77	75	24,431	4,714	926
Norra Kortedala	PO	Kortedala 90:8	Adventsvägen	1994	6,077	20	100	30,000	5,758	938
Norra Kortedala	PO	Kortedala 90:9	Adventsvägen	1994	1,917	0	36	8,956	1,660	866
Norra Kortedala	PO	Kortedala 91:3	Brittsommargatan	1970	8,765	26	127	35,846	7,508	837
Norra Kortedala	PO	Kortedala 91:4	Årstidsgatan	1980	2,744	45	56	12,378	2,659	914
Norra Kortedala	PO	Kortedala 94:1	Allhelgonagatan	1978	3,270	62	54	14,588	2,976	863
Norra Kortedala	PO	Kortedala 95:1	Allhelgonagatan	1981	1,986	62	36	8,569	1,814	880
Norra Kortedala	PO	Kortedala 96:2	Allhelgonagatan	1979	3,716	0	79	17,191	3,635	920
Norra Kortedala	PO	Kortedala 96:3	Brittsommargatan	1976	2,148	0	36	9,381	1,938	868
Norra Kortedala	PO	Kortedala 97:1	Allhelgonagatan	1979	2,902	0	51	12,464	2,780	870
Gamlestaden	PO	Kviberg 22:10	Beväringsgatan	1959	3,419	347	50	13,298	2,806	784
Gamlestaden	GL	Kviberg 22:14	Regementsvägen 4	1983	0	296	0	0	-	0
Gamlestaden	PO	Kviberg 22:6	Beväringsgatan	1959	6,864	215	102	25,955	5,962	782
Gamlestaden	PO	Kviberg 22:7	Beväringsgatan	1959	6,892	198	102	25,905	5,589	779
Gamlestaden	PO	Kviberg 22:8	Beväringsgatan	1959	6,892	292	102	25,980	5,588	779
Gamlestaden	PO	Kviberg 22:9	Beväringsgatan	1959	6,892	247	102	26,171	5,571	779
Utby	FB	Utby 129:2	Fjällbo Park	1996	6,251	9,746	95	34,617	15,228	1,000
KORTEDALA					403,214	71,488	6,827	1,940,788	408,423	

4 BERGSJÖN

Östra Bergsjön	FB	Bergsjön 2:10-11	Tellusgatan 6-30	1968	14,659	7	169	47,029	10,091	685
Östra Bergsjön	FB	Bergsjön 2:12	Tellusgatan 42-48	1967	2,468	459	28	9,058	2,029	694
Östra Bergsjön	FB	Bergsjön 2:13	Tellusgatan 32-40	1967	3,732	325	42	12,660	2,757	672
Östra Bergsjön	FB	Bergsjön 2:16	Rymdtorget 1	1968	2,850	100	40	9,049	2,062	689
Östra Bergsjön	FB	Bergsjön 2:17	Rymdtorget 2	1968	2,832	100	40	9,224	2,030	692
Östra Bergsjön	FB	Bergsjön 2:18	Rymdtorget 3	1968	2,832	100	40	9,243	2,008	691
Östra Bergsjön	FB	Bergsjön 2:19	Rymdtorget 4	1968	2,832	85	40	9,230	2,010	692
Östra Bergsjön	FB	Bergsjön 2:20	Rymdtorget 5	1968	2,832	0	40	9,031	1,961	692
Östra Bergsjön	FB	Bergsjön 2:2-3	Merkuriusgatan 1-23	1967	6,854	0	87	21,452	4,710	687
Östra Bergsjön	FB	Bergsjön 2:25	Rymdtorget 16-21	1968	2,632	0	41	8,432	1,822	692
Östra Bergsjön	FB	Bergsjön 2:26	Rymdtorget 22-27	1968	2,632	0	41	8,432	1,815	690

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Östra Bergsjön	FB	Bergsjön 2:27	Rymdtorget 34-39	1968	2,632	0	41	8,432	1,818	691
Östra Bergsjön	FB	Bergsjön 2:28	Rymdtorget 46-51	1968	2,632	0	41	8,432	1,820	691
Östra Bergsjön	FB	Bergsjön 2:29	Rymdtorget 64-69	1968	2,632	0	41	8,432	1,815	690
Östra Bergsjön	FB	Bergsjön 2:30	Rymdtorget 28-33	1968	2,632	0	41	8,432	1,815	690
Östra Bergsjön	FB	Bergsjön 2:31	Rymdtorget 40-45	1968	2,632	0	41	8,432	1,822	692
Östra Bergsjön	FB	Bergsjön 2:32	Rymdtorget 52-57	1968	2,632	0	41	8,432	1,815	690
Östra Bergsjön	FB	Bergsjön 2:33	Rymdtorget 70-75	1968	2,632	0	41	8,432	1,816	690
Östra Bergsjön	FB	Bergsjön 2:34	Rymdtorget 58-63	1969	2,632	0	41	8,432	1,819	691
Östra Bergsjön	FB	Bergsjön 2:35	Rymdtorget 76-81	1969	2,632	0	41	8,432	1,816	690
Östra Bergsjön	FB	Bergsjön 2:38	Rymdtorget 6-7	1971	981	785	16	5,709	1,188	730
Östra Bergsjön	FB	Bergsjön 2:4	Tellusgatan 50-62	1967	3,772	0	49	11,772	2,542	674
Östra Bergsjön	GL	Bergsjön 2:41	Rymdtorget 8 B	2003	0	7,300	0	18,529	7,131	0
Östra Bergsjön	FB	Bergsjön 2:5-7	Merkuriusgatan 25-73	1967	13,375	11	177	41,972	9,187	687
Västra Bergsjön	FB	Bergsjön 38:1	Siriusgatan	1970	0	200	0	2,076	1,141	0
Västra Bergsjön	FB	Bergsjön 38:2	Siriusgatan 24-28	1970	4,770	297	69	15,525	3,380	688
Västra Bergsjön	FB	Bergsjön 38:3	Siriusgatan 16-22	1970	6,282	453	92	20,676	4,644	685
Västra Bergsjön	FB	Bergsjön 38:4	Siriusgatan 38-42	1970	4,860	0	72	15,060	3,336	686
Västra Bergsjön	FB	Bergsjön 38:5	Siriusgatan 30-36	1970	6,390	74	96	19,847	4,473	686
Västra Bergsjön	FB	Bergsjön 38:6	Siriusgatan 60-64	1970	4,610	460	67	15,567	3,454	696
Västra Bergsjön	FB	Bergsjön 38:7	Siriusgatan 54-58	1971	4,168	936	61	15,111	3,419	695
Västra Bergsjön	FB	Bergsjön 38:8	Siriusgatan 72-76	1970	4,860	0	72	15,060	3,352	690
Västra Bergsjön	FB	Bergsjön 38:9	Siriusgatan 66-70	1970	4,860	20	72	15,112	3,397	686
Västra Bergsjön	FB	Bergsjön 39:10	Siriusgatan 98-106	1972	9,023	16	146	28,400	6,319	700
Västra Bergsjön	FB	Bergsjön 39:6	Siriusgatan	1971	0	0	0	3 420	1,218	0
Västra Bergsjön	FB	Bergsjön 39:7	Siriusgatan 78-88	1971	10,772	694	160	35,319	7,852	693
Västra Bergsjön	FB	Bergsjön 39:8	Siriusgatan 90-96	1971	6,331	392	102	21,029	4,731	702
Västra Bergsjön	FB	Bergsjön 39:9	Siriusgatan 108-120	1971	12,667	98	189	39,823	8,829	693
Östra Bergsjön	FB	Bergsjön 4:1	Rymdtorget 10-15	1968	2,632	0	41	8,432	1,819	691
Östra Bergsjön	FB	Bergsjön 6:1	Saturnusgatan 7, 8	1968	3,935	0	138	15,134	3,608	917
Östra Bergsjön	FB	Bergsjön 6:3	Saturnusgatan 1, 2, 3	1969	3,661	242	125	13,927	3,459	905
Östra Bergsjön	FB	Bergsjön 6:4	Saturnusgatan	1969	0	0	0	432	0	0
Östra Bergsjön	FB	Bergsjön 767:210	Merkuriusgatan	1986	0	0	0	439	292	0
Östra Bergsjön	FB	Bergsjön 767:261	Tellusgatan	1967	0	0	0	1,814	625	0
Östra Bergsjön	FB	Bergsjön 767:279	Merkuriusgatan	1967	0	30	0	682	560	0
BERGSJÖN					178,792	13,184	2,721	609,595	139,607	

5 HÄRLANDA

Källtorp	PO	Källtorp 103:1	Zachrissonsgatan	1980	1,226	246	25	8,808	1,135	777
Källtorp	PO	Källtorp 105:1	Zachrissonsgatan	1960	2,737	124	53	17,839	2,454	837
Källtorp	PO	Källtorp 106:1	Zachrissonsgatan	1960	2,229	306	47	15,295	2,006	854
Källtorp	PO	Källtorp 107:1	Zachrissonsgatan	1970	1,851	0	39	11,626	1,438	777
Källtorp	PO	Källtorp 108:5	Ättehöggsgatan	1960	1,881	37	36	12,525	1,587	836
Källtorp	PO	Källtorp 36:13	Stobéegatan	1983	934	0	15	6,805	857	918
Källtorp	PO	Källtorp 56:9	Qvidingsgatan	1982	814	57	15	5,886	757	908
Källtorp	PO	Källtorp 57:4	Qvidingsgatan	1977	604	0	12	4,230	561	908
Källtorp	PO	Källtorp 58:5	Qvidingsgatan	1937	2,139	0	36	12,600	1,753	819
Källtorp	PO	Källtorp 59:12	Qvidingsgatan	1938	2,969	303	60	18,548	2,722	858
Källtorp	PO	Källtorp 59:13	Forsstenagatan	1938	2,497	675	48	16,911	2,523	841
Källtorp	PO	Källtorp 60:1	Björcksgatan	1970	3,928	439	75	27,973	3,738	862
Källtorp	PO	Källtorp 65:1	Intagsgatan	1978	1,240	0	30	7,740	934	754
Källtorp	PO	Källtorp 93:1	Ahrenbergsgatan	1970	5,212	33	93	33,252	4,713	890
Torpa	BB	Parking facilities. distr. 4		1947	0	0	0	4,984	3,116	0
Björkekärr	FB	Sävenäs 105:1	Stabbegatan 2/ Rosendalsgatan 12	1991	3,317	642	44	29,854	4,930	1,094
Björkekärr	FB	Sävenäs 106:2	Stabbegatan 4-8, 109-111	1955	1,779	217	33	9,865	1,705	791
Björkekärr	FB	Sävenäs 106:3	Lådspikaregatan 26-32	1955	1,546	20	29	7,975	1,296	788
Björkekärr	FB	Sävenäs 116:9	Lådämnegatan 18-32	1975	3,529	134	61	20,594	3,228	838
Björkekärr	BB	Sävenäs 131:3	Träkilsgratan 2	1960	0	0	0	573	219	0
Björkekärr	BB	Sävenäs 58:1	Träkilsgratan 53	1960	9,314	24	148	51,000	7,741	820
Björkekärr	BB	Sävenäs 58:2	Träkilsgratan 3	1960	11,852	226	209	67,514	10,412	841
Björkekärr	BB	Sävenäs 58:3	Spåntorget 3	1961	7,858	716	131	46,280	7,176	826
Björkekärr	BB	Sävenäs 58:4	Smörslottsgatan 64	1961	12,742	407	216	71,520	11,083	828
Torpa	BB	Sävenäs 64:1	Kaggeledsgatan 39	1956	395	659	6	5,405	790	1,093

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Torpa	BB	Sävenäs 64:2	Kaggeledsgatan 37	1947	3,787	805	81	21,844	3,619	835
Torpa	BB	Sävenäs 65:1	Vidkärrsallén 1 A	1947	4,110	6	78	21,007	3,362	817
Torpa	BB	Sävenäs 66:1	Uddeholmsgatan 3 A	1947	3,870	103	72	20,494	3,317	816
Torpa	GL	Sävenäs 66:2	Uddeholmsgatan 5	1972	0	528	0	0	-	0
Torpa	BB	Sävenäs 69:1	Helleforsgatan 18 A	1948	6,384	61	120	33,212	5,387	820
Torpa	BB	Sävenäs 71:1	Helleforsgatan 11	1948	2,754	276	54	15,133	2,531	826
Torpa	BB	Sävenäs 71:2	Helleforsgatan 13 A	1948	1,224	24	24	6,404	1,020	825
Torpa	BB	Sävenäs 71:3	Hagforsgatan 1	1960	5,186	0	70	28,848	4,412	820
Torpa	BB	Sävenäs 71:4	Hagforsgatan 19	1960	12,030	0	170	65,400	9,926	825
Torpa	BB	Sävenäs 71:5	Hagforsgatan 57	1960	5,759	0	65	31,200	4,657	809
Torpa	BB	Sävenäs 71:8	Hagforsgatan 4	1960	8,588	323	105	47,018	7,152	814
Torpa	BB	Sävenäs 72:1	Helleforsgatan 6 A	1948	5,061	39	96	26,370	4,214	820
Torpa	BB	Sävenäs 73:1	Helleforsgatan 5 A	1957	1,817	410	35	11,033	1,795	822
Torpa	BB	Sävenäs 74:1	Långedsgatan 1 A	1948	1,836	0	36	9,498	1,508	821
HÄRLANDA					144,999	7,838	2,467	853,063	132,025	

6 ÖRGRYTE

Redbergshöjd	PO	Bagaregården 2:10	Uddevallagatan	1976	5,140	121	85	34,923	4,404	837
Redbergshöjd	PO	Bagaregården 3:5	Falkgatan	1977	4,973	303	74	35,386	4,501	867
Bagaregården	PO	Bagaregården 31:2	Lefflersgatan	1986	5,655	179	109	41,575	5,506	941
Bagaregården	PO	Bagaregården 35:7	Kobergsgatan	1986	5,076	56	80	37,706	5,284	982
Bagaregården	PO	Bagaregården 37:12	Frödingsgatan	1986	738	0	12	5,501	709	961
Bagaregården	PO	Bagaregården 37:13	Frödingsgatan	1971	2,523	0	60	14,600	1,756	696
Bagaregården	PO	Bagaregården 38:15	Frödingsgatan	1986	738	0	12	5,501	709	961
Redbergshöjd	PO	Bagaregården 4:20	Kungälvsgatan	1960	1,275	220	16	9,350	1,187	815
Redbergshöjd	PO	Bagaregården 4:6	Falkgatan	1976	1,053	0	21	6,254	737	700
Bagaregården	PO	Bagaregården 40:4	Sulitelmagatan	1980	1,743	45	21	12,015	1,539	875
Bagaregården	PO	Bagaregården 42:4	Sulitelmagatan	1970	2,379	10	39	16,600	2,265	934
Redbergshöjd	PO	Bagaregården 51:1	Ejdergatan	1982	2,186	102	34	15,808	1,997	864
Redbergshöjd	PO	Bagaregården 6:1	Ånäsavägen	1978	841	93	11	6,003	760	803
Redbergshöjd	PO	Bagaregården 6:10	Svangatan	1980	637	46	11	4,928	580	871
Redbergshöjd	PO	Bagaregården 6:2	Ånäsavägen	1978	465	0	6	3,075	371	798
Redbergshöjd	PO	Bagaregården 6:5	Ejdergatan	1979	476	40	6	3,173	398	808
Redbergshöjd	PO	Bagaregården 6:6	Stockholmsgatan	1979	658	124	8	4,680	596	790
Redbergshöjd	PO	Bagaregården 6:7	Stockholmsgatan	1979	446	0	6	2,978	362	811
Redbergshöjd	PO	Bagaregården 6:8	Svangatan	1978	580	40	7	3,816	471	790
Redbergshöjd	PO	Bagaregården 6:9	Svangatan	1978	641	43	11	4,574	572	870
Redbergshöjd	PO	Bagaregården 9:8	Bagaregårdsgratan	1990	7,122	246	115	55,685	7,150	983
Olskroken	PB	Gårda 744:557	Lagerströmsplatsen	1981	0	0	0	2,617	928	0
Kallebäck	PO	Kallebäck 8:1	Kallebäcksvägen	1932	2,360	8	72	11,360	1,975	807
Lunden	PO	Lunden 42:1	Hogenskildsgatan	1950	5,564	353	118	36,301	4,887	827
Lunden	PB	Lunden 45:12	S:t Pauligatan 42	1979	0	502	0	7,554	-	0
Lunden	PO	Lunden 52:1	Stavhopparegatan	1977	1,508	22	25	10,205	1,273	840
Lunden	PO	Lunden 53:3	Häcklöparegatan	1939	1,687	60	32	11,491	1,535	885
Lunden	PO	Lunden 53:4	Stavhopparegatan	1960	1,969	41	40	14,349	1,737	871
Lunden	PO	Lunden 54:1	Valåsgatan	1940	1,676	112	35	11,512	1,619	913
Lunden	PO	Lunden 56:4	Trestegsgatan	1939	2,482	45	56	17,270	2,393	937
Lunden	PO	Lunden 57:1	Skogshyddegatan	1939	2,272	313	44	16,203	2,261	900
Lunden	PO	Lunden 61:4	Blekeslätten	1963	13,108	1,891	178	89,477	12,338	813
Lunden	PO	Lunden 61:5	Överstegatan	1950	2,120	15	48	13,212	1,771	834
Lunden	PO	Lunden 61:6	Ulfsparegatan	1951	1,200	72	24	7,692	1,035	837
Olskroken	PO	Olskroken 13:16	Falkgatan	1976	1,459	0	36	9,810	1,011	693
Olskroken	PO	Olskroken 13:17	Sparvgatan	1990	3,308	0	42	28,519	3,501	1,001
Olskroken	PO	Olskroken 13:8	Svangatan	1981	2,925	245	44	22,903	2,776	874
Olskroken	PO	Olskroken 29:11	Borgaregatan	1983	7,750	1,156	98	65,864	8,443	933
Olskroken	PO	Olskroken 30:11	Borgaregatan	1983	3,598	0	49	28,400	4,097	962
Olskroken	BH	Olskroken 35:17	Colin Campbells Plats 1	1992	0	4,343	0	0	3,379	0
Olskroken	PO	Olskroken 38:1	Olskrokstorget	1983	0	0	0	0	9	0
Olskroken	PO	Olskroken 4:11	Borgaregatan	1983	11,636	81	155	90,194	11,087	951
Olskroken	PO	Olskroken 5:5	Borgaregatan	1983	7,281	3,371	99	82,660	11,960	953
Olskroken	PO	Olskroken 6:12	Bondegatan	1983	9,796	563	115	78,943	9,946	922
Olskroken	PO	Olskroken 7:14	Bondegatan	1983	2,639	6,607	33	22,821	9,306	930
Kallebäck	PO	Skår 50:1	Omvägen	1951	1,945	266	31	11,000	1,952	920

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Kallebäck	PO	Skår 51:1	Omvägen	1951	7,629	348	142	39,073	6,810	845
Kallebäck	PO	Skår 52:1	Omvägen	1978	2,722	33	42	16,408	2,629	942
Kallebäck	PO	Skår 52:2	Omvägen	1970	1,360	27	18	7,965	1,247	914
Kallebäck	PO	Skår 52:3	Kallebäcksvägen	1970	1,072	567	16	8,059	1,513	868
Kallebäck	PO	Skår 54:1	Kallebäcksvägen	1980	4,507	89	77	28,036	4,363	966
ÖRGRYTE					150,918	22,798	2,413	1,114,029	161,170	

7 CENTRUM

Guldheden	PO	Guldheden 20:3	Dr Saléns Gata	1950	2,187	544	24	16,573	2,234	856
Guldheden	PO	Guldheden 20:8	Dr Heymans Gata	1951	2,566	0	38	16,600	2,346	890
Guldheden	PO	Guldheden 21:1	Dr Saléns Gata	1995	3,234	119	48	27,909	3,441	1,035
Guldheden	PO	Guldheden 24:1	Dr Belfrages Gata	1992	9,702	0	161	86,200	11,069	1,141
Guldheden	PO	Guldheden 25:1	Dr Belfrages Gata	1995	4,914	76	76	42,668	5,211	1,046
Guldheden	PO	Guldheden 26:1	Dr Saléns Gata	1950	1,700	1,052	30	16,707	2,460	860
Guldheden	PO	Guldheden 27:2	Dr Heymans Gata	1951	10,094	42	146	64,482	8,892	848
Guldheden	BB	Guldheden 28:1	Doktor Bondesons Gata 1	1976	7,561	218	213	60,812	8,774	1,121
Guldheden	PO	Guldheden 29:1	Dr Billqvists Gata	1995	3,409	111	58	30,067	3,756	1,074
Guldheden	BB	Guldheden 30:1	Doktor Bondesons Gata 2	1992	1,715	1,131	33	22,642	2,984	862
Guldheden	BB	Guldheden 31:1	Doktor Fries Torg 1	1992	1,208	861	12	13,123	1,813	783
Guldheden	PO	Guldheden 32:1	Syster Ainas Gata	1997	2,466	51	36	21,508	2,614	1,020
Guldheden	PO	Guldheden 32:2	Syster Ainas Gata	1997	2,328	0	34	19,800	2,426	1,021
Guldheden	PO	Guldheden 32:3	Syster Ainas Gata	1997	2,466	73	36	21,555	2,654	1,020
Guldheden	PO	Guldheden 34:3	Dr Liborius Gata	1952	7,902	344	164	51,687	6,982	845
Guldheden	PO	Guldheden 36:3	Dr Liborius Gata	1952	5,996	784	116	41,622	5,791	839
Guldheden	PO	Guldheden 36:4	Dr Allards Gata	1992	4,105	15	47	38,856	5,437	1,136
Guldheden	PO	Guldheden 37:3	Dr Liborius Gata	1995	2,466	0	36	20,930	2,643	1,020
Guldheden	PO	Guldheden 37:4	Dr Liborius Gata	1995	0	500	0	0	112	0
Guldheden	PO	Guldheden 38:1	Dr Liborius Gata	1997	2,604	0	38	22,484	2,724	1,020
Guldheden	PO	Guldheden 38:2	Dr Liborius Gata	1996	2,604	0	38	22,200	2,655	1,020
Guldheden	PO	Guldheden 38:3	Dr Liborius Gata	1996	2,604	0	38	22,200	2,688	1,023
Guldheden	PO	Guldheden 38:4	Dr Liborius Gata	1996	2,604	0	38	22,200	2,655	1,020
Guldheden	PO	Guldheden 38:5	Dr Liborius Gata	1995	2,604	0	38	21,800	2,687	1,020
Guldheden	BB	Guldheden 45:1	Syster Estrids Gata 6	1950	2,336	14	44	15,751	2,055	867
Guldheden	BB	Guldheden 46:1	Syster Estrids Gata 5	1950	11,605	11	228	78,151	10,249	882
Guldheden	BB	Guldheden 48:3	Syster Estrids Gata 2	1957	2,209	0	30	16,252	2,225	775
Guldheden	BB	Guldheden 49:1	Doktor Westrings Gata 2 A	1950	1,620	106	30	10,865	1,456	851
Guldheden	BB	Guldheden 50:1	Doktor Westrings Gata 4	1950	1,628	0	24	11,173	1,330	803
Guldheden	BB	Guldheden 51:1	Doktor Westrings Gata 8	1950	1,628	22	24	10,006	1,325	796
Guldheden	BB	Guldheden 52:1	Doktor Westrings Gata 7	1959	6,438	822	120	45,435	-	847
Guldheden	BB	Guldheden 54:3	Syster Emmas Gata 13	1951	4,063	139	72	27,490	3,718	857
Guldheden	BB	Guldheden 54:4	Doktor Wengbergsgata 8	2005	5,813	0	66	28,800	7,886	1,271
Guldheden	BB	Guldheden 55:2	Doktor Westrings Gata 13	1951	9,631	529	185	65,245	8,588	859
Guldheden	BB	Guldheden 56:1	Syster Emmas Gata 1	1951	1,836	0	36	12,454	1,642	875
Guldheden	BB	Guldheden 57:4	Doktor Westrings Gata 12	1950	3,366	165	66	23,802	3,147	901
Guldheden	BB	Guldheden 57:5	Doktor Westring Gata 14 A	1982	1,811	471	23	15,421	2,179	1,092
Guldheden	PO	Guldheden 59:1	Dr Sydows Gata	1952	1,836	44	32	11,867	1,576	828
Guldheden	PO	Guldheden 60:1	Dr Sydows Gata	1952	3,916	100	69	24,803	3,393	846
Guldheden	PO	Guldheden 61:3	Dr Sydows Gata	1952	7,905	657	145	52,503	6,889	832
Guldheden	GL	Guldheden 62:1	Dr Fries Torg 6-7	1981	0	1,998	0	0	1,320	0
Guldheden	PO	Guldheden 63:1	Dr Forselius Backe	1960	6,189	276	136	43,182	5,823	857
Guldheden	PO	Guldheden 63:2	Dr Forselius Backe	1960	7,165	770	133	50,260	6,470	850
Guldheden	PO	Guldheden 63:3	Dr Forselius Backe	1959	4,633	39	97	29,571	3,980	857
Guldheden	PO	Guldheden 64:1	Dr Forselius Backe	1960	4,088	287	53	27,628	3,478	816
Guldheden	PO	Guldheden 64:2	Dr Forselius Backe	1960	4,275	179	72	28,056	3,784	851
Guldheden	PO	Guldheden 64:3	Dr Forselius Backe	1960	4,821	309	92	32,010	4,937	887
Guldheden	PB	Guldheden 754:69	Ehrenströmsgatan	1980	0	0	0	12,200	-	0
Heden	FB	Gårda 31:1	Gudmundsgatan 11	1960	585	111	18	4,376	504	781
Heden	FB	Gårda 31:12	Underåsgatan 6-8	1960	777	43	19	5,211	611	761
Heden	FB	Gårda 31:13	Underåsgatan 4	1960	347	0	6	2,150	263	758
Heden	FB	Gårda 31:14	Underåsgatan 2/Åvägen 32	1931	623	0	14	3,339	403	647
Heden	FB	Gårda 31:15	Åvägen 30	1960	501	120	10	3,772	435	762
Heden	FB	Gårda 31:16	Åvägen 28	1960	525	39	11	3,547	424	762
Heden	FB	Gårda 31:17	Gudmundsgatan 1	1960	471	57	13	3,410	409	783
Heden	FB	Gårda 31:18	Gudmundsgatan 3	1960	633	32	17	4,137	497	769

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ^{2, 5}
Heden	FB	Gårda 31:19	Gudmundsgatan 5	1960	605	35	16	4,072	497	770
Heden	FB	Gårda 31:20	Gudmundsgatan 9	1960	604	52	17	4,131	493	791
Heden	FB	Gårda 31:21	Fabriksgratan 39	1960	481	0	11	2,959	360	748
Heden	FB	Gårda 31:22	Fabriksgratan 41	1960	481	0	11	2,964	361	751
Heden	FB	Gårda 31:23	Underåsgatan 10-12	1960	890	0	20	5,524	675	758
Heden	FB	Gårda 31:24	Underåsgatan 14-16	1960	893	0	18	5,525	674	755
Heden	FB	Gårda 31:5	Fabriksgratan 43	1960	647	71	13	4,552	552	753
Heden	FB	Gårda 31:6	Underåsgatan 20	1960	526	72	13	3,855	446	770
Heden	FB	Gårda 31:7	Underåsgatan 18	1960	335	0	6	2,047	248	740
Heden	PB	Gårda 32:52	Fabriksgratan 45-49/ Åvägen 40-42	1973	0	11,785	0	190,600	24,832	0
Heden	PB	Gårda 744:382	Johan på Gårdas Gata	1989	0	0	0	14,400	2,868	0
Heden	PB	Gårda 744:563	Fabriksgratan 36	1990	0	0	0	7,800	1,501	0
Heden	FB	Heden 16:3	Nya Allén 3/Parkgatan 6	1996	2,142	48	20	20,486	2,616	1,157
Heden	BB	Heden 22:12	Engelbretksgatan 36	1989	16,996	1,568	221	203,400	20,126	1,084
Heden	BB	Heden 22:13	Bohusgatan 3	1991	20,280	1,048	270	241,240	23,487	1,100
Heden	PB	Heden 22:14	Skånegatan 13	1989	0	0	0	24,300	4,012	0
Heden	GL	Heden 24:12	Engelbretksgatan 69-71	1975	0	4,710	0	41,000	-	0
Heden	FB	Heden 25:15	Hedåsgatan 10	1979	1,195	100	12	11,736	1,114	820
Heden	FB	Heden 25:19	Sten Sturegatan 3-11	1993	5,615	0	100	65,281	6,504	1,147
Heden	FB	Heden 26:10	Berzeliig. 20/Hedåsg. 15	1988	1,969	153	21	20,727	1,948	890
Heden	FB	Heden 26:12	Berzeliig. 16/Wadmansg. 16	1960	1,991	157	17	18,786	1,817	814
Heden	FB	Heden 26:16	Wadmansgatan 8	1930	1,142	113	11	10,456	976	736
Heden	FB	Heden 26:8	Hedåsgatan 11	1980	1,429	0	16	13,400	1,239	867
Heden	FB	Heden 26:9	Hedåsgatan 13	1991	1,398	51	20	16,036	1,561	1,079
Heden	FB	Heden 27:20	Wadmansgatan 5-7	1991	2,835	128	34	33,411	2,993	1,027
Heden	FB	Heden 27:5	Wadmansgatan 3	1991	994	0	9	10,426	976	982
Heden	FB	Heden 27:8	Södra vägen 10/ Wadmansgatan 9	1989	2,099	1,348	30	40,400	4,193	1,088
Heden	FB	Heden 27:9	Wadmansgatan 11	1991	1,073	0	16	11,759	1,136	1,059
Heden	FB	Heden 28:15	Tegnérsg. 18/Hedåsg. 19	1982	3,260	0	34	30,600	2,755	845
Heden	FB	Heden 30:14	Södra vägen 30	1994	1,812	285	21	22,280	1,840	833
Heden	FB	Heden 31:8	Södra vägen 36	1970	1,815	212	16	19,630	1,715	818
Heden	SC	Heden 34:17	Valhallagatan 1	1970	0	26,755	0	0	-	0
Heden	PB	Heden 40:16	Södra vägen 70	2005	0	0	0	15,200	2,210	0
Inom Vallgraven	BB	Inom Vallgraven 37:22	Kungshöjdsgratan 8	1979	1,995	430	25	20,279	2,236	1,021
Inom Vallgraven	BB	Inom Vallgraven 41:2	Hvitfeldtsgratan 3 A	1970	1,118	37	13	8,768	915	810
Inom Vallgraven	BB	Inom Vallgraven 41:3	Hvitfeldtsgratan 5 A	1970	1,225	0	13	9,286	995	812
Inom Vallgraven	BB	Inom Vallgraven 41:6	Kungshöjdsgratan 7 A	1973	908	59	16	7,840	856	883
Inom Vallgraven	BB	Inom Vallgraven 42:3	Kungsgatan 9 C	1980	1,240	230	15	12,711	1,406	915
Inom Vallgraven	BB	Inom Vallgraven 43:11	Kungsgatan 5	1960	2,436	1,139	35	26,921	2,868	817
Johanneberg	FB	Johanneberg 22:3	Richertsgatan 14	1939	1,403	0	28	13,800	1,217	867
Johanneberg	FB	Johanneberg 28:1	Rosensköldsgatan 1	1960	2,691	93	48	32,444	3,174	1,109
Johanneberg	FB	Johanneberg 28:2	Rosensköldsgatan 3	1962	1,625	25	28	19,275	1,813	1,111
Johanneberg	FB	Johanneberg 28:3	Rosensköldsgatan 5	1960	1,673	82	27	19,823	1,880	1,075
Johanneberg	FB	Johanneberg 4:3	Viktor Rydbergsgatan 21	1934	1,366	80	22	13,388	1,189	831
Johanneberg	PO	Johanneberg 40:3	Wallenbergsgatan	1950	1,550	0	27	15,600	1,533	964
Johanneberg	PO	Johanneberg 41:5	Engdahlsgratan/ Wallenbergsgatan	1950	3,315	91	71	34,273	3,096	910
Johanneberg	PO	Johanneberg 43:3	Wallenbergsgatan	1950	1,416	0	24	14,000	1,270	870
Johanneberg	PO	Johanneberg 44:6	Wallenbergsgatan	1950	1,622	117	32	16,510	1,502	890
Johanneberg	FB	Johanneberg 46:7	Spaldingsgatan 13	1958	1,748	0	29	17,200	1,536	839
Krokslätt	PO	Krokslätt 156:1	Framnäsgratan	1989	1,149	82	21	12,947	1,275	1,089
Krokslätt	PO	Krokslätt 160:1	Solgårdsgatan	1938	2,994	14	60	20,414	2,894	966
Krokslätt	PO	Krokslätt 161:1	Stuxbergsgatan	1938	1,746	0	39	12,164	1,748	1,001
Krokslätt	PO	Krokslätt 179:1	Eklandagatan	1950	2,992	332	64	29,498	3,139	1,003
Krokslätt	PO	Krokslätt 54:3	Glasmästaregatan	1965	12,278	179	160	82,506	10,683	823
Krokslätt	PO	Krokslätt 69:3	Fridkullagatan	1950	3,803	326	82	25,322	3,341	825
Krokslätt	PO	Krokslätt 70:1	Brushanegatan	1989	4,846	153	76	52,170	5,078	1,025
Krokslätt	PO	Krokslätt 76:3	Glasmästaregatan	1992	7,131	1,583	88	88,648	9,417	1,069
Krokslätt	FB	Krokslätt 87:2	Östra Buråsliden 10/ Norra Krokslättsg.	1933	2,093	196	43	18,577	1,345	563
Krokslätt	PO	Krokslätt 99:1	Eklandagatan	1950	2,210	84	40	20,663	2,178	959
Landala	BB	Landala 10:19	Aschebergsgatan 49 B	1974	0	197	0	8,591	-	0
Landala	BB	Landala 10:20	Amund Grefwegatan 3	1974	7,915	12,225	198	83,036	17,751	1,130

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Landala	BB	Landala 10:21	Kapellgången 3	1973	4,679	144	80	45,928	4,706	962
Landala	BB	Landala 10:22	Landalagången 8	1973	5,609	848	91	58,618	6,024	930
Landala	BB	Landala 10:23	Landalagången 11	1973	5,648	209	92	53,981	5,149	905
Landala	BB	Landala 10:24	Landalagången 5	1973	4,253	110	68	40,594	3,917	902
Landala	GL	Landala 10:25	Amund Grefwegatan 1	1973	0	1,780	0	0	1,592	0
Landala	BB	Landala 12:16	Landalabergen 4	1971	2,755	153	45	26,301	2,533	873
Landala	BB	Landala 12:17	Landalabergen 6	1971	2,720	92	45	25,968	2,466	877
Landala	BB	Landala 12:18	Landalabergen 8	1971	3,916	478	59	39,660	3,742	865
Landala	BB	Landala 12:23	Landalabergen 35	1972	3,327	0	67	31,400	3,024	909
Landala	BB	Landala 12:24	Landalabergen 22	1972	3,740	0	60	34,600	3,278	877
Landala	BB	Landala 12:25	Landalabergen 20	1971	2,578	0	40	23,800	2,248	872
Landala	BB	Landala 12:26	Landalabergen 31	1972	4,140	0	80	39,000	3,742	904
Landala	BB	Landala 12:27	Landalabergen 28	1971	3,994	0	60	37,200	3,459	866
Landala	BB	Landala 12:28	Landalabergen 17	1971	3,994	0	60	37,000	3,457	865
Landala	BB	Landala 37:3	Hantverkaregatan 1	1985	1,258	0	16	12,800	1,245	989
Landala	BB	Landala 37:4	Hantverkaregatan 3	1984	1,255	63	27	13,039	1,288	985
Landala	BB	Landala 37:5	Malmstensgatan 4	1984	462	740	9	0	943	966
Lorensberg	FB	Lorensberg 17:24	Pontus Wiknersgatan 12	1938	1,507	0	18	14,600	1,370	860
Lorensberg	FB	Lorensberg 17:25	Pontus Wiknersgatan 10	1937	1,481	0	21	14,600	1,329	868
Lorensberg	PB	Lorensberg 24:2	Gösta Rahmns Gata 1	1977	0	0	0	7,840	1,330	0
Lorensberg	FB	Lorensberg 25:3	Södra vägen 45	1930	1,329	160	10	13,658	1,167	740
Vasastaden	GL	Lorensberg 53:3	Kungsporsavenyen 18	1976	0	1,482	0	22,000	2,791	0
Inom Vallgraven	BB	Nordstaden 23:9	Kronhusgatan 4	1981	5,568	659	74	54,067	6,644	1,011
Inom Vallgraven	BB	Nordstaden 24:12	Kronhusgatan 10	1985	665	163	9	7,267	791	964
Inom Vallgraven	BB	Nordstaden 24:9	Kronhusgatan 12	1985	3,563	100	49	33,236	3,776	1,025
Inom Vallgraven	BB	Nordstaden 26:4	Kvarnbergsgatan 13	1981	3,471	528	48	34,355	3,898	1,013
Inom Vallgraven	BB	Nordstaden 27:5	Kvarnbergsgatan 11	1981	1,603	0	26	14,200	1,631	1,018
Inom Vallgraven	BB	Nordstaden 27:8	Kvarnbergsgatan 5	1983	2,658	118	41	22,600	2,486	906
Inom Vallgraven	BB	Nordstaden 28:4	Kronhusgatan 2 B	1982	799	182	12	8,700	945	1,045
Inom Vallgraven	BB	Nordstaden 29:1	Övre Spannmålgatan 2 A	1970	1,112	30	15	8,880	937	826
Inom Vallgraven	BB	Nordstaden 29:3	Kvarnbergsgatan 6	1960	891	54	12	7,206	769	809
Inom Vallgraven	BB	Nordstaden 29:4	Kvarnbergsgatan 4	1980	953	0	16	8,443	818	858
Inom Vallgraven	BB	Nordstaden 30:1	Mätaregatan 1	1984	2,886	0	34	25,800	3,024	1,015
Inom Vallgraven	BB	Nordstaden 30:2	Kvarnbergsgatan 8	1984	1,609	52	19	13,596	1,523	919
Inom Vallgraven	BB	Nordstaden 31:2	Kvarnbergsgatan 12	1960	877	61	13	6,411	714	783
Stampen	PO	Stampen 16:13	Norra Ågatan	2004	10,454	0	149	127,800	15,458	1,363
Stampen	PO	Stampen 16:14	Norra Ågatan	2004	2,171	0	78	27,000	3,320	1,529
Stampen	PO	Stampen 16:15	Norra Ågatan	2004	2,390	0	35	27,000	3,241	1,356
Stampen	PO	Stampen 16:16	Norra Ågatan	2004	2,390	0	35	27,000	3,240	1,356
Stampen	PO	Stampen 16:17	Norra Ågatan	2004	2,390	0	35	27,400	3,284	1,374
Stampen	FB	Stampen 9:24	Odinsplatsen 8/Odinsg. 23	1936	2,054	217	39	14,688	2,040	856
Vasastaden	BB	Vasastaden 10:15	Haga Kyrkogata 24	1986	761	41	9	7,814	759	948
Vasastaden	BB	Vasastaden 12:17	Vasagatan 11	1981	291	358	2	5,556	711	744
Vasastaden	BB	Vasastaden 12:18	Viktoriagatan 11	1981	980	150	5	9,485	858	703
Vasastaden	BB	Vasastaden 15:13	Viktoriagatan 20	1982	1,070	314	15	13,012	1,302	927
Vasastaden	BB	Vasastaden 15:15	Karl Gustavsgatan 17	1991	3,285	399	32	37,114	3,593	960
Vasastaden	BB	Vasastaden 19:1	Engelbrektsgratan 3	1980	1,408	127	19	14,432	1,411	923
Vasastaden	BB	Vasastaden 19:13	Karl Gustavsgatan 22	1981	1,259	68	16	11,997	1,157	881
Vasastaden	BB	Vasastaden 7:14	Viktoriagatan 10	1980	789	243	9	9,526	990	877
Vasastaden	BB	Vasastaden 7:3	Storgatan 15	1986	861	140	11	9,919	995	991
Vasastaden	GL	Vasastaden 8:10	Bellmansgatan 2	1974	0	1,509	0	0	-	0
Vasastaden	BB	Vasastaden 8:6	Bellmansgatan 12 A	1980	1,278	493	16	15,263	1,679	893
Vasastaden	BB	Vasastaden 9:16	Bellmansgatan 3	1988	1,914	37	29	20,786	2,109	1,084
Vasastaden	BB	Vasastaden 9:8	Bellmansgatan 15 A	1984	1,673	110	21	17,553	1,742	946

CENTRUM**465,024 92,115 7,571 4,543,822 550,569****8 LINNÉSTADEN**

Haga	PO	Haga 10:10	Landsväggsgatan	1985	8,307	941	107	86,283	9,594	992
Haga	PO	Haga 10:11	Frigångsgatan	1985	4,711	670	50	46,578	4,987	876
Haga	PO	Haga 11:15	Frigångsgatan	1990	8,856	244	115	91,471	10,020	1,091
Haga	PO	Haga 12:11	Haga Nygata	1989	2,715	244	43	26,743	3,010	1,003
Haga	PO	Haga 12:13	Frigångsgatan	1989	2,110	0	21	20,000	2,114	1,002
Haga	PO	Haga 12:6	Haga Nygata	1989	2,968	344	51	29,073	3,196	1,046

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Haga	PO	Haga 13:15	Haga Nygata	1984	2,039	536	33	21,734	2,549	906
Haga	PO	Haga 13:16	Frigångsgatan	1984	5,830	173	80	55,674	5,990	1,003
Haga	PO	Haga 15:10	Landsväggsgatan	1986	4,795	272	74	45,705	5,226	1,060
Haga	PO	Haga 16:4	Bergsgatan	1989	11,452	1,133	155	126,660	14,378	1,087
Haga	PO	Haga 16:8	Bergsgatan	1930	2,035	260	19	13,936	1,869	732
Haga	PO	Haga 17:6	Bergsgatan	1983	5,650	1,768	78	77,200	8,330	994
Haga	PB	Haga 18:4	Bergsgatan 3	1986	0	0	0	12,800	1,796	0
Haga	BB	Haga 19:16	Pilgatan 1	1983	9,063	531	117	87,986	9,675	1,011
Haga	BB	Haga 2:1	Mellangatan 2 A	1962	1,666	707	14	18,369	2,025	801
Haga	BB	Haga 2:2	Västra Skansgatan 1 A	1984	1,825	578	19	20,435	2,205	877
Haga	BB	Haga 2:3	Haga Östergata 4 B	1970	1,244	176	14	11,128	1,169	827
Haga	BB	Haga 2:4	Haga Östergata 4 B	1970	962	603	12	12,038	1,347	837
Haga	BB	Haga 20:19	Husargatan 31	1985	6,572	284	86	65,613	7,164	1,056
Haga	BB	Haga 20:20	Husargatan 43	1984	1,041	150	19	8,823	1,105	908
Haga	BB	Haga 23:1	Haga Nygata 31 A	1987	741	279	10	9,079	1,050	944
Haga	BB	Haga 23:10	Pilgatan 22	1989	0	5	0	10,240	-	0
Haga	BB	Haga 23:22	Husargatan 22	1988	3,914	389	53	42,298	4,604	1,072
Haga	BB	Haga 23:23	Haga Nygata 33 A	1990	436	72	6	5,188	597	1,123
Haga	BB	Haga 23:24	Haga Nygata 35 A	1990	376	139	6	5,204	599	1,023
Haga	BB	Haga 24:15	Haga Nygata 25 A	1986	425	740	8	9,002	1,041	1,047
Haga	BB	Haga 24:2	Haga Nygata 27 A	1987	904	115	11	9,914	1,149	1,091
Haga	BB	Haga 24:3	Haga Nygata 27 C	1987	943	482	12	12,676	1,447	977
Haga	BB	Haga 24:7	Husargatan 23	1989	2,203	51	32	23,033	2,562	1,137
Haga	BB	Haga 25:18	Haga Nygata 19 A	1986	1,362	431	25	15,199	2,026	1,052
Haga	BB	Haga 25:19	Pilgatan 4	1986	8,030	345	104	79,231	8,647	1,042
Haga	PB	Haga 31:5	Haga Östergata 12 etc.	1992	0	5,016	0	62,000	9,675	0
Haga	BB	Haga 5:10	Haga Nygata 10	1981	4,979	886	69	51,550	5,257	857
Haga	PO	Haga 8:3	Haga Nygata	1993	5,636	551	65	66,854	7,829	1,168
Haga	PO	Haga 9:6	Järntorget	1993	6,087	2,675	63	100,600	11,135	1,098
Olivedal	PO	Kommandants- ängen 716:8	Landsväggsgatan	1971	706	326	13	8,119	882	739
Olivedal	PB	Masthugget 29:1	Masthamnsgatan 17	2002	0	0	0	21,000	2,593	0
Olivedal	PO	Olivedal 2:12	Plantagegatan	1986	8,207	379	105	79,598	8,953	1,029
Olivedal	PO	Olivedal 2:6	Plantagegatan	1985	2,287	134	26	20,801	2,093	860
Masthugget	FB	Olivedal 22:38	Sjömansgatan 8	1976	1,024	0	16	7,436	872	852
Masthugget	FB	Olivedal 23:25	Eldareg. 8-18/Sofiebergsg. 8	1965	6,320	176	111	44,238	5,276	824
Masthugget	BB	Olivedal 27:12	Jungmansgatan 39	1968	6,701	1,056	103	55,942	7,009	858
Masthugget	FB	Olivedal 28:1	Sjömansgatan 20	1971	921	30	12	6,499	785	795
Masthugget	FB	Olivedal 28:10	Eldareg. 3/Kompassg. 2-4	1976	1,707	0	32	12,000	1,405	823
Masthugget	FB	Olivedal 28:2	Sjömansgatan 18	1956	901	44	12	6,174	733	795
Masthugget	FB	Olivedal 28:3	Sjömansgatan 16	1971	898	86	20	6,724	794	831
Masthugget	FB	Olivedal 28:4	Sjömansgatan 14	1956	903	134	17	6,656	804	821
Masthugget	FB	Olivedal 28:5	Eldareg. 5/Sjömansg. 12	1956	891	0	18	6,119	746	826
Masthugget	FB	Olivedal 30:11	Flagg. 2-8/Sjömansg. 9-15	1980	3,966	188	56	29,547	3,458	841
Masthugget	FB	Olivedal 31:12	Kompassg. 10/Flagg. 1	1977	967	165	20	8,287	992	916
Masthugget	FB	Olivedal 31:13	Flaggatan 3	1974	498	40	11	3,991	488	928
Masthugget	FB	Olivedal 31:16	Flagg. 5-7/Paradisg. 26-30	1970	4,267	0	59	30,800	3,645	854
Masthugget	PO	Stigberget 34:24	Fjärde Långgatan	1989	3,941	126	51	36,263	4,580	1,082
Änggården	FB	Änggården 14:2	Lillängsgatan 1-7	1970	0	3,432	0	23,200	-	0
Änggården	FB	Änggården 15:2	Lillängsgatan 2-6	1970	0	3,501	0	19,400	-	0
Änggården	PB	Änggården 33:2	Per Dubbsgatan 9	1995	0	1,264	0	35,000	-	0

LINNÉSTADEN

164,979 32,871 2,253 1,848,111 213,858

9 MAJORNA

Kungsladugård	FB	Kungsladugård 1:14	Kustroddaregatan 1 etc.	1960	2,633	590	41	20,619	2,790	824
Kungsladugård	FB	Kungsladugård 1:7	Birgittagatan 4	1973	592	0	12	3,925	472	797
Kungsladugård	FB	Kungsladugård 10:15	Gröna Vallén 5 etc.	1961	5 694	210	99	38,532	4,744	809
Kungsladugård	FB	Kungsladugård 11:23	Slottsskogsgränd 7-9	1966	3,805	0	78	25,000	3,090	812
Kungsladugård	FB	Kungsladugård 12:16	Birgittagatan 9-17	1960	3,216	0	56	20,800	2,524	785
Kungsladugård	FB	Kungsladugård 12:17	Birgittagatan 19 etc.	1960	1,526	220	18	10,174	1,230	764
Kungsladugård	FB	Kungsladugård 12:18	Svanebäcksgatan 12-14/ Ostindiegatan 11	1960	1,486	0	20	9,516	1,148	773
Kungsladugård	FB	Kungsladugård 12:19	Svanebäcksgatan 2-10	1960	2,903	73	55	19,123	2,340	794
Kungsladugård	FB	Kungsladugård 14:11	Älvsborgsgatan 13 etc.	1968	7,078	60	119	46,316	6,037	842
Kungsladugård	FB	Kungsladugård 15:20	Silverkällegatan 7	1987	537	0	8	3,866	486	905

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ^{2, 5}
Kungsladugård	FB	Kungsladugård 15:21	Silverkällegatan 9	1929	447	0	6	2,628	361	808
Kungsladugård	FB	Kungsladugård 15:22	Majstångsgatan 38/ Silverkällegatan 11	1967	692	0	11	4,480	565	816
Kungsladugård	FB	Kungsladugård 15:30	Älvsborgsgatan 21 etc.	1995	8,086	958	148	77,600	9,928	1,090
Kungsladugård	FB	Kungsladugård 15:31	Älvsborgsgatan 19/ Ostindiegatan 12-18	1967	2,381	131	31	15,345	1,955	783
Kungsladugård	FB	Kungsladugård 16:11	Älvsborgsgatan 37 etc.	1968	5,434	527	85	37,263	4,845	805
Kungsladugård	FB	Kungsladugård 17:2	Strandridaregatan 3	1963	436	0	9	2,811	354	812
Kungsladugård	FB	Kungsladugård 18:11	Kjellestadsgatan 5-7	1982	964	0	14	6,700	827	858
Kungsladugård	FB	Kungsladugård 18:5	Kjellestadsg. 9/Mariag. 23	1984	687	55	11	5,339	702	942
Kungsladugård	FB	Kungsladugård 18:7	Kennedygatan 20	1982	455	10	6	3,121	388	848
Kungsladugård	FB	Kungsladugård 19:7	Bankebergsgatan 2	1961	533	47	14	4,071	574	974
Kungsladugård	FB	Kungsladugård 19:9	Bankebergsgatan 4	1961	616	270	12	4,161	633	883
Kungsladugård	FB	Kungsladugård 2:7	Kustroddaregatan 4 etc.	1974	4,600	753	76	32,109	4,532	844
Kungsladugård	FB	Kungsladugård 20:14	Jordhyttegatan 3	1993	1,362	0	30	11,406	1,488	1,093
Kungsladugård	FB	Kungsladugård 20:15	Mariagatan 31-33	1965	1,340	0	18	8,550	1,069	798
Kungsladugård	FB	Kungsladugård 21:23	Majstångsgatan 9-11	1957	4,496	64	96	29,773	4,059	894
Kungsladugård	PB	Kungsladugård 21:26	Majstångsgatan 1-7	1983	0	0	0	1,702	454	0
Kungsladugård	FB	Kungsladugård 27:9	Kennedygatan 7 etc.	1984	3,834	228	56	27,703	3,559	866
Kungsladugård	FB	Kungsladugård 28:16	Strandridaregatan 11 etc.	1983	8,258	448	112	59,154	7,468	868
Kungsladugård	FB	Kungsladugård 29:2	Stilla Gatan 4	1956	462	0	11	3,167	435	942
Kungsladugård	FB	Kungsladugård 29:9	Strandridaregatan 22 etc.	1982	3,220	154	51	22,607	2,831	848
Kungsladugård	FB	Kungsladugård 3:10	Slottsskogsgatan 5 etc.	1966	3,828	318	76	26,481	3,515	805
Kungsladugård	FB	Kungsladugård 33:8	Kungsladugårdsgatan 1 etc.	1965	2,688	280	38	19,230	2,549	814
Kungsladugård	FB	Kungsladugård 34:46	Svanebäcksgatan 45 etc.	1980	6,471	150	96	45,108	5,567	828
Kungsladugård	FB	Kungsladugård 35:12	Kungsladugårdsgatan 20	1983	574	0	10	4,201	512	892
Kungsladugård	FB	Kungsladugård 35:13	Kungsladugårdsgatan 18	1966	569	16	12	3,767	462	808
Kungsladugård	FB	Kungsladugård 35:14	Kungsladugårdsgatan 16	1976	904	0	14	6,314	772	854
Kungsladugård	FB	Kungsladugård 35:36	Valvgången 2 etc.	1976	2,344	25	35	16,294	1,987	841
Kungsladugård	FB	Kungsladugård 36:19	Ekedalsgatan 38	1934	486	61	11	3,253	435	794
Kungsladugård	FB	Kungsladugård 36:22	Slottsskogsgatan 70 etc.	1964	5,373	202	120	35,983	4,464	794
Kungsladugård	FB	Kungsladugård 36:23	Ekedalsgatan 36 etc.	1983	1,438	70	20	10,956	1,341	870
Kungsladugård	FB	Kungsladugård 37:37	Lugnet 7	1981	586	0	9	4,097	509	848
Kungsladugård	FB	Kungsladugård 37:38	Lugnet 5	1960	516	25	14	3,673	472	909
Kungsladugård	FB	Kungsladugård 37:42	Kungsladugårdsg. 32 etc.	1981	3,705	706	51	28,735	3,556	834
Kungsladugård	FB	Kungsladugård 4:15	Kustroddaregatan 28 etc.	1975	7,143	643	136	50,042	6,227	790
Kungsladugård	FB	Kungsladugård 42:10	Wärnsköldsgatan 9 etc.	1968	4,589	240	70	31,385	4,195	825
Kungsladugård	FB	Kungsladugård 45:4	Mariagatan 3, 6/ Svanebäcksgatan 22	1961	600	265	11	5,299	731	817
Kungsladugård	FB	Kungsladugård 45:5	Mariagatan 4	1975	452	15	6	3,070	370	816
Kungsladugård	FB	Kungsladugård 45:6	Wärnsköldsgatan 1 etc.	1965	2,159	50	31	14,556	1,870	822
Kungsladugård	FB	Kungsladugård 47:4	Oxhagsgatan 3	1940	0	1,866	0	10,264	-	0
Kungsladugård	FB	Kungsladugård 47:5	Ståthållaregatan 19-23	1951	0	884	0	5,004	-	0
Kungsladugård	FB	Kungsladugård 5:11	Älvsborgsgatan 22 etc.	1964	2,319	247	45	16,273	2,063	816
Kungsladugård	FB	Kungsladugård 5:12	Svanebäcksgatan 1, 5-9	1964	1,666	88	25	11,227	1,401	792
Kungsladugård	FB	Kungsladugård 5:2	Svanebäcksgatan 3	1992	429	0	8	3,692	455	1 061
Kungsladugård	FB	Kungsladugård 51:2	Fågelfångaregatan 15	1951	0	985	0	5,399	-	0
Kungsladugård	BB	Kungsladugård 58:13	Svalebogatan 41	1948	2,358	369	43	15,759	2,180	838
Kungsladugård	FB	Kungsladugård 6:18	Svanebäcksgatan 11 etc.	1965	6,469	168	109	40,605	5,564	833
Kungsladugård	FB	Kungsladugård 7:11	Svanebäcksgatan 29-33	1983	1,460	0	21	11,742	1,355	928
Kungsladugård	FB	Kungsladugård 7:12	Älvsborgsgatan 48-52	1983	1,536	131	16	11,702	1,415	856
Kungsladugård	FB	Kungsladugård 7:5	Svanebäcksg. 35/Mariag. 11	1983	722	278	10	6,391	900	856
Kungsladugård	FB	Kungsladugård 74:12	Vänmötet 9	1977	476	18	12	3,214	387	809
Kungsladugård	FB	Kungsladugård 74:20	Slottsskogsgatan 45 etc.	1960	11,207	1,013	178	79,183	10,031	817
Kungsladugård	FB	Kungsladugård 74:5	Slottsskogsgatan 47	1972	554	15	12	3,726	452	810
Kungsladugård	FB	Kungsladugård 74:6	Slottsskogsgatan 49	1982	649	53	11	4,788	572	861
Kungsladugård	FB	Kungsladugård 78:1	Slottsskogsgatan 55	1983	702	35	11	5,236	635	868
Kungsladugård	FB	Kungsladugård 78:15	Stjernsköldsgatan 2 etc.	1960	5,976	513	118	41,080	5,346	843
Kungsladugård	FB	Kungsladugård 79:10	Godhemsgatan 58-60	1981	2,291	46	34	15,777	1,940	836
Kungsladugård	FB	Kungsladugård 79:4	Lugnet 12	1981	583	0	9	4,061	492	844
Kungsladugård	FB	Kungsladugård 8:12	Peter Bagges gata 2 etc.	1960	1,800	947	36	18,836	2,346	822
Kungsladugård	FB	Kungsladugård 8:13	Svanebäcksgatan 18 etc.	1960	1,425	57	27	9,614	1,202	800
Kungsladugård	FB	Kungsladugård 8:7	Peter Bagges gata 6	1983	586	0	8	4,174	499	852
Kungsladugård	FB	Kungsladugård 80:13	Kungsladugårdsgatan 36	1931	852	58	11	5,714	761	789

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Kungsladugård	FB	Kungsladugård 82:11	Ostindiegatan 1-3 etc.	1990	1,055	69	15	8,815	1,114	1,002
Kungsladugård	FB	Kungsladugård 82:14	Tranegatan 6-8 etc.	1982	1,888	0	33	13,720	1,665	882
Kungsladugård	FB	Kungsladugård 82:6	Birgittagatan 16	1975	498	58	12	3,706	460	813
Kungsladugård	BB	Kungsladugård 88:1	Späckhuggaregatan 2 A	1948	1,617	32	30	10,137	1,400	836
Kungsladugård	BB	Kungsladugård 89:1	Späckhuggaregatan 3 A	1948	3,657	0	68	22,559	3,202	838
Kungsladugård	FB	Kungsladugård 9:14	Gröna Vallén 6 etc.	1976	3,717	84	73	25,442	3,082	809
Kungsladugård	BB	Kungsladugård 90:1	Späckhuggaregatan 6 A	1960	1,962	21	36	12,746	1,648	836
Kungsladugård	BB	Kungsladugård 91:1	Blåvalsgatan 6 A	1948	2,172	671	37	15,290	2,139	835
Kungsladugård	BB	Kungsladugård 92:1	Bokekullsgatan 1 A	1948	1,908	0	36	11,824	1,601	838
Kungsladugård	BB	Kungsladugård 93:2	Bokekullsgatan 7 A	1948	3,339	45	61	20,649	2,862	836
Kungsladugård	BB	Kungsladugård 94:1	Blåvalsgatan 9 A	1949	6,495	181	120	39,833	5,692	839
Kungsladugård	BB	Kungsladugård 95:1	Blåvalsgatan 1 A	1949	1,617	21	30	9,910	1,363	838
Kungsladugård	BB	Kungsladugård 96:1	Späckhuggaregatan 7 A	1948	1,086	0	19	6,672	943	838
Kungsladugård	BB	Kungsladugård 97:1	Svalebogatan 47 A	1948	1,935	159	36	11,989	1,725	844
Kungsladugård	BB	Kungsladugård 98:1	Svalebogatan 45 A	1948	1,299	0	24	8,079	1,090	839
Kungsladugård	FB	Majorna 103:11	Älvsborgsgatan 8 etc.	1973	7,838	401	128	53,511	6,495	787
Kungsladugård	PB	Majorna 104:8	Karl Johansgatan 85	1995	0	1,245	0	3,764	-	0
Kungsladugård	FB	Majorna 109:27	Karl Johansgatan 148 etc.	1984	2,072	190	32	15,128	1,934	858
Majorna	FB	Majorna 110:2	Allmänna vägen 50	1985	513	93	9	4,467	580	963
Majorna	FB	Majorna 111:7	Hellstedtskatan 3-7	1986	3,293	1,341	57	33,488	4,341	960
Majorna	FB	Majorna 143:16	Slottsskogsgatan 18-36	1990	4,919	1,350	62	48,468	6,324	1,008
Majorna	FB	Majorna 143:2	Ärlegatan 10	1987	525	0	7	3,905	477	909
Majorna	FB	Majorna 143:3	Ärlegatan 8	1987	459	71	6	3,758	468	924
Majorna	FB	Majorna 143:4	Ärlegatan 6	1980	594	0	13	4,408	550	926
Majorna	FB	Majorna 143:5	Ärlegatan 4	1987	582	0	9	4,463	553	950
Majorna	FB	Majorna 143:6	Ärlegatan 2	1987	636	228	9	6,055	782	884
Majorna	FB	Majorna 143:7	Slottsskogsgatan 42	1987	796	104	13	6,578	825	920
Majorna	FB	Majorna 143:9	Slottsskogsgatan 38	1987	608	33	8	4,657	571	888
Majorna	FB	Majorna 144:5	Slottsskogsgatan 44-46	1960	1,228	1,183	17	16,660	2,283	809
Majorna	FB	Majorna 145:3	Slottsskogsgatan 50	1982	1,382	93	28	11,156	1,404	962
Majorna	FB	Majorna 145:7	Slottsskogsgatan 48	1993	1,624	27	32	15,250	1,940	1,177
Majorna	FB	Majorna 145:8	Slottsskogsg 52-54	1998	2,327	164	52	23,857	2,929	1,191
Majorna	FB	Majorna 146:23	Slottsskogsgatan 6	1952	1,364	251	24	9,821	1,300	820
Majorna	PO	Majorna 158:1	Kabelgatan	1950	4,899	1,000	92	34,547	4,660	839
Majorna	PO	Majorna 159:1	Märlspiksgatan	1951	1,135	0	22	7,339	958	844
Majorna	FB	Majorna 160:1	Ärlegatan 9-11	1970	2,454	76	46	17,115	2,115	843
Majorna	FB	Majorna 161:1	Ärlegatan 7	1953	1,433	85	26	9,759	1,265	841
Majorna	BB	Majorna 202:1	Karl Johansgatan 22	1989	656	278	10	6,697	844	963
Majorna	BB	Majorna 202:8	Kaptensgatan 12	1990	6,851	469	89	57,596	7,157	989
Majorna	BB	Majorna 203:9	Kaptensgatan 15 A	1988	10,432	306	141	86,804	10,687	999
Majorna	BB	Majorna 204:11	Karl Johansgatan 36 A	1991	10,864	1,040	148	96,447	11,764	1,003
Majorna	BB	Majorna 205:2	Karl Johansgatan 44	1991	9,867	828	116	84,236	10,224	969
Majorna	BB	Majorna 209:7	Kaptensgatan 11	1990	967	1,391	21	18,087	3,970	1,130
Majorna	BB	Majorna 213:14	Betzengatan 1	1971	7,391	2,424	62	61,698	9,055	813
Majorna	BB	Majorna 214:26	Karl Johansgatan 49	1964	8,160	1,421	178	65,068	7,870	851
Majorna	BB	Majorna 214:27	Karl Johansgatan 47 F	1967	6,073	1,085	125	49,605	6,730	906
Majorna	PO	Majorna 217:1	Kustgatan	1991	3,352	2,574	99	49,432	6,342	1,235
Stigberget	FB	Majorna 304:20	Amiralitetsgatan 12 etc.	1975	7,070	480	98	49,874	6,153	820
Stigberget	FB	Majorna 305:20	Djurgårdsgatan 21-23	1980	1,286	0	17	8,816	1,064	827
Stigberget	FB	Majorna 305:22	Allmänna vägen 20	0	0	358	0	0	-	0
Stigberget	FB	Majorna 305:23	Djurgårdsgatan 27	1991	912	0	12	7,680	951	1,043
Stigberget	FB	Majorna 305:25	Kommendörsgatan 16-20	1980	2,572	0	36	17,800	2,157	839
Stigberget	FB	Majorna 305:7	Djurgårdsgatan 25	1960	571	0	9	3,444	393	688
Stigberget	FB	Majorna 307:12	Koopmansgatan 11-15/ Amiralitetsgatan 18-20	1950	3,056	71	56	19,800	2,520	803
Stigberget	FB	Majorna 307:13	Amiralitetsgatan 16 etc.	1975	1,406	51	20	9,765	1,200	825
Stigberget	FB	Majorna 307:4	Koopmansgatan 9	2000	432	0	8	3,323	486	1,125
Stigberget	FB	Majorna 308:8	Oljekvarnsgatan 17 etc.	1986	2,896	60	49	22,951	2,897	981
Stigberget	FB	Majorna 309:30	Koopmansgatan 12	1979	480	37	12	3,783	481	946
Stigberget	FB	Majorna 309:56	Klareborgsgatan 12	1946	1,851	18	36	11,228	1,521	777
Majorna	FB	Majorna 313:13	Tellgrensgatan 2 etc.	1987	9,151	141	132	69,649	8,732	942
Majorna	FB	Majorna 315:10	Galateagatan 13	1985	1,475	0	21	11,288	1,409	955
Majorna	FB	Majorna 315:13	Mariebergsg 18 etc.	1985	4,631	217	67	34,777	4,314	900

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Majorna	FB	Majorna 317:15	Kabyssgatan 6 etc.	1970	7,242	89	101	48,551	6,016	817
Majorna	FB	Majorna 317:9	Kabyssgatan 8	1985	1,242	0	21	9,506	1,258	962
Stigberget	FB	Majorna 318:17	Såggatan 40 etc.	1960	10,411	155	181	69,815	8,591	813
Stigberget	FB	Majorna 319:17	Ankargatan 18 etc.	1970	4,205	103	65	28,867	3,602	839
Stigberget	FB	Majorna 319:18	Klareborgsgatan 5 etc.	1991	4,335	1,174	51	39,452	5,852	970
Stigberget	FB	Majorna 322:12	Djurgårdsgatan 41 etc.	1960	10,205	327	181	66,445	8,900	851
Stigberget	FB	Majorna 323:9	Ankargatan 1-55	1965	7,327	35	121	45,395	5,988	813
Majorna	FB	Majorna 324:9	Tellgrensgatan 9 etc.	1985	5,347	212	80	38,200	4,975	897
Stigberget	FB	Majorna 325:1	Klareborgsgatan 22	1973	440	0	7	2,921	351	798
Stigberget	FB	Majorna 325:5	Klareborgsgatan 14	1979	451	0	6	3,081	367	814
Stigberget	FB	Majorna 325:6	Klareborgsgatan 18-20	1960	1,040	0	16	7,021	867	834
Stigberget	FB	Majorna 326:10	Vingagatan 7	1960	535	0	8	3,602	449	839
Stigberget	FB	Majorna 326:12	Vingagatan 9 etc.	1978	5,846	320	93	41,179	5,061	825
Stigberget	FB	Majorna 327:1	Såggatan 46/Vingag. 6-8	1962	846	294	12	7,094	932	855
Stigberget	FB	Majorna 327:6	Klareborgsgatan 21	1978	580	90	12	4,382	556	902
Majorna	FB	Majorna 328:10	Buskärsgratan 1	1984	978	0	14	7,396	913	934
Majorna	FB	Majorna 328:9	Såggatan 53 etc.	1984	3,049	85	44	22,347	2,694	860
Stigberget	FB	Majorna 329:13	Klareborgsgatan 30	1965	886	0	18	6,658	869	981
Stigberget	FB	Majorna 329:18	Vargögatan 4-6	1990	1,511	0	22	11,891	1,455	963
Stigberget	FB	Majorna 329:19	Klareborgsgatan 24-26	1960	1,184	73	24	8,337	1,071	891
Stigberget	FB	Majorna 329:3	Klareborgsgatan 28	1990	1,035	4	17	8,388	1,040	1,003
Stigberget	FB	Majorna 330:5	Såggatan 60-62	1990	1,862	0	29	14,853	1,832	984
Majorna	FB	Majorna 331:2	Såggatan 69	1950	531	0	8	3,359	445	791
Majorna	FB	Majorna 331:6	Paternostergatan 6	1977	0	1,319	0	6,368	-	0
Majorna	FB	Majorna 331:9	Paternostergatan 24-32	1957	6,966	79	103	45,679	5,997	837
Majorna	FB	Majorna 333:9	Godhemsgatan 16-30	1980	6,500	206	94	46,113	5,762	864
Majorna	FB	Majorna 335:10	Ekedalsgatan 43	1977	677	57	12	4,971	612	860
Majorna	FB	Majorna 335:14	Godhemsgatan 36 etc.	1977	8,087	291	120	56,578	6,897	827
Stigberget	FB	Majorna 336:1	Hålekärrsg. 14/Bang. 67	1980	779	0	12	5,633	713	888
Stigberget	FB	Majorna 337:5	Spetsbergsgatan 6	1955	701	121	15	4,890	632	812
Stigberget	FB	Majorna 337:6	Spetsbergsgatan 4	1955	742	61	15	4,915	631	806
Stigberget	FB	Majorna 337:7	Vitögatan 1-5/Bangatan 65	1937	1,558	72	29	10,068	1,360	829
Stigberget	FB	Majorna 338:7	Söderlingsgatan 6-8	1987	987	115	21	8,508	1,126	1,049
Stigberget	FB	Majorna 338:9	Spetsbergsgatan 1-3	1989	2,308	0	32	19,200	2,444	1,059
Stigberget	FB	Majorna 339:1	Söderlingsgatan 10	1986	808	0	11	6,085	748	926
Stigberget	FB	Majorna 339:4	Söderlingsgatan 14	1989	589	0	6	4,539	548	930
Stigberget	FB	Majorna 339:5	Söderlingsgatan 12	1986	579	0	9	4,489	560	967
Stigberget	FB	Majorna 340:10	Ekedalsgatan 12	1986	726	10	14	5,841	745	1,021
Stigberget	FB	Majorna 340:11	Söderlingsgatan 11-17	1985	2,626	58	49	20,773	2,606	974
Stigberget	FB	Majorna 340:7	Ekedalsgatan 18	1979	505	168	10	4,467	616	905
Stigberget	FB	Majorna 340:8	Ekedalsgatan 16	1979	496	42	8	3,714	461	861
Stigberget	FB	Majorna 340:9	Ekedalsgatan 14	1985	644	92	9	5,444	688	911
Stigberget	FB	Majorna 341:14	Söderlingsgatan 1-9/ Ekedalsgatan 4-8	1986	5,944	596	98	48,872	6,217	976
Stigberget	FB	Majorna 342:1	Ekedalsgatan 1	1992	878	0	18	7,796	998	1,137
Stigberget	FB	Majorna 342:5	Fredbergsgatan 6	2002	818	0	19	8,646	1,036	1,267
Stigberget	FB	Majorna 342:6	Fredbergsgatan 4	2002	818	0	19	8,644	1,039	1,270
Stigberget	FB	Majorna 342:7	Fredbergsgatan 2	2003	900	60	14	9,221	1,075	1,134
Stigberget	FB	Majorna 343:11	Stenklevsgatan 3	2003	433	892	9	12,882	1,562	1,196
Stigberget	FB	Majorna 343:12	Oljekvarnsgatan 14	1987	1,908	150	30	16,277	2,121	1,002
Stigberget	FB	Majorna 343:14	Djurgårdsgatan 47/ Oljekvarnsgatan 8-12	1991	2,573	77	45	22,944	2,912	1,097
Stigberget	FB	Majorna 344:4	Dahlströmmsgatan 5	2000	636	0	13	5,123	765	1,203
Stigberget	FB	Majorna 344:8	Stenklevsgatan 6-10/ Fredbergsgatan 1	1978	3,000	43	51	21,758	2,723	900
Stigberget	FB	Majorna 345:1	Dahlströmmsgatan 6	1992	0	781	0	0	-	0
Stigberget	FB	Majorna 345:2	Dahlströmmsgatan 4	1938	961	42	23	5,790	739	747
Stigberget	FB	Majorna 345:5	Ekedalsgatan 7-9	1997	1,586	0	38	15,566	1,909	1,204
Stigberget	FB	Majorna 346:8	Ekedalsgatan 11-23	1985	5,261	292	88	40,127	5,120	942
Majorna	FB	Majorna 347:1	Godhemsgatan 1	1979	588	44	10	4,123	501	774
Stigberget	FB	Majorna 350:4	Oljekvarnsgatan 22	1984	550	0	11	4,274	534	971
Stigberget	PB	Majorna 352:4	Amiralitetsgatan 3	1997	0	0	0	1,224	248	0
Stigberget	FB	Majorna 401:1	Allmänna vägen 11/ Djurgårdsgatan 16	1980	717	115	9	5,603	696	859

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ² 5
Majorna	FB	Majorna 720:216	Allmänna vägen 48	1989	629	0	7	4,420	507	806
Kungsladugård	FB	Majorna 720:344	Klippan 8-24	1960	1,629	0	37	10,072	1,193	732
Majorna	PB	Majorna 721:92	Skärgårdsgatan 6	1986	0	0	0	3,230	918	0
Stigberget	GL	Majorna 723:7	Karl Johansgatan 12	1979	0	1,280	0	0	-	0
Stigberget	FB	Majorna 723:8	Allmänna vägen 9	1978	315	50	5	2,053	227	651
Majorna/ Kungsladugård	BB	Parking facilities distr. 1		1950	0	0	0	22,258	3,000	0
Majorna/ Kungsladugård	BB	Parking facilities distr. 3		1948	0	0	0	10,803	4,508	0
Sanna	FB	Sandarna 1:8	Jordhyttegatan 2-4	1993	1,276	34	31	11,008	1,465	1,091
Sanna	FB	Sandarna 10:2	Orustgatan 12	1993	1,008	77	24	9,216	1,248	1,154
Sanna	PO	Sandarna 11:8	Jordhyttegatan	1960	2,776	55	52	18,101	2,429	865
Sanna	FB	Sandarna 12:4	Jordhyttegatan 11	1993	460	194	9	4,556	607	1,050
Sanna	FB	Sandarna 12:6	Jordhyttegatan 7	1993	614	0	11	4,929	616	1,003
Sanna	FB	Sandarna 14:2	Öckerögatan 3	1983	1,176	37	24	9,894	1,364	1,129
Sanna	PO	Sandarna 14:4	Orustgatan	1986	1,129	0	24	8,822	1,176	1,042
Sanna	FB	Sandarna 15:1	Öckerög 6/Karl Johansg 160	1945	1,116	369	24	8,176	1,168	832
Sanna	FB	Sandarna 15:2	Öckerögatan 4	1946	1,652	0	28	10,130	1,479	855
Sanna	FB	Sandarna 15:3	Öckerögatan 2	1956	1,047	0	24	6,377	927	837
Sanna	FB	Sandarna 15:6	Karl Johansgatan 162	1966	1,176	40	24	8,641	1,092	918
Sanna	FB	Sandarna 2:3	Asperögatan 4	1939	768	0	16	4,575	650	824
Sanna	FB	Sandarna 2:8	Jordhyttegatan 12	1991	1,008	66	16	8,320	1,107	1,069
Sanna	FB	Sandarna 26:1	Öckerögatan 5	1984	1,140	30	24	9,450	1,307	1,133
Sanna	PO	Sandarna 3:1	Jordhyttegatan	1939	4,976	105	112	31,481	4,847	952
Sanna	FB	Sandarna 4:5	Donsögatan 1	1993	952	248	16	9,514	1,317	1,099
Sanna	PO	Sandarna 5:8	Donsögatan	1986	6,286	586	102	51,691	6,562	989
Sanna	PO	Sandarna 6:7	Brännögatan	1984	3,463	116	63	25,289	3,287	908
Sanna	PO	Sandarna 7:2	Brännögatan	1986	1,152	22	24	8,534	1,121	968
Sanna	PO	Sandarna 8:10	Orustgatan	1968	3,820	87	80	26,993	3,666	953
Sanna	PO	Sandarna 8:11	Donsögatan	1986	2,280	9	40	17,400	2,293	1,005
Sanna	PO	Sandarna 9:2	Orustgatan	1991	1,484	396	17	14,496	1,927	989
MAJORNA					521,854	50,704	8,720	3,979,153	518,583	

10 HÖGSBO										
Högsbotorp	FB	Järnbrott 108:2	Markmyntsgatan 3	1957	2,724	0	68	18,200	2,385	872
Högsbohöjd	PO	Järnbrott 116:88	Idas Gård	2001	6,762	6	110	58,811	7,154	990
Högsbohöjd	PO	Järnbrott 116:89	Fyrktorget	2000	2,290	663	37	27,801	3,260	1,089
Högsbohöjd	PO	Järnbrott 116:90	Amandas Gård	1999	7,337	0	130	68,200	8,483	1,132
Högsbohöjd	PO	Järnbrott 116:91	Amandas Gård	1998	3,706	79	64	34,548	4,345	1,130
Högsbohöjd	PO	Järnbrott 116:92	Fredrikas Gård	1997	4,290	218	64	36,745	4,691	1,008
Högsbohöjd	PO	Järnbrott 116:93	Fredrikas Gård	1997	4,632	0	70	37,400	4,614	973
Högsbohöjd	PO	Järnbrott 116:94	Annas Gård	1996	4,632	120	69	39,919	4,881	1,019
Högsbohöjd	PO	Järnbrott 116:95	Annas Gård	1996	7,028	473	114	61,938	7,589	990
Högsbohöjd	PO	Järnbrott 116:96	Julianas Gård	1995	8,896	2	132	76,289	9,619	1,050
Högsbohöjd	PO	Järnbrott 116:97	Julianas Gård	1995	3,858	18	62	31,839	4,053	994
Högsbohöjd	PO	Järnbrott 116:99	Idas Gård	2001	2,754	0	46	23,800	2,790	993
Högsbotorp	FB	Järnbrott 122:3	Skäpplandsgatan 7-11	1962	4,280	0	72	27,200	3,371	768
Högsbotorp	FB	Järnbrott 123:1	Spannlandsgatan 10-16	1961	5,954	0	96	39,211	4,858	811
Högsbotorp	FB	Järnbrott 123:2	Spannlandsgatan 5-9	1962	4,240	261	70	29,095	3,626	807
Högsbotorp	FB	Järnbrott 124:3	Marklandsgatan 17-19	1961	2,936	0	48	18,600	2,321	768
Högsbotorp	FB	Järnbrott 131:3	Högsbogatan 40	1982	0	2,758	0	16,041	-	0
Flatås	PO	Järnbrott 145:2	Synhällsgatan	1973	0	102	0	478	7	0
Kaverös	PO	Järnbrott 154:1	Dirigentgatan	1965	14,543	471	213	98,849	12,242	809
Kaverös	PO	Järnbrott 155:1	Barytongatan	1965	11,644	323	172	76,507	9,623	816
Kaverös	PO	Järnbrott 156:1	Tunnlandsgatan	1965	11,695	360	180	78,033	9,843	818
Högsbotorp	FB	Järnbrott 181:1	Markmyntsgatan 2-12	1954	3,837	1,314	64	30,144	4 144	784
Högsbotorp	FB	Järnbrott 63:5	Bankogatan 3-5	1954	3,873	53	64	24,036	3,086	779
Högsbotorp	FB	Järnbrott 65:1	Dollargatan 2-10	1952	1,788	105	30	11,570	1,494	787
Högsbotorp	FB	Järnbrott 66:1	Riksdalersgatan 7-21	1953	3,146	664	54	23,347	3,109	801
Högsbotorp	FB	Järnbrott 67:1	Riksdalersgatan 1-5	1953	2,710	111	50	17,892	2,307	806
Högsbotorp	FB	Järnbrott 67:2	Sterlingsgatan 2-10	1952	2,508	93	42	16,138	2,074	779
Högsbotorp	FB	Järnbrott 68:3	Örtugsgatan 1-23	1953	4,029	239	78	28,017	3,702	818
Högsbotorp	FB	Järnbrott 68:4	Riksdalersgatan 2-4	1953	1,988	153	34	13,232	1,823	785
Högsbotorp	FB	Järnbrott 75:2	Järnmyntsgatan 2-8	1953	1,430	52	26	9,199	1,191	805

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3,4}	Residen- tial pro- perty rent SEK/m ^{2,5}
Högsbotorp	FB	Järnbrott 758:109	Riksdalersgatan	1967	0	0	0	1,692	375	0
Kaverös	PO	Järnbrott 758:110	Tunnlandsgatan	1985	0	0	0	1,436	769	0
Kaverös	PO	Järnbrott 758:113	Barytongatan	1966	0	876	0	4,268	733	0
Högsbotorp	FB	Järnbrott 758:114	Riksdalersgatan	1967	0	0	0	612	158	0
Högsbotorp	FB	Järnbrott 758:572	Axel Dahlströms torg	1964	0	0	0	2,332	604	0
Högsbotorp	FB	Järnbrott 76:1	Järnmyntsgatan 1-7	1953	1,524	55	26	10,542	1,410	794
Högsbotorp	FB	Järnbrott 77:2	Nickelmyntsgatan 1-11	1954	2,328	0	39	14,358	2,316	979
Högsbotorp	FB	Järnbrott 78:4	Penninggatan 1-15	1954	3,284	0	58	20,895	2,679	784
Högsbotorp	FB	Järnbrott 81:4	Bankogatan 12-38	1992	4,414	970	73	46,635	5,868	1,098
Högsbotorp	FB	Järnbrott 81:6	Markmyntsgatan 16	1953	1,812	31	30	12,009	1,514	786
Högsbotorp	GL	Järnbrott 82:3	Axel Dahlströms Torg 1	1954	0	2,306	0	9,043	1,266	0
Högsbotorp	GL	Järnbrott 83:2	Axel Dahlströms Torg 3	1954	0	2,376	0	11,136	1,676	0
Högsbotorp	FB	Järnbrott 83:4	Axel Dahlströms torg 2	1978	2,858	927	54	28,178	3,801	1,055
Högsbotorp	FB	Järnbrott 84:1	Skiljemyntsgatan 2-14	1954	2,868	144	48	18,227	3,106	1,012
Högsbotorp	FB	Järnbrott 84:5	Markmyntsgatan 19	0	0	409	0	825	-	0
Högsbotorp	FB	Järnbrott 84:6	Markmyntsgatan 7-17	1954	6,204	63	108	38,550	4,774	761
Högsbotorp	FB	Järnbrott 86:8	Bankogatan 35-43	1953	1,922	103	32	12,593	1,581	786
Högsbotorp	FB	Järnbrott 87:1	Bankogatan 19-33	1954	2,994	0	50	20,044	2,576	797
Högsbotorp	FB	Järnbrott 88:1	Skiljemyntsgatan 16-18	1954	3,148	86	57	19,828	2,649	795
Högsbotorp	FB	Järnbrott 89:6	Skiljemyntsgatan 3-19	1953	3,464	57	58	21,575	2,821	796
Högsbotorp	FB	Järnbrott 90:1	Riksdalersgatan 48-52	1953	990	48	18	6,704	865	822
Högsbotorp	FB	Järnbrott 91:1	Riksdalersgatan 23-45	1953	8,789	855	169	59,756	7,929	841
Högsbotorp	FB	Järnbrott 92:1	Sikelgatan 2-8	1953	1,350	78	24	9,164	1,221	821
Högsbotorp	FB	Järnbrott 92:3	Riksdalersgatan 42-46	1953	990	27	18	6,621	852	823
Högsbotorp	FB	Järnbrott 93:1	Bankogatan 7	1953	1,869	0	31	11,737	1,483	786
Högsbotorp	FB	Järnbrott 93:2	Bankogatan 9	1953	1,679	0	28	10,398	1,317	784
Högsbotorp	FB	Järnbrott 93:3	Bankogatan 11	1953	1,625	13	27	10,179	1,292	785
Högsbotorp	FB	Järnbrott 93:4	Bankogatan 13	1953	1,625	13	27	10,127	1,295	783
Högsbotorp	FB	Järnbrott 93:5	Riksdalersgatan 30-38	1953	1,996	103	46	13,941	1,851	879
Högsbotorp	FB	Järnbrott 94:1	Riksdalersgatan 10-26	1953	3,435	332	78	24,463	3,276	877

HÖGSBO**200,678 18,510 3,358 1,530,947 197,155****11 ÄLVSBOG**

Långedrag	BH	Rud 46:1	Riggatan 9	1975	190	0	1	1,665	99	522
Långedrag	EH	Mark		0	0	0	0	489	0	0

ÄLVSBOG**190 0 1 2,154 99****12 FRÖLUNDA**

Järnbrott	PO	Järnbrott 10:1	Televisionsgatan	1970	1,083	71	18	7,715	949	837
Järnbrott	PO	Järnbrott 11:1	Televisionsgatan	1986	3,939	72	66	29,310	3,637	899
Järnbrott	BB	Järnbrott 12:2	Kondensatorsgatan 3	1986	4,645	95	85	35,162	4,311	894
Järnbrott	BB	Järnbrott 13:1	Relägatan 8	1953	1,755	58	27	11,473	1,412	780
Tofta	BB	Järnbrott 133:10	Norra Dragspelsgatan 16	1963	3,352	86	49	22,202	2,712	793
Tofta	GL	Järnbrott 133:11	Norra Dragspelsgatan 18	1968	0	1,823	0	6,533	867	0
Tofta	BB	Järnbrott 133:2	Norra Dragspelsgatan 4	1962	4,112	0	60	26,600	3,259	792
Tofta	BB	Järnbrott 133:3	Norra Dragspelsgatan 6	1962	4,112	35	60	26,600	3,257	792
Tofta	BB	Järnbrott 133:4	Norra Dragspelsgatan 8	1962	4,112	0	60	26,600	3,260	793
Tofta	BB	Järnbrott 133:5	Norra Dragspelsgatan 10	1962	4,112	62	60	26,717	3,291	794
Tofta	BB	Järnbrott 133:6	Norra Dragspelsgatan 12	1962	4,147	32	60	26,640	3,233	778
Tofta	BB	Järnbrott 133:7	Norra Dragspelsgatan 14	1963	3,802	0	55	24,400	2,959	778
Tofta	BB	Järnbrott 134:1	Norra Dragspelsgatan 9	1962	5,454	0	83	36,200	4,456	817
Tofta	BB	Järnbrott 134:10	Södra Dragspelsgatan 39	1963	3,774	1	55	24,400	2,980	788
Tofta	BB	Järnbrott 134:11	Södra Dragspelsgatan 41	1964	3,774	0	55	24,400	2,976	789
Tofta	BB	Järnbrott 134:14	Pianogatan 18	1963	6,974	41	109	46,440	5,732	821
Tofta	BB	Järnbrott 134:15	Pianogatan 74	1968	3,125	12	43	20,410	2,534	810
Tofta	BB	Järnbrott 134:18	Södra Dragspelsgatan 43	1964	4,117	0	60	26,610	3,243	788
Tofta	BB	Järnbrott 134:20	Pianogatan 50	1962	5,311	20	83	35,420	4,369	822
Tofta	BB	Järnbrott 134:3	Norra Dragspelsgatan 1	1962	5,373	52	82	35,676	4,410	818
Tofta	BB	Järnbrott 134:9	Södra Dragspelsgatan 37	1963	4,117	0	60	26,615	3,242	787
Tofta	BB	Järnbrott 136:1	Södra Dragspelsgatan 20	1963	3,427	40	50	22,332	2,751	794
Tofta	BB	Järnbrott 136:2	Södra Dragspelsgatan 22	1963	3,427	0	50	22,200	2,724	795
Tofta	BB	Järnbrott 136:3	Södra Dragspelsgatan 24	1963	3,427	49	50	22,276	2,744	795
Tofta	BB	Järnbrott 136:4	Södra Dragspelsgatan 26	1963	3,427	56	50	22,401	2,749	794

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Tofta	BB	Järnbrott 136:8	Södra Dragspelsgatan 28	1963	3,427	0	50	22,200	2,724	795
Järnbrott	BB	Järnbrott 14:2	Relägatan 1	1952	3,300	72	60	22,086	2,892	820
Frölunda Torg	PO	Järnbrott 140:1	Mandolingatan	1961	9,072	291	156	60,450	7,518	814
Frölunda Torg	PO	Järnbrott 140:2	Mandolingatan	1962	9,072	259	156	60,706	7,548	814
Frölunda Torg	PO	Järnbrott 140:3	Mandolingatan	1962	9,072	356	156	60,861	7,556	814
Frölunda Torg	PO	Järnbrott 140:4	Mandolingatan	1962	9,072	241	156	60,362	7,463	812
Frölunda Torg	PO	Järnbrott 140:6	Mandolingatan	1962	9,072	204	156	60,205	7,432	811
Frölunda Torg	PO	Järnbrott 142:4	Marconigatan	1964	7,376	534	98	52,044	6,387	784
Frölunda Torg	PO	Järnbrott 142:5	Marconigatan	1964	7,302	680	98	52,569	6,542	792
Frölunda Torg	PO	Järnbrott 142:6	Marconigatan	1970	6,974	1,038	91	51,656	6,333	799
Tofta	PO	Järnbrott 166:11	Frölunda Kyrkogata	1996	6,058	116	98	52,608	6,323	1,026
Järnbrott	BB	Järnbrott 17:1	Bildradiogatan 13	1988	3,810	176	66	29,072	3,607	909
Järnbrott	BB	Järnbrott 18:1	Bildradiogatan 10	1952	2,080	0	32	13,663	1,715	798
Frölunda Torg	PO	Järnbrott 184:1	Näverlursgatan	1964	7,899	52	102	50,964	6,612	792
Frölunda Torg	PO	Järnbrott 184:2	Näverlursgatan	1964	7,910	208	102	52,491	6,574	783
Frölunda Torg	PO	Järnbrott 184:3	Näverlursgatan	1964	7,887	41	102	50,663	6,256	792
Frölunda Torg	PO	Järnbrott 184:4	Näverlursgatan	1965	6,962	1,016	90	50,765	6,227	774
Järnbrott	BB	Järnbrott 19:2	Antenngatan 7	1953	218	2,227	7	10,448	1,495	922
Järnbrott	PO	Järnbrott 19:3	Flygradiogatan	1991	3,201	45	57	26,643	3,270	994
Järnbrott	PO	Järnbrott 2:1	Flygradiogatan	1991	3,384	144	54	27,506	3,362	959
Järnbrott	BB	Järnbrott 20:1	Antenngatan 10	1954	384	732	12	6,757	934	889
Järnbrott	BB	Järnbrott 3:1	Bildradiogatan 14	1963	3,496	212	57	24,530	3,096	860
Järnbrott	BB	Järnbrott 4:2	Bildradiogatan 29	1990	4,524	190	84	38,059	4,892	1,057
Järnbrott	PO	Järnbrott 5:1	Bildradiogatan	1987	5,730	671	96	44,329	5,654	903
Järnbrott	PO	Järnbrott 6:1	Rundradiogatan	1990	7,413	129	120	58,869	7,306	966
Järnbrott	PO	Järnbrott 7:3	Rundradiogatan	1982	6,300	0	112	46,600	5,882	907
Frölunda Torg	PO	Järnbrott 758:66	Mandolingatan	1961	0	350	0	1,427	236	0
Frölunda Torg	PO	Järnbrott 758:71	Mandolingatan	1962	0	0	0	0	802	0
Frölunda Torg	PO	Järnbrott 758:72	Mandolingatan	1985	0	0	0	890	432	0
Järnbrott	BB	Järnbrott 8:2	Modulatorsgatan 1	1990	3,629	69	62	30,014	3,743	1,016
Järnbrott	PO	Järnbrott 9:1	Bildradiogatan	1988	2,918	117	48	22,894	2,811	902
Frölunda Torg	PO	Rud 760:43	Gångläten	1963	0	0	0	0	582	0
Frölunda Torg	PO	Rud 760:44	Gångläten	1963	0	0	0	0	661	0
Frölunda Torg	PO	Rud 9:2	Gångläten	2003	12,048	94	181	109,429	12,067	997
Frölunda Torg	PO	Rud 9:3	Gångläten	2003	11,096	269	172	100,172	11,285	1,006
Frölunda Torg	PO	Rud 9:4	Gångläten	2003	11,742	1,117	179	108,787	12,277	988
Frölunda Torg	PO	Rud 9:5	Gångläten	2001	5,041	106	84	42,910	4,849	949

FRÖLUNDA **292,370** **14,361** **4,524** **2,138,961** **263,402**

14 TYNNERED										
Önnered	PO	Fiskebäck 90:1	Kumleskärgatan	1994	6,055	1,267	61	65,401	8,448	1,103
Ängås	BB	Järnbrott 164:10	Topasgatan 61	1967	5,276	236	70	35,349	4,304	784
Ängås	BB	Järnbrott 164:11	Topasgatan 69	1967	8,230	268	111	54,079	6,567	786
Ängås	BB	Järnbrott 164:12	Topasgatan 82	1967	5,391	502	71	35,414	4,342	776
Ängås	BB	Järnbrott 164:13	Briljantgatan 86	1967	4,467	385	62	30,308	3,784	791
Ängås	BB	Järnbrott 164:14	Briljantgatan 37	1967	10,243	45	124	65,703	7,929	772
Ängås	BB	Järnbrott 164:15	Briljantgatan 51	1967	6,071	404	80	40,898	4,970	787
Ängås	BB	Järnbrott 164:16	Briljantgatan 77	1967	3,783	380	52	25,780	3,261	794
Ängås	BB	Järnbrott 164:17	Briljantgatan 66	1967	4,294	24	58	27,830	3,434	786
Ängås	BB	Järnbrott 164:19	Topasgatan 13 A	1967	0	619	0	727	364	0
Ängås	GL	Järnbrott 164:2	Topasgatan 58-59	1973	0	3,405	0	0	-	0
Ängås	BB	Järnbrott 164:20	Topasgatan 4	1966	0	1,315	0	5,253	367	0
Ängås	BB	Järnbrott 164:3	Topasgatan 53	1966	5,558	8	75	34,810	4,351	782
Ängås	BB	Järnbrott 164:4	Topasgatan 5	1966	4,500	1,302	62	33,294	4,570	782
Ängås	BB	Järnbrott 164:5	Topasgatan 14	1967	6,650	106	94	40,912	5,217	780
Ängås	BB	Järnbrott 164:6	Topasgatan 27	1966	6,368	56	90	39,892	4,997	782
Ängås	BB	Järnbrott 164:7	Topasgatan 40	1966	3,268	269	45	22,066	2,666	778
Ängås	BB	Järnbrott 164:8	Topasgatan 49	1965	4,029	128	59	26,893	3,248	789
Grevegården	FB	Tynnered 5:1	Grevegårdsvägen 2-48	1993	12,526	282	163	98,000	11,889	903
Grevegården	FB	Tynnered 6:3	Grevegårdsvägen 50-96	1994	14,892	150	202	117,909	14,059	911
Grevegården	FB	Tynnered 7:1	Grevegårdsvägen 100-194	1995	29,041	1,501	390	240,069	28,691	907
Önnered	BB	Önnered 102:1	Önnereds Byväg 2	1983	2,068	0	40	16,440	1,836	885
Kannebäck	FB	Önnered 45:1	Opalgatan	1966	0	0	0	290	390	0

¹⁾ PO=Poseidon, BB=Bostadsbolaget, FB=Familjebostäder, HB=HjällboBostaden, GB=Gårdstensbostäder, GL=GöteborgsLokaler, PB=Parkeringsbolaget, EH=Egnahemsbolaget, BH= ByggaHem, SC=Scandinavium ²⁾ Taxable value refers to 2006 ³⁾ Rentable value refers to contracted gross rent as of 31-12-2005. ⁴⁾ For non-residential properties with fewer than three tenants and in the case of non-residential properties the rental value is not reported ⁵⁾ Refers to contracted rent as of 31-12-2005. Negotiation of rents for 2006 for the Group's residential properties have not yet been completed.

DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3,4}	Residen- tial pro- perty rent SEK/m ^{2,5}
Kannebäck	FB	Önnered 45:12	Grevegårdsvägen 218-242	1966	7,075	110	99	45,170	5,399	754
Kannebäck	FB	Önnered 45:13	Opalgatan 83-107	1966	6,996	1,298	95	51,547	6,134	753
Kannebäck	FB	Önnered 45:14	Grevegårdsvägen 200-216	1966	4,786	415	68	32,001	3,936	757
Kannebäck	FB	Önnered 45:2	Opalgatan 109-125	1966	4,928	0	68	31,000	3,707	752
Kannebäck	FB	Önnered 48:1	Opalgatan	1966	0	0	0	7,360	1,386	0
Kannebäck	FB	Önnered 48:10	Opalgatan 21-45	1966	6,614	79	97	42,006	5,062	759
Kannebäck	FB	Önnered 48:11	Bronsåldersgatan 40-64	1966	6,504	527	93	42,983	5,255	761
Kannebäck	FB	Önnered 48:12	Opalgatan 47-75	1966	7,149	480	106	46,925	5,682	760
Kannebäck	FB	Önnered 48:4	Bronsåldersgatan 66-80	1966	4,175	192	57	27,220	3,264	753
Kannebäck	FB	Önnered 48:9	Opalgatan 1-19	1966	5,109	0	73	32,400	3,876	759
Önnered	EH	Önnered 60:12	Kupeskärgsg 24	1970	115	0	1	922	85	739
Önnered	EH	Önnered 60:14	Kupeskärgsg 28	1970	115	0	1	922	85	739
Önnered	EH	Önnered 60:27	Kupeskärgsg 54	1970	115	0	1	922	85	739
Önnered	EH	Önnered 60:50	Kupeskärgsg 100	1970	115	0	1	922	89	771
Önnered	EH	Önnered 61:29	Kupeskärgsg 81	1970	84	0	1	735	70	828
Önnered	EH	Önnered 61:36	Kupeskärgsg 101	1970	84	0	1	735	70	828
Önnered	EH	Önnered 61:59	Kupeskärgsg 67	1970	84	0	1	735	67	793
Önnered	EH	Önnered 61:62	Kupeskärgsg 61	1970	84	0	1	735	70	828
Önnered	EH	Önnered 62:17	Tanneskärgsg 27	1970	115	0	1	928	70	605
Önnered	EH	Önnered 62:25	Tanneskärgsg 55	1970	115	0	1	928	85	739
Önnered	EH	Önnered 62:30	Tanneskärgsg 45	1970	115	0	1	928	85	739
Önnered	EH	Önnered 62:58	Tanneskärgsg 121	1970	84	0	1	735	70	828
Önnered	EH	Önnered 62:59	Tanneskärgsg 119	1970	84	0	1	735	70	828
Önnered	EH	Önnered 62:65	Tanneskärgsg 127	1970	84	0	1	735	67	793
Önnered	EH	Önnered 62:70	Tanneskärgsg 137	1970	84	0	1	735	70	828
Önnered	EH	Önnered 62:73	Tanneskärgsg 149	1970	84	0	1	735	67	793
Önnered	EH	Önnered 62:80	Tanneskärgsg 157	1970	84	0	1	735	70	828
Önnered	EH	Önnered 62:89	Tanneskärgsg 175	1970	84	0	1	735	70	828
Önnered	EH	Önnered 63:14	Tanneskärgsg 203	1970	116	0	1	939	90	777
Önnered	EH	Önnered 63:24	Tanneskärgsg 229	1970	116	0	1	939	86	745
Önnered	EH	Önnered 63:29	Tanneskärgsg 241	1970	116	0	1	935	86	745

TYNNERED**198,121 15,752 2,686 1,433,299 178,238****15 STYRSÖ**

Styrsö	FB	Donsö203:2	D Gärde 2-15/ Töttefällöv. 4-14	1986	1,468	0	20	7,234	1,265	862
Styrsö	FB	Donsö 47:1	Ringkullevägen 1-5	1970	721	345	9	5,159	795	784
Styrsö	GL	Styrsö 3:183	Brattenvägen 13	1980	0	1,142	0	0	-	0
Styrsö	FB	Styrsö 2:646	Styrsö Tångenväg 69	1990	402	0	6	2,601	378	940
Styrsö	FB	Styrsö 3:161	Styrsö Byväg 1	1929	103	0	2	694	52	505
Styrsö	FB	Styrsö 3:335	Halsviksvägen 68-70	1952	186	0	2	1,344	61	328

STYRSÖ**2,880 1,487 39 17,032 3,306****16 TORSLANDA**

Nolered	BB	Amhult 2:94	Olenas Lycka 1	2003	3,315	24	42	17,987	3,880	1,104
Nolered	BB	Amhult 2:95	Benjamins Lycka 1	2003	5,984	47	76	21,600	6,852	1,109
Nolered	BB	Amhult 2:96	Amhults Uppegård 1	2003	8,930	71	112	25,800	10,175	1,095
Nolered	BB	Amhult 2:97	Mörängens Lycka 1	2003	5,435	24	70	10,800	6,327	1,102
Nolered	GL	Röd 135:1	Nordhagsvägen 2 A	1981	0	1,716	0	0	-	0
Björlanda	BB	Torslanda 175:3	Lilleby Ås 10	2002	1,960	0	30	12,916	2,476	1,190

TORSLANDA**25,624 1,881 330 89,103 31,370****17 BISKOPSGÅRDEN**

Södra Biskopsgården	PO	Biskopsgården 24:5	Blidvädersgatan	1986	4,354	653	81	23,233	4,802	872
Södra Biskopsgården	BB	Biskopsgården 26:4	Blidvädersgatan 63	1957	2,508	1,542	36	11,277	-	900
Södra Biskopsgården	BB	Biskopsgården 26:5	Blidvädersgatan 57	1957	2,508	531	36	10,180	2,617	900
Södra Biskopsgården	BB	Biskopsgården 26:6	Blidvädersgatan 49 A	1958	3,901	70	66	14,390	3,140	761
Södra Biskopsgården	BB	Biskopsgården 26:7	Blidvädersgatan 41 A	1957	3,901	198	66	14,220	3,113	761
Södra Biskopsgården	BB	Biskopsgården 26:8	Blidvädersgatan 33 A	1956	4,554	214	78	17,191	3,685	762
Södra Biskopsgården	BB	Biskopsgården 28:1	Vårvädersgatan 1	1956	5,287	152	109	20,191	4,548	816
Södra Biskopsgården	BB	Biskopsgården 28:2	Vårvädersgatan 5	1956	5,286	73	109	20,073	4,750	861
Södra Biskopsgården	BB	Biskopsgården 28:3	Vårvädersgatan 9	1956	5,287	109	109	20,198	5,000	908
Södra Biskopsgården	BB	Biskopsgården 28:4	Vårvädersgatan 13	1957	2,672	26	55	10,183	2,470	905

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ² 2, 5
Södra Biskopsgården	BB	Biskopsgården 28:5	Värvädersgatan 15	1957	5,099	72	105	19,706	4,284	808
Södra Biskopsgården	BB	Biskopsgården 28:6	Värvädersgatan 19	1957	4,008	61	83	15,158	3,347	810
Södra Biskopsgården	GL	Biskopsgården 29:14	Värväderstorget 3	1986	0	12,020	0	36,611	9,437	0
Södra Biskopsgården	BB	Biskopsgården 29:6	Blidvädersgatan 7	1957	3,847	158	66	14,519	3,134	764
Södra Biskopsgården	BB	Biskopsgården 29:7	Blidvädersgatan 13	1957	4,281	210	78	16,253	3,524	769
Södra Biskopsgården	BB	Biskopsgården 29:8	Blidvädersgatan 21	1957	5,241	128	90	19,523	4,204	761
Södra Biskopsgården	GL	Biskopsgården 31:3	Blåsvädersgatan 1	1974	0	770	0	0	-	0
Jättesten	BB	Biskopsgården 5:1	Långströmsgatan 3	1967	0	170	0	1,962	945	0
Jättesten	BB	Biskopsgården 5:2	Långströmsgatan 5	1967	2,034	192	71	9,464	2,146	1,002
Jättesten	BB	Biskopsgården 5:3	Långströmsgatan 9	1967	2,111	0	74	9,374	2,112	1,001
Norra Biskopsgården	GL	Biskopsgården 51:1	Dimvädersgatan 56	1988	0	521	0	1,354	-	0
Norra Biskopsgården	BB	Biskopsgården 51:10	Dimvädersgatan 19	1958	8,798	324	128	32,818	6,953	768
Norra Biskopsgården	BB	Biskopsgården 51:11	Godvädersgatan 25	1959	12,679	332	184	47,062	9,948	767
Norra Biskopsgården	PO	Biskopsgården 51:14	Friskväderstorget	1986	5,395	1,453	99	29,962	6,511	886
Norra Biskopsgården	BB	Biskopsgården 51:17	Godvädersgatan 47	1959	11,108	431	172	40,833	8,817	782
Norra Biskopsgården	BB	Biskopsgården 51:18	Dimvädersgatan 1	1958	8,373	863	128	32,187	7,340	779
Norra Biskopsgården	BB	Biskopsgården 51:2	Dimvädersgatan 57	1958	12,797	261	196	46,503	10,047	777
Norra Biskopsgården	BB	Biskopsgården 51:3	Dimvädersgatan 36	1958	10,358	149	162	37,890	8,193	777
Norra Biskopsgården	BB	Biskopsgården 51:6	Godvädersgatan 1	1959	8,231	153	121	30,607	6,376	763
Norra Biskopsgården	BB	Biskopsgården 51:7	Godvädersgatan 17	1959	9,089	516	147	35,605	7,569	798
Svartedalen	PO	Biskopsgården 52:10	Väderilsgatan	1981	6,107	0	110	27,200	5,774	912
Svartedalen	PO	Biskopsgården 52:13	Stackmolnsgatan	1965	8,904	746	144	36,437	8,103	847
Svartedalen	PO	Biskopsgården 52:14	Stackmolnsgatan	1975	4,396	334	71	22,275	4,623	846
Svartedalen	PO	Biskopsgården 52:2	Väderilsgatan	1996	4,655	584	83	24,494	4,527	919
Svartedalen	PO	Biskopsgården 52:4	Väderilsgatan	1982	3,206	0	47	14,206	2,861	848
Svartedalen	PO	Biskopsgården 52:5	Väderilsgatan	1979	1,548	162	18	6,937	1,426	817
Svartedalen	PO	Biskopsgården 52:6	Väderilsgatan	1981	3,069	164	45	13,812	2,799	850
Svartedalen	PO	Biskopsgården 52:7	Väderilsgatan	1995	1,680	0	24	8,201	1,553	852
Svartedalen	PO	Biskopsgården 52:9	Väderilsgatan	1996	4,725	154	84	23,906	4,470	917
Jättesten	BB	Biskopsgården 6:3	Långströmsgatan 11	1966	2,111	0	74	8,974	2,113	1,001
Jättesten	BB	Biskopsgården 6:4	Långströmsgatan 13	1967	2,111	0	74	9,174	2,110	1,000
Jättesten	BB	Biskopsgården 6:5	Långströmsgatan 15	1967	1,829	0	62	7,656	1,806	987
Norra Biskopsgården	PO	Biskopsgården 60:2	Klarvädersgatan	1979	7,647	231	105	30,982	5,996	738
Norra Biskopsgården	PO	Biskopsgården 60:3	Klarvädersgatan	1969	9,139	332	128	35,757	7,199	726
Norra Biskopsgården	PO	Biskopsgården 61:6	Byvädersgången	1979	0	151	0	325	84	0
Länsmansgården	PO	Biskopsgården 730:369	Klimatgatan	1964	0	0	0	0	160	0
Länsmansgården	PO	Biskopsgården 82:1	Daggdroppegatan	1973	2,308	30	30	9,396	1,912	828
Länsmansgården	PO	Biskopsgården 830:768	Klimatgatan	1966	0	0	0	1,649	360	0
Länsmansgården	PO	Biskopsgården 830:847	Klimatgatan	1966	0	0	0	0	115	0
Länsmansgården	PO	Biskopsgården 830:848	Daggdroppegatan	1966	0	0	0	980	377	0
Länsmansgården	PO	Biskopsgården 84:1	Klimatgatan	1973	10,538	353	154	44,414	9,028	841
Länsmansgården	PO	Biskopsgården 87:1	Klimatgatan	1974	8,876	440	142	37,234	7,773	857
Länsmansgården	PO	Biskopsgården 87:2	Daggdroppegatan	1972	6,886	367	89	28,956	5,798	823
Länsmansgården	GL	Biskopsgården 87:3	Länsmänstorget 2	1978	0	2,931	0	10,635	2,946	0
Länsmansgården	GL	Biskopsgården 91:2	Länsmänstorget 1	1991	0	1,624	0	0	-	0
Länsmansgården	BB	Biskopsgården 92:1	Rimfrostgatan 1	1965	4,691	3	63	17,800	3,659	758
Länsmansgården	BB	Biskopsgården 92:2	Rimfrostgatan 19	1965	2,564	0	35	9,884	1,948	760
Länsmansgården	BB	Biskopsgården 93:1	Temperaturgatan 32	1965	8,017	0	117	30,800	6,156	768
Länsmansgården	BB	Biskopsgården 93:2	Temperaturgatan 10	1965	4,890	0	75	20,455	3,789	774
Länsmansgården	BB	Biskopsgården 93:3	Temperaturgatan 2	1965	1,565	128	24	6,405	1,295	775
Länsmansgården	BB	Biskopsgården 94:1	Rimfrostgatan 105	1965	5,141	0	77	19,741	3,963	771
Länsmansgården	BB	Biskopsgården 94:2	Rimfrostgatan 87	1965	4,108	0	63	15,821	3,177	774
Länsmansgården	BB	Biskopsgården 94:3	Rimfrostgatan 73	1964	3,477	52	49	13,429	2,687	763
Länsmansgården	BB	Biskopsgården 94:4	Rimfrostgatan 59	1964	3,316	130	49	13,019	-	770
Länsmansgården	BB	Biskopsgården 94:5	Rimfrostgatan 49	1964	2,571	0	37	9,691	1,961	763
Länsmansgården	BB	Biskopsgården 94:6	Rimfrostgatan 39	1965	2,939	0	43	11,304	2,240	762
Länsmansgården	BB	Biskopsgården 94:7	Rimfrostgatan 29	1965	2,564	0	35	9,884	1,950	760
Svartedalen	PO	Biskopsgården 96:5	Bernhards Gränd	1994	844	638	10	5,990	1,300	920
Svartedalen	PO	Biskopsgården 96:6	Bymolnsgatan	1993	5,138	12	57	27,878	5,399	897
Svartedalen	PO	Biskopsgården 96:7	Norra Fjädermolnsgatan	1993	22,998	2,052	299	109,912	21,520	861
Svartedalen	PO	Biskopsgården 96:8	Bernhards Gränd	1993	4,059	71	50	21,478	4,224	928
Södra Biskopsgården	GL	Biskopsgården 99:1	Höstvädersgatan 1	1991	0	8,227	0	28,948	-	0
Jättesten	PO	Kyrkbyn 123:1	Baltzersgatan	2002	9,082	117	165	60,888	8,998	945

¹⁾ PO=Poseidon, BB=Bostadsbolaget, FB=Familjebostäder, HB=HjällboBostaden, GB=Gårdstensbostäder, GL=GöteborgsLokaler, PB=Parkeringsbolaget, EH=Egnahemsbolaget, BH=ByggaHem, SC=Scandinavium ²⁾ Taxable value refers to 2006 ³⁾ Rentable value refers to contracted gross rent as of 31-12-2005. ⁴⁾ For non-residential properties with fewer than three tenants and in the case of non-residential properties the rental value is not reported ⁵⁾ Refers to contracted rent as of 31-12-2005. Negotiation of rents for 2006 for the Group's residential properties have not yet been completed.

DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ^{2, 5}
Jättesten	PO	Kyrkbyn 125:1	Jättestensgatan	1962	0	942	0	3,894	730	0
Jättesten	PO	Kyrkbyn 125:2	Baltzersgatan	2004	10,522	438	194	66,426	10,410	953
Jättesten	PO	Kyrkbyn 128:2	Jättestensgatan	1955	8,459	205	155	37,319	8,445	956
Jättesten	PO	Kyrkbyn 81:1	Jättestensgatan	1977	944	683	14	7,665	1,358	888
Södra och Norra Biskopsgården	BB	Parking facilities distr. 5		1966	0	0	0	408	647	0
Södra och Norra Biskopsgården	BB	Parking facilities distr. 6		1965	0	0	0	5,085	2,831	0
BISKOPSGÅRDEN					351,325	44,651	5,744	1,596,251	337,381	

18 LUNDBY

Brämregården	PO	Brämregården 2:13	Rambergsvägen	1963	5,228	151	102	23,693	4,199	793
Brämregården	PO	Brämregården 20:11	Jägaregatan	1940	3,548	183	72	15,631	4,540	1 256
Brämregården	PO	Brämregården 25:13	Hisingsgatan	1969	2,667	90	58	12,405	2,120	766
Brämregården	PO	Brämregården 27:2	Brämregatan	1951	534	409	11	3,622	809	840
Brämregården	PO	Brämregården 27:9	Parmmätaregatan	1972	3,720	281	68	18,954	3,349	839
Brämregården	PO	Brämregården 29:5	Myntgatan	1983	1,981	77	25	10,758	1,889	924
Brämregården	PO	Brämregården 3:16	Östra Stillestorpsgatan	1980	835	10	14	4,337	752	897
Brämregården	PO	Brämregården 3:25	Bergavägen	1983	566	136	9	3,965	576	869
Brämregården	PO	Brämregården 3:26	Rambergsvägen	1983	1,132	20	16	5,744	967	851
Brämregården	PO	Brämregården 3:27	Östra Stillestorpsgatan	1983	1,006	71	16	5,460	929	885
Kvillebäcken	PB	Brämregården 37:2	Vågmästaregatan 3	1980	0	0	0	5,703	1,387	0
Brämregården	GL	Brämregården 72:8	Virvelvindsgatan 8 A	1981	0	1,880	0	0	-	0
Brämregården	FB	Brämregården 75:1	Virvelvindsgatan 16	1958	6,888	624	120	32,991	6,454	823
Kvillebäcken	BB	Kvillebäcken 43:1	Drakblommegatan 3	1960	5,773	35	161	26,878	4,847	812
Kvillebäcken	FB	Kvillebäcken 5:4	Vårlöksgatan 1	1953	1,194	66	20	5,726	1,093	819
Kvillebäcken	FB	Kvillebäcken 5:5	Vårlöksgatan 3	1952	1,194	66	20	5,716	1,073	818
Kvillebäcken	FB	Kvillebäcken 6:1	Smörbollsgatan 5	1952	1,184	52	20	5,555	1,057	815
Kvillebäcken	FB	Kvillebäcken 6:4	Vårlöksgatan 2	1950	1,236	70	20	5,746	1,054	801
Kvillebäcken	FB	Kvillebäcken 7:7	Smörbollsgatan 2-6/ Tjärblomsgatan 1-5	1997	7,776	16	209	47,632	7,641	979
Kvillebäcken	FB	Kvillebäcken 8:7	Tjärblomsgatan 2-6/ Konvaljegatan 1-5	1979	7,149	503	137	36,790	6,443	839
Kvillebäcken	FB	Kvillebäcken 9:6	Konvaljegatan 2-4/ Kabbelekgatan 1	1994	3,296	562	75	22,719	3,816	994
Sannegården	BB	Kyrkbyn 156:2	Inägogatan 17 A	1987	1,816	0	32	10,115	1,652	893
Sannegården	PO	Kyrkbyn 17:13	Douglasgatan	1975	4,772	357	72	25,870	4,336	862
Sannegården	PO	Kyrkbyn 17:5	Lundbygatan	1988	563	33	11	3,550	585	1,006
Sannegården	PO	Kyrkbyn 17:6	Lundbygatan	1988	1,050	136	17	7,018	1,157	954
Sannegården	FB	Kyrkbyn 27:1	Inägogatan 27	1991	810	0	12	4,984	784	968
Sannegården	BB	Kyrkbyn 27:13	Inägogatan 19 A	1986	1,816	0	32	10,043	1,638	892
Sannegården	PO	Kyrkbyn 27:2	Inägogatan	1997	984	0	18	6,088	924	939
Sannegården	PO	Kyrkbyn 27:3	Inägogatan	1997	1,263	0	21	7,693	1,164	922
Sannegården	FB	Kyrkbyn 33:1	Inägogatan 29-33	1972	4,350	47	66	24,719	4,250	959
Sannegården	PO	Kyrkbyn 34:1	Inägogatan	1997	2,681	0	49	17,221	2,848	994
Sannegården	PO	Kyrkbyn 35:1	Inägogatan	1997	1,370	0	25	8,654	1,447	999
Sannegården	PO	Kyrkbyn 35:2	Inägogatan	1997	1,320	0	24	8,380	1,311	993
Sannegården	PO	Kyrkbyn 35:3	Inägogatan	1997	1,320	0	24	8,380	1,417	992
Sannegården	PO	Kyrkbyn 36:1	Byalagsgatan	1997	2,172	174	39	13,486	2,135	937
Sannegården	PO	Kyrkbyn 36:2	Inägogatan	1974	2,177	217	39	11,982	2,125	928
Sannegården	BB	Kyrkbyn 37:2	Byalagsgatan 8 A	1952	4,146	173	78	19,879	3,366	792
Sannegården	FB	Kyrkbyn 89:1	Eketrägatan 22-24	1992	2,979	367	45	18,999	3,021	958
Sannegården	PO	Kyrkbyn 89:2	Eketrägatan	1995	4,338	224	78	27,163	4,235	939
Sannegården	PO	Kyrkbyn 89:3	Eketrägatan	1996	2,163	0	39	13,303	2,046	940
Sannegården	PO	Kyrkbyn 89:4	Eketrägatan	1979	1,383	0	24	7,729	1,313	933
Sannegården	GL	Kyrkbyn 89:6	Eketrägatan 12	2001	0	1,878	0	0	1,047	0
Sannegården	BB	Kyrkbyn 89:7	Kyrkbytorget 1	1955	1,410	2,278	54	17,867	3,483	1,277
Sannegården	PO	Kyrkbyn 90:1	Eketrägatan	1996	2,640	0	48	16,960	2,711	993
Sannegården	PO	Kyrkbyn 90:2	Eketrägatan	1996	1,320	0	24	8,380	1,313	994
Sannegården	PO	Kyrkbyn 91:1	Byalagsgatan	1998	4,074	474	73	27,548	4,283	936
Sannegården	BB	Kyrkbyn 92:1	Byalagsgatan 14	1954	3,661	984	90	22,201	3,998	863
Sannegården	BB	Kyrkbyn 93:2	Eketrägatan 5	1952	6,024	0	119	28,600	4,887	811
Sannegården	BB	Kyrkbyn 94:2	Inägogatan 6	1951	1,101	63	19	6,616	1,148	802
Sannegården	BB	Kyrkbyn 95:1	Eketrägatan 3	1952	4,642	1,399	87	22,951	4,942	804

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DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ^{2, 5}
Sannegården	BB	Kyrkbyn 96:1	Eketrågatan 10 A	1955	2,236	105	54	11,275	2,001	862
Sannegården	BB	Kyrkbyn 96:2	Eketrågatan 4	1952	5,853	583	111	28,684	4,939	799
Brämregården	BB	Lindholmen 12:1	Arbetaregatan 6	1993	3,435	0	40	28,200	2,599	757
Brämregården	BB	Lindholmen 15:1	Arbetaregatan 5	1993	1,752	0	20	14,200	1,326	757
Brämregården	EH	Lindholmen 15:3	Plåtslagareg. 6, Släggareg. 6	1994	572	0	8	4,733	516	902
Brämregården	EH	Lindholmen 16:1	Släggarev 1, 3, 5, 7	1992	1,502	0	21	11,907	1,302	867
Brämregården	EH	Lindholmen 19:1	Plåtslagaregatan 7	1995	170	0	2	1,641	141	827
Brämregården	EH	Lindholmen 19:2	Gjutaregatan 8	1995	239	0	7	2,260	252	1,056
Brämregården	EH	Lindholmen 735:333	Lindholmsvägen 10	1929	0	290	0	1,586	66	0
Brämregården	EH	Lindholmen 735:39	Gjutaregatan 10	1995	244	0	3	1,931	205	840
Brämregården	EH	Lindholmen 735:487	Lindholmsvägen 8	1991	964	0	13	7,614	827	858
Brämregården	BB	Lindholmen 9:1	Verkmästaregatan 2	1997	842	0	13	8,324	1,031	1,225
Brämregården	BB	Parking facilities distr. 2		1960	0	0	0	5,964	1,304	0
Brämregården	BB	Rambergstaden 12:15	Inlandsgatan 29 A	1964	1,044	45	14	4,609	803	744
Brämregården	BB	Rambergstaden 29:2	Stataregatan 2	1985	1,271	108	23	7,283	1,262	944
Brämregården	BB	Rambergstaden 32:1	Lantmannagatan 8 A	1985	1,479	140	27	8,088	1,439	927
Brämregården	BB	Rambergstaden 33:1	Lantmannagatan 4	1986	1,049	182	21	6,378	1,133	960
Brämregården	BB	Rambergstaden 33:2	Inlandsgatan 38 A	1983	1,358	222	26	7,671	1,420	917
Brämregården	BB	Rambergstaden 33:3	Inlandsgatan 36 A	1983	1,089	35	21	5,822	1,000	900
Brämregården	BB	Rambergstaden 33:4	Östra Keillersgatan 4 A	1986	1,071	14	21	5,944	1,033	958
Kvillebäcken	PO	Rambergstaden 40:1	Västanvindsgatan	1956	2,893	153	53	12,880	2,461	816
Kvillebäcken	PO	Rambergstaden 41:2	Wieselgrensgatan	1986	5,207	564	90	30,676	5,393	940
Kvillebäcken	PO	Rambergstaden 44:1	Sockenvägen	1956	2,461	226	48	10,939	2,096	812
Kvillebäcken	PO	Rambergstaden 57:1	Alice Bonthronsgatan	1976	1,609	0	32	6,964	1,154	717
Kvillebäcken	PO	Rambergstaden 58:1	Alice Bonthronsgatan	1968	1,694	341	35	9,341	1,460	717
Brämregården	BB	Rambergstaden 6:10	Västra Andersgårdsg 7 A	1946	4,257	360	90	19,102	3,653	812
Brämregården	BB	Rambergstaden 7:2	Inlandsgatan 34 A	1982	607	83	10	3,356	567	893
Brämregården	BB	Rambergstaden 7:8	Inlandsgatan 32	1976	2,465	384	43	13,196	2,312	855
Brämregården	BB	Rambergstaden 7:9	Östra Keillersgatan 6 A	1964	668	0	16	3,067	535	801
Brämregården	BB	Rambergstaden 9:10	Västra Andersgårdsgatan 12	1982	2,057	0	57	16,638	2,401	1,167
Brämregården	BB	Rambergstaden 9:11	Västra Andersgårdsgatan 10	1972	2,015	0	70	12,609	2,256	1,119
Brämregården	BB	Rambergstaden 9:12	Västra Andersgårdsgatan 6	1972	2,015	156	70	11,915	2,344	1,120
Brämregården	BB	Rambergstaden 9:13	Gropegårdsgatan 3	1972	1,997	0	70	12,093	2,235	1,120
Brämregården	BB	Rambergstaden 9:14	Västra Andersgårdsgatan 2	1972	4,256	0	151	33,400	4,850	1,140
Brämregården	BB	Rambergstaden 9:15	Gropegårdsgatan 1 B	1972	0	1,114	0	3,118	559	0
Brämregården	BB	Rambergstaden 9:16	Gropegårdsgatan 1 A	1972	5,210	0	185	32,600	5,874	1,127
Brämregården	BB	Rambergstaden 9:9	Gropegårdsgatan 5	1972	0	0	0	0	402	0
Brämregården	PB	Rambergstaden 71:2	Inlandsgatan	1970	0	0	0	1,265	367	0
Sannegården	PO	Sannegården 16:1	Bautastensgatan	1968	5,415	135	113	26,666	4,522	808
Sannegården	PO	Sannegården 17:2	Lambergsgatan	1969	543	0	17	3,129	566	1,010
Sannegården	PO	Sannegården 19:1	Bautastensgatan	1983	681	100	12	4,152	682	955
Sannegården	PO	Sannegården 20:1	Bautastensgatan	1986	1,086	350	30	7,366	1,239	1,141
Sannegården	BB	Sannegården 28:28	Manövergången 2	2001	4,259	72	46	42,631	5,872	1,197
Sannegården	FB	Sannegården 28:29	Styrgången 6-10/ Styrfarten 10-14	2000	4,254	173	65	52,333	6,812	1,408
Sannegården	BB	Sannegården 28:30	Maskinkajen 13	2001	7,251	504	76	91,562	11,995	1,495
Sannegården	FB	Sannegården 33:1	Miraallén 65	0	0	0	0	3,600	0	0
Brämregården	FB	Sannegården 34:5	Miraallén 49-63	2002	6,076	497	87	71,200	8,939	1,422
Slättadamm	BB	Tolered 147:3	Arvid Lindmansgatan 11	1967	2,362	2,655	45	23,022	4,458	842
Kvillebäcken	PO	Tolered 29:14	Gamla Björlandavägen	1983	3,656	0	52	21,400	3,572	964
Kvillebäcken	FB	Tolered 731:274	Wieselgrensgatan	1970	0	0	0	0	224	0

LUNDBY

226,416 23,695 4,440 1,460,738 240,779

19 TUVE-SÄVE

Tuve	BB	Tuve 10:140	Norumshöjd 45	1967	4,194	5	56	15,720	3,357	800
Tuve	BB	Tuve 10:141	Norumshöjd 1	1966	2,377	0	31	8,873	1,927	797
Tuve	BB	Tuve 10:142	Norumshöjd 5	1966	2,377	66	31	9,085	1,963	798
Tuve	BB	Tuve 10:143	Glöstorpsvägen 1 A	1966	0	263	0	1,683	778	0
Tuve	BB	Tuve 10:144	Norumshöjd 9	1966	2,443	0	32	9,148	1,944	796
Tuve	BB	Tuve 10:145	Norumshöjd 13	1967	2,443	10	32	9,157	1,957	800
Tuve	BB	Tuve 10:146	Norumshöjd 17	1968	3,795	327	50	15,034	3,237	797
Tuve	GL	Tuve 10:152	Norums Torg 5-7	1975	0	8,800	0	26,240	9,202	0
Tuve	BB	Tuve 9:61	Norumshöjd 52	1967	16,939	611	223	64,806	13,187	743

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Tuve	BB	Tuve 9:62	Nolehultsvägen	1967	0	161	0	1,774	874	0
Tuve	BB	Tuve 9:63	Norumshöjd 78	1968	4,124	1	56	15,451	3,362	803
Tuve	BB	Tuve 9:64	Norumshöjd 24	1967	12,547	79	169	47,332	10,080	800
Tuve	BB	Tuve 9:65	Norumshöjd 85	1967	12,296	228	156	46,278	9,986	793

TUVE-SÄVE **63,536** **10,550** **836** **270,581** **61,854**

20 BACKA										
Brunnsbo	BB	Backa 1:1	Berättelsegatan 40	1964	2,483	31	37	13,285	2,072	831
Brunnsbo	BB	Backa 1:2	Berättelsegatan 12	1963	8,553	335	129	46,276	7,380	831
Brunnsbo	GL	Backa 1:3	Brunnsbotorget 3	1965	0	2,770	0	11,169	2,072	0
Brunnsbo	BB	Backa 1:4	Brunnsbotorget 4	1965	5,700	690	88	33,541	5,376	832
Brunnsbo	BB	Backa 1:6	Berättelsegatan 1	1963	5,714	445	96	32,391	5,097	842
Brunnsbo	BB	Backa 1:7	Berättelsegatan 29	1963	6,008	0	100	32,400	5,057	842
Brunnsbo	BB	Backa 1:8	Anekdotgatan 3	1963	5,451	5	90	29,400	4,584	841
Skälltorp	GL	Backa 104:1	Lisa Sass Gata 22-26	1971	0	2,921	0	13,379	-	0
Skälltorp	BB	Backa 104:2	Lisa Sass Gata 10	1971	0	2,851	0	13,861	453	0
Skälltorp	BB	Backa 104:3	Lisa Sass Gata 18	1971	2,867	611	101	19,752	3,745	1,121
Skälltorp	BB	Backa 104:4	Lisa Sass Gata 16	1976	2,740	671	94	20,127	3,482	1,101
Skälltorp	BB	Backa 104:5	Lisa Sass Gata 14	1971	2,740	0	96	17,400	3,071	1,120
Skälltorp	GL	Backa 104:7	Lisa Sass gata 12	1989	0	7,123	0	0	7,738	0
Skogome	EH	Backa 210:2	St Jörgens väg 4	1991	0	170	0	703	126	0
Skogome	EH	Backa 210:3	St Jörgens väg 2	1992	0	1,300	0	5,481	1,326	0
Skogome	EH	Backa 212:4	Skogabergrsvägen 2	1929	0	170	0	582	92	0
Brunnsbo	PO	Backa 7:1	Folkvisegatan	1963	6,912	1,173	96	39,867	6,199	821
Brunnsbo	PO	Backa 7:10	Balladgatan	1964	4,688	495	80	26,470	4,303	839
Brunnsbo	PO	Backa 7:11	Balladgatan	1963	4,688	385	80	26,462	4,482	837
Brunnsbo	PO	Backa 7:2	Memoargatan	1962	6,912	625	96	38,814	6,286	821
Brunnsbo	BB	Backa 7:3	Kåserigatan 6	1965	6,422	43	112	34,789	5,848	905
Brunnsbo	BB	Backa 7:4	Humoreskgatan 2	1964	5,700	62	88	30,362	5,057	880
Brunnsbo	BB	Backa 7:5	Kåserigatan 2	1965	2,618	60	32	14,017	2,191	812
Brunnsbo	BB	Backa 7:6	Kåserigatan 3	1965	2,618	59	32	14,111	2,166	813
Brunnsbo	BB	Backa 7:8	Kåserigatan 4	1965	2,618	59	32	13,913	2,159	810
Brunnsbo	BB	Backa 7:9	Kåserigatan 5	1965	2,618	11	32	13,723	2,128	811
Skälltorp	FB	Backa 75:10	Gåsagången 10-13	1970	2,092	90	36	11,231	1,699	786
Skälltorp	FB	Backa 75:11	Gåsagången 18-21	1970	2,096	90	36	11,413	1,703	790
Skälltorp	FB	Backa 75:12	Gåsagången 5-9	1970	2,615	190	45	14,341	2,142	786
Skälltorp	FB	Backa 75:13	Gåsagången 14-17	1970	2,104	80	36	11,307	1,715	789
Skälltorp	FB	Backa 75:14	Gåsagången 22-28/ Akkas gata 7-11	1970	3,661	488	42	21,435	2,982	746
Skälltorp	FB	Backa 75:19	Selma Lagerlöfs torg 1-13	1971	0	5,311	0	12,944	-	0
Skälltorp	FB	Backa 75:2	Gåsagången 29-32	1970	2,104	126	36	11,565	1,721	787
Skälltorp	FB	Backa 75:3	Gåsagången 39-42	1970	2,104	111	36	11,359	1,707	785
Skälltorp	FB	Backa 75:4	Gåsagången 48-51	1970	2,104	79	36	11,426	1,710	789
Skälltorp	FB	Backa 75:5	Gåsagången 52-56	1970	2,630	110	45	14,447	2,152	791
Skälltorp	FB	Backa 75:6	Gåsagången 33-38	1970	2,513	219	43	14,168	2,172	781
Skälltorp	FB	Backa 75:7	Gåsagången 43-47	1970	2,619	81	45	14,002	2,103	785
Skälltorp	FB	Backa 75:8	Gåsagången 57-60	1970	2,116	206	24	11,413	1,705	754
Skälltorp	FB	Backa 75:9	Gåsagången 1-4	1970	2,092	147	36	11,372	1,695	784
Backa	PO	Backa 77:1	Markurellgatan	1969	5,204	150	72	25,561	5,203	982
Backa	PO	Backa 77:2	Markurellgatan	1969	5,084	0	72	24,800	3,921	764
Backa	PO	Backa 77:3	Markurellgatan	1970	5,084	0	72	25,000	4,394	845
Backa	PO	Backa 78:1	Baron Rogers Gata	1970	4,368	0	60	21,400	3,167	702
Backa	PO	Backa 78:2	Baron Rogers Gata	1970	8,443	187	119	43,378	6,400	728
Backa	PO	Backa 78:3	Baron Rogers Gata	1970	8,638	0	122	44,524	6,571	720
Backa	PO	Backa 78:4	Baron Rogers Gata	1970	4,492	408	64	22,600	3,514	729
Backa	PO	Backa 79:1	Katjas Gata	1971	11,499	12	159	57,432	8,466	720
Backa	PO	Backa 79:10	Hjalmar Bergmans Gata	1970	4,760	297	76	24,953	3,775	725
Backa	PO	Backa 79:11	Hjalmar Bergmans Gata	1970	4,688	0	74	23,400	3,664	732
Backa	PO	Backa 79:12	Hjalmar Bergmans Gata	1971	4,688	0	74	23,400	3,596	732
Backa	PO	Backa 79:2	Julias Gata	1971	7,536	150	104	37,608	5,418	719
Backa	PO	Backa 79:3	Julias Gata	1971	4,272	59	57	22,270	3,494	707
Backa	PO	Backa 79:5	Jacobs Gata	1970	5,416	384	72	27,905	4,403	702

¹ PO=Poseidon, BB=Bostadsbolaget, FB=Familjebostäder, HB=HjällboBostaden, GB=Gårdstensbostäder, GL=GöteborgsLokaler, PB=Parkeringsbolaget, EH=Egnahemsbolaget, BH= ByggaHem, SC=Scandinavium ² Taxable value refers to 2006 ³ Rentable value refers to contracted gross rent as of 31-12-2005. ⁴ For non-residential properties with fewer than three tenants and in the case of non-residential properties the rental value is not reported ⁵ Refers to contracted rent as of 31-12-2005. Negotiation of rents for 2006 for the Group's residential properties have not yet been completed.

DC/ Primary area	Property owner ¹	Property designation	Visiting address	Value year	Living space	Other floor space	No. of dwell- ings	Taxable value, KSEK ²	Rental value, KSEK ^{3, 4}	Residen- tial pro- perty rent SEK/m ² 2, 5
Backa	PO	Backa 79:6	Blendas Gata	2002	4,311	318	124	34,973	5,095	1,182
Backa	PO	Backa 79:7	Blendas Gata	1970	4,416	150	64	21,961	3,146	712
Backa	PO	Backa 79:8	Blendas Gata	1970	4,446	0	66	22,200	3,205	721
Backa	PO	Backa 79:9	Blendas Gata	1970	7,618	0	114	38,000	5,492	721
Brunnsbo	BB	Backa 866:578	Humoreskgatan 1	1966	0	0	0	2,228	421	0
Brunnsbo	PO	Backa 866:580	Folkvisegatan	1996	0	713	0	0	581	0
Backa	FB	Backa 866:724	Nils Holgerssons gata	1970	0	27	0	3,769	1,020	0
Skälltorp	FB	Backa 866:725	Akkas gata/Gåsagången	1970	0	0	0	0	66	0
Skälltorp	FB	Backa 866:727	Akkas gata/Gåsagången	1970	0	0	0	0	190	0
BACKA					223,864	33,248	3,572	1,272,060	210,075	
TOTAL, GROUP					4,396,622	556,866	69,378	27,444,285	4,288,114	

¹⁾ PO=Poseidon, BB=Bostadsbolaget, FB=Familjebostäder, HB=HjällboBostaden, GB=Gårdstensbostäder, GL=GöteborgsLokaler, PB=Parkeringsbolaget, EH=Egnahemsbolaget, BH= ByggaHem, SC=Scandinavium ²⁾ Taxable value refers to 2006 ³⁾ Rentable value refers to contracted gross rent as of 31-12-2005. ⁴⁾ For non-residential properties with fewer than three tenants and in the case of non-residential properties the rental value is not reported ⁵⁾ Refers to contracted rent as of 31-12-2005. Negotiation of rents for 2006 for the Group's residential properties have not yet been completed.

Map

Unfold this page to see the map.

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