

Five-year summary, Group

(Amounts in SEK m unless stated otherwise)	2008 ^{*)}	2007 ^{*)}	2006 ^{*)}	2005	2004
INCOME STATEMENT					
Rental revenue	4,361	4,271	4,182	4,166	4,082
Operating expenses	-2,009	-1,948	-1,916	-1,851	-1,765
Maintenance expenses	-	-	-	-762	-651
Property tax	-106	-121	-139	-135	-132
Operating surplus	2,416	2,353	2,271	1,559	1,673
Change in value, investment properties	-6,362	2,040	2,847	-	-
Depreciation and impairments in property administration	-	-	-	-99	-69
Central costs, including depreciation	-109	-109	-105	-106	-108
Net financial items	-1,031	-475	-290	-570	-665
Income after net financial items	-5,077	3,807	4,734	808	933
BALANCE SHEET					
Investment properties	43,708	48,248	44,756	23,052	22,316
Other fixed assets	642	678	338	599	720
Current assets	2,076	478	482	778	649
Equity	22,101	25,476	22,755	7,189	6,610
Provisions	6,857	8,597	7,575	1,559	1,376
Loan liabilities (interest-bearing)	14,884	14,032	13,987	14,422	14,354
Operating liabilities (non-interest bearing)	2,584	1,299	1,260	1,258	1,345
PROPERTIES					
Residential floor space, 1,000 m ²	4,376	4,380	4,387	4,397	4,379
Non-residential floor space, 1,000 m ²	561	558	560	557	571
Apartments, number	69,134	69,177	69,250	69,378	69,187
Parking spaces, number	45,421	58,462	58,939	61,801	61,613
Property investments, SEK m	2,145	1,754	1,491	848	928
Yield value, SEK m	-	-	-	40,609	37,932
FINANCING					
Equity/assets ratio, %	48	52	50	29	28
Adjusted equity/assets ratio, %	-	-	-	47	45
Interest coverage ratio, times	3.8	3.9	4.3	2.4	2.4
Debt/equity ratio, times	0.7	0.6	0.6	2.0	2.2
Average financing cost, excluding interest subsidies, %	4.6	4.4	3.6	4.1	4.9
Cash flow	930	-112	-152	106	-60
Return on total capital, %	-9.2	9.3	12.2	6.1	7.0
Return on equity, %	-21.3	15.8	22.5	11.7	14.9
PERSONNEL					
Average no. of employees	949	958	970	973	985
Absenteeism due to illness, %	5.1	5.3	5.7	6.2	6.5
MANAGEMENT					
Average gross rent, residential, SEK/m ²	883	861	846	840	822
Rent shortfall, residential, SEK/m ²	14	11	16	12	12
Average gross rent, non-residential, SEK/m ²	716	706	703	703	779
Rent shortfall, non-residential, SEK/m ²	66	63	58	54	57
Operating expenses, SEK/m ²	407	394	387	374	357
Maintenance expenses, SEK/m ²	-	-	-	154	132
Central costs, including depreciation, SEK/m ²	22	22	21	22	22
Operating surplus, SEK/m ²	489	476	460	315	338
Vacancy rate, residential, %	0.1	0.1	0.1	0.3	0.2
Vacancy rate, non-residential, %	5.7	6.4	6.2	9.5	7.9
BALANCED SCORECARD					
NBI, Satisfied Residents' Index	66	66	66	65	66
NMI, Satisfied Employees' Index	72	69	68	67	67
Influence	64	64	64	61	62
Environmental Index	246	247	250	-	-
Profit on property (excluding expanded maintenance)	1,754	1,744	1,690	1,721	1,753

^{*)} 2008, 2007 and 2006 have been prepared according to IFRS whilst the other years are in accordance with the Annual Accounts Act.