

- » Income increased by 36 per cent to SEK 541 (399) million.
- » The operating surplus increased by 33 per cent to SEK 321 million (242).
- » Profit from property management increased by 45 per cent to SEK 142 million (98).
- » Changes in value of properties amounted to SEK –56 million (53), of derivatives to SEK 157 million (91) and of financial assets to SEK 35 million (–).
- » Net profit for the period amounted to SEK 200 million (175), corresponding to SEK 0.92 (0.91) per common share and SEK 2.50 per preference share (2.50).
- » Klöver has as per March 31 acquired 17.2 per cent of the real estate company Tribona, which is listed on the Oslo stock exchange. Klöver has divested the whole holding of Diös shares and all repurchased common shares.
- » During the period, Klöver has acquired interest rate swaps of SEK 700 million and after the end of the period, an interest rate swap of SEK 100 million.
- » After the end of the period, Klöver issued a covered bond of SEK 700 million.

Net profit

	2013 Q1	2012 Q1	2012	Rolling 12 months Apr–Mar
Income	541	399	1,948	2,090
Property costs	–220	–157	–733	–796
Operating surplus	321	242	1,215	1,294
Central administration	–18	–25	–86	–79
Net financial items	–161	–119	–605	–647
Profit from property management	142	98	524	568
Changes in value properties	–56	53	–33	–142
Changes in value derivatives	157	91	–175	–109
Changes in value financial assets	35	—	10	45
Write-down of goodwill	–12	—	–95	–107
Profit before tax	266	242	231	255
Current tax	0	0	–2	–2
Deferred tax	–66	–67	110	111
Profit for the period	200	175	339	364

Key ratios

	31.03.2013 Q1	31.12.2012 Q4	30.09.2012 Q3	30.06.2012 Q2	31.03.2012 Q1	31.12.2011 Q4	30.09.2011 Q3	30.06.2011 Q2
Operating margin, %	59	53	69	67	61	61	69	61
Return on equity, %	2.8	–0.6	1.2	2.3	3.5	2.9	–0.7	3.4
Equity ratio, %	29.8	28.1	25.9	25.6	27.1	31.6	31.4	32.3
Adjusted equity, ratio, %	33.2	31.9	30.6	30.3	31.3	35.8	35.0	34.9
Leverage, %	65	67	68	67	67	63	63	64
Leverage properties, %	56	56	62	60	61	63	63	64
Interest coverage ratio, multiples	1.9	1.5	2.0	1.9	1.8	2.0	2.4	2.2
Average interest, %	4.3	4.3	4.4	4.5	4.6	4.2	4.1	4.0
Average fixed-interest period, years	3.4	3.0	2.4	2.8	3.0	2.7	2.9	2.1
Average period of tied-up capital, years	2.0	2.2	1.8	2.0	2.2	1.9	2.1	2.4
Occupancy rate economic, %	88	88	88	88	88	89	89	89
Occupancy rate area %	80	81	80	80	80	80	79	79

Cover: Restaurant Kalervos, Klövern's tenant in the property Halmstad 2:28, Halmstad.

Statement by the CEO



A good start to the year

Klöver has performed well during the first quarter. We have seen a sharp increase in the operating surplus regardless of whether the comparison is made for the outcome on the whole portfolio or, even more important, a comparable portfolio. There is a simple explanation – income has increased more than costs in a comparable portfolio, despite the cold start to the year. Moreover, at the start of the year, we signed a couple of large new lease contracts, which will affect our rental income from next year.

The concentration of the property portfolio that was initiated during the autumn of last year has continued with sales of properties at non-prioritized locations. We are leaving municipalities such as Trelleborg and Haninge and are working actively with sales focused on a number of areas where Klöver does not have its own business units and personnel.

During the summer and autumn of 2012, Klöver acquired over 12 per cent of Diös, partly as payment for new issues of preference shares and for repurchased common shares in Klöver. Part of the shareholding was sold at the end of 2012, and the remaining Diös shares were divested during the first quarter of 2013, after the share price developed really well.

In March, we instead acquired a substantial shareholding in the real estate company Tribona ASA which is currently listed on the Oslo stock exchange, but which will be listed on the Stockholm stock exchange later this spring. Tribona has an attractive property portfolio, consisting of 19 logistics properties in Sweden and one in Denmark. Klöver now owns over 18 per cent of Tribona, which makes us the largest shareholder. We will probably request a seat on the board at the annual general meeting in the spring.

We have continued to broaden our financing by issuing Klöver's first covered bond. While last year's issues of non-covered bonds may be viewed as complement to bank finance, the covered bond may be regarded as a direct replacement of bank finance. By turning directly to investors, without using the bank as an intermediary, we have become less dependent on the bank sector. As in previous issues, there was great interest and we decided on early closure of subscription. At the same time, it feels as if access to bank loans has improved somewhat. Bond issues by Klöver and others have undoubtedly played a role here, together with the fact that foreign banks have become more active in the Swedish market.

Demand for premises is satisfactory and with an upturn in sight, there is every hope of a good development of letting. During the year, we will continue the work of improving administrative efficiency, not least to have the full benefit of acquiring Dagon.

Rutger Arnhult
CEO Klöver

Klöver is real estate company offering, with closeness and commitment, customers efficient premises in selected growth regions. Klöver is one of the larger listed real estate companies in Sweden specializing in commercial premises.

The income statement items refer to the period January–March and are compared with the corresponding period last year. The balance sheet items refer to the position at the end of the period and are compared with the preceding year-end. The quarter refers to January–March and the year January–December.

PROFIT

Profit from property management, i.e. profit excluding changes in value and tax, increased to SEK 142 million (98) during the period January–March and profit for the period amounted to SEK 200 million (175). Besides the effect of net acquisitions, profit from property management was affected positively by upward index adjustment of rents and negatively by the quarter being colder than normal.

Net profit for the period was affected by SEK –56 million (53) for changes in value of properties, by SEK 157 million (91) for derivatives and SEK 35 million (–) for financial assets. The operating margin was 59 per cent (61). Only Dagon's net profit for March was included in the same period last year.

Operating surplus for a comparable portfolio rose by 6 per cent to SEK 220 million, which is partly attributable to positive net moving-in and upward index adjustment of rents. Income rose by 5 per cent, and property costs by 4 per cent. The fair value for a comparable portfolio rose by SEK 652 million, or 4 per cent, mainly due to investments which led to higher rental income and lower operating costs.

INCOME AND COSTS

Income during the period increased to SEK 541 million (399). This increase in income is attributable to net acquisitions and to index adjustment of rents. Owing to an ongoing rent dispute, Klöver has reduced income during the quarter by SEK 7 million.

Property costs increased to SEK –220 million (–157) during the period due to net acquisitions and a colder winter than last year. The property costs include rent losses of SEK 0 million (–1). Central administration costs amounted to SEK –18 million (–25). The comparative figure includes one-off items attributable to the acquisition of Dagon.

The quarter shows a net moving-in of SEK 0 million (4). The new tenants include Daydream Sweden at the property Knarrarnäs 3, Kista and IB Transport Mälardalen at the property Ringborren 15, Västerås. The largest vacating tenants are the City of Stockholm at Borg 1, Kista and Peab Bostad at Omformaren 6, Västerås.

The average remaining contract period has, due to completed projects and acquisitions, increased to 3.4 years (2.9). The economic occupancy rate for all properties amounted to 88 per cent (88) and 80 per cent (80) measured as area. The economic occupancy rate for investment properties was 91 per cent (91) and it was 60 per cent (59) for development properties.

The major lease contracts, which have been signed during the first quarter but where the tenant has not yet moved in, include a ten-year lease with CGI (formerly Logica) to let 10,700 sq.m. in Kista and a prolongation of Eniro's lease for 7,700 sq.m. at the property Hilton 3, Solna, to 31 December 2017.

PROFIT FOR A COMPARABLE PORTFOLIO

	31.03.2013	31.03.2012	Change, %
Area, 000 sq.m.	1,550	1,535	1
Fair value, SEKm	15,340	14,688	4
Required yield, %	7.1	7.1	0
Occupancy rate economic, %	89	89	0
Occupancy rate area, %	79	79	0
SEKm	2013 Jan–Mar	2012 Jan–Mar	Change, %
Income	360	342	5
Property costs	–140	–135	4
Operating surplus	220	207	6

Refers to properties owned for the whole of 2013 and 2012.

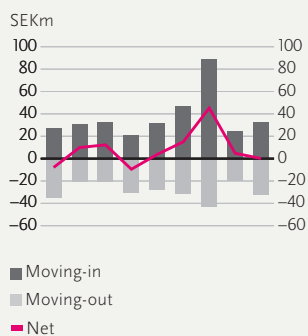


Entrance to the Municipality cinema Cnema in the property Kopparhammaren 7 in Norrköping.

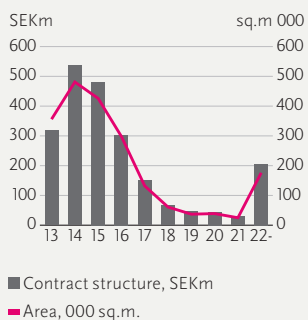
CASH FLOW

The cash flow from current operations was SEK 92 million (307). Income tax paid amounted to SEK zero million (–) during the first quarter. Investment operations have affected the cash flow by SEK –53 million (–702) net, mainly due to investments in existing properties. The cash flow from financing activities has affected cash flow for the period by SEK –300 million (729), since liquidity has been used to decrease loans in existing credit facilities. Altogether, the cash flow for the period totals SEK –261 million (334). Liquid funds at the end of the period amounts to SEK 115 million (345).

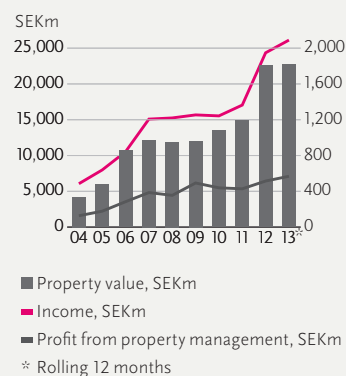
NET MOVING-IN



CONTRACT STRUCTURE



PROPERTY VALUE & PROFIT



FINANCING

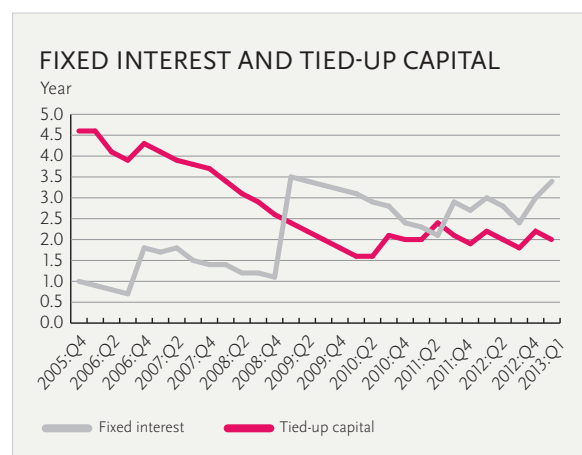
At the end of the period, the interest-bearing liabilities amounted to SEK 14,798 million (15,229). The average financial interest rate for the whole of the financial portfolio was 4.3 per cent (4.3) at the end of the period.

The average fixed-interest term was 3.4 years (3.0) on 31 March. During the first quarter, nominal interest rate swaps of SEK 700 million have been acquired. Credit volumes with swap agreements are treated as having fixed interest. At the end of the period, Klöver had interest rate swaps totalling SEK 8,120 million (7,420) and interest rate caps of SEK 1,355 million (1,355), of which SEK 500 million mature in 2013 and SEK 855 million in 2014. The interest rate caps have redemption rates of 4.25–5.00 per cent. The average remaining term of derivatives was 5.1 years. After the end of the period, an additional interest rate swap of SEK 100 million has been acquired.

Klöver's interest rate swaps and interest rate caps effectively limit the interest rate risk. An increase in the short market rates of one percentage point would increase Klöver's average borrowing rate by 0.4 percentage points and Klöver's financial costs by SEK 65 million. The change in value of derivatives, all unrealized, amounted to SEK 157 million (91) during the period. On 31 March, the value was SEK –275 million (–432). Unrealized change in value does not affect the cash flow. On maturity, the value of the derivatives is always zero.

The average period of tied-up capital amounted to 2.0 years (2.2) at the end of the period. Unutilized credit volumes, including unused credit facilities of SEK 290 million (300), amounted to SEK 1,077 million (581). At the end of March, Klöver announced an issue of a covered bond of

SEK 700 million with payment date on 4 April 2013, i.e. after the end of the period. The payment has been used for refinancing of existing properties. After the issue, the value of unencumbered properties was around SEK 1 billion.



PROPERTY TRANSACTIONS

Three properties (124) have been acquired during the period for a total purchase price of SEK 27 million (5,711). Klöver has signed a contract to acquire a further property for SEK 23 million, which have been taken possession of during the second quarter. Klöver has sold and handed over possession of two properties (–) during the period for SEK 37 million (–) after deduction for selling expenses. During the period, contracts have been signed for sale of a further two properties for SEK 115 million. Handover will take place during the second quarter.

FIXED INTEREST AND TIED-UP CAPITAL

Year due	Fixed interest		Tied-up capital		
	Loan volume, SEKm	Interest, %	Contract volume, SEKm	Utilized, SEKm	Unutilized, SEKm
Floating	6,383	3.6	—	—	—
2013	11	4.5	4,047	3,757	290
2014	337	5.5	5,240	4,691	549
2015	1,592	4.9	5,720	5,483	238
2016	400	5.1	—	—	—
2017	1,075	4.5	650	650	—
2018	900	5.3	—	—	—
2019	500	5.3	—	—	—
2020	1,100	4.0	—	—	—
2021	1,000	4.3	—	—	—
2022	1,000	5.4	—	—	—
2023	500	4.3	—	—	—
Later	—	—	217	217	—
Total	14,798	4.3	15,874	14,798	1,077

INVESTMENTS AND BUILDING RIGHTS

Investments in existing properties often take place in connection with new lettings with the aim of customizing and modernising the premises and thus increasing the rental value. During the quarter, SEK 149 million (278) was invested. In all, 331 projects (381) are in process and SEK 549 million (506) remains to be invested in these projects. Total estimated expenditure for the same projects amounts to SEK 1,849 million (1,647). At the end of the period, assessed building rights and building rights with local plans totalled SEK 1,369,000 sq.m. (1,369,000). 562,000 sq.m. (562,000) of the building rights are included in local plans. Over half of the building rights consist of offices and almost a third of housing. The building rights are valued at SEK 918 million (896), corresponding to SEK 671 per sq.m. (654).

PROPERTIES AND CHANGES IN VALUE

As at 31 March 2013, Klöver's portfolio consisted of 388 properties (387). The rental value amounted to SEK 2,478 million (2,468) and the fair value of the properties was SEK 22,707 million (22,624). The total lettable area amounted to 2,527,000 (2,529,000). The changes in value of the properties amounted to SEK –56 million (53) during the quarter. The changes in value include realized changes in value of SEK –1 million (0) and unrealized changes in value of SEK –55 million (53). The unrealized changes in value do not affect the cash flow.

On average, Klöver's property portfolio, as at 31 March, has been valued with a required yield of 7.2 per cent (7.2). The value of the properties has fallen slightly mainly due to a somewhat weaker index development than expected and minor adjustments of the yield requirement for properties in peripheral locations.

Klöver values 100 per cent of the property portfolio each quarter, 20 to 30 per cent of which are valued externally. External valuations have mainly been performed by DTZ Sweden and Savills. Every property in the portfolio is valued at least once during a rolling 12-month period. DTZ has served as advisor when the required yields have been determined in most of the internal valuations. See Klöver's annual report for 2012 for a more detailed description.

FAIR VALUE

SEKm	2013 Jan–Mar	2012 Jan–Dec
Fair value, as per January 1	22,624	14,880
Aquisitions	27	7,459
Investments	149	861
Sales	–37	–543
Change in value	–56	–33
Fair value at the end of the period	22,707	22,624

CONTRACT VALUE BY CUSTOMER CATEGORY



- Private companies, 1,240 SEKm, 57%
- Listed companies, 517 SEKm, 24%
- Public sector, 424 SEKm, 19%

PROPERTY HOLDINGS BY TYPE OF PREMISES



- Offices, 1,172,000 sq.m., 47%
- Industry/warehouse, 887,000 sq.m., 35%
- Education/health care/other, 287,000 sq.m., 11%
- Retail, 181,000 sq.m., 7%

KLÖVERN'S LARGEST PROJECTS IN PROGRESS

City	Property	Project type	Lettable area property, sq.m.	Project area, sq.m.	Economic occupancy rate after project, %	Estimated investment, SEKm	Remaining investment, SEKm	Increase in rental value due to project, SEKm	Rental value after project, SEKm	Estimated completion, year
Kista/Stockholm	Isafjord 1	Office/customer center	74,133	36,000 ¹⁾	100	707	24	46 ²⁾	137	2013
Kista/Stockholm	Helgafjäll 1	Office	11,735	10,673	99	75	75	9	20	2014
Linköping	Glasbitten 7	Archive	11,612	6,040	65	47	13	6	12	2013
Nyköping	Mjölklaskan 8	Health care	8,035	3,560	93	45	12	3	9	2013
Linköping	Idéläran 1	Office	15,658	4,780	90	43	23	4	7	2013
Eskilstuna	Vampyren 9	Retail	16,524	2,412	96	37	17	1	25	2013
Linköping	Amor 1	Office	3,292	3,292	100	31	31	2	7	2013
Göteborg	Ugglum 9:242	Industry/warehouse	15,417	1,685	100	23	9	3	14	2013
Kista/Stockholm	Gullfoss 5	Office/warehouse	3,477	2,886	93	23	23	3	5	2014
Västerås	Leif 19	Office	20,867	3,575	96	21	21	3	36	2014
Västerås	Klas 8	Office/Keep fit	5,374	1,906	100	17	15	2	9	2013
Uppsala	Fyrislund 6:6	Production/laboratory	57,567	1,317	85	16	7	1	91	2013
Total			243,691	78,126		1,085	270	83	372	

1. Of which 27,000 sq.m. is for a new building and 9,000 sq.m. is for refurbishment of an existing building.
2. Of which SEK 6 million from the third quarter of 2011.

PROFIT AND KEY RATIOS

The tables below show income statement items and key ratios broken down according to Klöver's regions and investment and development properties. Investment properties means properties being actively managed. Development properties refer to properties where conversion or extension projects are in process or planned, leading to a higher standard or changed use of premises. The current

operating surplus is affected by projects or restrictions on letting before development of the property. The profit statement table shows current operations, including properties sold during the period and investments made. The table with key ratios shows the situation at the end of the respective quarter and the two tables are accordingly not wholly comparable. Comparability between years is limited due to large net acquisitions during 2012.

PROFIT PER PROPERTY SEGMENT AND REGION

	Income, SEKm		Costs, SEKm		Operating surplus, SEKm		Operating margin, %		Investments, SEKm	
	2013 Jan–Mar	2012 Jan–Mar	2013 Jan–Mar	2012 Jan–Mar	2013 Jan–Mar	2012 Jan–Mar	2013 Jan–Mar	2012 Jan–Mar	2013 Jan–Mar	2012 Jan–Mar
Investment	93	35	–37	–14	56	21	60	60	25	33
Development	11	4	–8	–2	3	2	27	50	3	15
South	104	39	–45	–16	59	23	57	59	28	48
Investment	109	110	–41	–37	68	73	62	66	38	36
Development	7	6	–5	–5	2	1	29	17	27	3
East	116	116	–46	–42	70	74	60	64	65	39
Investment	170	126	–60	–48	110	78	65	62	33	141
Development	13	10	–11	–7	2	3	15	30	3	7
Stockholm	183	136	–71	–55	112	81	61	60	36	148
Investment	134	104	–55	–41	79	63	59	61	16	38
Development	4	4	–3	–3	1	1	25	25	4	5
Central/North	138	108	–58	–44	80	64	58	59	20	43
Investment	506	375	–193	–140	313	235	62	63	112	248
Development	35	24	–27	–17	8	7	23	29	37	30
Total	541	399	–220	–157	321	242	59	61	149	278

KEY RATIOS PER PROPERTY SEGMENT AND REGION

	Fair value, SEKm		Required yield ¹⁾ , %		Area, 000 sq.m.		Rental value, SEKm		Ec. occupancy rate, %	
	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar	Jan–Mar
Investment	3,478	2,792	7.5	7.4	480	406	392	327	94	95
Development	840	879	7.8	7.9	151	148	80	74	62	62
South	4,318	3,671	7.5	7.5	631	554	472	401	89	89
Investment	4,104	4,166	7.3	7.2	499	488	480	480	90	90
Development	326	300	9.1	9.3	96	96	48	47	63	60
East	4,430	4,466	7.4	7.3	595	584	528	527	87	88
Investment	7,904	6,813	6.8	6.9	510	444	764	623	92	92
Development	1,103	1,154	7.1	6.9	106	107	101	101	53	55
Stockholm	9,007	7,967	6.9	6.9	616	551	865	724	87	87
Investment	4,796	4,681	7.5	7.4	652	658	590	584	90	89
Development	156	137	8.1	8.2	33	31	23	20	73	64
Central/North	4,952	4,818	7.5	7.4	685	689	613	604	89	88
Investment	20,282	18,452	7.2	7.2	2,141	1,996	2,226	2,014	91	91
Development	2,425	2,470	7.7	7.6	386	382	252	242	60	59
Total	22,707	20,922	7.2	7.2	2,527	2,378	2,478	2,256	88	88

¹⁾ Required yield are estimated excluding building rights.

South: Borås, Göteborg, Halmstad, Kalmar, Karlskrona and Öresund. East: Linköping, Norrköping and Nyköping.
Stockholm: Kista, Storstockholm and Uppsala. Central/North: Karlstad, Västerås, Örebro, Falun/Säter and Härnösand/Sollefteå.



HMS Industrial Networks, Klöverns
tenant in the property Halmstad 2:28.

THE SHARE

As at 31 March, the total number of registered shares in the company was 185,080,698, of which 166,544,360 were common shares and 18,536,338 preference shares. A common share confers entitlement to one vote and a preference share to a tenth of a vote. Klöverns shares are listed on NASDAQ OMX Stockholm Mid Cap. On 31 March, the share price was SEK 28.20 per common share (25.60) and SEK 136.25 per preference share (136.75), corresponding to a total capitalization of SEK 7,222 million (6,670). At the end of the period, the number of shareholders was 32,600 (31,700) and 81 per cent (81) of the share of votes was Swedish-owned. During the quarter, Klöverns has sold 5,000,000 common shares, corresponding to 3.0 per cent of the total number of registered common shares. Klöverns does not hold any common shares (5,000,000) or preference shares (–).

DEVELOPMENT OF SHARE CAPITAL

Date	Event	Total no. common shares	Total no. preference shares	Acc. share capital, SEK
01.01.2012	Opening balance	166,544,326	—	832,721,630
13.01.2012	Cash new issue	166,544,360		832,721,800
13.01.2012	Bonus issue		4,163,609	853,539,845
06.03.2012	New issue		11,708,140	891,262,500
10.04.2012	New issue		11,774,778	891,595,690
19.04.2012	New issue		11,775,363	891,598,615
29.06.2012	New issue		12,238,363	893,913,615
09.07.2012	New issue		12,686,363	896,153,615
14.09.2012	New issue		13,598,863	900,716,115
17.09.2012	New issue		13,731,338	901,378,490
08.10.2012	New issue		17,314,688	919,295,240
08.10.2012	New issue		18,419,688	924,820,240
17.10.2012	New issue		18,536,338	925,403,490
31.03.2013	Closing balance	166,544,360	18,536,338	925,403,490

SHAREHOLDERS 31.03.2013

	No. common shares, thousands	No. preference shares, thousands	Share of capital, %	Share of votes, %
Corem Property Group	32,200	—	17.4	19.1
Arvid Svensson Invest	26,599	2,214	15.6	15.9
Rutger Arnhult via companies	15,593	299	8.6	9.3
Länsförsäkringar funds	14,157	—	7.6	8.4
Handelsbanken funds	6,478	1	3.5	3.8
Swedbank Robur funds	5,207	36	2.8	3.1
JPM Chase	4,082	2	2.2	2.4
SEB Investment Management	2,625	41	1.4	1.6
Mellon AAM Omnibus	2,303	—	1.2	1.4
Andra AP fund	1,864	—	1.0	1.1
Avanza Pension	1,762	497	1.2	1.1
BP2S Lux/Fim/Luxembourg Funds	1,518	—	0.8	0.9
Svolder	1,502	—	0.8	0.9
Client OMI for Ishare Europe	1,246	—	0.7	0.7
Tredje AP fund	1,217	—	0.7	0.7
Pareto Bank	1,200	—	0.6	0.7
Aktie-Ansvar funds	1,150	18	0.6	0.7
Klöverns' profit sharing system	951	18	0.5	0.6
Alfred Berg	886	—	0.5	0.5
Invus Investment	871	22	0.5	0.5
Total largest shareholders	123,411	3,148	68.2	73.4
Other shareholders	43,133	15,388	31.8	26.6
Total outstanding shares	166,544	18,536	100.0	100.0
Repurchased own shares	—	—		
Total registered shares	166,544	18,536		

ORGANIZATION AND ENVIRONMENT

Klövern's business model entails closeness to the customer by having our own staff at all business units. After the merger with Dagon, Klöverner has increased the number of business units from 10 to 17 allocated to four geographic regions. The regions are South (Borås, Gothenburg, Halmstad, Kalmar, Karlskrona and Öresund), East (Linköping, Norrköping and Nyköping), Stockholm (Kista, Greater Stockholm and Uppsala) and Central/North (Karlstad, Västerås, Örebro, Falun/Säter and Härnösand/Sollefteå). At the end of the period, Klöverner had 189 employees (185). The average age was 46 years (46) and the proportion of women amounted to 41 per cent (41). Since 2011, the company has been certified in accordance with the Swedish Environmental Standard (Svensk Miljöbas).

THE TAX SITUATION

Deferred tax of SEK –6 million (–2) has been charged to profit on current real estate operations. Furthermore, among other things, the change in the difference between fair value and residual value for tax purposes of properties, derivatives and financial assets has entailed an effect on deferred tax of SEK –60 million (–65). In total, deferred tax of SEK –66 million (–67) and current tax of SEK zero million (–) has been included.

The Tax Agency has decided to increase Klöverner's taxation by around SEK 77 million for the 2008 income year, which may entail a tax expense of around SEK 21 million. Klöverner has appealed against the decision to the Administrative Court.

OTHER MATTERS

During the quarter, Klöverner has acquired a total of 6,700,145 shares in the company Tribona ASA (formerly Northern Logistic Property), which is listed on the Oslo stock exchange. Unrealized change in value of the holding has been reported under financial assets and totalled SEK 13 million during the period.

During the period, Klöverner has divested the whole of the remaining holding in Diös Fastigheter AB with a realized change in value of SEK 22 million, which is reported under financial assets.

The arbitration award concerning redemption of the remaining shares in Dagon AB has attained legal force and Klöverner is entitled to redeem the remaining minority shareholders' shares in Dagon at an amount of SEK 80 per share. The total redemption amount can amount to at most SEK 2.7 million.

SIGNIFICANT RISKS AND UNCERTAINTY FACTORS

A property company is exposed to various risks and opportunities in its business activities. Internal regulations and policies limit exposure to different risks. Klöverner's significant risks and exposure and their management are described on pages 68–71 of the 2012 annual report.

ACCOUNTING POLICIES

This interim report for the Group has been prepared in accordance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and, in the case of the Parent Company, the Annual Accounts Act. From 1 January 2013, Klöverner reports deferred tax in the balance sheet net. The comparison figures have been adjusted on the basis of this new policy. Other accounting policies applied in this interim report are in essential parts those described in note 1 of Klöverner's Annual Report for 2012.

DIVIDEND

The Board of Directors is proposing to the Annual General Meeting for the 2012 financial year, a dividend of SEK 1.50 per common share (1.25) and a dividend of SEK 10.00 (10.00) per preference share to be paid at SEK 2.50 per quarter. The record date for dividend to common shareholders is 22 April 2013 and the estimated payment date 25 April 2013. The record date for dividend to preference shareholders is the last weekday of the respective calendar quarter and the payment date is around three bank days thereafter.

During the first quarter of 2013, dividend of SEK 2.50 (2.50) per preference share, totalling SEK 46 million (29), has been paid.

EVENTS AFTER THE ANNUAL GENERAL MEETING

After the end of the period, Klöverner has taken possession of a property with a purchase price of SEK 23 million.

Klöverner has signed a 20-year lease with a contract value of SEK 85 million, with OHB Sweden, who will move in on 1 January 2014.

After the end of the period, Klöverner has issued a covered bond of SEK 700 million. The bond has a five-year term and collateral consists of investment properties in Karlstad. The bond will be listed on NASDAQ OMX Stockholm.

After the end of the period, Klöverner has acquired an additional interest rate swap of SEK 100 million.

THE ANNUAL GENERAL MEETING

The 2013 Annual General Meeting take place at 4.00 pm on 17 April 2013 in the New York room at the World Trade Center, Klarabergsviadukten 70 in Stockholm.

Nyköping, 17 April 2013

The Board of Directors of Klöverner AB (publ)

This interim report has not been examined by Klöverner's auditors.

FINANCIAL REPORTS



Consolidated Statement of Income

SEKm	2013 3 months Jan–Mar	2012 3 months Jan–Mar	2012 12 months Jan–Dec	Rolling 12 months Apr–Mar
Income	541	399	1,948	2,090
Property costs	–220	–157	–733	–796
Operating surplus	321	242	1,215	1,294
Central administration	–18	–25	–86	–79
Net financial items	–161	–119	–605	–647
Profit from property management	142	98	524	568
Changes in value, properties	–56	53	–33	–142
Changes in value, derivatives	157	91	–175	–109
Changes in value, financial assets	35	—	10	45
Write-down of goodwill	–12	—	–95	–107
Profit before tax	266	242	231	255
Current tax	0	0	–2	–2
Deferred tax	–66	–67	110	111
Net profit for the period	200	175	339	364
Other comprehensive income	—	—	—	—
Comprehensive income for the period	200	175	339	364
Earnings per common share, SEK	0.92	0.91	1.24	1.24
Earnings per preference share, SEK	2.50	2.50	7.52	8.48
No. of common shares outstanding at the end of the period, million	166.5	160.8	161.5	166.5
No. of preference shares outstanding at the end of the period, million	18.5	11.6	18.5	18.5
Average no. of outstanding common shares, million	165.7	160.8	158.9	160.1
Average no. of outstanding preference shares, million	18.5	4.7	11.8	15.2

1) Income from rental guarantees and redemption of rental contracts.
There are no outstanding warrants or convertibles.

Consolidated Balance Sheet

SEKm	31.03.2013	31.03.2012	31.12.2012
ASSETS			
Goodwill	278	384	289
Investment properties	22,707	20,922	22,624
Machinery and equipment	13	10	14
Financial assets at fair value through statement of income	280	—	330
Other receivables	193	192	163
Liquid funds	115	345	375
TOTAL ASSETS	23,586	21,853	23,795
SHAREHOLDER'S EQUITY AND LIABILITIES			
Shareholder's equity	7,027	5,923	6,696
Minority interest	0	0	0
Deferred tax liability	749	841	681
Interest-bearing liabilities	14,798	14,031	15,229
Derivatives	275	241	432
Accounts payable	110	139	158
Other liabilities	116	107	114
Accrued expenses and prepaid income	511	571	485
TOTAL SHAREHOLDER'S EQUITY AND LIABILITIES	23,586	21,853	23,795

Change in Consolidated Shareholders' Equity

SEKm

Shareholders' equity 01.01.2012	4,740
New issue	1,965
Repurchase/sale of own shares	39
Dividend	–387
Net profit for the period	339
Equity 31.12.2012	6,696
Sale of own shares	131
Net profit for the period	200
Shareholders' equity 31.03.2013	7,027

Consolidated Statement of Cash Flow

SEKm	2013 3 months Jan–Mar	2012 3 months Jan–Mar	2012 12 months Jan–Dec
Current operations			
Profit from property management	142	98	524
Adjustment for items not included in the cash flow	1	0	3
Income tax paid	—	—	–1
Cash flow from current operations before change in working capital	143	98	526
Changes in working capital			
Change in operating receivables	–31	–5	1
Change in operating liabilities	–20	214	185
Total change in working capital	–51	209	186
Cash flow from current operations	92	307	712
Investment operations			
Divestment of properties	37	–	543
Acquisition of and investment in properties	–175	–278	–2,541
Acquisition of subsidiaries	—	–422	–426
Acquisition of machinery and equipment	0	–2	–8
Change in financial assets	63	—	–25
Realized change in value, financial assets	22	—	—
Cash flow from investment operations	–53	–702	–2,457
Financing operations			
Change in interest-bearing liabilities	–431	758	1,942
Realized change in value, derivatives	—	—	–78
Repurchase/sale of own shares	131	—	–22
New issue of preference shares	—	—	655
Dividend	—	–29	–387
Cash flow from financing operations	–300	729	2,110
Cash flow for the period	–261	334	365
Liquid funds at the beginning of the period	376	11	11
Liquid funds at the end of the period	115	345	376

Fair value of financial assets and liabilities

	31.03.2013			31.03.2012		
	Financial liabilities valued at fair value in the statement of income	Loans and accounts receivable	Financial liabilities valued at accrued acquisition value	Financial liabilities valued at fair value in the statement of income	Loans and accounts receivable	Financial liabilities valued at accrued acquisition value
SEK 000s						
Long-term receivable	280	—	—	—	—	—
Accounts receivable	—	55	—	—	27	—
Accrued income and prepaid expenses	—	72	—	—	97	—
Other receivables	—	23	—	—	18	—
Liquid funds	—	115	—	—	345	—
Total	280	265	—	—	487	—
Long-term liabilities	—	—	13,761	—	—	13,930
Derivatives	275	—	—	241	—	—
Current interest-bearing liabilities	—	—	1,047	—	—	101
Accounts payable	—	—	110	—	—	139
Other liabilities	—	—	98	—	—	103
Accrued expenses and prepaid income	—	—	493	—	—	558
Total	275	—	15,509	241	—	14,831

Reported values in the balance sheet do not differ from fair value. The long-term receivable consists mainly of securities listed on NASDAQ OMX Stockholm and thus included in Level 1. The market value of derivatives is calculated by the company's banks based on current interest terms and the market rate. This calculation has been made at what is referred to as Level 2, i.e. taking into consideration the observed market values. No reclassifications have been made during the period. A contract exists making possible netting of obligations in relation to the same counterparty.

Parent Company Statement of Income

SEKm	2013 3 months Jan–Mar	2012 3 months Jan–Mar	2012 12 months Jan–Dec
Net sales	44	28	140
Cost of services sold	–38	–20	–98
Gross profit	6	8	42
Central administration	–18	–16	–71
Operating profit	–12	–8	–29
Financial income	32	0	549
Financial costs	–46	–5	–86
Profit after financial items	–26	–13	434
Current tax	—	—	—
Deferred tax	–6	–3	–51
Net profit for the period	–32	–16	383
Other comprehensive income	—	—	—
Comprehensive income for the period	–32	–16	383

Parent Company Balance Sheet

SEKm	31.03.2013	31.03.2012	31.12.2012
ASSETS			
Machinery and equipment	3	2	4
Participation in group companies	1,839	1,838	1,836
Participation in other companies	236	—	294
Receivables from group companies	7,957	4,128	7,085
Deferred tax assets	340	394	346
Accounts receivables	31	16	31
Liquid funds	176	222	164
TOTAL ASSETS	10,582	6,600	9,760
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	5,185	4,079	5,086
Interest-bearing liabilities	3,813	1,220	3,841
Liabilities to group companies	1,448	1,167	685
Accounts payable	4	23	8
Other liabilities	99	62	106
Accrued expenses and prepaid income	33	49	34
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	10,582	6,600	9,760

Key ratios

	31.03.2013 3 months Jan–Mar	31.03.2012 3 months Jan–Mar	31.03.2013 rolling 12 months Apr–Mar	2012	2011	2010	2009	2008
Property								
Number of properties	388	379	388	387	255	250	217	217
Lettable area, 000 sq.m.	2,527	2,378	2,527	2,529	1,561	1,528	1,392	1,382
Rental value, SEKm	2,478	2,256	2,478	2,468	1,554	1,486	1,385	1,360
Fair value properties, SEKm	22,707	20,922	22,707	22,624	14,880	13,493	12,032	11,895
Direct yield requirement valuation, %	7.2	7.2	7.2	7.2	7.1	7.2	7.2	7.1
Operating margin, %	59	61	62	62	63	60	62	62
Occupancy rate, economic, %	88	88	88	88	89	89	89	90
Occupancy rate, area, %	80	80	80	81	80	79	80	82
Average lease term, years	3.4	2.9	3.4	3.4	2.8	2.8	3.0	3.1
Financial								
Return on equity, %	2.8	3.5	5.8	5.8	10.1	14.0	5.8	–10.7
Equity ratio, %	29.8	27.1	29.8	28.1	31.6	33.0	33.8	33.4
Adjusted equity ratio, %	33.2	31.3	33.2	31.9	35.8	—	—	—
Leverage, %	65	67	65	67	63	63	64	64
Leverage properties, %	56	61	56	56	63	63	64	64
Interest coverage ratio, multiples	1.9	1.8	1.9	1.9	2.2	2.8	3.2	2.0
Average interest, %	4.3	4.6	4.3	4.3	4.2	3.6	2.7	4.2
Average fixed-interest period, years	3.4	3.0	3.4	3.0	2.7	2.4	3.2	1.1
Average period of tied-up capital, years	2.0	2.2	2.0	2.2	1.9	2.0	1.8	2.6
Interest-bearing liabilities, SEKm	14,798	14,031	14,798	15,229	9,345	8,517	7,646	7,645
Share								
Earnings per common share, SEK	0.92	0.91	1.24	1.24	2.89	3.76	1.48	–2.92
Earnings per preference share, SEK	2.50	2.50	8.48	7.52	—	—	—	—
Equity per share, SEK	38.0	34.4	38.0	37.2	29.5	28.1	25.6	25.1
Share price common share at end of period, SEK	28.2	25.1	28.2	25.6	25.9	34.0	22.9	18.2
Share price preference share at end of period, SEK	136.25	135.50	136.25	136.75	—	—	—	—
Market capitalization, SEKm	7,222	5,584	7,222	6,670	4,165	5,467	3,682	2,929
Total no. of registered common shares at end of period, million	166.5	166.5	166.5	166.5	166.5	166.5	166.5	166.5
Total no. of outstanding common shares at end of period, million	166.5	160.8	166.5	161.6	160.8	160.8	160.8	160.8
Total no. of registered preference shares at end of period, million	18.5	11.7	18.5	18.5	—	—	—	—
Total no. of outstanding preference shares at end of period, million	18.5	11.6	18.5	18.5	—	—	—	—
Dividend per common share, SEK	—	—	—	1.50*	1.25	1.50	1.25	1.00
Dividend per preference share, SEK	—	—	—	10.00*	10.00	—	—	—
Dividend in relation to profit from property management, %	—	—	—	83*	79	55	41	46

* Proposed dividend.

Definitions

PROPERTY

AREA-BASED OCCUPANCY RATE

Let area in relation to total lettable area.

DEVELOPMENT PROPERTIES

Properties where conversion or extension projects are in process or planned, which lead to a higher standard or changed use of the premises.

DIRECT YIELD REQUIREMENT, VALUATION

The required yield of property valuations on the residual value.

ECONOMIC OCCUPANCY RATE

Lease value in relation to rental value at the end of the period.

INVESTMENT PROPERTIES

Properties currently being actively managed.

LEASE VALUE

Rent for premises, index and rent supplement according to lease.

NET MOVING-IN

Lease value of tenants moving in less lease value of vacating tenants.

OPERATING MARGIN

Operating surplus in per cent of total income.

OPERATING SURPLUS

Total income less rent losses, operating and maintenance costs, property administration, site leasehold charges and property tax.

PROFIT FROM PROPERTY MANAGEMENT

Profit before changes in value and tax.

REALIZED CHANGE IN VALUE

Property sales during the period after deduction of the properties' most recent reported fair value and selling expenses.

RENTAL VALUE

Lease value plus assessed market value for space not rented at end of period.

UNREALIZED CHANGE IN VALUE

Change in fair value of the property portfolio after deduction of investments made.

FINANCE

EQUITY RATIO

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

EQUITY RATIO, ADJUSTED

Reported equity adjusted for the value of derivatives and deferred tax liabilities exceeding 5 per cent of the difference between taxable value plus acquired temporary differences and fair value of the properties in relation to reported total assets at the end of the period.

INTEREST COVERAGE RATIO

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

LOAN-TO-VALUE RATIO

Interest-bearing liabilities in relation to the fair value of the properties at the end of the period.

LOAN-TO-VALUE RATIO, PROPERTIES

Interest-bearing liabilities after deduction for the market value of the listed share portfolio, liquid assets and unsecured financing in properties in relation to the fair value of the properties at the end of the period.

RETURN ON EQUITY

Profit for the period in relation to average equity.

SHARE

EARNINGS PER COMMON SHARE

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

EARNINGS PER PREFERENCE SHARE

The periods accumulated share of yearly dividend of SEK 10 per preference share calculated on outstanding preference shares at the end of each quarter.

EQUITY PER SHARE

Shareholders' equity in relation to outstanding common and preference shares at balance sheet date. Preference shares in connection with the liquidation of the Company, preferential rights to SEK 150 of equity plus the period's share of accumulated entitlement to annual dividend of SEK 10.



Calendar

2013 Annual General Meeting	17 April 2013
Final day for trading conferring right to dividend for preference shareholders	25 June 2013
Record date for dividend to preference shareholders	28 Jun 2013
Expected date for payment of dividend to preference shareholders from Euroclear	3 July 2013
Interim Report Jan–Jun 2013	11 July 2013
Final day for trading conferring right to dividend for preference shareholders	25 Sep 2013
Record date for dividend to preference shareholders	30 Sep 2013
Expected date for payment of dividend to preference shareholders from Euroclear	3 Oct 2013
Interim Report Jan–Sep 2013	23 Oct 2013
Final day for trading conferring right to dividend for preference shareholders	20 Dec 2013
Record date for dividend to preference shareholders	30 Dec 2013
Expected date for payment of dividend to preference shareholders from Euroclear	7 Jan 2014
Year-end report 2013	12 Feb 2014
Final day for trading conferring right to dividend for preference shareholders	26 March 2014
Record date for dividend to preference shareholders	31 March 2014
Expected date for payment of dividend to preference shareholders from Euroclear	3 Apr 2014

Contact persons

Rutger Arnhult, CEO

+46 70 458 24 70, rutger.arnhult@klovern.se

Britt-Marie Nyman, Finance and IR manager, Deputy CEO

+46 155-44 33 12, +46-70 224 29 35, britt-marie.nyman@klovern.se

This information in the interim report is such that Klöver AB (publ) is obliged to publish under the Securities Market Act and/or the Financial Instruments Trading Act. The information was made available for publication on 17 April 2013.

KLÖVERN

Klövern AB (publ), Box 1024, SE-611 29 Nyköping, Sweden • Telephone +46 155-44 33 00 • Fax +46 155-44 33 22
Reg.no 556482-5833 • Registered office: Nyköping • www.klovern.se • info@klovern.se