

An aerial photograph of a city street during the golden hour. The street is lined with multi-story buildings, some with red-tiled roofs. A prominent church spire is visible on the left. The scene is bathed in warm, orange light, and the text 'ERNST ROSÉN GROUP' is overlaid in white, centered horizontally.

ERNST ROSÉN GROUP



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Founded by master builder Ernst Rosén in the 1950s, the Ernst Rosén Group is one of the biggest privately-owned property development companies in Gothenburg. The fourth generation of the family is now actively involved in running the company and building for the future.

Focusing on the tenant, Ernst Rosén develops and manages properties in the entire Greater Gothenburg area. These are located mainly in central Gothenburg, Alingsås, Lerum and Kungsbacka.

Land and property are developed for the construction of new homes throughout the region under the Ernst Rosén brand, except in Kungsbacka, where these activities are conducted in partnership with Ivar Kjellberg Fastighets AB under the corporate title of Aranäs AB. Best known as owner of the popular, award-winning Kungsmässan shopping centre, Aranäs is also noted for its active role in the development of land for urban expansion,

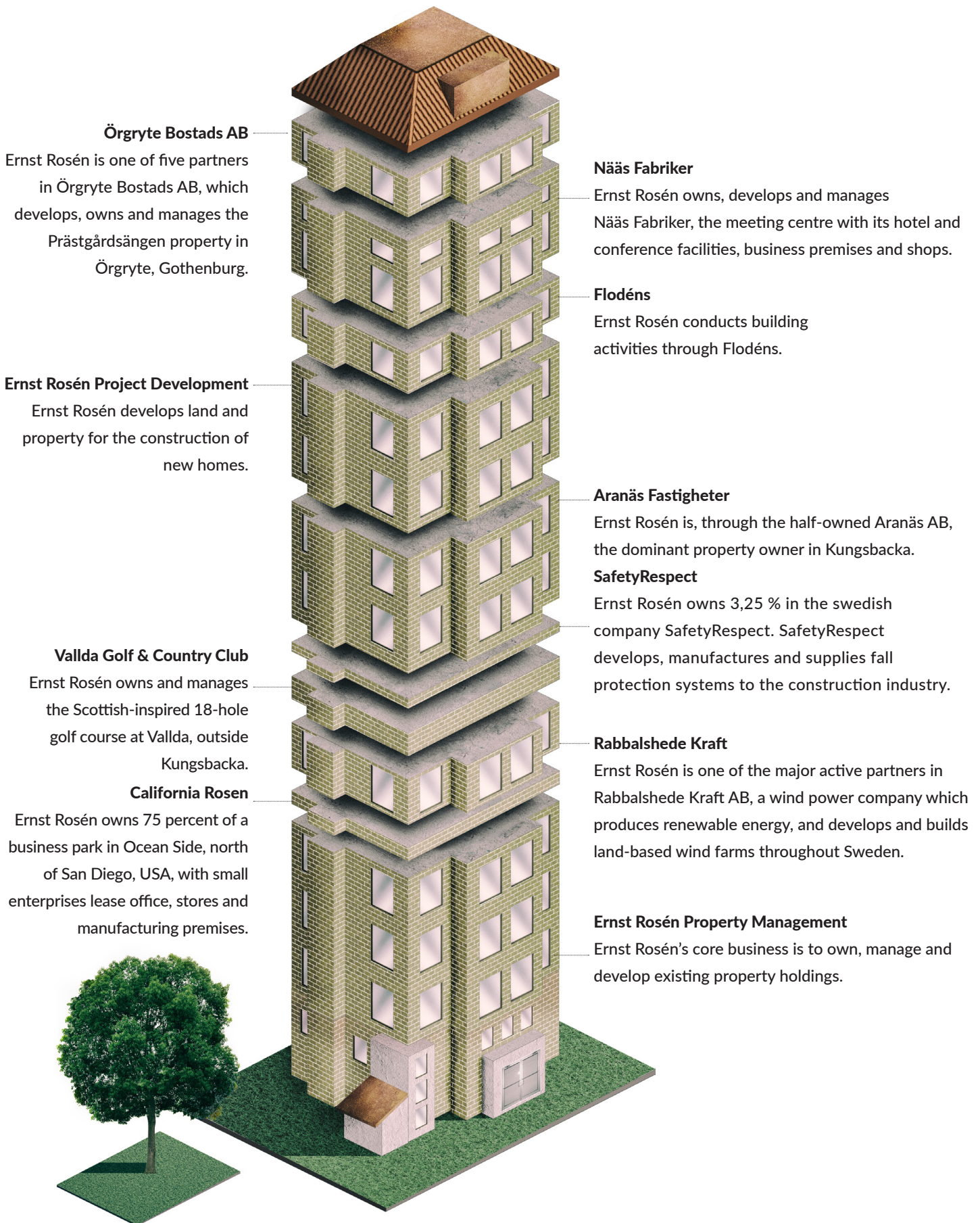
dwelling and commercial premises in this rapidly growing municipality.

One notable property in the Ernst Rosén portfolio is Nääs Fabriker, the historical textile factory that has been transformed into an acclaimed meeting centre incorporating one of the best hotel and conference complexes in Sweden – a hotel whose guests enjoy the same customer focus as the tenants of the company's other commercial premises in the area.

Ernst Rosén also owns the Flodéns construction company, which both undertakes contracts and supports property owners across Greater Gothenburg with development and management services.

In addition to its property and building activities, Ernst Rosén contributes financial resources, daring and creativity to development activities in other areas.





Örgryte Bostads AB

Ernst Rosén is one of five partners in Örgryte Bostads AB, which develops, owns and manages the Prästgårdsängen property in Örgryte, Gothenburg.

Ernst Rosén Project Development

Ernst Rosén develops land and property for the construction of new homes.

Vallda Golf & Country Club

Ernst Rosén owns and manages the Scottish-inspired 18-hole golf course at Vallda, outside Kungälv.

California Rosen

Ernst Rosén owns 75 percent of a business park in Ocean Side, north of San Diego, USA, with small enterprises lease office, stores and manufacturing premises.

Nääs Fabriker

Ernst Rosén owns, develops and manages Nääs Fabriker, the meeting centre with its hotel and conference facilities, business premises and shops.

Flodéns

Ernst Rosén conducts building activities through Flodéns.

Aranäs Fastigheter

Ernst Rosén is, through the half-owned Aranäs AB, the dominant property owner in Kungälv.

SafetyRespect

Ernst Rosén owns 3,25 % in the Swedish company SafetyRespect. SafetyRespect develops, manufactures and supplies fall protection systems to the construction industry.

Rabbalshede Kraft

Ernst Rosén is one of the major active partners in Rabbalshede Kraft AB, a wind power company which produces renewable energy, and develops and builds land-based wind farms throughout Sweden.

Ernst Rosén Property Management

Ernst Rosén's core business is to own, manage and develop existing property holdings.

KEY RATIOS

Key Ratios, Group*

	2017	2016	2015	2014	2013
Total turnover, SEK million	831	582	624	571	552
Rental income, SEK million	472	459	453	442	435
Total occupancy, %	99 %	99 %	98 %	98 %	98 %
Market value of properties, SEK million	9 816	8 740	8 385	7 493	7 222
Surplus value of properties, SEK million	6 974	6 051	5 824	5 020	4 890
Equity, SEK million	574	528	466	397	360
Adjusted equity, SEK million	6 014	5 248	5 010	4 312	4 174
Equity/assets ratio, %	15 %	15 %	14 %	12 %	12 %
Adjusted equity/assets ratio, %	65 %	63 %	64 %	61 %	61 %
Borrowings, SEK million	2 753	2 750	2 550	2 488	2 379
Adjusted borrowings ratio, %	28 %	31 %	30 %	33 %	33 %
Average loan interest, %	2,43 %	2,5 %	3,04 %	3,63 %	3,75 %
Average fixed interest term, years	3,52	3,60	3,59	3,59	3,57
Interest coverage ratio, %	3,4	3,8	3,2	2,5	2,4
Lettable area, residential property, m ²	242 800	241 700	241 600	241 700	241 600
Lettable area, commercial premises, m ²	112 100	112 100	112 800	113 200	113 200
Total lettable area, m ²	354 500	353 800	354 400	354 900	354 800
Number of apartments	3 454	3 441	3 435	3 437	3 435
Number of commercial premises	755	709	705	720	717
Number of properties	80	80	81	81	81
Number of employees	156	116	124	136	134

*The key ratios are calculated on the basis of the Group's total assets and liabilities, including 50 percent of Aranäs AB, as well as its property holdings in the USA. Market values are based on an internal return-on-investment model.

Definitions

Surplus value of properties	Market value of properties less book value
Adjusted equity	Equity plus surplus value of properties, less deferred tax on surplus value
Equity/assets ratio	Equity divided by total assets
Adjusted equity/assets ratio	Equity divided by total assets, including surplus value of properties
Adjusted borrowings ratio	Long-terms loans divided by total assets, including surplus value of properties
Average loan interest	Interest charges as a ratio of average interest-bearing debts
Average fixed interest term	Remaining fixed interest term weighted with residual interest-bearing debts
Interest coverage ratio	Profit after financial income less depreciation, capital gains / losses, divided by financial expenses.

Key ratios, property management**

Göteborg, Lerum, Alingsås	2017	2016	2015	2014	2013
Occupancy ratio, residential property, %	100%	100 %	100 %	100 %	100 %
Occupancy ratio, commercial premises, %	96 %	95 %	93 %	92 %	94 %
Lettable area, residential property, m ²	167 300	166 600	166 500	166 500	166 300
Lettable area, commercial premises, m ²	72 000	72 000	72 100	72 600	72 600
Total lettable area, m ²	239 300	238 600	238 600	239 100	238 900
Average lettable area, residential property, m ²	69	69	70	70	70
Average lettable area, commercial premises, m ²	125	137	138	135	136
Percentage of apartment transfers, %	13 %	13 %	14 %	14 %	12 %
Average occupancy, years	9	9	9	10	10
Number of apartments	2 414	2 401	2 395	2 395	2 393
Number of commercial premises	524	527	524	539	536
Number of properties	58	58	58	58	58
Number of employees	37	36	37	38	40
Employee satisfaction index	-	94	-	-	92
Service index, residential property	87,4	-	87,1	-	87,4
Product index, residential property	79,4	-	77,9	-	77,9
Service index, commercial premises	-	90,3	-	89,9	-
Product index, commercial premises	-	81,7	-	78,3	.-

**The key ratios are calculated on the basis of the Group's wholly-owned property holdings in Gothenburg, Lerum and Alingsås.



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