Interim report

JANUARY 1 - JUNE 30, 2018

Sollentuna Stinsen JV AB

CIN 559085-9954

Sollentuna Stinsen JV AB
559085-9954

INTERIM REPORT FOR JANUARY-JUNE 2018

APRIL-JUNE 2018

- Consolidated net sales amounted to 9 498 TSEK (14 188)
- Net operating income amounted to 2 812 TSEK (5 853)
- Operating profit amounted to -17 899 TSEK (1 980)
- Net profit for the period amounted to -20 611 TSEK (88 214)
- Earnings per share before and after dilution effects amounted to -41,22 SEK (395,44)

FINANCIAL YEAR 2018

- Consolidated net sales amounted to 21 747 TSEK (32 119)
- Net operating income amounted to 7 370 TSEK (13 219)
- Operating profit amounted to -14 447 TSEK (8 147)
- Net profit for the period amounted to -23 766 TSEK (79 987)
- Earnings per share before and after dilution effects amounted to -47,53 SEK (509,00)
- Cash and cash equivalents at the end of the period on June 30, 2018 were 52 456 TSEK

Operational overview

The Parent Company was formed on November 18, 2016. It owns and manages properties indirectly through subsidiaries and engages in related activities.

In addition to the Parent Company, Sollentuna Stinsen JV AB, the Group also consists of the wholly owned subsidiary Sollentuna Stinsen Holding 1 AB. The subsidiary in turn owns all shares in Sollentuna Stinsen Property 1 AB, which owns and manages the property Stinsen 2 in Sollentuna. Sollentuna Stinsen Property 1 AB has objective of carrying out project work on its property. The financial objectives for the operations therefore consist of creating positive operating results and a higher market value for the property through long-term investment and by running planning process for primarily residentials.

The Urban Planning Committee of municipality Sollentuna informed on the 29th of November, 2017 the property is being exhibited on consultations regarding future planned development of the property. The Group has choosen to classify the property as development and project property instead of investment property.

Significant events during the quarter

On 7 June 2018, Sollentuna Stinsen JV AB applied to take up the bonds for trading on the corporate bond list at Nasdaq Stockholm. Nasdaq Stockholm decided to raise the bonds for trading on the corporate bond list on June 8, 2018.

An impairment loss of the property of TSEK -18 793 was made during the quarter.

Significant events during the period

No significant events in addition to those listed under the heading " Significant events during the quarter".

Signifant events after the periods end

No significant events have occurred after the end of the reporting period.

Financial performance during the period
Comparisons provided in parentheses refer to the corresponding figure the previous year except in sections that describe the financial position. These figures refer to the end of the previous year.

Interim period 1 january - 30 june 2018
Net sales and earnings
Consolidated net sales decreased during the quarter by -32 % and amounted to TSEK 21 747 (32 119) and constituted rental income from leased premises. In accordance with the proposed plan, premises are emptied gradually to reduce future evacuation costs.

Operating costs for the period decreased by TSEK 4 699 or -25 % and amounted to TSEK -14 387 (-19 086) and an operating result of TSEK 7 370 (13 219), which is 44 % lower than the corrensponding period last year.

Other external costs, Depreciation/amortization and Other costs amounted to TSEK -3 024 (-5 072). During the quarter a write-down of the property of TSEK -18 793 (0) has resulted in an operating profit/loss of TSEK -14 447 (8 147).

Unrealized changes in property amounted to TSEK 0 (126 331). Net financial items for the period amounted to TSEK -13 438 (-24 598).

Income tax for the period amounted to TSEK 4 118 (-29 893) , and loss for the period to TSEK -23 766 (79 987). On 14 June, the Swedish Parlament decided on the previously left councel of legislation Legislative Resolution, "New Tax Rules for the Business Sector", which contains proposals for interest rate deductions in accordance with EU directives. The decision implies that deductions for interest expense are limited to 30 % of taxable EBITDA and a reduced corporate tax rate, introduced in two stages, 21.4 % from 2019 to 2021 to 20.6 %. Entry into force on January 1, 2019. The proposal is expected to have a limited effect on the Group's paid tax. The decision implies that deferred tax is expected to be effective January 1, 2019 and until December 31, 2020, based on the tax rate, 21.4 % and deferred tax is expected to be effective from January 1, 2021 and onwards, based on the tax rate, 20.6 % . The translation has had a negative effect on the period's tax by approximately SEK 48.000.

Financial position and cash flow
Consolidated borrowings amounted on June 30, 2018 to TSEK 580 625 (580 625).

Consolidated equity amounted on June 30, 2018 to TSEK 189 984 (213 750).

The equity/assets ratio on June 30, 2018 was 24 % (26).

Consolidated cash flow from operating activities amounted during the period to TSEK -7 144 (13 310)

Cashflow from investing activities for the period amounted to TSEK 0 (-700 413). The previous year´s negative cash flow from investing primarily attributable to the acquisition of Stinsen 2 property in Sollentuna.

Cash flow from financing activities for the period amounted to TSEK 0 (781 125). The positive cash flow for the previous year is primarily attributable to shareholders' contributions received of 200 000 TSEK and borrowings of 584 000 TSEK.

Cash flow for the period was TSEK - 7 144 (94 021), and cash and cash equivalents on the balance sheet date amounted to TSEK 52 456 (94 021).

Parent Company January - June, 2018

- The Parent Company’s income during the period amounted to TSEK 3 269 (0).
- Profit/Loss after financial items was TSEK 7 972 (-22 594).
- Cash and bank balances at the end of the period were TSEK 39 181 (39 084)
- The Parent Company’s equity amounted on June 30, 2018 to TSEK 208 615 (200 611).

Organization and employees

The Group had no employees, and no salaries or remuneration was paid.

Significant risks and uncertainty factors

The company's operations, performance and position are affected by a number of risk factors and are based on the company's indirect ownership of real estate companies. The risks that affect profit/loss and cash flow are therefore linked to the subsidiaries and are primarily attributable to credit risk and the change in rent levels, occupancy, general cost development, interest rate levels and liquidity on the real estate market. The most significant risk that affects the company is linked to the valuation of properties owned by the company's indirect holdings. Macroeconomic factors and other market factors have a significant impact on property value and thus contain an element of uncertainty.

Financial risk management

The Group is exposed to a number of financial risks. The overall objective is to have cost-efficient financing. The primary risks to which the Group is exposed are financing risk, interest rate risk and counterparty risk. The Parent Company's financial liabilities consist of a balanced portfolio of loans with fixed and variable interest rate, which limits the company's financing and interest rate risk. The subsidiaries' primary financial liabilities consist of intra-Group loans. The Group also has rent receivables, cash and cash equivalents and accounts payable that constitute financial instruments.

Risk management of capital

The company's capital structure shall be maintained at a level that makes it possible to conduct operations to create returns for shareholders and benefits for other stakeholders, while at the same time achieving an optimal structure to reduce capital costs.

In order to maintain or adapt its capital structure, the company, following approval from the shareholders where appropriate, may change the dividend to shareholders, reduce the share capital for payment to shareholders, issue new shares or sell assets to reduce the debt/equity ratio. The company analyzes on an ongoing basis the relationship between debt and equity, as well as the relationship between debt and equity including loans from shareholders, based on established targets.

The share and shareholders

The Parent Company is owned by Magnolia Projekt 36 AB (50 %), CIN 559040-7093, and Alecta Pensionsförsäkring (50 %), CIN 502014-6865.

Ownership, June 30, 2018

Shareholders	Number of ordinary shares	Percentage of share capital
Magnolia Projekt 36 AB	250 000	50%
Alecta pensionsförsäkring	250 000	50%
Total	**500 000**	**100%**

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GROUP INCOME STATEMENT

Amounts in TSEK	04/01/2018 06/30/2018	04/01/2017 06/30/2017	01/01/2018 06/30/2018	01/01/2017 06/30/2017	01/01/2017 12/31/2017
Net sales	9 498	14 188	21 747	32 119	62 510
Other income	-303	103	11	186	565
Total revenue	**9 195**	**14 291**	**21 757**	**32 305**	**63 075**
Operating costs	-6 383	-8 438	-14 387	-19 086	-35 930
Net operating income	**2 812**	**5 853**	**7 370**	**13 219**	**27 145**
Other external costs	-1 884	-3 793	-2 957	-4 791	-12 584
Depreciation/amortization	-34	-80	-67	-171	-280
Other costs	–	–	–	-110	-110
Impairment loss on properties	-18 793	–	-18 793	–	–
Operating profit/loss	**-17 899**	**1 980**	**-14 447**	**8 147**	**14 171**
Unrealized changes in property value	–	125 000	–	126 331	38 888
Net financial items	-6 798	-10 328	-13 438	-24 598	-36 233
Profit/loss before tax	**-24 697**	**116 652**	**-27 885**	**109 880**	**16 826**
Income tax	4 086	-28 438	4 118	-29 893	-3 575
NET PROFIT/LOSS FOR THE PERIOD	**-20 611**	**88 214**	**-23 766**	**79 987**	**13 250**
Profit/loss attributable to					
Parent Company shareholders	-20 611	88 214	-23 766	79 987	13 250
Holdings without a controlling influence	–	–	–	–	–
Earnings per share (SEK)					
Before dilution effects	-41,22	395,44	-47,53	509,00	41,00
After dilution effects	-41,22	395,44	-47,53	509,00	41,00

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Amounts in TSEK	04/01/2018 06/30/2018	04/01/2017 06/30/2017	01/01/2018 06/30/2018	01/01/2017 06/30/2017	01/01/2017 12/31/2017
Net profit/loss for the period	-20 611	88 214	-23 766	79 987	13 250
OTHER COMPREHENSIVE INCOME FOR THE PERIOD					
Total other comprehensive income	**-20 611**	**88 214**	**-23 766**	**79 987**	**13 250**
Comprehensive income attributable to					
Parent Company shareholders	-20 611	88 214	-23 766	79 987	13 250
Holdings without a controlling influence	–	–	–	–	–
COMPREHENSIVE INCOME FOR THE PERIOD	**-20 611**	**88 214**	**-23 766**	**79 987**	**13 250**

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CONSOLIDATED BALANCE SHEET

Amounts in TSEK

	06/30/2018	**06/30/2017**	**12/31/2017**
ASSETS			
Investment properties	–	825 000	–
Machinery and equipment	67	242	134
Deferred tax receivable	801	–	–
Total non-current assets	**867**	**825 242**	**134**
Current assets			
Development and project properties	730 000	–	740 000
Other receivables	9 142	13 769	9 905
Prepaid expenses and accrued income	3 981	5 871	1 977
Cash and cash equivalents	52 456	94 021	59 600
Total current assets	**795 579**	**113 661**	**811 482**
TOTAL ASSETS	**796 445**	**938 903**	**811 616**

CONSOLIDATED BALANCE SHEET

Amounts in TSEK

	06/30/2018	06/30/2017	12/31/2017
EQUITY AND LIABILITIES			
EQUITY			
Share capital	500	500	500
Other capital contributed	200 000	200 000	200 000
Retained profits including profit/loss for the period	-10 516	79 986	13 250
Equity attributable to Parent Company shareholders	**189 984**	**280 486**	**213 750**
Provisions			
Deferred tax liability	–	29 862	3 287
Total provisions	**–**	**29 862**	**3 287**
Non-current liabilities			
Borrowings	284 000	284 000	284 000
Bonds	296 625	296 625	296 625
Total non-current liabilities	**580 625**	**580 625**	**580 625**
Current liabilities			
Accounts payable	4 906	4 023	3 913
Income tax liabilities	192	471	361
Other current liabilities	10 364	7 444	1 030
Accrued expenses and deferred income	10 375	35 992	8 650
Total current liabilities	**25 837**	**47 930**	**13 954**
TOTAL EQUITY AND LIABILITIES	**796 445**	**938 903**	**811 616**

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CHANGES IN CONSOLIDATED EQUITY

Amounts in TSEK

	Share capital	Other capital contributed	Retained earnings incl. net profit/loss for the period	Holdings without a controlling influence	Total equity
Opening equity 01/01/2017	–	**–**	**–**	**–**	**–**
Share capital when Group was formed	100	–	–	–	**100**
New share issue	400	–	–	–	**400**
Shareholders' contribution received	–	200 000	–	–	**200 000**
Net profit/loss for the period	–	–	79 986	–	**79 986**
Other comprehensive income	–	–	–	–	**–**
Closing equity 06/30/2017	**500**	**200 000**	**79 986**	**–**	**280 486**
Net profit/loss for the period	**–**	**–**	**-66 736**		**-66 736**
Other comprehensive income	**–**	**–**	**–**	**–**	**–**
Closing equity 31/12/2017	**500**	**200 000**	**13 250**		**213 750**
Opening equity 01/01/2018	**500**	**200 000**	**13 250**	**–**	**213 750**
Net profit/loss for the period	–	–	-23 766	–	**-23 766**
Other comprehensive income	–	–	–	–	**–**
Closing equity 06/30/2018	**500**	**200 000**	**-10 516**	**–**	**189 984**

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CONSOLIDATED CASH FLOW STATEMENT

Amounts in TSEK	04/01/2018 06/30/2018	04/01/2017 06/30/2017	01/01/2018 06/30/2018	01/01/2017 06/30/2018	01/01/2017 12/31/2017
Operating activities					
Operating profit/loss	-17 899	1 980	-14 447	8 147	14 171
Adjustments for non-cash items, etc.					
Depreciation and impairment of assets	34	80	67	171	280
Adjustment for items not included in cash flow	18 793	–	18 793	–	1 278
	928	**2 060**	**4 413**	**8 318**	**15 729**
Received interest	–	–	–	–	3
Pain income tax	–	-54	–	-91	–
Paid interest	-1 827	–	-3 462	-2 044	-5 527
Cash flow from operating activities before changes in working capital	**-899**	**2 006**	**951**	**6 183**	**10 205**
Cash flow from changes in working capital					
Decrease(+)/increase(-) in current receivables	578	-1 474	-1 245	-19 640	-11 799
Decrease(+)/increase(-) in development and project properties	-4 597	–	-8 793	-	-3 790
Decrease(-)/increase(+) in current liabilities	6 689	-901	1 943	26 767	15 020
Cash flow from operating activities	**1 771**	**-369**	**-7 144**	**13 310**	**9 636**
Investing activities					
Investments in investment properties	–	–	–	-700 000	-700 000
Investments in machinery and equipment	–	–	–	-413	-413
Cash flow from investing activities	**–**	**–**	**–**	**-700 413**	**-700 413**
Financing activities					
Cash in the parent company at the Group's formation	–	–	–	100	100
New share issue	–	400	–	400	400
Shareholders' contributions received	–	–	–	200 000	200 000
Borrowings	–	296 625	–	580 625	880 625
Repayment of borrowings	–	-300 000	–	–	-330 748
Cash flow from financing activities	**–**	**-2 975**	**–**	**781 125**	**750 377**
Cash flow for the year	**1 771**	**-3 344**	**-7 144**	**94 021**	**59 600**
Cash and cash equivalents at beginning of the year	**50 685**	**97 365**	**59 600**	**–**	**–**
Cash and cash equivalents at end of the year	**52 456**	**94 021**	**52 456**	**94 021**	**59 600**

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PARENT COMPANY'S INCOME STATEMENT

Amounts in TSEK

	04/01/2018 17 06/30/2018 17	04/01/2017 06/30/2017	01/01/2018 06/30/2018	01/01/2017 06/30/2017	01/01/2017 12/31/2017
Net sales	1 646	–	3 269	–	3 686
Gross profit/loss	**1 646**	**–**	**3 269**	–	3 686
Other external expenses	-1 898	–	-3 735	–	-5 969
Operating profit/loss	**-252**	**–**	**-466**	**–**	**-2 283**
Financial income	10 938	–	21 875	–	43 750
Financial expenses	-6 797	-10 328	-13 437	-22 594	-34 230
Profit/loss after financial items	**3 889**	**-10 328**	**7 972**	**-22 594**	**7 237**
Appropriations	–	–	–	–	-7 237
Profit/loss before tax	**3 889**	**-10 328**	**7 972**	**-22 594**	**–**
Income tax	–	–	32	–	–
NET PROFIT/LOSS FOR THE YEAR	**3 889**	**-10 328**	**8 004**	**-22 594**	**–**

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PARENT COMPANY'S BALANCE SHEET

Amounts in TSEK

	06/30/2018	06/30/2017	12/31/2017
ASSETS			
Shares and participations in Group companies	4 700	4 050	3 700
Receivables from Group companies	695 000	695 568	695 000
Total non-current assets	**699 700**	**699 618**	**698 700**
Current assets			
Current receivables			
Receivables from Group companies	61 259	–	45 937
Other receivables	–	–	395
Prepaid expenses and accrued income	1 315	2 188	1 644
Total current receivables	**62 574**	**2 188**	**47 976**
Cash and bank balances	39 181	83 003	39 084
Total current assets	**101 754**	**85 191**	**87 060**
TOTAL ASSETS	**801 454**	**784 809**	**785 760**
EQUITY AND LIABILITIES			
Equity	**208 615**	**178 018**	**200 611**
Non-current liabilities			
Bonds	296 625	296 625	296 625
Borrowings	284 000	284 000	284 000
Total non-current liabilities	**580 625**	**580 625**	**580 625**
Current liabilities			
Payables	1 644	–	1 813
Liabilities to Group companies	227	3 500	2 282
Income tax liabilities	–	32	32
Other current liabilities	9 878	150	–
Accrued expenses and deferred income	465	22 484	397
Total current liabilities	**12 214**	**26 166**	**4 524**
TOTAL EQUITY AND LIABILITIES	**801 454**	**784 809**	**785 760**

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PARENT COMPANY'S CASH FLOW STATEMENT

Amounts in TSEK	04/01/2018 06/30/2018	04/01/2017 06/30/2017	01/01/2018 06/30/2018	01/01/2017 06/30/2018	01/01/2017 12/31/2017
Operating activities					
Operating profit/loss	-252	–	-466	–	-2 283
	-252	**–**	**-466**	**–**	**-2 283**
Paid interest	-1 827	-108	-3 462	-2 154	-5 527
Cash flow from operating activities before changes in working capital	**-2 079**	**-108**	**-3 928**	**-2 154**	**-7 810**
Cash flow from changes in working capital					
Decrease(+)/increase(-) in current receivables	13 938	–	7 275	–	-2 039
Decrease(-)/increase(+) in current liabilities	-5 071	–	-2 250	–	-6 394
Cash flow from operating activities	**6 788**	**-108**	**1 097**	**-2 154**	**-16 243**
Investing activities					
Acquisition of subsidiaries	–	-450	–	-450	-100
Shareholders' contributions given	–	–	-1 000	–	–
Cash flow from investing activities	**–**	**-450**	**-1 000**	**-450**	**-100**
Financing activities					
Establishment of limited liability companies	–	–	–	–	–
Change in long-term loans, Group companies	–	–	–	-568	–
New share issue	–	400	–	400	400
Borrowings	–	296 625	–	296 625	296 625
Repayment of borrowings	–	-300 000	–	-300 000	-330 748
Cash flow from financing activities	**–**	**-2 975**	**0**	**-3 543**	**-33 723**
Cash flow for the year	**6 788**	**-3 533**	**97**	**-6 147**	**-50 066**
Cash and cash equivalents at beginning of the year	**32 393**	**86 536**	**39 084**	**89 150**	**89 150**
Cash and cash equivalents at end of the year	**39 181**	**83 003**	**39 181**	**83 003**	**39 084**

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NOTES

Note 1 Accounting principles

Agreement with accounting standards and the law

This interim report was prepared in accordance with International Financial Reporting Standards (IFRS) issued by International Accounting Standards Board (IASB) and interpretations from the International Financial Reporting Interpretations Committee (IFRIC) as adopted by the EU. The Swedish Financial Reporting Board's recommendation RFR1, Supplementary Accounting Rules for Corporate Groups, was also applied.

The Parent Company applies the same accounting principles as the Group except where deviations arise between the Parent Company and the Group as a result of limitations to the possibilities for applying IFRS in the Parent Company due to the Annual Accounts Act and in some cases applicable tax regulation.

The accounting principles agree with those used by the Group in the 2017 Annual Report, and the following accounting principles have been applied from January 1, 2018.

IFRS 9 FINANCIAL INSTRUMENTS

This standard will replace IAS 39 Financial Instruments: Recognition and Measurement. The standard entails a decrease in the number of measurement categories for financial assets, which means that the main categories for reporting are cost (amortized cost), fair value through profit/loss and fair value through other comprehensive income. For some investments in equity instruments, it is possible to report at fair value in the balance sheet with the change in value reported directly against other comprehensive income, if no transfer occurs to the period's profit/loss at disposal. New rules have also been introduced for how changes in an own credit spread must be presented when liabilities are reported at fair value. Expected future losses must also be considered in the impairment model. Hedge accounting is based more on the internal risk management in order to reflect the company's risk management in the financial statements. Macro hedges have been moved to a separate project. The new standard shall be applied from 2018. The Group´s assessment is that IFRS 9 could affect the valuation of certain receivables but the effect is not considered to be material.

IFRS 15 REVENUE FROM CONTRACTS WITH CUSTOMERS

IFRS 15 Revenue from Contracts with Customers enters into force for financial years commencing on January 1, 2018 or later and replaces the previously issued standards and interpretations that relate to income. IFRS 15 contains a joint model for revenue recognition for customer contracts that are not covered by other standards (for example IFRS 4 or IFRS 9). The starting point of the standard is agreements for the sale of a good or service between two parties. A customer agreement is initially identified, which generates an asset for the seller (rights, a promise of receipt of payment) and a liability (commitment, a promise to transfer goods/services). According to the model, income must be reported when a commitment to deliver promised goods or services to the customer is discharged. The Group´s revenues mainly refers to rental income which fall outside this standard, IFRS 15 is therefore deemed to have no material effect on Groups financial statement.

Upcoming accounting principles

IFRS 16 'Leasing Agreements' replaces IAS 17 from 1 January 2019. According to the new standard, most leased assets are reported in the balance sheet, which will lead to a higher balance sheet total and a lower equity/assets ratio. For the lessor, the new standard does not mean any major differences. The Group has begun an analysis of the effects of IFRS 16. The initial assessment is that the standard will have a limited effect on the Group's financial reports as Sollentuna Stinsen JV's leasing is limited, however, disclosure requirements will be extended.

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Transactions with related parties

Group

Sollentuna Stinsen JV AB is 50 % owned by Magnolia Projekt 36 AB, org. no. 559040-7093, and 50 % by Alecta Pensionsförsäkring, org. no. 502014-6865.

During the period, the Group has conducted transactions with Magnolia Produktion AB, a related company to Mangolia Projekt 36 AB, amounting TSEK 400 (0) in respect of invoicing project management.

Scope and focus on related transactions have not changed significantly since the last annual report.

Parent Company

At the end of the period on June 30, 2018, the Parent Company holds a debt to its owner, Alecta Pensionförsäkring, for a shareholder loan of 284 000 TSEK. The shareholder loan has an interest rate of 7 %, which is judged to be at market terms. In addition to related party transactions that are specified for the Group, the Parent Company has related party transactions that involve controlling influence over its subsidiary companies.

Definitions

Alternative KPIs not defined within IFRS

Equity/assets ratio (%)

Equity attributable to Parent Company shareholders as percentage of Total Assets

Equity/asset ratio is used to measure the Company's financial position. Equity/asset ratio exposes how much of the Company's assets are funded with own resources.

Statement and certification

The Board of Directors and CEO affirm that this interim report provides a true and fair view of the company's and the Group's operations, financial position and results, and describes significant risks and uncertainties faced by the company and its subsidiaries.

Stockholm, August 31, 2018

Fredrik Lidjan
Chairman

Fredrik Palm

Alexander Sundberg

Fredrik Westin

Rickard Langerfors
CEO

This report has not been audited by the company's auditors.

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FINANCIAL CALENDER

Future interim reports

Interim report Q3 2018	November 30, 2018
Interim report Q4 2018	February 22, 2019

ADDITIONAL INFORMATION

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Sollentuna Stinsen JV AB has bond for trading on the Corporate Bond list at Nasdaq Stockholm. For more information visit www.sollentunastinsenjvab.se

This report is published in two language versions: Swedish and English. In case of inconsistency or discrepancy between the two versions, the Swedish language version shall prevail.

The information Sollentuna Stinsen JV AB publishes in this report is required in accordance with the EU Market Abuse Regulation (EU) No 596/2014 and the Securities Market Act. The information was submitted for through the agency of the contact persons, on 31 August 2018 at. 08.00 a.m CEST