

PRESS RELEASE

28 October 2004

Interim report January-September 2004

- The profit after tax increased to SEK 668 million (409), equivalent to SEK 10.99 (6.63) per share
- Rental income decreased to SEK 1,295 million (1,526) due to sales of properties
- The profit after financial items for 2004 will exceed SEK 1 billion

“Wihlborgs continues to perform well, and we expect to report a profit after financial items for the year of more than SEK 1 billion”, says Erik Paulsson, CEO of Wihlborgs Fastigheter AB.

“We are seeing a continued stabilisation of the rental market in Stockholm, which now accounts for 80 per cent of our rental value, after the acquisition of Fabège. And we are seeing encouraging signs of a recovery in the inner city of Stockholm and Kista, two key markets”, Mr Paulsson continues.

“We have started the work of merging Wihlborgs and Fabège and our aim is to complete the task by the end of the year”.

Appendix: Interim report January-September 2004

For further information:

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Wihlborgs Fastigheter AB (publ) is one of the leading real-estate companies in Sweden, with real estate to a book value of SEK 37.1 billion. The real estate, which is concentrated on the Stockholm and Öresund regions, has a rental value on a twelve-month basis totalling SEK 4.0 billion, and a rentable area of 3.2 million square metres. The company has offices in Stockholm, Malmö, Copenhagen and Helsingborg. Wihlborgs' shares are listed on Attract40 on the Stockholm Stock Exchange.

In the present report Wihlborgs has consolidated the figures for Fabège into the company's balance sheet, as the company has a controlling influence in Fabège. Wihlborgs' profit and loss account includes a share in the profit of Fabège, as Fabège was an associated company of Wihlborgs during the period. As of 1 October 2004 Fabège's results will be consolidated into Wihlborgs accounts.

Interim report January – September 2004

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- **The profit after financial items for 2004 will exceed SEK 1 billion**

Results

The profit after financial items increased to SEK 802 million (573)¹⁾, of which Fabège accounted for SEK 254 million (0). EPS after tax²⁾ increased to SEK 10.99 (6.63). Due to sales of properties, rental income decreased to SEK 1,295 million (1,526) and the operating surplus before depreciation decreased to SEK 786 million (941). The operating profit decreased to SEK 954 million (1,077), including SEK 321 million (300) in profits from the sale of properties. The financial net amounted to SEK -404 million (-504).

Operations

Wihlborgs is one of the leading property companies in Sweden. The operations are concentrated on the growth regions of Stockholm and Öresund. The property holdings comprises commercial premises and residential accommodation with an annual rental value of SEK 4.0 billion, a total leasable floor area of 3.2 million sq.m. and a book value of SEK 37.1 billion.

The market and property holdings

80 per cent, 19 per cent and 1 per cent of the total property holding's rental value³⁾ are to be found in the Stockholm, Öresund and Other regions, respectively. 98 per cent and 2 per cent of the property holding's rental value comprises commercial and residential premises, respectively. New lets in the Stockholm region, incl Fabège, totalled 155,000 sq.m. during the period.

The rental market

The Stockholm region is characterised by high activity, and the stabilisation of central Stockholm and Kista, two important markets for Wihlborgs, is becoming more and more apparent. In the Öresund region the commercial market remains stable and demand is healthy.

The property market

The property market remains strong, with a high level of interest in property-related business from both Swedish and foreign investors. Interest in conversion to tenant ownership remains at a high level.

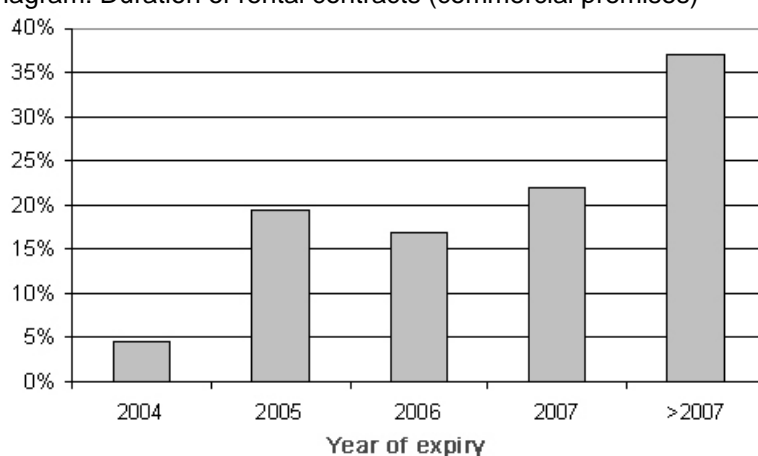
1) The comparative figures for Profit & Loss Account items refer to values for the period from January to September 2003, whilst those for Balance Sheet items refer to values as of 31 December 2003.
2) For definitions, please see page 11.
3) Refers to rental values on a full year basis, which are defined as rent payable as per 30 September 2004 on a full year basis plus estimated market rental on a full year basis for vacant floor area.

Table: Property holdings, 30 Sep 2004

| | Number of properties | Area, sq.m. | Book value ² SEKm | Rental value ³ SEKm | Economic letting level ⁴ , % |
|--------------------------|----------------------|--------------|------------------------------|--------------------------------|---|
| Stockholm | 310 | 2,259 | 30,156 | 3,158 | 87 |
| Öresund | 190 | 900 | 6,598 | 768 | 88 |
| Total¹ | 500 | 3,159 | 36,754 | 3,926 | 87 |

- 1) Wihlborgs owns 10 properties with a total rental value of SEK 37 million outside the main regions Stockholm and Öresund. These properties are not included in the table.
- 2) Book value includes the project portfolio with a value of SEK 4.1 billion.
- 3) Rental value is defined as rental income as of 30 September 2004, plus estimated market rent for unoccupied floor area on a full year basis.
- 4) Including project properties.

Diagram: Duration of rental contracts (commercial premises)



Acquisitions, sales and projects

Acquisition of Fabège AB (publ)

As at 30 September 2004 Wihlborgs owned 89.1 per cent of the capital and 88.8 per cent of the votes in Fabège. 31.3 million out of 59.6 million shares were converted under the offer, with a further 28.3 million having been acquired prior to the offer.

According to the preliminary analysis Wihlborgs' acquisition of Fabège has cost a total of SEK 6 billion, which includes previous cash purchases, the offer and the acquisition cost. The value of the offer was affected by the price of the Wihlborgs share on the transaction date, 30 September.

In the preliminary acquisition analysis that has been made assets and liabilities are reported at their estimated market values. The values reported in Fabège's balance sheet as at 30 September have been upwardly revised by SEK 0.9 billion for properties. Liabilities and provisions increased by SEK 0.8 billion, primarily in the form of deferred tax on temporary differences between the book and tax value of assets and liabilities.

Property acquisitions

22 properties were acquired for a total purchase price of SEK 3,851 million (203). (See also the list on page 10).

Property sales

33 properties were sold for SEK 1,931 million (2,004), at a profit of SEK 321 million (300) (see also list on p. 10). The sales were principally of residential properties.

Investments

The investments in existing properties and projects, comprising land, new construction and renovation, totalled SEK 747 million (1,064). This included SEK 194 million for Ladugårdsgärdet (the OM building), SEK 32 million for Järla Sjö in Nacka and SEK 83 million for Västra Hamnen in Malmö

Project portfolio 30 September 2004

Wihlborgs' project portfolio primarily comprises projects originating in Fabège. These are Marievik 23 in Marievik, Stuten 12 and 17 on Norrmalm, Fatburssjön 5 on Södermalm (Fabège's share 50%) and Färöarna 1 in Kista, which have a combined book value of SEK 2.6 billion and will increase the rentable area by 118,000 m². Wihlborgs' other project properties have an estimated value of SEK 1.5 billion.

Financial position

Wihlborgs' shareholders' equity totalled SEK 9,483 million (6,389) as of 30 September. The equity/assets ratio amounted to 26.2 per cent (31.4). Return on shareholders' equity increased to 13.6 per cent (8.9). The result created a liquidity contribution of SEK 577 million (594). Following a reduction of the operating capital of SEK 936 million, the company's operations resulted in an increase of liquidity of SEK 1,513 million (1,079). The investments, including acquisition of shares in Fabège AB (publ), exceeded property sales by SEK 3,485 million. Overall, the business created a SEK 1,972 million (493) decrease in liquidity. The Group's liquid assets, including unutilised current account overdrafts, totalled SEK 834 million (1,391).

Table: The Group's loan structure, 30 Sep 2004

| | SEKm | Average interest, % | Share, % |
|----------------------|---------------|------------------------|------------|
| <1 year | 13,511 | 3.79 | 58 |
| 1-2 years | 3,679 | 5.24 | 16 |
| 2-3 years | 1,752 | 4.70 | 8 |
| 3-4 years | 1,664 | 5.49 | 7 |
| 4-5 years | 1,100 | 4.74 | 5 |
| 5-6 years | 500 | 6.23 | 2 |
| 6-7 years | 300 | 4.89 | 1 |
| Conv. debenture loan | 666 | 5.25 | 3 |
| Checkräkning | 17 | 5.00 | - |
| Total | 23,189 | 4.35 | 100 |

The loan volume was SEK 23,189 million (12,343) at the period end, with an average interest rate of 4.35 per cent (5.31). The total loan volume includes individual loans for ongoing projects totalling SEK 1,984 million. The average fixed interest term for the loans, including the effects of derivative instruments utilised, was 18 months (17 months) on 30 September. Of total loans with short interest – SEK 20,611 million – SEK 9,090 million have been extended with the aid of interest swaps of three months to seven years. SEK 400 million are covered by interest rate caps at 4 per cent. The loans that are subject to interest recalculation in 2004 have an average fixed interest term of 46 days. The average capital-binding period was 4.9 years (5.1).

Share in the profit of Fabège AB (publ)

For the first nine months of the year Fabège AB (publ) was an associated company of Wihlborgs. Wihlborgs share in the profit of Fabège, as stated in the interim report, is SEK 254 million. As of the fourth quarter of 2004 Fabège's results will be consolidated into those of Wihlborgs.

Net asset value per share

At the end of the period the net asset value per share was SEK 112, taking into consideration deductions for full tax of 28 per cent. If there were to be a revaluation of Wihlborgs' recorded deferred tax at a tax rate of 10 per cent instead of 28 per cent, then the value would increase to SEK 130 per share.

Personnel

The total number of employees at the end of the period, excl Fabege, was 136 (146). The decrease is due to sales of properties and improved efficiency in administrative functions.

EGM on 30 August 2004

At the extraordinary general meeting in Wihlborgs on 30 August the shareholders decided to approve the Board's proposal for new share issues and convertible bonds. The decision created the formal conditions for completing the share and convertible bond alternatives offered to the shareholders of Fabege AB. The shareholders also decided to postpone the decision on commission-free trading in Wihlborgs shares up to a trading lot of 100 shares.

Accounting principles

Wihlborgs' accounting principles are the same as last year's. The company follows the recommendations of the Swedish Financial Accounting Standards Council and statements made by its emergency group. With regard to the Council's issued recommendation RR 29, remuneration for employees, including pension obligations, there is insufficient information from the insurance providers to be able to record undertakings as benefit-defined pension plans. Thus these plans have been recorded as being charge-defined.

Events after the period end

Results of the offer to the shareholders of Fabege AB (publ)

Due to the extension of the offering period to Fabege's shareholders a further 5.3 million Fabege shares were acquired under the offer before the end of the period. As at 28 October Wihlborgs owned 97 per cent of the capital and 96.7 per cent of the votes in the consolidated company. A request for compulsory redemption of the remaining shares has been filed.

Acquisition

In a press release Fabege has stated that the company in connection with the acquisition of a company received tax-loss carry-forwards of approx. SEK 2.8 billion, which management expects to be able to utilise as of the 2005 income year. Wihlborgs will report the acquisition in the fourth quarter.

Forecast for full year 2004

For the twelve-month period 2004 the profit after financial items will exceed SEK 1 billion.

Financial report dates 2004

| | |
|--------------------------|------------------|
| Year End Report for 2004 | 15 February 2005 |
| Annual Report | March 2005 |

Malmö, 28 October 2004

Wihlborgs Fastigheter AB (publ.)

Erik Paulsson
President

Consolidated Profit and Loss Accounts (SEKm)

| | July-Sep 2004 | July-Sep 2003 | Jan-Sep 2004 | Jan-Sep 2003 | Jan-Dec 2003 | 12-month rolling |
|---|------------------|------------------|-----------------|-----------------|-----------------|---------------------|
| Rental income | 444 | 496 | 1,295 | 1,526 | 1,994 | 1,763 |
| Property costs | -164 | -187 | -509 | -585 | -799 | -723 |
| Operating surplus | 280 | 309 | 786 | 941 | 1,195 | 1,040 |
| Depreciation | -41 | -41 | -115 | -126 | -165 | -154 |
| Gross profit | 239 | 268 | 671 | 815 | 1,030 | 886 |
| Central administration | -13 | -13 | -38 | -38 | -53 | -53 |
| Profit on sale of properties | 60 | 15 | 321 | 300 | 740 | 761 |
| Write-downs | - | - | - | - | -205 | -205 |
| Operating profit | 286 | 270 | 954 | 1,077 | 1,512 | 1,389 |
| Result from associated companies | 186 | - | 254 | - | -3 | 251 |
| Result from securities and claims that are fixed assets | 3 | 7 | 12 | 58 | 61 | 15 |
| Other interest income | 3 | 10 | 12 | 17 | 21 | 16 |
| Interest expenses | -148 | -177 | -430 | -579 | -765 | -616 |
| Profit after financial items | 330 | 110 | 802 | 573 | 826 | 1,055 |
| Paid tax | - | -4 | -6 | -7 | -76 | -75 |
| Deferred tax | -58 | -30 | -128 | -157 | -32 | -3 |
| Net profit | 272 | 76 | 668 | 409 | 718 | 977 |
| Profit per share, SEK | 4.47 | 1.24 | 10.99 | 6.63 | 11.66 | 16.04 |
| Number of shares at end of period before dilution effects, millions | 85.3 | 61.0 | 85.3 | 61.0 | 60.8 | 85.3 |
| Number of shares at end of period after dilution effects, millions | 91.2 | 61.0 | 91.2 | 61.0 | 60.8 | 91.2 |
| Average number of shares, millions | 60.8 | 61.4 | 60.8 | 61.7 | 61.6 | 60.9 |

At the end of September 2004 24.5 million new shares and convertible bonds representing up to 5.9 million shares had been issued. These have not been taken into account in the figures for average number of shares and profit per share.

Segment accounting (Mkr)

| | Rental income | | Operating profit | |
|-----------------|-----------------|-----------------|------------------|-----------------|
| | Jan-Sep 2004 | Jan-Sep 2003 | Jan-Sep 2004 | Jan-Sep 2003 |
| Stockholm | 737 | 931 | 488 | 612 |
| Öresund | 536 | 565 | 498 | 499 |
| Non-distributed | 22 | 30 | -32 | -34 |
| Total | 1,295 | 1,526 | 954 | 1,077 |

The Group's operations are concentrated on two principal regions, Stockholm and Öresund. Other properties in Sweden and Germany together make up a very small part of the whole Group and are therefore accounted for among non-distributed items.

Consolidated Balance Sheets (SEKm)

| | 30 Sep 2004 | 30 Sep 2003 | 31 Dec 2003 |
|---|----------------|----------------|----------------|
| Assets | | | |
| Properties | 37,083 | 19,360 | 16,580 |
| Other tangible fixed assets | 37 | 14 | 15 |
| Financial fixed assets | 850 | 1,831 | 2,305 |
| Current assets | 509 | 329 | 313 |
| Liquid assets | 583 | 400 | 1,139 |
| Total assets | 39,062 | 21,934 | 20,352 |
| Shareholders' equity and liabilities | | | |
| Shareholders' equities | 9,483 | 6,098 | 6,389 |
| Minority holdings | 757 | - | - |
| Allocations | 2,952 | 928 | 793 |
| Interest bearing liabilities | 23,189 | 14,234 | 12,343 |
| Non-interest bearing liabilities | 2,681 | 674 | 827 |
| Total shareholders' equity and liabilities | 39,062 | 21,934 | 20,352 |

Statement of change in equity (SEKm)

| | 30 Sep 2004 | 30 Sep 2003 | 31 Dec 2003 |
|--|----------------|----------------|----------------|
| Initial balance for period of report | 6,389 | 6,182 | 6,182 |
| Cash dividend to shareholders | -365 | -278 | -278 |
| Distribution of shares in Klöver to the shareholders | - | -102 | -102 |
| Buy back of own shares | - | -104 | -127 |
| Effect re-classification of associated companies | 67 | - | - |
| Translation gains/losses | -6 | -9 | -4 |
| New share issue, acquisition of Fabège | 2,730 | - | - |
| Net profit/loss | 668 | 409 | 718 |
| Closing balance for period of report | 9,483 | 6,098 | 6,389 |

Consolidated Cash flow Analyses (SEKm)

| | Jan-Sep 2004 | Jan-Sep 2003 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|
| Operating profit/loss ex. depreciation and write-downs | 1,072 | 1,206 | 1,885 |
| Net financial items paid | -444 | -537 | -732 |
| Taxes paid | -51 | -75 | -105 |
| Change in other operating capital | 936 | 485 | 687 |
| Cash flow from the ongoing operations | 1,513 | 1,079 | 1,735 |
| Acquisition of subsidiary | -891 | - | - |
| Investments and property acquisitions | -4,598 | -1,267 | -1,766 |
| Book value properties sold | 1,610 | 1,704 | 4,747 |
| Other investments (net) | 394 | -1,023 | -1,507 |
| Cash flow from investment activities | -3,485 | -586 | 1,474 |
| Dividends | -365 | -278 | -278 |
| Buy back of own shares | - | -104 | -127 |
| Change in interest-bearing liabilities | 1,781 | -491 | -2,445 |
| Cash flow from financing activities | 1,416 | -873 | -2,850 |
| Change in liquid assets | -556 | -380 | 359 |
| Liquid assets at the beginning of the period | 1,139 | 780 | 780 |
| Liquid assets at the period end | 583 | 400 | 1,139 |

Consolidated key ratios¹

| | 30 Sep 2004 | 30 Sep 2003 | 31 Dec 2003 |
|-----------------------------------|-------------|-------------|-------------|
| Return on capital employed, % | 8.3 | 7.4 | 8.0 |
| Return on shareholders' equity, % | 13.6 | 8.9 | 11.4 |
| Interest coverage ratio, times | 2.9 | 2.0 | 2.1 |
| Equity/assets ratio, % | 26.2 | 27.8 | 31.4 |
| Income per share, SEK | 10.99 | 6.63 | 11.66 |
| Cash flow per share, SEK | 15.04 | 11.26 | 18.23 |
| 111.25 | 111.25 | 99.94 | 105.15 |

There is no dilution effect resulting from ordinary shares to take into account when calculating key earnings per share figures. As at 30 September 2004 a convertible bond loan with a book value of SEK 664 million (nominally SEK 628 million) has been included in the accounts. The loan has an interest rate of 5.25 per cent and matures on 1 October 2009. Bonds may be converted into shares during the period 1 November 2004 to 1 September 2009. The conversion price is SEK 105.50. Upon exercise of all outstanding bonds the number of shares would increase by 5,955,441. The dilution effect of the convertible bond loan has been taken into account when calculating key balance-sheet figures.

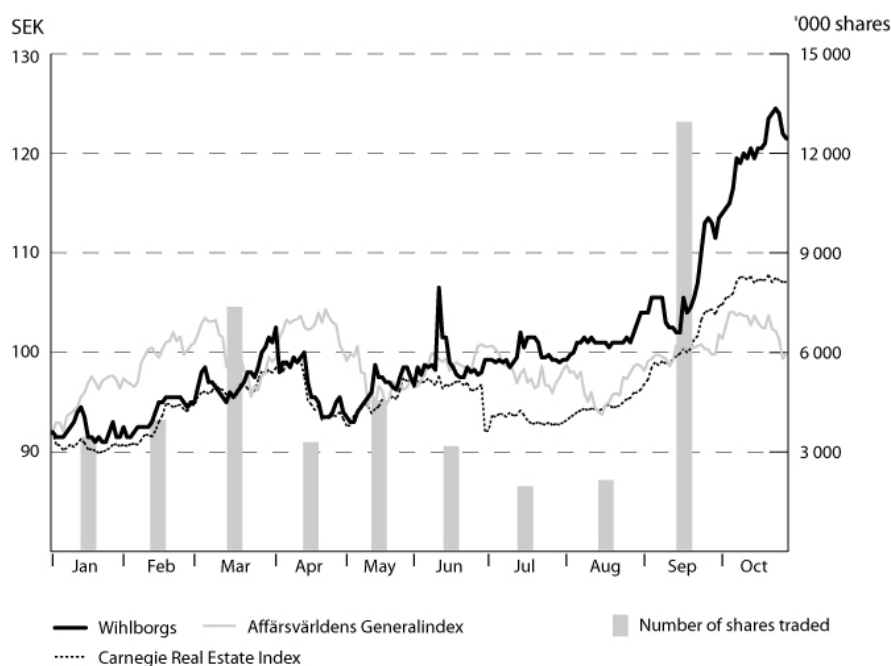
¹ Business ratio for profit per share and information on the number of shares is recorded directly after the profit/loss statement on p. 6.

Largest shareholders in Wihlborgs Fastigheter AB at 30.09.2004

| | Number of shares | Proportion of capital and votes, % |
|--|---------------------|---------------------------------------|
| Erik Paulsson | 8,862,515 | 10.4 |
| Öresund | 8,268,600 | 9.7 |
| AMF Pension | 4,858,786 | 5.7 |
| HQ Fonder | 3,050,555 | 3.6 |
| Maths O Sundqvist | 2,163,022 | 2.5 |
| Robur Fonder | 1,890,312 | 2.2 |
| SPP Livförsäkring | 1,836,000 | 2.2 |
| Sten K Johnson | 1,604,700 | 1.9 |
| Mats Qviberg | 1,201,043 | 1.4 |
| Foreign shareholders | 12,003,668 | 14.1 |
| Other | 21,235,040 | 24.9 |
| New shares, not yet registered on individual shareholders | 18,276,758 | 21.4 |
| Total | 85,250,999 | 100.0 |

As at 30 September 2004 the number of shareholders was 36,167. On the same date 18,276,758 out of 24,482,091 new shares had not yet been registered on the VPC accounts of the respective shareholders.

Share trend January 1 – October 25, 2004



List of property acquisitions and sales January-September 2004

| | | | | |
|--|---------------------|---------------|-----------------|--------------------|
| Property acquisitions Q1 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Regulatorn 2 | Huddinge | Stockholm | Office/wareh | 48,300 |
| Total property acquisitions January-March 2004 | | | | 48,300 |
| | | | | |
| Property acquisitions Q2 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Vinkeln 8 | Malmö | Öresund | Ind/wareh | 7,290 |
| Musköten 13 | Helsingborg | Öresund | Office | 2,020 |
| Hörkaer 16-28 | Herlev/Dan | Öresund | Office | 33,000 |
| Bista 3:32-33 | Håbo | Stockholm | Ind/wareh | 400 |
| Lerkrukan 1 | Sollentuna | Stockholm | Land | - |
| Bocken 39 | Stockholm | Stockholm | Office | 1,936 |
| Bocken 47 | Stockholm | Stockholm | Office | 822 |
| Bocken 48 | Stockholm | Stockholm | Office | 19,911 |
| Härden 15 | Stockholm | Stockholm | Office | 9,360 |
| Härden 18 | Stockholm | Stockholm | Office | 12,355 |
| Getingen 13 | Stockholm | Stockholm | Office/wareh | 13,706 |
| Getingen 14 | Stockholm | Stockholm | Office/wareh | 11,704 |
| Bladet 1 + Axet 1 | Solna | Stockholm | Office | 31,688 |
| Uarda 1 | Solna | Stockholm | Office/wareh | 26,705 |
| Uarda 4 | Solna | Stockholm | Office/wareh | 7,903 |
| Svetsaren 1 | Solna | Stockholm | Office | 13,434 |
| Svetsaren 2 | Solna | Stockholm | Office/wareh | 19,923 |
| Total property acquisitions April-June 2004 | | | | 212,157 |
| | | | | |
| Property acquisitions Q3 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Utgrundet 8 | Malmö | Öresund | Warehouse | 10,000 |
| Väsby 5:1 | Sollentuna | Stockholm | Land | |
| Total property acquisitions July-September 2004 | | | | 10,000 |
| | | | | |
| Property sales Q1 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Bryssel 11 | Örnsköldsvik | Other | Office | 2,595 |
| Skeppet 13 | Norrköping | Other | Retail | 3,469 |
| Åby 20:2 | Norrköping | Other | Office/retail | 2,159 |
| Olaus Petri 3:234 | Örebro | Other | Office/retail | 9,288 |
| Fågelholmen 1, 2, 3 | Stockholm | Stockholm | Residential | 6,616 |
| Brantholmen 1, 2 | Stockholm | Stockholm | Residential | 27,235 |
| Tranan 39, 43, 46-49 | Malmö | Öresund | Resid./office | 33,904 |
| Lomma 27:32 | Lomma | Öresund | Ind/wareh | 3,079 |
| Paul 1 | Ystad | Öresund | Hotel | 3,082 |
| Baretten 1 | Stockholm | Stockholm | Residential | 11,761 |
| Posthornet 2 | Stockholm | Stockholm | Office | 6,466 |
| Qvirites 24 | Ystad | Öresund | Office | 2,667 |
| Total property sales January-March 2004 | | | | 112,321 |

| | | | | |
|---|---------------------|---------------|-----------------|--------------------|
| Property sales Q2 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Damhatten 1 | Stockholm | Stockholm | Residential | 4,150 |
| Granen 21 | Stockholm | Stockholm | Office | 6,051 |
| Katsan 1 | Stockholm | Stockholm | Office | 5,572 |
| Vallentuna Ekeby 2:18 | Vallentuna | Stockholm | Other | 722 |
| Vinjetten 7 | Stockholm | Stockholm | Resid/office | 3,313 |
| Sankt Peter 4 | Malmö | Öresund | Residential | 4,340 |
| Lyckan 24 | Malmö | Öresund | Office | 1,000 |
| Luftvärnet 1 | Malmö | Öresund | Ind/wareh | 1,297 |
| Generalens Hage 52 | Malmö | Öresund | Office | 500 |
| Total property sales April-June 2004 | | | | 26,945 |
| | | | | |
| Property sales Q3 | | | | |
| Property | Municipality | Region | Category | Area, sq.m. |
| Helenelund 7:12 | Sollentuna | Stockholm | Office | 1,725 |
| Herrgården 1 | Sollentuna | Stockholm | Office | 6,163 |
| Järnbärrorden 3 | Stockholm | Stockholm | Residential | 9,622 |
| Rislaven 3 | Malmö | Öresund | Residential | 2,244 |
| Total property sales July-September 2004 | | | | 19,754 |

Definitions

Calculation of key ratios per share

Key ratios based on the average number of shares, shareholders' equity and capital employed have been calculated on the basis of the weighted average. There are no dilution effects as a result of potential ordinary shares, e.g. warrants, to take into account.

Capital employed

Balance sheet total less non-interest bearing liabilities and allocations.

Return on capital employed

Profit before tax plus interest expenses in relation to average capital employed.

Return on shareholders' equity

Profit in relation to average shareholders' equity.

Interest coverage ratio

Income after net financial items plus financial expenses, in relation to financial expenses.

Equity/assets ratio

Shareholders' equity including minority holdings in relation to the balance sheet total.

Profit per share

Profit for the period in relation to average number of shares.

Cash flow per share

Profit before tax plus depreciation and writing down less tax paid in relation to average number of shares.

Reported shareholders' equity per share

Shareholders' equity in accordance with the balance sheet in relation to the number of shares at the end of the period.