Wihlborgs'
Interim report
2012
January – September

Wihlborgs market leader in growth

Result for the period amounts to SEK 445 million (505), corresponding to earnings per share of SEK 5.79 (6.57)

Rental income increased by 3.0 per cent to SEK 1,125 million (1,092)

Operating surplus increased by 4.1 per cent to SEK 832 million (799)

Income from property management increased by 3.1 per cent to SEK 527 million (511)

Group key figures, SEKm	2012 Jul-Sep	2011 Jul-Sep	2012 Jan-Sep	2011 Jan-Sep
Rental income	**372**	365	**1,125**	1,092
Operating surplus	**282**	274	**832**	799
Income profit management	**180**	176	**527**	511
Changes in value	**-146**	-27	**63**	136
Result for the period	**28**	116	**445**	505
Earnings per share, SEK	**0.36**	1.51	**5.79**	6.57
Surplus ratio, %	**76**	75	**74**	73
Equity/assets ratio, %	**28.7**	30.6	**28.7**	30.6
Occupancy rate, %	**92**	93	**92**	93

3

Wihlborgs is the leading property company in the Öresund region, owning properties with a total market value of SEK 19.4 billion. The lettable space totals 1.4 million square metres, with a total rental value of SEK 1.7 billion. The property portfolio consists primarily of commercial premises. The company is quoted on the Mid Cap list of the OMX Nordic Exchange.

Business concept

Focusing on successful sub-markets in the Öresund region, Wihlborgs shall own, manage and develop commercial properties.

Objective

Wihlborgs shall be the leading, most profitable property company in the Öresund market.

Financial targets

- A return on equity that exceeds the risk-free interest rate by no less than six percentage points
- An equity/assets ratio no less than 30 per cent
- An interest coverage ratio of no less than 2.0
- The loan-to-value ratio is not to exceed 60 per cent

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Financial information 2013

Year end report Jan - Dec **5 February 2013**
Interim report Jan - Mar **23 April 2013**

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CEO's comments

The business is continuing to expand, as we are increasing our income by more than our costs. Our rental income for the quarter was SEK 372 million (365), and by maintaining pressure on costs our operating surplus ended the period at SEK 282 million (274).

One of our objectives is to maintain constant growth in income from property management. In the third quarter of 2012, this increased to SEK 180 million from 176 in the corresponding quarter last year. It should also be remembered that last year's figures included a non-recurring payment of SEK 10 million. Discounting that item, the result for the quarter under review thus represented an increase of SEK 14 million, 8.4 percent. Income from property management for the 9-month period totalled SEK 527 million (511). An increase of 3.1 percent.

Another objective that we strive to achieve is positive growth in net rental yield. If we can consistently obtain higher rental income from new leases than from terminations, our business will continue to grow. In the third quarter, the net rental yield was SEK 7 million, with new leases accounting for SEK 22 million and terminated leases for SEK 15 million. This is the 19th successive quarter in which we have been able to report positive growth in net rental yield.

The rental market is continuing to show signs of slowing down. There are fewer new speculators than last year, and this means of course that we have to compete more strongly. But it is in such times that we benefit greatly from our market-leading position. In the good times, there are tenants for everyone. When times are tough, it is a clear advantage to be close to our customers and be attentive to their actual needs.

During the quarter, we succeeded in acquiring one of the absolutely top office properties in Malmö, Baltzar City. This is the only newbuild office property of large size in the very heart of the city centre. We paid SEK 473 million and are initially reaping a yield of 5.25 percent. We believe that with more efficient management we can achieve 6.0 percent as early as next year.

In the wake of lower market interest rates, the deficit value on our derivative portfolio rose by SEK 177 million during the quarter to its current level of SEK 491 million. This impacts negatively on our equity. As a result, we failed to meet our equity ratio target of 30 percent, achieving 28.7 percent. The derivative adjustment alone represented 2.4 percentage points.

Wihlborgs' tax situation will be affected by the government's proposal to reduce corporation tax with effect from 2013. Our deferred tax liability will be considerably lower if the proposal is approved by Riksdagen, the Swedish Parliament. The decision will be taken in December and will thus affect our results for the fourth quarter of 2012.

Our business model, based on project development and property management, has enabled us to create conditions to promote growth in our property portfolio. Investments in our own property totalled SEK 309 million during the quarter and SEK 768 million overall, leading to an investment volume of around SEK 1 billion at year-end.

In conjunction with our Q3 report, we always deliver a full-year forecast. Our judgement is that the income from property management over the full year 2012 will exceed SEK 680 million (656).

Market comments

Sweden's economy held up strongly while growth in Europe stagnated. Growth in the second quarter was surpassed only by Norway and Latvia.

According to the Swedish National Institute of Economic Research's Economic Tendency Indicator, which polls mood and expectations among businesses and households, growth in the Swedish economy is weaker than normal. In September, the indicator slipped back by just over one percentage point, to 95.8. Households are contributing to a negative result, just as in all business sectors apart from retailing. As far as the manufacturing industry is concerned, order bookings from the domestic market fell while the export market remained unchanged. The construction economy declined during the summer and the next few months are being viewed with pessimism, as construction companies are anticipating a continuation of lower activity, as well as further cuts in prices.

The indicator for private service businesses fell slightly, reflecting weak growth in demand in recent months. However, service businesses are confident that demand will continue to rise over the next few months. The indicator for confidence in the retail sector rose to near its historical mean value. Results in commerce vary sharply from one sector to another. The food industry was the strongest-performing sector and it is there and in the specialist shop sector that growth is expected to be highest from now on.

Wihlborgs reports that positive growth in net rental yield continued in the Öresund region, despite slightly lower demand and increased inertia in letting processes, reflecting the strong growth in employment that we have witnessed in recent years. The slight fall in demand is explained by slowing in the growth of employment to more or less zero this year, according to Øresundsinstituttet's September forecast. The trend is expected to resume an upward path in 2013, which will contribute to driving up demand. Growth in employment has proved to be stronger in Skåne than in Sweden as a whole in recent years, and according to the institute's forecast this trend will remain in 2012 and 2013. After a number of years of negative growth in employment, the trend is also expected to turn upward in Själland in 2013, suggesting that the rental market has bottomed out there.

Income, expenses and profits, Jan–Sep 2012

Comparative figures for income statement items relate to values for the corresponding period 2011 and balance sheet items as of 31-12-2011.

Rental income

Rental income was SEK 1,125 million (1,092). This figure includes SEK 5 million (7) relating to the final settlement for 2011 in respect of additional charges. It also includes SEK 8 million (17) relating to premature cancellation of rental contracts.

Other increases in rental income are attributable to property acquisitions, renegotiations, new lettings and indexation in contracts. The total growth in rental income was 3.0 per cent compared with 2011. Adjusted for non-recurring income in the 3rd quarter, the increase was 4.0 percent.

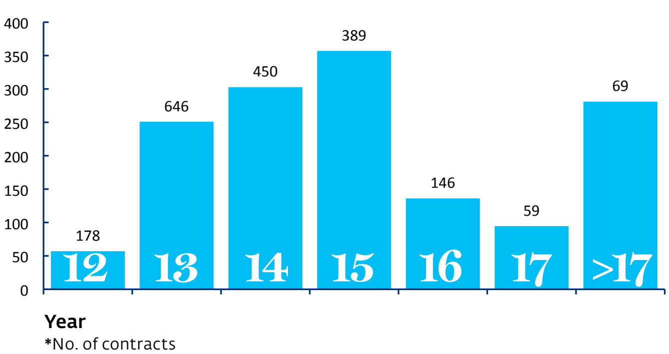
The occupancy rate for managed properties was 92 per cent, i.e. unchanged since the year-end.

During the period new rental agreements were signed on a full-year basis totalling SEK 120 million (150). Notices to terminate lease agreements during the year totalled SEK 90 million (87). Net leasing totalling SEK 30 million (63).

Head of Customer Relations Hans Andersson and Property Management Executive Lennart Jönsson at the Capital Market Day in in Båstad.

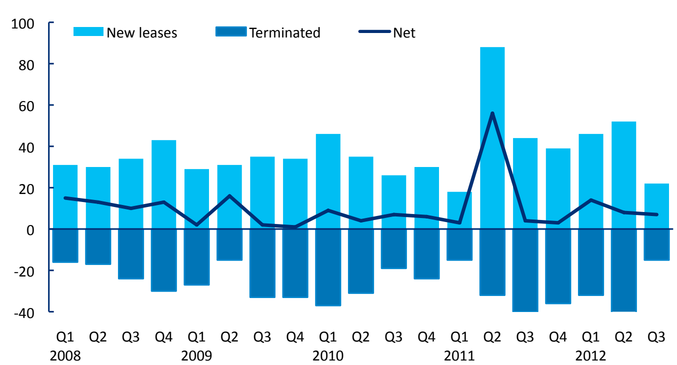
Terms of Wihlborgs' rental contracts per 30 Sep 2012

Rental value, SEKm



Net rental surplus

SEKm



Property costs

Total property costs amounted to SEK 293 million (293). Despite a larger volume, management costs have not been affected and remains stable, which can be explained by a milder winter than usual. The historical summary at the bottom of page 13 illustrates how costs vary over the different quarters of the year.

Operating surplus

The operating surplus was SEK 832 million (799), with a surplus ratio of 74 per cent (73).

Central administration

The costs for central administration were SEK 26 million (26).

Financial income and expenses

Net interest totalled SEK -279 million (-262), of which interest income represented SEK 5 million (6).

Interest costs for the period is SEK 284 million (268). Higher interest costs resulted from a higher loan liability. The average interest rate was somewhat lower than in the preceding year. The average interest rate including costs for credit agreements is 3.47 per cent (3.57).

Investment profits

Income from management property, i.e. the profit before value changes and taxes, totalled SEK 527 million (511).

Pre-tax profit

The pre-tax profit was SEK 590 million (647).

Profit after taxes

The profit after taxes was SEK 445 million (505).

The government's budget proposals included a reduction in corporation tax from 26.3 percent to 22 percent, effective from January 2013. Riksdagen's decision is expected in December, and will require recalculation of the deferred tax liability. As a result, a major non-recurring income item will arise in Q4 2012.

RESULTS

SEK million	**2012** Jan-Sep 9 months	2011 Jan-Sep 9 months
Income from property management	527	511
Pre-tax profit for the period	590	647
Profit for the period	445	505
PER SHARE, SEK		
Income from property management	6.86	6.65
Pre-tax profit for the period	7.68	8.42
Profit for the period	5.79	6.57
	30-09-2012	30-09-2011
Equity I (26.3% deferred tax)	74.94	70.83
Equity II (0% deferred tax)	95.76	89.54

Pär Nuder, Former Member of Parliament, and Erik Paulsson, Wihlborgs' Chairman of the Board, performed together during the CMD in Båstad.

Assets

Property portfolio as of 30 September 2012

The summaries below are based on Wihlborgs' property portfolio as of 30 September 2012. Rental income relates to contracted rental income on an annual basis as of 1 October 2012.

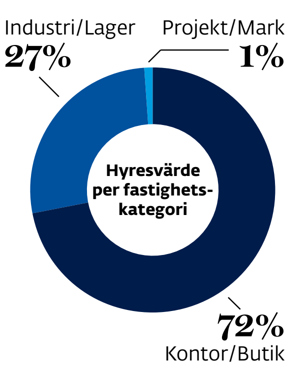
The surplus ratio is based on the properties' earning capacity on an annual basis based on rental income for October 2012, operating and maintenance costs, property administration on a rolling twelve-month basis, property tax and leasehold rent.

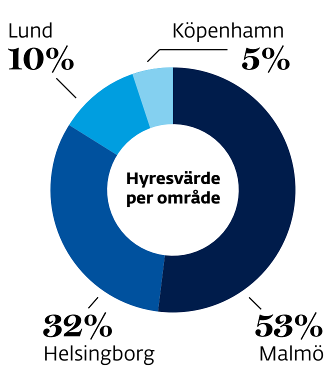
Wihlborgs' property portfolio consists of commercial properties in the Öresund region, located in Malmö, Helsingborg, Lund and Copenhagen. The property portfolio 30 Sep 2012 consisted of 250 properties with a lettable area of approx. 1,411, 000 m².

Fifteen of the properties are leasehold rights. The properties' book value was SEK 19,400 million, which corresponds to the estimated market value. The total rental value was SEK 1,657 million and the contracted rental income on annual basis SEK 1,520 million.

The financial occupancy rate for office properties was 94 per cent and for warehouse properties 88 per cent. The properties in Malmö and Helsingborg accounted for 85 per cent of total rental value and 81 per cent of properties' book value. The rental value of office and retail properties together with industrial and warehouse was 72 and 27 per cent respectively of the total rental value.

The surplus ratio from managed properties, excluding property administration, is SEK 1,160 million which with a book value of SEK 17,947 million corresponds to a current yield of 6.5 per cent. Broken down by property category, this is 6.1 per cent for office/retail and 8.0 per cent for industry/warehouse.





Capital Market Day was held at Hotel Skansen in Båstad.

DISTRIBUTION OF LETTABLE SPACE PER AREA AND PROPERTY CATEGORY

Area	Office, sq.m.	Retail, sq.m.	Industry/Wareh., sq.m.	Education/Care, sq.m.	Other, sq.m.	Total, sq.m.	Proportion, %
Malmö	288,908	32,955	241,686	48,756	24,129[1]	636,433	45
Helsingborg	154,082	57,109	265,753	19,592	27,479[2]	524,014	37
Lund	83,800	9,848	29,221	5,122	420	128,411	9
Copenhagen	80,133	0	30,359	0	11,626	122,118	9
Total	**606,922**	**99,911**	**567,019**	**73,470**	**63,654**	**1,410,976**	**100**
Proportion, %	**43**	**7**	**40**	**5**	**5**	**100**	

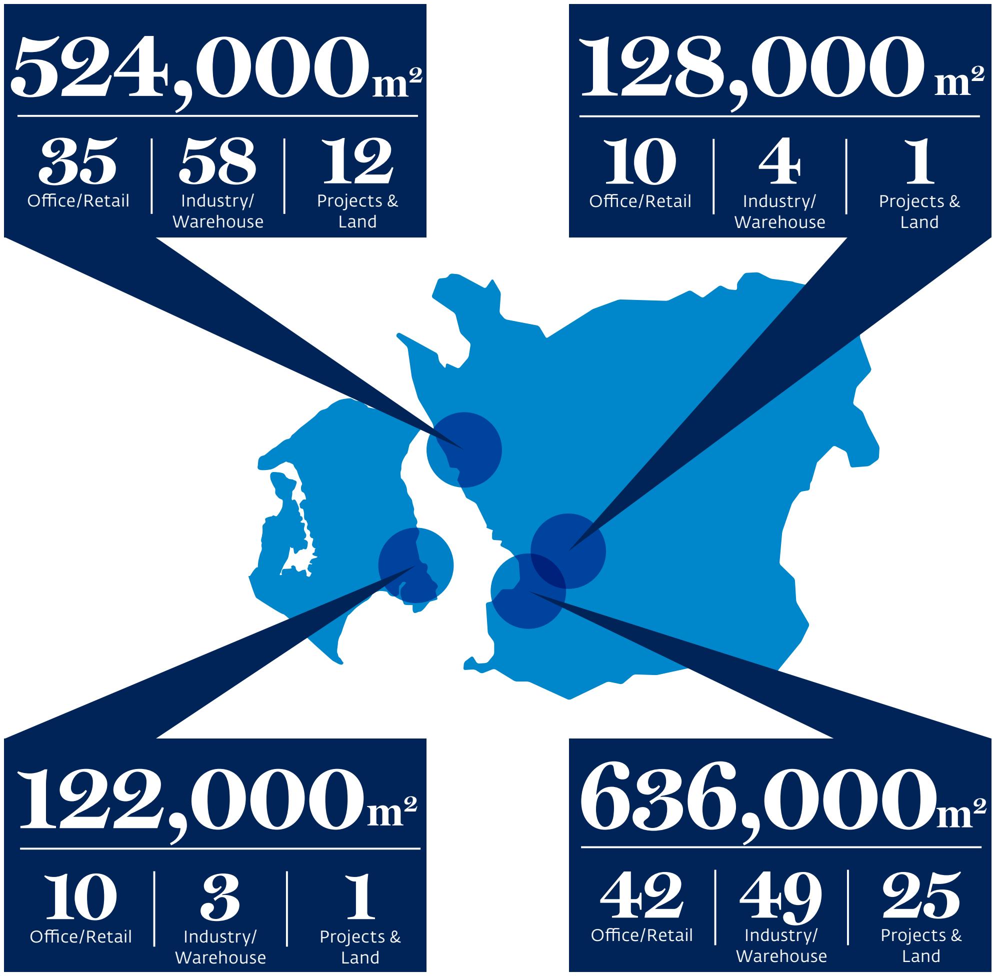
1. Including 10,275 sq.m. hotel in Malmö.

2. Including 5,390 sq.m. residential and 13,158 sq.m. hotel in Helsingborg.

DISTRIBUTION PER CATEGORY WITHIN EACH AREA

Area/ property category	Number of properties	Area, '000 m2.	Book value, SEKm	Rental value, SEKm	Rental value, SEK/m2	Financial occupancy rate, %	Rental income, SEKm	Operating surplus incl. property-admin. , SEKm	Surplus ratio %	Operating surplus excl. property-admin., SEKm	Direct return excl. property-admin., %
MALMÖ											
Office/Retail	42	381	8,601	695	1,824	95	662	498	75	518	6.0
Industry/Warehouse	49	238	1,497	180	755	89	159	110	69	117	7.8
Projects & Land	25	17	602	8	445	35	3	-1	-	0	-
Total Malmö	**116**	**636**	**10,699**	**883**	**1,387**	**93**	**824**	**607**	**74**	**634**	**5,9**
HELSINGBORG											
Office/Retail	35	179	3,050	280	1,560	96	268	192	72	200	6.6
Industry/Warehouse	58	338	1,926	242	716	88	212	148	70	158	8.2
Projects & Land	12	7	69	3	361	24	1	-1	-	-1	-
Total Helsingborg	**105**	**524**	**5,045**	**524**	**1,000**	**92**	**481**	**339**	**70**	**358**	**7.1**
LUND											
Office/Retail	10	90	1,636	155	1,722	86	134	92	69	100	6.1
Industry/Warehouse	4	21	125	15	700	87	13	11	83	11	9.1
Projects & Land	1	17	737	-	-	-	-	-1	-	-1	-
Total Lund	**15**	**128**	**2,499**	**170**	**1,323**	**86**	**147**	**102**	**70**	**111**	**4.4**
COPENHAGEN											
Office/Retail	10	102	1,008	72	709	83	60	45	75	48	4.8
Industry/Warehouse	3	20	104	8	418	100	8	7	84	8	7.2
Projects & Land	1	0	44	-	-	-	-	-	-	-	-
Total Copenhagen	**14**	**122**	**1,156**	**81**	**661**	**85**	**68**	**52**	**76**	**56**	**4.8**
Total Wihlborgs	**250**	**1,411**	**19,400**	**1,657**	**1,175**	**92**	**1,520**	**1,100**	**72**	**1,158**	**6.0**
Total excluding projects & land	**211**	**1,370**	**17,947**	**1,647**	**1,202**	**92**	**1,517**	**1,102**	**73**	**1,160**	**6.5**

Lennart Ekdal from TV4 interviewed Chairman Erik Paulsson and the audience had a chance to ask questions.



Property transactions

During the period, Wihlborgs acquired five properties for SEK 594 million. Three properties was sold for a total of SEK 74 million.

PROPERTY ACQUISITIONS AND SALES JANUARI–SEPTEMBER 2012

Quarter	Property	Municipality	Management area	Category	Area m2	Price, SEKm	Operating surplus 2012, SEKm[1]
1	Rubinen 1	Helsingborg	Berga	Projects & Land	0	-	-
2	Bunkagården Västra 8	Helsingborg	South	Industry/Warehouse	10,400	-	-
	Literbuen 6-18	Copenhagen	Ballerup	Office/Retail	12,000	-	-
3	S:t Jörgen 21	Malmö	Centre	Office/Retail	11,400	-	-
	Bunkagården Mellersta 1	Helsingborg	South	Industry/Warehouse	2,500	-	-
Acquisitions Jan-Sep 2012					**36,300**	**594**	**6.3**
1	Nils 24	Malmö	Centre	Projects & Land	0	-	-
3	Virket 2	Lund	Centre	Office/Retail	1,780	-	-
	Vasekær 9 (part of)	Copenhagen	Herlev	Industry/Warehouse	3,687	-	-
Sales Jan-Sep 2012					**5,467**	**74**	**0.8**

[1] Operating surplus from properties acquired and sold that are included in the results for the period

Value changes in properties

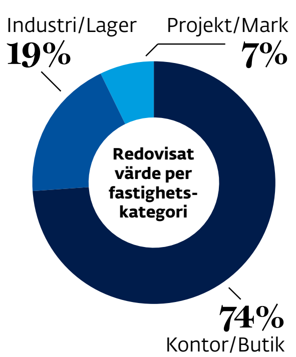
The valuation as of 30-09-2012 was undertaken internally and resulted in the value of properties increasing by SEK 133 million (343). The majority of value changes is attributable to projects in progress.

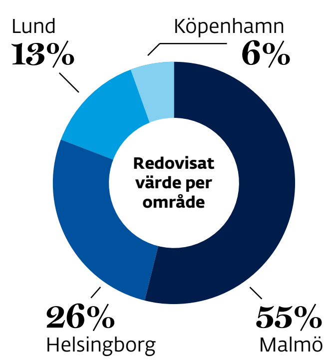
As of 30 September 2012 the book value of the properties is SEK 19,400 million.

The direct return from office/retail is 6,1 per cent and industry/warehouse 8,0 per cent.

CHANGE IN BOOK VALUE OF PROPERTIES

Change	Group total, SEKm
Book value 1 January 2012	18,046
Acquisitions	594
Investments	768
Properties sold	-74
Change in value	-133
Currency translations	-67
Book value 30 September 2012	19,400





Investments and projects in progress

There were investments in the property portfolio to the order of SEK 768 million.

Authorised investments in ongoing projects in progress totalled SEK 1 495 million, of which SEK 726 million was invested as of 30 September 2012. The largest ongoing project is the new construction and renovation of the Landsdomaren property in Lund for Psychiatry Skåne. Investment totals SEK 730 million, including land acquisition SEK 895 million, and involves 30,000 m² of lettable area.

Liquid assets

The Group's liquid assets totalled SEK 405 million (281) including unutilised overdraft facilities.

The property Baltzar City was acquired in Malmö.

PROJECTS IN PROGRESS > SEK 50 MILLION, 30 SEPTEMBER 2012

Property	Category	Area	Completed	Lettable area, m²	Occupancy rate, %	Estimated investment, SEKm	Expended 300912, SEKm
Landsdomaren 6	Edu/Care	Lund	Q2 2013	30,000	100	730	392
Gängtappen 2	Office/Retail	Malmö	Q1 2013	9,300	70	263[1]	157
Hamnen 22:188	Office/Retail	Malmö	Q1 2013	5,000	70	85	56
Rubinen 1	Edu/Care	Helsingborg	Q1 2013	11,200	100	101[1]	28
Total				**55,500**		**1,179**	**633**

1. Including land.

Liabities and Equity

As of 30 September equity totalled SEK 5,760 million (5,600) and the equity/assets ratio 28.7 per cent (30.1). As a result of lower market rates the deficit value of Wihlborgs' derivatives portfolio increased during the period, representing a negative value change in equity. The long-term target is for the visible equity/assets ratio not to be below 30 per cent.

Interest-bearing liabilities

The group's interest-bearing liabilities as of 30 September amounted to SEK 11,583 million (10,488) with an average interest rate including costs for credit agreements of 3.47 per cent (3.62).

With consideration to the company's net debt of SEK 11.6 billion, defined as the total amount of borrowings, as a percentage of property values, the net debt ratio is 59.7 per cent (58.1).

The loans' average fixed interest period including effects of derivatives on 30 September 2012 amounted to 6.5 years (5.5). The average loan maturity, including commited credit facilities, amounted to 4.4 years (4.5).

Our derivatives positions have given us a lower risk level in the loan portfolio. A summary of the terms is shown below.

DERIVATIVES PORTFOLIO 30 SEPTEMBER 2012

Amount, SEKm	Interest, %	Can be closed	End date
Closable swaps			
1,000	3.95	quarterly	2021
500	3.83	quarterly	2021
500	2.63	quarterly	2026
500	2.66	quarterly	2026
500	2.33	quarterly	2026
500	1.15[1]	January 2013	2027
1 000	1.96	August 2014	2021
Interest rate swaps			
2,000	2.70		2021
1,000	2.04		2022
Threshold swap			
1,000	3.07	Threshold 4.75	2021
Yield curve swaps			
500		Discount 1.18 %	2013

1. From January 1, 2013 the interest rate paid is 2.58 per cent.

As of 30 September Wihlborgs holds 11 different interest rate derivatives. Closable swaps of totally SEK 4,5 billion, the maturity varying between 8.4 years and 14.3 years, SEK 3 billion in a fixed interest rate swap with a maturity of 9-10 years, a threshold swap of SEK 1 billion with a maturity of 8.9 years and CMS steepener swaps of SEK 0,5 billion with a maturity of 9 months.

However, a reduction in long-term market rates has meant that the deficit value of Wihlborgs' derivatives portfolio increased from SEK 421 million to SEK 491 million, representing a negative value change of SEK 70 million. This value change does not affect cash flow. When the term of derivatives expires, the value is always zero.

Wihlborgs used a new method of financing through its co-owned finance company Svensk Fastighetsfinansiering AB and borrowed SEK 750 million of which SEK 251 million during the third quarter.

STRUCTURE OF INTEREST AND LOAN MATURITIES AS OF 30 SEPTEMBER 2012

	Interest maturity		Loan maturity	
Matures, years	Loan amount, SEKm	Av. interest rate, %	Credit ag, SEKm	Utilised, SEKm
2012	2,877	1.81	-	-
2013	290	0.98	590	430
2014	194	3.80	1,275	1,275
2015	-	-	5,935	5,845
2016	1,000	3.31	3,433	3,157
>2016	7,222	4.22	876	876
Total	**11,583**	**3.45**	**12,109**	**11,583**

Employees

At the end of the period Wihlborgs employed 88 people (85), 28 of whom as property caretakers. There were 55 employees in Malmö, 23 in Helsingborg, 5 in Lund and 5 in Copenhagen. The average age was 47 and the proportion of women was 35 per cent.

Parent company

The parent company owns no properties, but deals with questions relating to the stock market and joint Group functions for administration, management and borrowing.

The parent company invested SEK 54 million (3) primarily in shares in subsidiaries.

The parent company's income statement and balance sheet are on page 16.

Shares in joint ventures

Wihlborgs has interests in Fastighets AB ML4 in association with PEAB. The building, MaxLab 4, is expected to be completed in summer 2015. The investment is estimated at SEK 2.2 billion. A lease agreement with the University of Lund has been signed, according to which the building will be unencumbered by debt after the end of the 25-year lease term.

In association with Region Skåne and PEAB, collaboration took place within a joint venture company under the name of Hälsostaden Ängelholm Holding AB. The objective of the company is to redevelop the Ängelholm Hospital area.

Within the part-owned finance company Svensk Fastighetsfinansiering AB, Wihlborgs has created a new financing vehicle and utilized SEK 750 million from a SEK 5 billion MTN programme.

Wihlborgs accounts for its commitments within these companies via the equity method. A description of all joint ventures is on page 112 in the Annual Report for 2011.

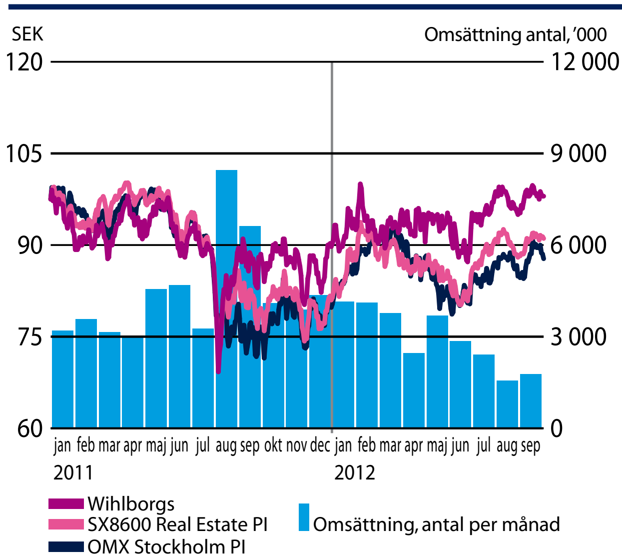
Largest shareholders in Wihlborgs as of 30 september 2012

The largest shareholder in Wihlborgs is Brinova Fastigheter AB, who hold 10.1 per cent of the outstanding shares. The number of registered ownership abroad amounted to 41.2 per cent. The number of shareholders was 24,921, a decrease by 682 shareholders since the end of 2011.

LARGEST SHAREHOLDERS IN WIHLBORGS 30 SEP 2012

30-09-2012	No. of shares, thousands	Share of capital, %
Brinova	7,734	10.1
SEB Funds	2,911	3.8
Handelsbanken Funds	2,313	3.0
Qviberg Family	2,029	2.6
Länsförsäkringar Funds	1,816	2.4
Tibia Konsult AB	1,682	2.2
Skandia Funds	1,405	1.8
Robur Funds	1,109	1.4
Second AP-fund	910	1.2
Lannebo Funds	724	0.9
Other shareholders reg in Sweden	22,625	29.4
Other shareholders reg abroad	31,599	41.2
Total no. of registered share	**76,857**	**100.0**

DEVELOPMENT OF SHARE PRICE 2011-01-01 – 2012-09-30



Election committee

It was decided at the AGM of 26 april 2012 that Wihlborgs' election committee, whose tasks include submitting proposals for board members, shall comprise representatives from the three largest shareholders, who wish to participate, as well as one representative of the small shareholders. The following election committee based on ownership on 30 September comprises:

Gustaf Hermelin (Brinova Fastigheter AB),
Anders Rydin (SEB Fonder),
Mats Qviberg (Qviberg Family),
Krister Eurén (small shareholders)

The AGM will be held in Malmö Tuesday 23 April 2013. Shareholders who wish to contact the election committee should do this by email to, valberedningen@wihlborgs.se or by post to Wihlborgs Fastigheter AB, Valberedningen, Box 97, SE-201 20 Malmö, Sweden

Significant risks and uncertainty factors

Wihlborgs operations, financial status and profit are affected by a number of risk factors. Risks that have a decisive influence on the Group's profit trend are variations in rental income, interest rate changes, costs, property valuations and taxes. There is also the risk relating to cash flow and borrowing. There is a comprehensive description of the risks facing the Group on pages 81–85 and 103–105 of the Annual Report 2011.

Accounting policies

Wihlborgs applies International Financial Reporting Standards (IFRS), which are issued by the International Accounting Standards Board (IASB), as well as IFRIC interpretations as adopted by the EU. The interim report was prepared in accordance with IAS 34 Interim Financial Reporting. The accounting policies and methods of calculations are the same as were applied in the latest annual report. The Group has also applied the Swedish Financial Accounting Standards Council's recommendation RFR 1, Supplementary Rules for Consolidated Financial Statements.

Prospects for 2012

For the whole of 2012 the profit from property management, i.e. the result before value changes and tax, is expected to exceed SEK 680 million.

Forthcoming reports

05 Feb 2013
Year-end report

23 Apr 2013
Interim report Jan – Mar
Annual General Meeting

Malmö, 25 October 2012

Wihlborgs Fastighete AB (publ)

Anders Jarl, CEO

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Auditors' review report

Introduction

We have conducted a review of the interim report for Wihlborgs Fastigheter AB (publ) as of 30 September 2012 and for the nine-month period then ended. The Board of Directors and the Chief Executive Officer are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

Focus and scope of the review

We conducted our review in accordance with the Standard on Review Engagements SÖG 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review has a different focus and significantly less scope than an audit in accordance with International Standards on Auditing (ISA) and other generally accepted auditing practices. The procedures performed in a review do not enable us to obtain a level of assurance that would make us aware of all significant matters that would have been identified if an audit had been conducted. Accordingly, the conclusion expressed based on a review does not give the same level of assurance as a conclusion expressed based on an audit.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report has not, in all material respects, been prepared in accordance with IAS 34 and the Annual Accounts Act for the group and in accordance with the Annual Accounts Act for the group.

Malmö, 25 October 2012
Deloitte AB
Johan Rasmusson
Authorized Public Accountant

At Dockan and in other parts of Malmö you can see banners with our message- "where job satisfaction is key".

CONSOLIDATED INCOME STATEMENT Summary

SEKm	**2012** Jul-Sep 3 months	2011 Jul-Sep 3 months	**2012** Jan-Sep 9 months	2011 Jan-Sep 9 months	**2011/2012** Oct-Sep 12 months	2011 Jan-Dec 12 months
Rental income	372	365	1,125	1,092	1,478	1,445
Operating costs	-41	-41	-151	-155	-207	-211
Repairs and maintenance	-15	-16	-45	-43	-66	-64
Property tax	-18	-17	-52	-50	-68	-66
Leasehold rent	-2	-2	-5	-4	-6	-5
Property administration	-14	-15	-40	-41	-56	-57
Operating surplus	**282**	**274**	**832**	**799**	**1,075**	**1,042**
Central administration	-8	-8	-26	-26	-33	-33
Net interest	-94	-90	-279	-262	-367	-350
Profit from joint ventures/other participations	0	0	0	0	-3	-3
Income from property management	**180**	**176**	**527**	**511**	**672**	**656**
Change in value of properties	31	190	133	343	305	515
Change in value of derivatives	-177	-217	-70	-207	-199	-336
Pre-tax profit	**34**	**149**	**590**	**647**	**778**	**835**
Current tax	-2	-2	-6	-6	-4	-4
Deferred tax	-4	-31	-139	-136	-169	-166
Profit for the period[1]	**28**	**116**	**445**	**505**	**605**	**665**
OTHER TOTAL PROFIT/LOSS						
Translation differences and hedging for international activities, including tax	0	1	3	2	-1	-2
Total comprehensive income for the period[1]	**28**	**117**	**448**	**507**	**604**	**663**
Earning per share[2 3]	0.36	1.51	5.79	6.57	7.87	8.65
No. of shares at end of the period, thousands	76,857	76,857	76,857	76,857	76,857	76,857
Average no. of shares, thousands	76,857	76,857	76,857	76,857	76,857	76,857

1. The entire profit/income is attributable to the parent company's shareholders.

2. Key ratios per share have been calculated based on a weighted average number of shares during the period. There are no outstanding subscription options, convertibles or other potential ordinary shares to take into consideration.

3. A conversion has been done for the share split 2:1 which was conducted during May 2011.

HISTORICAL SUMMARY OF LAST EIGHT QUARTERS

SEKm	Q3 2012	Q2 2012	Q1 2012	Q4 2011	Q3 2011	Q2 2011	Q1 2010	Q4 2010
Rental income	372	373	380	353	365	363	364	337
Operating costs	-41	-44	-66	-56	-41	-47	-67	-61
Repairs and maintenance	-15	-14	-16	-21	-16	-14	-13	-17
Property tax	-18	-17	-17	-16	-17	-17	-16	-14
Leasehold rent	-2	-2	-1	-1	-2	-1	-1	-2
Property administration	-14	-13	-13	-16	-15	-13	-13	-11
Operating surplus	**282**	**283**	**267**	**243**	**274**	**271**	**254**	**232**
Income from property management	180	183	164	145	176	173	162	144
Surplus ratio, %	75.8	75.9	70.3	68.8	75.1	74.7	69.8	68.8
Direct return, %	5.9	6.1	5.9	5.5	6.4	6.4	6.1	5.8
Equity/assets ratio, %	28.7	30.1	30.9	30.1	30.6	30.7	31.3	30.5
Return on equity, %	1.9	9.3	19.7	11.6	8.6	13.0	16.1	27.7
Earnings per share, SEK	0.36	1.76	3.67	2.08	1.51	2.28	2.78	4.53
Cash flow per share, SEK	3.90	1.13	2.56	2.38	2.49	2.00	2.07	2.55
Equity per share II, SEK	95.76	95.29	96.73	91.85	89.54	87.66	88.24	84.92
Market value as % of Equity II	102.3	97.3	96.7	99.1	97.4	104.4	106.5	114.8

The above key ratios are based on the results for each quarter. The direct return and the return on equity have been converted into annual figures without taking account of seasonal variations.

CONSOLIDATED BALANCE SHEET summary

SEKm	**30-09-2012**	30-09-2011	31-12-2011
ASSETS			
Managed properties	19,400	17,331	18,046
Other fixed assets	265	194	234
Current receivables	102	81	97
Liquid assets	330	202	206
Total assets	**20,097**	**17,808**	**18,583**
EQUITY AND LIABILITIES			
Equity	5,760	5,444	5,600
Deferred tax liability	1,600	1,438	1,459
Borrowings	11,583	10,072	10,488
Derivatives	464	292	421
Other long-term liabilities	65	66	65
Current liabilities	625	496	550
Total equity & liabilities	**20,097**	**17,808**	**18,583**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEKm	**Jan-Sep 2012**	Jan-Sep 2011	Jan-Dec 2011
Total equity at beginning of period	5,600	5,206	5,206
Equity attributable to parent company's shareholders			
Opening amount	5,600	5,206	5,206
Dividend paid	-288	-269	-269
Profit for the period	445	505	665
Other comprehensive income	3	2	-2
Closing amount	**5,760**	**5,444**	**5,600**
Equity attributable to minority shares	-	-	-
Total equity at end of period	**5,760**	**5,444**	**5,600**

CONSILIDATED CASH FLOW STATEMENT summary

SEKm	**Jan-Sep 2012**	Jan-Sep 2011	Jan-Dec 2011
Operating activities			
Operating surplus	832	799	1,042
Central administration	-26	-26	-33
Reversal of depreciation	-	1	1
Net financial items paid	-267	-265	-361
Income tax paid	-4	-1	-4
Change in other working capital	49	-4	42
Cashflow from operating activities	**584**	**504**	**687**
Investment activities			
Acquisition of participations in Group companies	-509	-	-413
Sale of participations in Group companies	-	83	169
Investments in and acquisitions of properties	-845	-367	-645
Sales of properties	74	10	23
Change in other non-current assets	-36	-41	-79
Cash flow from investment activities	**-1,316**	**-315**	**-945**
Financing activities			
Dividend paid	-288	-269	-269
Turnover of derivatives	-	-	9
Change in borrowing	1,144	104	556
Change in other long-term liabilities	0	3	-7
Cash flow from financing activities	**856**	**-162**	**289**
Cash flow for the period	**124**	**27**	**31**
Opening cash flow	**206**	**175**	**175**
Closing cash flow	**330**	**202**	**206**

CONSOLIDATED SEGMENT REPORTING JAN–SEP

SEKm	Malmö		Helsingborg		Lund		Copenhagen		Total	
	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
Rental income	585	573	371	355	113	110	56	54	1125	1092
Property costs	-143	-151	-103	-100	-34	-31	-13	-11	-293	-293
Operating surplus	442	422	268	255	79	79	43	43	832	799

In the Group's internal reporting, activities are divided into the above segments, which are the same as described in the latest annual report. The total operating surplus shown above corresponds with the operating surplus recorded in the income statement. The difference between the operating surplus of SEK 832 million (799) and the pre-tax profit of SEK 590 million (647) consits of central administration SEK -26 million (-26), net interest SEK -279 million (-262) and changes in value of properties and derivatives SEK 63 million (136).

Definitions

Financial

Return on equity
Profit for the period as a percentage of average shareholders' equity excluding minority shares. In interim reports the return is converted to its annualised value without taking account of seasonal variations.

Return on total capital
Profit before tax plus interest expenses and value changes of derivatives as a percentage of average balance sheet total.
In interim reports the return is converted to its annualised value without taking account of seasonal variations.

Equity/assets ratio
Shareholders' equity as a percentage of balance sheet total.

Interest coverage ratio
Property management increased by interest costs divided by interest costs.

Leverage properties
Borrowings as a percentage of book value of the properties.

Debt/equity ratio
Interest-bearing liabilities divided by shareholders' equity.

Share-related

Earnings per share
Profit for the period divided by average number of outstanding shares.

Earnings per share before tax
Profit before tax divided by average number of outstanding shares.

Operating earnings per share
This is management result divided by the average number of outstanding shares.

Cash flow from operations per share
Cash flow from operations (after change in working capital) divided by the average number of outstanding shares.

Equity per share I
The parent company's shareholders' share of the equity at the end of year in relation to the number of shares at period end.

Equity per share II
Calculated as Equity per share I, but not charged with deferred tax. Equity is increased by the addition of the carrying amount for deferred tax.

Direct return from shares
Proposed dividend as a percentage of the stock exchange market value at the year end.

The share's total return
The share's growth and actual dividend in relation to the market value at the beginning of the year.

P/E-ratio I, times
The market value per share divided by the profit per share. The conversion has been carried out to full-year basis without taking account of seasonal variations.

P/E-ratio II, times
The market value divided by the income from property management loaded with 26.3 percent tax, per share. The conversion has been carried out to full-year basis without taking account of seasonal variations.

Property related

The key figures are based on property stocks at the end of each quarter.

No. of properties
Total number of properties owned by Wihlborgs at the end of the period.

Carrying amount of properties
Carrying amount of the Group's property portfolio at the end of the period.

Lease value
Lease income plus estimated market rent on unrented areas.

Direct return
Net operating income as a percentage of the book value of the properties at period end.

Lettable area
Total area that is available to let.

Rental income per m2
Annualized rental income divided by lettable area.

Net operating income per m2
Net operating income divided by lettable area.

Financial occupancy rate
Rental income as a percentage of rental value.

Surplus ratio
Net operating income as a percentage of rental income.

KEY FIGURES FOR THE GROUP

SEKm	**Jan-Sep 2012**	Jan-Sep 2011	Oct/Sep 2011/12	Jan-Dec 2011
FINANCIAL				
Return on equity, %	10.4	12.6	10.8	12.3
Return on total equity, %	6.5	8.5	7.1	8.6
Equity/assets ratio, %	28.7	30.6	28.7	30.1
Interest coverage ratio, multiple	2.9	3.0	2.8	2.8
Leverage properties, %	59.7	58.1	59.7	58.1
Debt/equity ratio, multiple	2.0	1.9	2.0	1.9
SHARE-RELATED[1]				
Earnings per share, SEK	5.79	6.57	7.87	8.65
Earnings per share before tax, SEK	7.68	8.42	10.12	10.86
Operating earnings per share, SEK	6.86	6.65	8.74	8.54
Cashflow from operations per share, SEK	7.60	6.56	9.98	8.94
Equity per share I, SEK	74.94	70.83	74.94	72.86
Equity per share II, SEK	95.76	89.54	95.76	91.85
Market value per share, SEK	98.00	87.25	98.00	91.00
Dividend per share, SEK	-	-	-	3.75
Return from share, % [2]	-	-	-	4.1
Total return from share, % [2]	-	-	-	-3.1
P/E-ratio I, multiple	12.7	10.0	12.4	10.5
P/E-ratio II, multiple	14.5	13.4	15.2	14.5
Number of shares at the end of period, thousands	76,857	76,857	76,857	76,857
Average number of shares, thousands	76,857	76,857	76,857	76,857
PROPERTY-RELATED				
Number of properties	250	247	250	247
Book value of properties, SEKm	19,400	17,331	19,400	18,046
Income return, % – all properties	5.7	5.7	5.7	5.8
Income return, % – excl project properties	6.1	6.1	6.1	6.2
Lettable area, m^2	1,410,976	1,351,991	1,410,976	1,365,170
Rental income, SEK per m^2	1,077	1,034	1,077	1,057
Operating surplus, SEK per m^2	779	736	779	760
Financial occupancy rate, % - all properties	92	92	92	91
Financial occupancy rate, % - excl project properties	92	93	92	92
Surplus ratio, %	72	71	72	72
EMPLOYEES				
Number of employees at period end	88	83	88	85

1. A conversion has been done for the share slit 2:1 which was conducted during May 2011.

2. Calculated only per calendar.

PARENT COMPANY'S INCOME STATEMENT summary

SEKm	**Jan-Sep 2012**	Jan-Sep 2011	Jan-Dec 2011
Income	70	61	86
Expenses	-79	-75	-106
Operating profits	**-9**	**-14**	**-20**
Financial income	366	367	677
Financial expenses	-388	-520	-747
Pre-tax profit	**-31**	**-167**	**-90**
Tax	27	68	68
Profit for the period	**-4**	**-99**	**-22**
Other comprehensive income	0	0	0
Comprehensive income for the period	**-4**	**-99**	**-22**

PARENT COMPANY'S BALANCE SHEET summary

SEKm	**30-09-2012**	30-09-2011	31-12-2011
Participations in Group companies	3,766	3,857	3,993
Receivables from Group companies	10,488	9,181	9,783
Other assets	358	245	379
Cash and bank balances	325	202	204
Total assets	**14,937**	**13,485**	**14,359**
Equity	1,648	1,863	1,940
Liabilities to credit institutions	9,957	8,902	9,294
Liabilities to Group companies	2,787	2,346	2,620
Other liabilities	545	374	505
Total equity and liabilities	**14,937**	**13,485**	**14,359**

Where job satisfaction is key

Through our commitment and our properties,
we create conditions for strong growth for business
in the Öresund region.

wihlborgs.se

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