

Diös

Q4

YEAR-END REPORT **JANUARY – DECEMBER 2015**



OVERVIEW OF THE YEAR

JANUARY–DECEMBER 2015

- Rental income for the year was SEK 1,295 million (1,291)
- Property management income was SEK 508 million (421)
- Changes in value on properties were SEK 273 million (62)
- The profit after tax was SEK 542 million (302)
- Earnings per share were SEK 7.09 (3.97)
- The Board proposes a dividend of SEK 2.85 per share (2.85)

	2015 3 months Oct-Dec	2014 3 months Oct-Dec	2015 12 months Jan-Dec	2014 12 months Jan-Dec
PROFIT FOR THE PERIOD, SEKm				
Rental income	327	322	1,295	1,291
Other revenue	6	7	20	21
Operating and central costs	-157	-161	-597	-608
Net financial items	-52	-71	-210	-283
Property management income	124	97	508	421
Changes in value of properties and derivatives	187	67	337	-29
Current tax	-9	-	-163	-10
Deferred tax	-53	-38	-140	-80
Profit after tax	249	126	542	302
Surplus ratio, %	59.3	57.2	59.9	59.0
Occupancy rate, %	88.0	89.0	88.3	89.2
Equity ratio, %	27.4	27.3	27.4	27.3
Loan-to-value ratio, properties, %	60.7	62.9	60.7	62.9
Equity per share, SEK	49.4	45.0	49.4	45.0
EPRA NAV per share, SEK	63.0	57.9	63.0	57.9

FOR FURTHER INFORMATION, PLEASE CONTACT

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KNUT ROST, CEO

STRONG PERFORMANCE

We are reporting our highest property management income to date, up 21 per cent and we continue to deliver in line with our strategy. Long-term net asset value increased 9 per cent to SEK 63 per share and the Board proposes a dividend yield corresponding to 4.7 per cent.



We are reporting our strongest property management income to date of SEK 508 million for the year. The improvement was primarily due to more efficient management efforts and lower energy and financing costs. Our focus on leasing is paying off, as reflected in net leasing, which, for the year amounted to SEK 48 million.

The point of departure in creating our business model, and also the reason for our success, is our employees. During the year, we clarified responsibilities, held leadership trainings and started up Diös Academy – to improve our employees' development opportunities and job satisfaction. Efforts to bring about more gender equality in our sector is a prioritised issue.

Our ambition is to continuously reduce the environmental effects of our business. By only purchasing hydro-electricity, we managed to lower our carbon emissions by around 85 per cent.

In the fourth quarter there was a high activity in terms of the volume of transactions. We doubled our holdings in Skellefteå and our barter transaction in Östersund and Umeå has resulting in holdings that are more centrally located. Divestiture of properties in Ånge and Timrå has enabled us to concentrate our efforts on places where we have a local presence.

Early in January 2016, we sold our property holding in Härnösand. We are following our strategy and with these transactions, have laid the foundation for a more efficient management organization, along with creating the conditions for further growth.

During the fourth quarter, we lowered the refinancing risk of our loan portfolio by lengthening the maturities on our loans. Access to financing still appears to be good.

The full year profit after tax amounted to SEK 7.09 per share. Adjusted for unrealized changes in value and deferred tax the Board propose a dividend, in parity with last year, of SEK 2.85 per share. It

equals to 54 per cent of distributional items. Even if a non-recurring tax item affects distributional items negatively, we still offer one of the most attractive dividend yields in the industry.

Our priority locations in northern Sweden are gaining in attraction. More stakeholders are showing interest and the competition is increasing. We are one of the largest property owners in our priority locations, which means that we can also exert great influence. Being a part of the effort to create living cities, together with the local authorities, industry and other property owners is, for us, a given. We gladly take a leading role when it comes to sustainable urban development, which is something that benefits our cities and Diös Fastigheter alike.

In 2016, we will raise the bar on our goals even further. We shall achieve an occupancy rate above 90 per cent, and a surplus ratio above 60 per cent by year-end. But we won't stop there. Our aim is for "Diös 2020" to report an occupancy rate of 94 per cent and a surplus ratio of 65 per cent. In addition, the dividend we pay to our owners shall not be lower than the year prior. Higher management efficiency and lower energy use, profitable acquisitions and a focus on leasing and long-term relations are key to achieving our goals and creating the conditions for growth.

We are firmly committed to our priority cities in northern Sweden and I am convinced that our increased efforts and focus on sustainable urban development, together with our local presence, will facilitate both additional growth and higher profitability.

Knut Rost, CEO



> Jenny Svensson, Property Manager, Sundsvall.



»» REVENUE, EXPENSES AND RESULTS, JANUARY - DECEMBER 2015

Property management income for the year, i.e. income excluding changes in value and tax, was SEK 508 million (421). On comparable holdings, property management income increased by 21 per cent compared to last year.

The operating surplus was SEK 776 million (762), which corresponds to a surplus ratio of 59.9 per cent (59.0). The improved surplus ratio is primarily due to reduced property costs.

- Rental income for the year was SEK 1,295 million (1,291), which corresponds to an economic occupancy rate of 88.3 per cent (89.2). On comparable holdings, rental income increased by 0.5 per cent compared to last year.
- Other property management income totalled SEK 20 million (21) and consisted mainly of re-billing to tenants regarding work carried out in leased premises.
- Total property costs were SEK 539 million (550). The reduction in costs is chiefly attributable to lower tariff-based costs, reduced repair work and the effects of energy efficiencies. Of total property costs, SEK 9.0 million (9.1) refers to work in leased premises that is re-billed to tenants.

CHANGES IN VALUE OF PROPERTIES AND DERIVATIVES

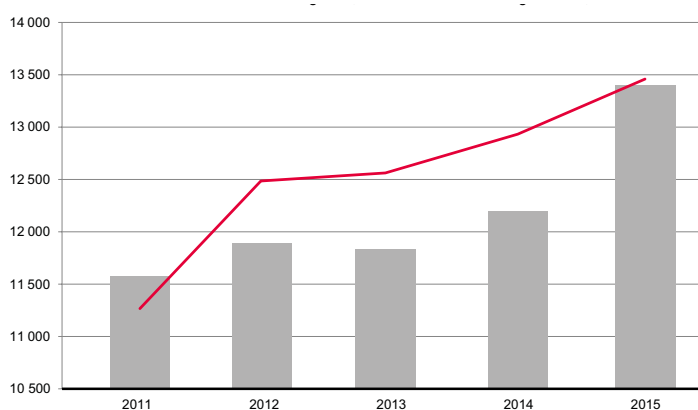
The property market is marked by a continued high activity, strong demand and continued limited supply, which is pushing prices higher. Prices are increasing mainly for centrally located office properties in growth cities. The upward trend is also reflected in valuations in the form of a lower required rate of return, which, at the portfolio level, corresponds to around 26 basis points for the year. The average rate of return at the end of the year was 6.67 per cent. Coupled with a number of individual adjustments at property level, this has resulted in a change in value of SEK 262 million (47), or 2.0 per cent (0.4). The market value was SEK 13,381 million (12,200) on 31 December.

During the year, 6 properties (11) were sold and one property was partially sold, resulting in a realised change in value before tax of SEK 11 million (15). In addition, 3 properties were acquired.

The derivatives portfolio has been valued at fair value. If the contracted interest rate deviates from the market rate, a theoretical fair value gain or loss arises on the interest rate derivatives. The change in value is of a reporting nature and does not affect the cash flow.

During the year, unrealised changes in value on derivatives totalled SEK 64 million (-91), which have been fully recognised in profit or loss. The change in the market values of derivatives is primarily attributable to the time effect. The time to maturity decreased over the year, which, assuming that market interest rates remain largely unchanged, will push the market value towards 0. The accrued negative market values from derivatives will thus have an ongoing positive revaluation effect until maturity.

»» MARKET VALUE AND PROPERTY MANAGEMENT INCOME



NET FINANCIAL ITEMS

The net financial items for the year was SEK -210 million (-283), which represents an improvement of 26 per cent compared with the previous year. The reduced net financial expense is mainly due to the refinancing of debt on better terms and a low base rate (STIBOR-90). The interest expense for the year, including expenses for interest-rate derivatives and loan commitments, corresponds to borrowings at an average annual interest rate of 2.6 per cent (3.4). The average annual interest rate on interest-bearing liabilities based on the applicable terms and market interest rates at 31 December was 2.5 per cent (2.8).

PROFIT BEFORE TAX

Profit before tax was SEK 845 million (392). The improved profit is mainly attributable to positive unrealised changes in value on properties and interest rate derivatives as well as an improvement in the net interest expense.

PROFIT AFTER TAX

Profit after tax was SEK 542 million (302). Current tax was SEK -163 million (-10), of which SEK -137 million is expensed tax relating to a tax case, see page 16. The remaining SEK -26 million is mainly attributable to tax in subsidiaries, which are not permitted to offset losses against Group profits. The deferred tax liability was SEK -140 million (-80). The change, compared to last year, is attributable to the properties' temporary differences.

»» FOURTH QUARTER 2015

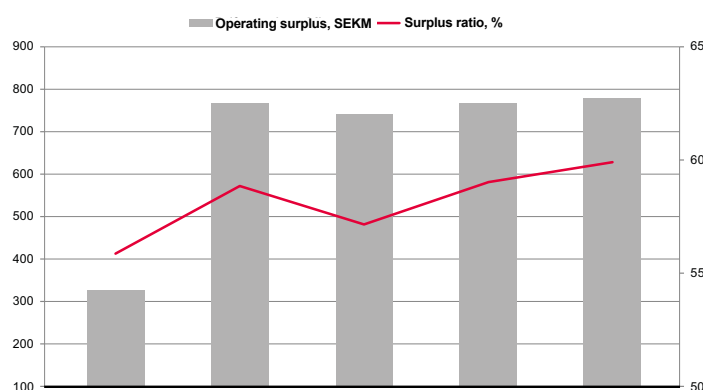
Property management income for the fourth quarter, i.e. income excluding changes in value and tax, was SEK 125 million (97). The operating surplus was SEK 195 million (184), representing a surplus ratio of 59.3 per cent (57.2).

- Rental income for the fourth quarter was SEK 327 million (322), which corresponds to an economic occupancy rate of 88.0 per cent (89.0).
- Total property costs were SEK 139 million (145).

Net financial items for the fourth quarter were SEK -52 million (-71). The profit before tax was SEK 249 million (164), with changes in the value of properties having a positive impact of SEK 159 million (79) and changes in the value of interest rate derivatives adding SEK 28 million (-12). Profit after tax was SEK 249 million (126), with deferred tax having a negative impact of SEK -53 million (-38) and current tax a negative impact of SEK -10 million (0).

In the fourth quarter 3 properties (2) were sold, resulting in a net realised change in value of SEK 5 million (5).

»» OPERATING SURPLUS AND SURPLUS RATIO





►►► PROPERTY PORTFOLIO AT 31 DECEMBER 2015

Diös Fastigheter owned 351 properties in 10 locations stretching from Borlänge in the south to Luleå in the north. The total leasable area was 1,462,537 square metres. The economic occupancy rate, based on signed leases at 31 December was 88.9 per cent. During the year, SEK 456 million was invested in new construction, extensions and conversions. In terms of value, the largest share of the portfolio is located in Gävle, Sundsvall and Östersund. The total market value of the properties was SEK 13,381 million.

Figures refer to SEK millions unless otherwise indicated.

By business area	Dalarna	Gävleborg	Västernorrland	Jämtland	Västerbotten	Norrbottn	Diös Group
Rental income	261	190	246	293	152	152	1,295
Other revenue	4	4	6	2	1	4	20
Repair and maintenance	-15	-10	-16	-18	-10	-7	-76
Tariff-based costs	-37	-25	-38	-50	-22	-15	-187
Property tax	-12	-10	-13	-14	-7	-8	-64
Other property costs	-29	-21	-32	-33	-17	-17	-149
Property management	-11	-8	-14	-14	-7	-10	-63
Operating surplus	161	120	139	166	90	100	776
Undistributed items							
Central administration	-	-	-	-	-	-	-58
Net financial items	-	-	-	-	-	-	-210
Property management income	-	-	-	-	-	-	508
Changes in value							
Property, realised	-	2	4	5	-1	-	11
Property, unrealised	-37	98	-16	90	42	85	262
Interest rate derivatives	-	-	-	-	-	-	64
Profit before tax	-	-	-	-	-	-	845
Current tax	-	-	-	-	-	-	-163
Deferred tax	-	-	-	-	-	-	-140
Non-controlling interests	-	-	-	-	-	-	-12
Profit for period attributable to shareholders of the parent	-	-	-	-	-	-	530
Leasable area, sq.m							
	266,682	250,733	273,563	325,046	226,438	120,075	1,462,537
Construction, extension, conversion investments, SEKm							
	98	39	77	107	56	78	456
Carrying amount, SEKm							
	2,558	1,883	2,290	2,946	2,046	1,659	13,381
Rental value, SEKm							
	292	216	289	334	169	167	1,466
Economic occupancy rate, %							
	89.5	88.1	85.3	87.7	89.7	91.2	88.3
Surplus ratio, %							
	61.5	63.3	56.4	56.7	59.3	65.3	59.9



►►► PROPERTY PORTFOLIO AT 31 DECEMBER 2014

Diös Fastigheter owned 354 properties in 15 locations stretching from Borlänge in the south to Luleå in the north. The total leasable area was 1,422,519 square metres. The economic occupancy rate, based on signed leases at 31 December was 89.1 per cent. During the year, SEK 386 million was invested in new construction, extensions and conversions. In terms of value, the largest share of the portfolio is located in Gävle, Sundsvall and Östersund. The total market value of the properties was SEK 12,200 million.

Figures refer to SEK millions unless otherwise indicated.

By business area	Dalarna	Gävleborg	Västernorrland	Jämtland	Västerbotten	Norrbottn	Diös Group
Rental income	255	193	261	292	145	145	1,291
Other revenue	4	3	4	5	1	4	21
Repair and maintenance	-18	-13	-16	-25	-11	-7	-90
Tariff-based costs	-38	-26	-41	-52	-22	-15	-193
Property tax	-12	-9	-13	-14	-7	-9	-64
Other property costs	-27	-21	-31	-31	-15	-15	-140
Property management	-10	-8	-14	-15	-7	-10	-63
Operating surplus	154	120	151	159	85	93	762
Undistributed items							
Central administration	-	-	-	-	-	-	-58
Net financial items	-	-	-	-	-	-	-283
Property management income	-	-	-	-	-	-	421
Changes in value							
Property, realised	-	1	6	8	-	-	15
Property, unrealised	-25	40	5	-3	-8	38	47
Interest rate derivatives	-	-	-	-	-	-	-91
Profit before tax	-	-	-	-	-	-	392
Current tax	-	-	-	-	-	-	-10
Deferred tax	-	-	-	-	-	-	-80
Non-controlling interests	-	-	-	-	-	-	-5
Profit for period attributable to shareholders of the parent	-	-	-	-	-	-	297
Leasable area, sq.m							
	266,682	252,053	279,187	327,491	177,031	120,075	1,422,519
Construction, extension, conversion investments, SEKm							
	86	32	54	138	39	37	386
Carrying amount, SEKm							
	2,497	1,760	2,237	2,876	1,334	1,496	12,200
Rental value, SEKm							
	283	216	295	332	162	159	1,448
Economic occupancy rate, %							
	90.2	89.1	88.4	87.7	89.8	91.4	89.2
Surplus ratio, %							
	60.5	62.0	57.7	54.7	58.3	64.3	59.0

THE PROPERTY PORTFOLIO

The portfolio comprises a well balanced mix of residential, office, retail and industrial space with a range of small and large premises, creating wide scope to offer flexible solutions and establish long-term relations. At the end of the year, the portfolio comprised 89 per cent (88) commercial properties and 11 per cent (12) residential properties based on floor area.

INVESTMENTS

The majority of our project investments are in the form of new construction, conversions and extensions, along with energy-saving measures. The goal is for such investments to result in a higher occupancy rate and lower environmental impact. During the year, SEK 456 million (386) was invested in a total of 583 projects (501). At the end of the year, 18 major¹ improvement projects were ongoing, with a remaining investment volume of SEK 185 million and a total investment volume of SEK 338 million. During the period decisions were taken on 71 new project investments.

¹Initial investment volume > SEK 4 million.

¹ Where applicable, reduced operating costs.

PROPERTY VALUE

VALUATION

At each closing, a fair value assessment is made of all properties, as of that date. The aim is to determine the properties' individual values in a sale executed through an orderly transaction between market players. Any portfolio effects are thus not taken into account. The valuation model includes an annual external valuation of the 100 largest properties in terms of value, of which 25 per cent are valued each quarter. The external valuation is performed by Savills. Besides the largest properties, in terms of value, an internal valuation is carried out, assisted by Savills, on properties where major changes have occurred. This pertains to, for example, properties where a lease has recently been signed or terminated, along with properties where significant new construction or conversion work has been carried out. All property valuations are based on a number of assumptions about the future and the market. Savills' calculations are based on an uncertainty range of +/-7.5 per cent, which is also applied to the entire portfolio. For Diös Fastigheter this corresponds to a value range of SEK 12,377–14,385 million.

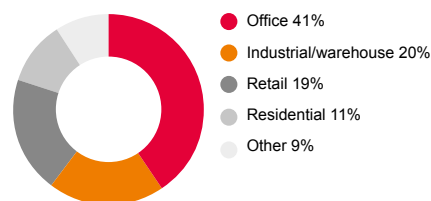
During the quarter, there were no changes in valuation methodology or approach. The valuations are in accordance with IFRS 13 level 3.

VALUATION ASSUMPTIONS

	2015-12-31	2014-12-31
Value date	2015-12-31	2014-12-31
Analysis period	5 years	5 years
Yield for assessing residual value ¹	6.3-7.7%	6.4-8.0%
Cost of capital for discounting to present value	8.78%	9.05%
Long-term vacancy	6.0%	5.7%
Inflation	2%	2%

¹ From lower to upper quartiles.

PROPERTY PORTFOLIO, SQ. M. AT 31 DEC 2015



FIVE LARGEST ONGOING PROJECTS INITIATED IN 2015

Municipality	property	Type of project	Planned investment, SEKm	Increase in rental value ¹ , SEKm
Luleå	Humlan 6	Offices	39,0	3,5
Östersund	Kommunalmannen 4	Offices	21,0	1,5
Umeå	Rind 5	Residential	19,5	0,5
Sundsvall	Norrbacka 1	School	14,4	1,2
Sundsvall	Hälsan 7	Offices	14,1	2,5
Total			108,0	9,2

¹ I förekommande fall minskade driftkostnader.

CHANGES IN THE PORTFOLIO

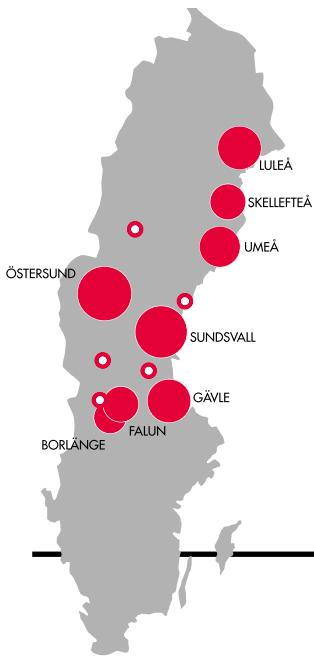
During the fourth quarter, three properties were acquired, Hjorten 5, Sleipner 5 and Sirius 16/24/25 (via reallocation) in Skellefteå, which doubled our holdings in the city. The properties were taken over on 1 December. The properties that were divested and vacated during the quarter were Vivsta 3:39 in Timrå and Mallberget 1:15 in Ånge. Besides these transactions, a barter transaction was made public concerning the properties in Östersund and Umeå (three properties acquired and eleven divested). Early in 2016, we also announced that we are selling our holdings in Härnösand, which consists of 30 properties. The execution of these two transactions occurs in January 2016. Our strategy is to continuously strive to concentrate our property portfolio to priority locations in our target areas.

New construction, conversions and extensions were responsible for a significant change in the value of property holdings for the year. We makes adjustments to the portfolio on an ongoing basis to create improvements and efficiencies for our tenants.

Unrealised changes in value were SEK 262 million (47), which represents an increase of 2.0 per cent and is explained chiefly by a lower required rate of return.

CHANGE IN

PROPERTY PORTFOLIO	Fair value, SEKm	Number
Property portfolio, 1 January 2015	12,200	354
Acquisitions	622	3
New construction, conversions and extensions	456	
Sales	-159	-6
Unrealised changes in value	262	
Property portfolio, 31 December 2015	13,381	351



»»» BUSINESS AREAS

Diös Fastigheter is northern Sweden's largest private property company and a market leader in several of the localities in which it operates. The company's market, which stretches from Borlänge in the south to Luleå in the north, is divided into the business areas Dalarna, Gävleborg, Västernorrland, Jämtland, Västerbotten and Norrbotten.

DALARNA

PROPERTY HOLDINGS

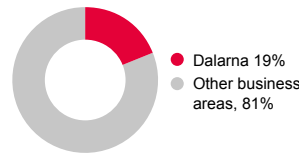
No. of properties	44
Area, '000 sq.m	267
Property value, SEKm	2,558
Operating surplus, SEKm	161
Surplus ratio, %	62

DALARNA LARGEST TENANTS

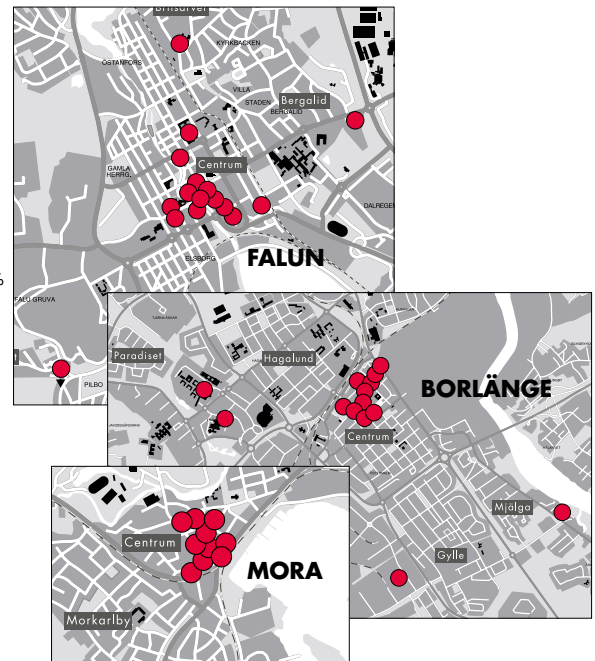
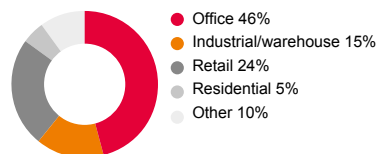
TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Swedish Transport Administration	3	39,952	15.3	4.5
Municipality of Falun	6	17,569	6.7	5.5
Swedish Police Authority	8	10,013	3.8	3.6
Pysslingen Förskolor och Skolor AB	1	8,335	3.2	8.6
County Administrative Board of Dalarna	12	7,253	2.8	4.0
Total, largest tenants	30	83,122	31.8	5.0

*In relation to the annual contract value for each business area.

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



GÄVLEBORG

PROPERTY HOLDINGS

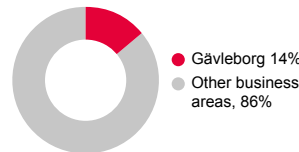
No. of properties	51
Area, '000 sq.m	251
Property value, SEKm	1,883
Operating surplus, SEKm	120
Surplus ratio, %	63

GÄVLEBORG - LARGEST TENANTS

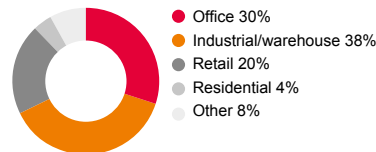
TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Swedish Public Employment Service	8	7,417	3.9	2.1
Swedish Transport Administration	3	6,977	3.7	2.8
Internationella Engelska Skolan AB	2	5,653	3.0	7.8
Ahléns	3	2,909	1.5	3.8
Region Gävleborg	6	2,735	1.4	2.9
Total, largest tenants	22	25,691	13.5	3.8

*In relation to the annual contract value for each business area.

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



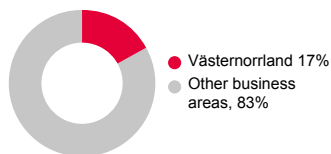


VÄSTERNORRLAND

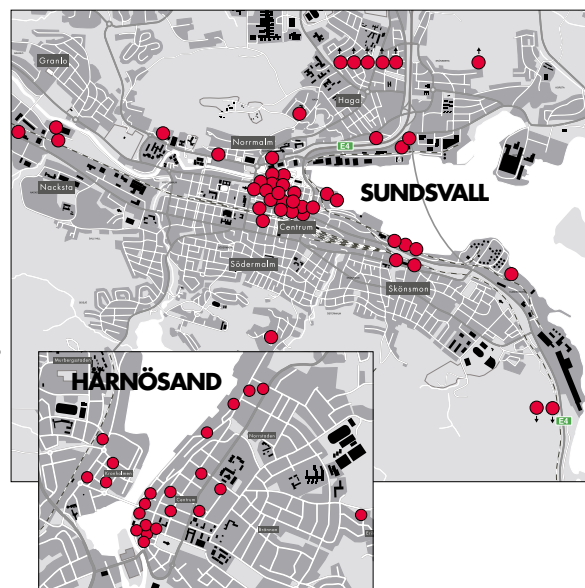
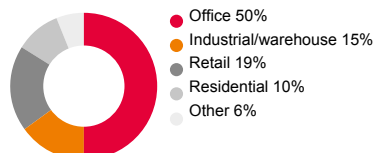
PROPERTY HOLDINGS

No. of properties	76
Area, '000 sq.m	274
Property value, SEKm	2,290
Operating surplus, SEKm	139
Surplus ratio, %	56

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



VÄSTERNORRLAND LARGEST TENANTS

TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Norrlidens Kunskapscentrum AB	2	6,900	2.8	10.0
Municipality of Sundsvall	16	6,005	2.5	2.4
Länsförsäkringar Västernorrland	17	5,711	2.4	4.1
Com Hem AB	4	5,224	2.2	1.0
Åhléns AB	1	4,478	1.9	2.8
Total, largest tenants	40	28,318	11.8	4.4

*In relation to the annual contract value for each business area.

In January 2016 all properties in Härnösand was sold.

JÄMTLAND

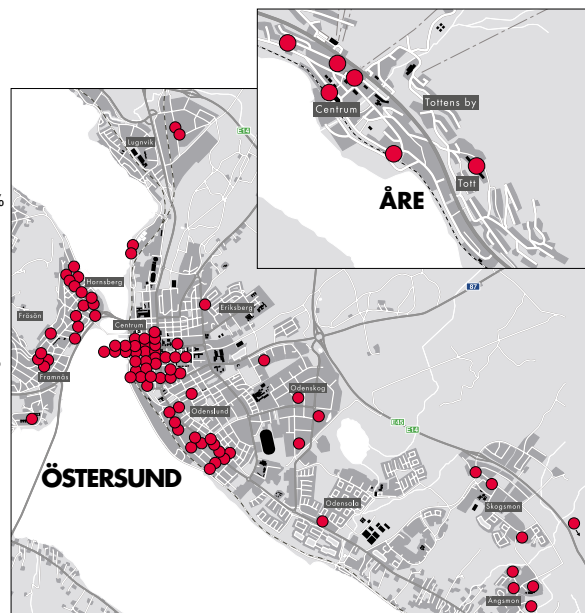
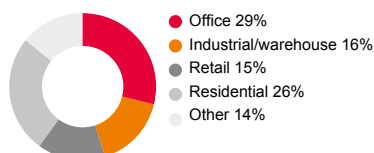
PROPERTY HOLDINGS

No. of properties	119
Area, '000 sq.m	325
Property value, SEKm	2,946
Operating surplus, SEKm	166
Surplus ratio, %	57

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



JÄMTLAND - LARGEST TENANTS

TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Municipality of Östersund	105	30,216	10.3	4.1
Region Jämtland Härjedalen	18	11,382	3.9	2.5
Swedbank AB	7	7,457	2.5	1.6
Swedish Public Employment Service	3	5,862	2.0	2.8
Ica Fastigheter Sverige AB	3	5,292	1.9	1.1
Total, largest tenants	136	60,209	20.6	3.1

*In relation to the annual contract value for each business area.



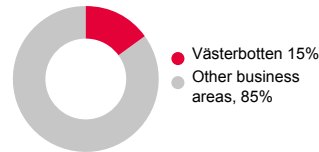
»»» CONT. BUSINESS AREAS

VÄSTERBOTTEN

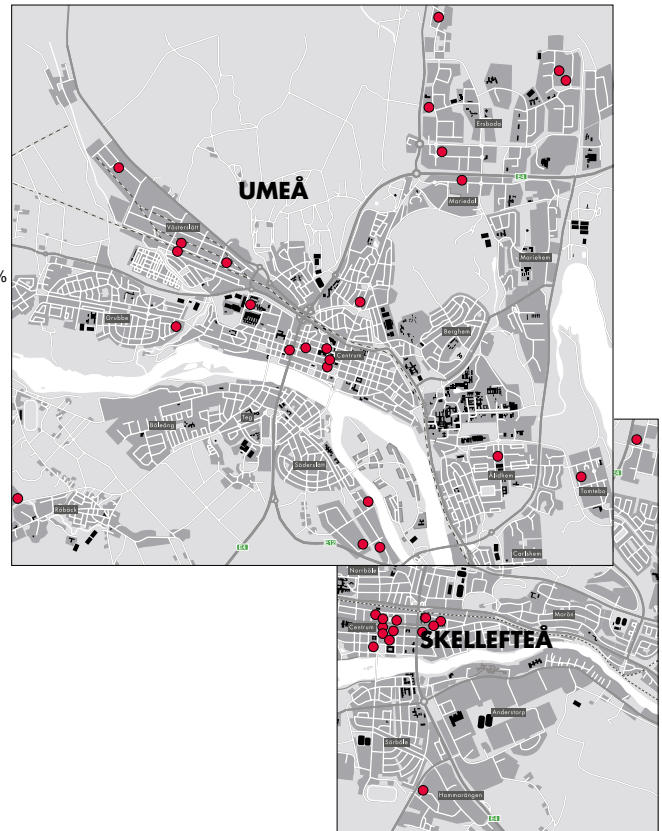
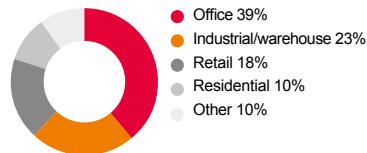
PROPERTY HOLDINGS

No. of properties	43
Area, '000 sq.m	226
Property value, SEKm	2,046
Operating surplus, SEKm	89
Surplus ratio, %	59

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



VÄSTERBOTTEN - LARGEST TENANTS

TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Municipality of Skellefteå	22	15,829	7.5	4.1
Tieto Sweden AB	1	9,243	4.4	3.0
Municipality of Umeå	8	8,156	3.9	1.4
Scandic Hotels AB	1	7,967	3.8	14.7
Swedish Social Insurance Agency	8	6,036	2.9	2.3
Total, largest tenants	40	47,231	22.5	5.0

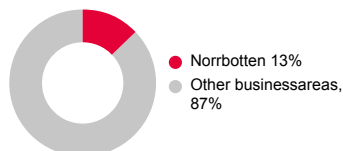
*In relation to the annual contract value for each business area.

NORRBOTTEN

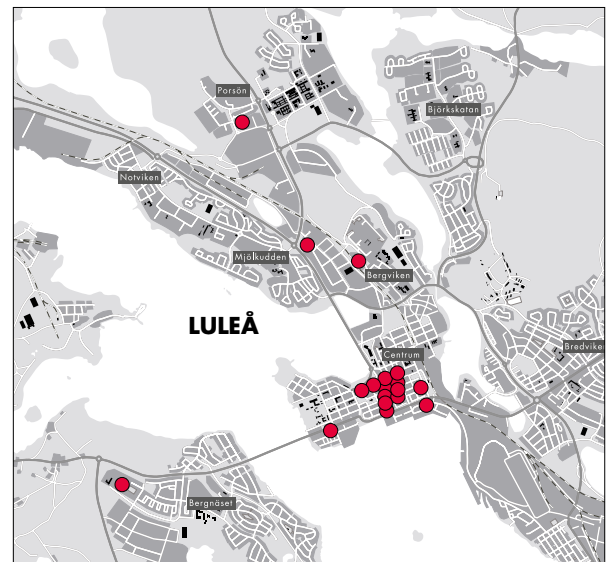
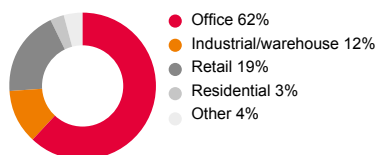
PROPERTY HOLDINGS

No. of properties	18
Area, '000 sq.m	120
Property value, SEKm	1,659
Operating surplus, SEKm	100
Surplus ratio, %	65

SHARE OF TOTAL CONTRACT VALUE



FLOOR AREA BY TYPE OF PREMISES



NORRBOTTEN - LARGEST TENANTS

TENANT	No. contracts	Annual contract value, SEK '000	Share of total contract value, %*	Average contract term, years
Municipality of Luleå	7	10,889	7.1	1.8
Swedish Customs IT Department	3	7,297	4.8	1.2
Swedbank AB	3	6,168	4.0	3.2
Folksam Sak	18	5,947	3.9	5.6
SWECO Sverige AB	6	5,333	3.5	3.2
Total, largest tenants	37	35,634	23.3	2.8

*In relation to the annual contract value for each business area.



»» LEASE MATURITIES AT 31 DECEMBER 2015

	Maturity year	Signed contracts no.	Rented area sq.m	Contracted rental income SEKm	Share, %
Leases for premises	2016	798	185,635	196	14
	2017	730	214,433	237	17
	2018	610	246,429	271	19
	2019	349	180,502	193	15
	2020+	190	230,284	265	19
Total leases for premises		2,677	1,057,283	1,162	84
Residential leases		2,136	156,266	151	12
Other leases		3,653	-	48	4
TOTAL		8,466	1,213,549	1,361	100

NET LEASING

Net leasing was SEK 8 million (6) in the fourth quarter and SEK 48 million (29) for the full year. The largest leases signed in the fourth quarter were with Engelska Skolan at Kansliet 20, ÅF at Norr 31:9 and Tieto at Postiljonen 6. The average contract term for all premises at 31 December was 3.2 years (3.2).

VACANCIES

Vacancies fell during the quarter and at 31 December the economic vacancy rate was 9.7 per cent (9.5) and vacant area was 16.8 per cent (18.1). Economic vacancy rate is largest for office and retail space, while in terms of vacant area, it is largest for offices and industrial space. The economic vacancy rate for the year was 10.4 per cent (9.3).

»» LARGEST TENANTS AT 31 DECEMBER 2015

TENANT	No. contracts	Annual contract value, SEK '000	Share of total annual contract value, %	Average contract term, years
Swedish Transport Administration	13	48,010	3.6	4.2
Municipality of Östersund	120	30,216	2.2	4.1
Swedbank AB	9	21,196	1.6	2.2
Swedish Public Employment Service	27	20,498	1.5	2.4
Municipality of Falun	6	17,569	1.3	5.5
Åhléns	7	15,941	1.2	2.9
KappAhl	6	14,915	1.1	3.5
Hennes & Mauritz	10	14,740	1.1	2.0
Internationella Engelska Skolan	3	13,647	1.0	14.9
Swedish Police Authority	14	12,888	1.0	3.4
Total, largest tenants	215	209,620	15.6	4.3



> Daniel Viklund, Caretaker, Sundsvall.

»»» FINANCIAL POSITION AS OF 31 DECEMBER 2015

EQUITY AND LONG-TERM NET ASSET VALUE

Equity was SEK 3,694 million (3,365) and equity per share SEK 49.4 (45.0). Long-term net asset value, expressed as EPRA NAV was SEK 4,704 million (4,324). EPRA NAV is a key ratio measuring the long-term fair value of a company's net assets. At the end of the fourth quarter, the equity ratio was 27.4 per cent (27.3), which is higher than the short-term target of 25 per cent, but lower than the long-term target of 30 per cent. The loan-to-value ratio was 60.7 per cent (62.9), edging

closer to the long-term target of, at most, 60 per cent. The interest coverage ratio was 3.4 times (2.5).

CASH AND CASH EQUIVALENTS

Consolidated cash and cash equivalents were SEK 0 million (79) at the end of the year and drawn overdraft facilities were SEK 227 million (0) of the approved credit limit of SEK 450 million (335).

»»» INTEREST EXPENSE JANUARY–DECEMBER 2015

	Amount, SEKm	Cost, SEKm	Weighted average interest rate, %
Interest-bearing liability	7,895	98	1.2
Undrawn credit facilities ¹	350	2	0.0
Cost of financial instruments	4,200	104	1.3
		203	2.6

¹ The impact of costs related to undrawn credit facilities on the average annual interest rate is 0.02 percentage points.

The average interest-bearing liabilities for the year amounted to SEK 7,895 million (7,667). The actual interest expense, including expenses related to undrawn credit and overdraft facilities and the performance of financial instruments, amounted to SEK 203 million (262), which represents an average annual interest rate of 2.6 per cent (3.4). During the year,

unrealised changes in value on held derivatives totalled SEK 64 million (-91), which have been fully recognised in profit or loss. In the second quarter a SEK 500 million bond was issued through Nya SFF offering a fixed annual interest rate of 0.44 and maturing in March 2017.

»»» INTEREST RATES AND LOAN MATURITY ON 31 DECEMBER 2015

Maturity year	Interest rate and margin expiration		Loan maturity	
	Loan amount, SEKm	Average annual interest rate ¹ , %	Credit agreements, SEKm	Drawn, SEKm
2016	2,985	0.8	1,380	1,380
2017	4,126	1.1	2,918	2,648
2018	1,007	1.3	3,083	3,083
2021	-	-	1,207	1,007
Drawn credit facilities	8,119	1.0	8,589	8,119
Undrawn credit facilities	470	0.0		
Financial instruments	4,200	1.4		
TOTAL		2.5		

¹ Average annual interest rate refers to the average interest rate based on interest-rate terms and current liability on 2015-12-31.

»»» SENSITIVITY ANALYSIS AT 31 DECEMBER 2015

	Fixed rate term	Maturity	Average annual interest rate	Market value	If market rates rise by 1 per cent		
					Change in annual average rate	Change in annual average interest cost	Change in market value
Loan portfolio, excl. derivatives	0.3 years	2.4 years	1.0%	SEK 8,119 m	0.9%	+ SEK 76 m	
Derivative portfolio	1.1 years		1.4%	- SEK 134 m	-1.0%	- SEK 42 m	+ SEK 42 m
Loan portfolio, incl. derivatives	0.8 years	2.4 years	2.5%		0.4%	+ SEK 34 m	+ SEK 42 m

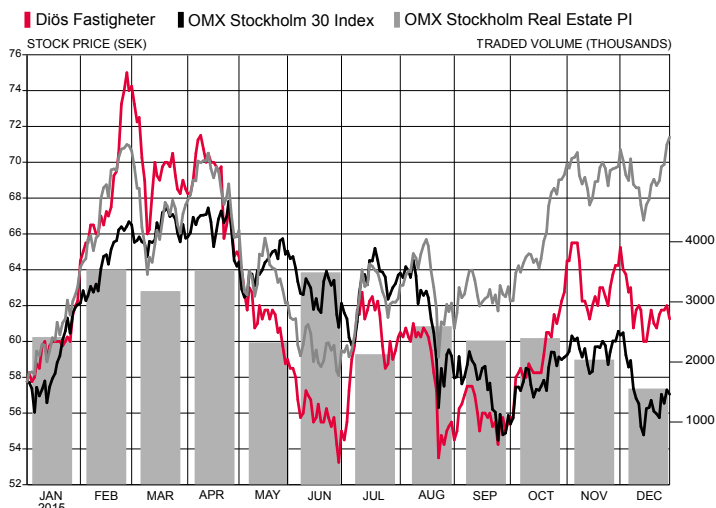
The Group's interest-bearing liabilities amounted to SEK 8,119 million (7,671). The average fixed-rate term was 0.3 years (0.2) and average maturity was 2.4 years (2.0). Taking account of the impact of the derivatives portfolio, the average fixed-rate term was 0.8 years (1.4). Of the Group's total interest-bearing liabilities, SEK 4,200 million (4,200) is hedged through derivatives. The average remaining term is 1.1 years (2.1). The average annual interest rate, including costs related to derivative instruments, amounted to 2.5 per cent (2.8). At 31 December 2015, the market value of the derivative portfolio was SEK -134 million (-198). With a derivatives portfolio of SEK 4,200 million and fixed-rate bonds of SEK 500 million, 57.9 per cent (54.7) of the Group's total outstanding loans are covered by interest rate hedges.

Financial instruments limit the impact of a change in interest rates on our average borrowing costs. The value of derivatives is always zero at maturity.

Loan covenants issued by our creditors are as follows: max. LTV of 65 per cent, min. equity ratio of 25 per cent and interest coverage ratio higher than 1.8 times. All were met with a good margin.

All financial instruments are measured at fair value and classified at level 2 in accordance with IFRS 13, which means that valuation is based on observable market data. Changes in value are recognised in profit or loss.

SHARE PRICE PERFORMANCE



SHARE PERFORMANCE

The share price at the end of the year was SEK 61.3 per share (57.8), which equates to a market capitalisation of SEK 4,577 million (4,316) and a return of 6.1 per cent (26.4) for the past 12 months. If the approved dividend of SEK 2.85 per share is included, the total return on the shares for the year is 12.1 per cent (32.3). The diagram shows share prices for the past 12 months for both Diös Fastigheter and the indexes. The return for OMX Stockholm 30 was -1.2 per cent (10.6) and for OMX Stockholm Real Estate PI 23.6 per cent (35.3).

Diös Fastigheter AB had 10,329 shareholders (6,759) at 31 December. The share of foreign-owned shares was 17.9 per cent (13) while the total number of shares during the year remained unchanged at 74,729,134 (74,729,134). The largest single shareholder was AB Persson Invest

NET ASSET VALUE

As of 2015-12-31	SEKm	Per share
Number of shares, thousands		74,729
Equity	3,694	
Equity held by minority	-36	
<i>Reversal</i>		
Fair value of financial instruments	134	
Deferred tax on temporary differences	912	
EPRA NAV	4,704	63.0

RETURN AND LONG-TERM NET ASSET VALUE (EPRA NAV)

The target is to generate a return on equity in excess of the risk-free rate plus 6 percent. The target return for the past 12 months was 6.2 per cent (6.9). Return for the year was 15.0 per cent (9.0).

Equity at the end of the fourth quarter was SEK 3,694 million (3,365) and the long-term net asset value, EPRA NAV, was SEK 4,704 million (4,324). On a per share basis EPRA NAV was SEK 63.0 (57.9), which means that the share price at 31 December represented 97 per cent (100) of long-term NAV.

LARGEST SHAREHOLDERS

OF DIÖS FASTIGHETER AB AT 31 DECEMBER 2015

SHAREHOLDER	No. of shares	Capital and votes, %
AB Persson Invest	11,499,691	15.4
Backahill Inter AB	7,830,754	10.5
Bengtssons Tidnings Aktiebolag	7,518,222	10.1
Länsförsäkringar Fondförvaltning AB	5,354,209	7.2
Pensionskassan SHB Försäkringsförening	4,498,239	6.0
Försäkringsaktiebolaget, Avanza Pension	2,411,008	3.2
SEB Investment Management	2,058,739	2.8
Fourth AP Fund	1,575,887	2.1
Handelsbankens Fonder	1,474,837	2.0
Ssb Client Omnibus Ac Om07 (15 pct)	1,300,082	1.7
Total, largest shareholders	45,521,668	60.9
Other shareholders	29,207,466	39.1
TOTAL	74,729,134	100.0

with a 15.4 per cent (15.4) shareholding. The ten largest shareholders accounted for 60.9 per cent (63.6) of the shares and votes.

The 2014 AGM authorised the company to buy back ten per cent of all outstanding shares of the company. No repurchases were made during the year.

No new changes of ownership were flagged during the year. The ten largest shareholders of Diös Fastigheter AB according to Euroclear Sweden AB are shown above.

Diös Fastigheter AB is a publicly traded company listed on the NASDAQ OMX Nordic Exchange Stockholm, Mid Cap list. The ticker symbol is DIOS and the ISIN code SE0001634262.

EARNINGS PER SHARE

As of 2015-12-31	SEKm	Per share
No. of shares		74,729
Property management income	508	
Tax attributable to property management income	-82	
Minority's share of earnings	-12	
EPRA EPS	414	5.54

EARNINGS

Earnings per share for the year were SEK 7.09 (3.98) while long-term earnings per share, expressed as EPRA EPS, were SEK 5.54 (5.25). EPRA EPS is one of EPRA's industry standard ratios. Designed to show a company's long-term earnings capacity, the indicator is calculated as property management income less 22 per cent corporation tax attributable to property management income less minority's share of earnings. Tax attributable to property management income is not affected by one-off tax items, see page 16.



»»» EMPLOYEES AND ORGANISATION

The number of employees on 31 December 2015 was 150 (149), of whom 60 were women (54). Diös Fastigheter is geographically divided into the six business areas of Gävleborg, Dalarna, Västernorrland, Jämtland, Västerbotten and Norrbotten. The company's head office and central Group functions are located in Östersund. Most of the employees, 105 (104) of them, work in the business areas, 48 (53) of them with the physical aspects of property management.

»»» PARENT COMPANY

The activities of the parent company consist of central Group functions as well as the ownership and operation of the Group's subsidiaries. Sales totalled SEK 127 million (118) and post-tax profit was SEK -11 million (-9). Net sales refer chiefly to services sold to the Group's subsidiaries. Cash and cash equivalents were SEK 0 million (145) at 31 December 2015 and drawn overdraft facilities were SEK 85 million (0). The change in parent company cash and cash equivalents and intercompany balances is attributable to a change in the Group's liquidity account structure. External interest-bearing liabilities, excluding overdraft facilities, amounted to SEK 2,708 million (3,318). The average annual interest rate based on the situation at 31 December 2015 was 0.9 per cent (1.5). The parent company prepares its financial reports in compliance with RFR 2 Accounting for Legal Entities.

»»» DEFERRED TAXES

In April 2005 Diös Fastigheter's original owners acquired a group consisting of dormant limited companies. The aim of the acquisition was to create a basis for the formation of the new property company. The only assets of the acquired companies at the time of acquisition were approximately SEK 40 million in cash and, according to the 2005 income tax returns, approximately SEK 1,026 million in unused tax losses carried forward.

The reported deferred tax liability was SEK 875 million (735) at 31 December 2015. The value of the deferred tax liability will be assessed at the end of each accounting period and, if necessary, re-valuation will be carried out.

Temporary differences, i.e. the properties' fair values less tax residual values, amounted to SEK 4,143 million (3,565) at 31 December 2015. At a tax rate of 22.0 per cent, the deferred tax liability on temporary differences was SEK 912 million (784).

Tax losses carried forward on 31 December 2015 are estimated at SEK 262 million (335). At a tax rate of 22.0 per cent, deferred tax asset relating to tax losses carried forward was SEK 58 million (74), which, in the financial statements, has been offset against deferred tax liability. Other deferred tax liabilities were SEK 21 million (25) at 31 December 2015.

The change since 31 December 2014 is attributable to a decrease in deferred tax assets of SEK 16 million and an increase in deferred tax on temporary differences of SEK 128 million. Other changes are attributable to a SEK 4 million decrease in other deferred tax liabilities.

While the reporting of taxes complies with the applicable accounting rules it should be noted that the amount of tax paid over the period generally differs from the reported amount. Tax regulations are also complex and difficult to interpret. The application of the regulations may also change over time.

»»» TAX CASE

On 28 September it was announced that the Administrative Court of Appeal has accepted the reasoning of the Swedish Tax Agency with regard to Diös Fastigheter's claim for deduction of a capital loss of SEK 421 million attributable to the tax year 2006. In the third quarter, a provision of SEK 137 million was made for this tax case. The provision recognised in the third quarter financial statements has been restated from previous communications and includes tax and interest for the deferral period. On 22 October the Board of Directors resolved not to seek leave to appeal from the Supreme Administrative Court.

The case has also been communicated in press releases on 7 October and 28 September 2015, 20 and 21 May and 19 June 2014.

»»» SIGNIFICANT RISKS AND UNCERTAINTIES

Diös Fastigheter's principal risks and uncertainties are described in the 2014 annual report on pages 40-42. Apart from what is stated below, there have been no material changes to Diös Fastigheter's risks and uncertainties.

At its monetary policy meeting on 10 February the Riksbank decided to lower the repo rate by 0.15 percentage points to -0.50 per cent. This action was taken as an attempt to fuel inflation such that it stabilizes at around 2 per cent in 2017. Acquisition of government bonds has continued at the level decided earlier. However, maturities and coupons are now to be reinvested in the government bond portfolio.

A report issued in December 2015 by National Institute of Economic Research (NIER) predicted that the Swedish economy is heading for a boom. Swedish GDP is growing at a rate of almost 4 per cent in 2015 and 2016. The low interest rates are fuelling domestic demand while contributing to a relatively weak SEK. Together with a stronger European investment climate, this boosts Swedish exports.

Thanks to Sweden's strong public finances, healthy banks and growing GDP, the prospects for growth in our markets are deemed to be good. As our property operations continue to generate strong cash flows, we are seeing a stabilisation of the yield levels in the market valuation of our properties and our property values. These combined factors should strengthen property as an asset class.

»»» RELATED-PARTY TRANSACTIONS

There were no significant related party transactions during the year. Those related party transactions which did occur are deemed to have been concluded on market terms.

»»» ACCOUNTING POLICIES

Diös Fastigheter complies with EU-adopted IFRS standards and the interpretations of these (IFRIC). This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The report for the parent company is prepared in accordance with RFR 2 Accounting for Legal Entities and the Swedish Annual Accounts Act. The accounting principles applied in the interim report are consistent with the accounting principles applied in preparing the consolidated financial statements and Annual Report for 2014, Note 1, with the exceptions indicated in the following. New and amended standards which entered into force in 2015 have not had any impact on the interim report.

IFRS 11 JOINT ARRANGEMENTS

A joint arrangement is an arrangement of which two or more parties have joint control. A joint arrangement is classified as either a joint venture or a joint operation. Diös Fastigheter has assessed its joint arrangements and determined that its interest in Nya Svensk Fastighetsfinansiering AB constitutes a joint operation. The interest was acquired in the fourth quarter of 2014 and the company had no operations in the prior financial year. The interest was recognised at cost at 31 December 2014. Accounting for the interest in accordance with the principles for joint operations has, however, had no material impact on the consolidated financial statements.

In respect of its interest in the joint operation Diös has recognised its assets and liabilities (including its share of all joint assets and liabilities) as well as its revenue and expenses (including its share of all joint revenue and expenses).

The Group's other joint arrangements constitute joint ventures and are accounted for in accordance with the equity method. Under the equity method, interests in joint ventures are recognised at cost in the balance sheet after adjusting for the Group's share of the profit or loss of joint ventures after the acquisition date. Dividends received reduce the carrying amount of the interest.

¹ Annual Report 2014 is available at www.dios.se



»»» DIVIDEND POLICY

Approximately 50 per cent of the company's profit after tax, excluding unrealised changes in value and deferred tax, shall be distributed to the shareholders in the form of dividends.

»»» EVENTS AFTER THE REPORTING PERIOD

In January 2016, a property portfolio was sold consisting of 30 properties in Härnösand, corresponding to approximately 84,000 sq. m. The buyer was Westerlinds Fastigheter i Härnösand AB/Landsorten Invest AB. The underlying property value amounted to SEK 342.5 million and it was vacated on 12 January 2016. The sale is conducted in the form of a company divestment, resulting in a profit of approximately five million after tax, including transaction costs. The profit will be reported in the first quarter of 2016.

For the barter transaction with Riksbyggen and Kommunal, the date of taking possession has been moved from 30 December 2015 to 21 January 2016. This barter transaction involves acquisition of three central properties totalling 14,260 sq. m. and divestiture of eleven properties totalling 39,800 sq. m. The underlying property value of the acquisition amounted to SEK 149 million and for the divested properties, SEK 321 million. The sale is conducted in the form of a company divestment and the underlying property value is in line with the most recent valuation.

The Board of Directors and the CEO declare that the financial statement gives a true and fair view of the operations, financial position and income of the company and the Group, and describes the principal risks and uncertainties faced by the company and the Group's companies. This financial statement has not been subject to review by the Company's auditor.

Financial reports can be viewed in full on Diös' website www.dios.se

Östersund, 18 February 2016

Bob Persson
Chairman

Maud Olofsson
Board member

Ragnhild Backman
Board member

Svante Paulsson
Board member

Anders Bengtsson
Board member

Knut Rost
Chief Executive Officer

Tomas Mellberg
Board member
Employee representative



CONDENSED CONSOLIDATED INCOME STATEMENT AND STATEMENT OF COMPREHENSIVE INCOME, SEK M

	2015 3 months Oct-Dec	2014 3 months Oct-Dec	2015 12 months Jan-Dec	2014 12 months Jan-Dec
INCOME STATEMENT				
Rental income and other property management income	334	329	1,315	1,312
Property costs	-139	-145	-539	-550
Operating surplus	195	184	776	762
Central administration	-18	-16	-58 ¹	-58
Net financial items	-52	-71	-210	-283
Property management income	125	97	508	421
Change in value of properties	159	79	273	62
Change in value of interest rate derivatives	28	-12	64	-91
Profit before tax	312	164	845	392
Current tax	-10	-	-163 ²	-10
Deferred tax	-53	-38	-140	-80
Profit after tax	249	126	542	302
Profit attributable to shareholders of the parent	237	128	530	297
Profit attributable to non-controlling interests	12	-2	12	5
Total	249	126	542	302
STATEMENT OF COMPREHENSIVE INCOME				
Profit after tax	249	126	542	302
Comprehensive income for the period	249	126	542	302
Comprehensive income attributable to shareholders of the parent	237	128	530	297
Comprehensive income attributable to non-controlling interests	12	-2	12	5
Total	249	126	542	302
Earnings per share after tax, SEK	3.17	1.71	7.09	3.97
Number of shares at end of period, thousands	74,729	74,729	74,729	74,729
Average number of shares, thousands	74,729	74,729	74,729	74,729
Number of treasury shares at end of period, thousands	0	0	0	0
Average number of treasury shares, thousands	0	0	0	0

¹ The central administration item includes reversals of previous provisions for staff-related costs that were made in connection with the acquisition of Norrvidden.

² Current tax includes a recognised tax expense of SEK 137 million relating to a tax case, of which SEK 117 million refers to tax and SEK 20 million to interest.



»»» CONDENSED CONSOLIDATED BALANCE SHEET, SEK M

ASSETS	2015 31 Dec	2014 31 Dec
Non-current assets		
Investment properties	13,381	12,200
Other property, plant and equipment	4	7
Intangible assets	3	4
Financial assets	13	7
Total non-current assets	13,401	12,218
Current assets		
Current receivables	104	43
Cash and cash equivalents	-	79
Total current assets	104	122
TOTAL ASSETS	13,505	12,340
EQUITY AND LIABILITIES		
Equity	3,694	3,365
Deferred tax liability	875	735
Non-current liabilities	8,121	7,673
Overdraft facilities	227	-
Current liabilities	588	567
TOTAL LIABILITIES AND EQUITY	13,505	12,340
Contingent liabilities	-	135

»»» CONDENSED STATEMENT OF CHANGES IN EQUITY, SEK M

	Equity	Attributable to shareholders of the parent	Attributable to minority interests
Equity 2013-12-31	3,235	3,216	19
<i>Profit for the period after tax</i>	302	297	5
Comprehensive income for the period	302	297	5
Cash dividend	-172	-172	-
Equity 2014-12-31	3,365	3,341	24
<i>Profit for the period after tax</i>	542	530	12
Comprehensive income for the period	542	530	12
Cash dividend	-213	-213	-
Equity at 2015-12-31	3,694	3,658	36



»»» CONDENSED CONSOLIDATED CASH FLOW STATEMENT, SEK M

	2015 3 months Oct-Dec	2014 3 months Oct-Dec	2015 12 months Jan-Dec	2014 12 months Jan-Dec
OPERATING ACTIVITIES				
Property management income ¹	125	97	508	421
Adjustments for non-cash items	10	6	7	-
Tax paid	-110	-	-126	-10
Operating cash flows before change in working capital	25	103	389	411
Changes in working capital				
Decrease (+)/increase (-) in receivables	-27	60	-61	48
Decrease (-)/increase (+) in current liabilities	47	-56	19	-37
Total change in working capital	20	4	-42	11
Operating cash flow	45	107	347	422
INVESTING ACTIVITIES				
Investment in financial assets	-4	-	-6	-
Proceeds from sale of property, plant and equipment	136	24	177	101
Acquisition of intangible assets	-	-1	-	-1
Purchases of property, plant and equipment	-745	-122	-1,059	-399
Investing cash flow	-613	-99	-888	-299
FINANCING ACTIVITIES				
Dividends paid	-	-	-213	-172
Change in non-current liabilities	479	64	448	7
Change in overdraft facility	89	-	227	-
Financing cash flow	568	64	462	-165
Cash flow for the period	0	72	-79	-42
Cash and cash equivalents at beginning of period	0	7	79	121
Cash and cash equivalents at end of period	0	79	0	79
¹ Items included in property management income				
Interest received	1	0	2	1
Interest paid	-41	-50	-199	-262



KEY RATIOS

	2015 3 months Oct-Dec	2014 3 months Oct-Dec	2015 12 months Jan-Dec	2014 12 months Jan-Dec
Return on equity, %	6.6	3.9	15.0	9.0
Equity ratio, %	27.4	27.3	27.4	27.3
Loan-to-value ratio, properties, %	60.7	62.9	60.7	62.9
Interest coverage ratio, times	3.5	2.4	3.4	2.5
Debt/equity ratio, times	2.2	2.3	2.2	2.3
Equity per share, SEK	49.4	45.0	49.4	45.0
Earnings per share, SEK	3.17	1.71	7.09	3.97
Cash flow per share, SEK	1.61	1.30	4.80	5.50
Number of outstanding shares, thousands	74,729	74,729	74,729	74,729
EPRA NAV, SEKm	4,704	4,324	4,704	4,324
EPRA NAV per share, SEK	63.0	57.9	63.0	57.9
EPRA EPS, SEK	1.16	1.33	5.54	5.25
Number of properties at end of period	351	354	351	354
Leasable area at end of period, sq.m	1,462,538	1,422,519	1,462,538	1,422,519
Market value of properties, SEKm	13,381	12,200	13,381	12,200
Rental value, SEKm	372	361	1,466	1,448
Economic occupancy rate, %	88.0	89.0	88.3	89.2
Yield, %	1.4	1.5	5.8	6.2
Surplus ratio, %	59.3	57.2	59.9	59.0

EPRA, European Public Real Estate Association, is a trade association for listed property companies and investors in Europe whose activities include defining common standards for financial reporting. The key ratios EPRA EPS (earnings per share) and EPRA NAV (net asset value) are part of this.

TARGETS

OPERATIONAL TARGETS	Targets 2015	Outcome 2015	Target 2016
Economic occupancy rate, %	90	88.3	> 90
Surplus ratio, %	60	59.9	> 60
Energy use, %	-5	-3.6	-3
Employee satisfaction index	73	- ¹	75
Customer satisfaction index	63	58	63

¹ Measurement is moved to first half of 2016.

FINANCIAL AND RISK-LIMITED TARGETS

Return on equity, %	6.20 (Risk-free rate + 6 %)	15	Risk-free rate + 6 %
Dividend	≥ 50% of profit for the year ¹	54% of profit for the year ¹	~ 50% of profit for the year ¹
Loan-to-value ratio, %	<65	60.7	<65
Equity ratio, %	Short-term > 25 Long-term > 30	27.4	Short-term > 25 Long-term > 30
Interest coverage ratio, times	1.8	3.4	1.8

¹ Profit after tax, excluding unrealised changes in value and deferred tax.



»»» CONDENSED PARENT COMPANY INCOME STATEMENT AND STATEMENT OF COMPREHENSIVE INCOME, SEK M

	2015 12 months Jan-Dec	2014 12 months Jan-Dec
INCOME STATEMENT		
Net sales	127	118
Gross profit	127	118
Central administration	-180	-159
Operating profit	-53	-41
Financial income	232	147
Financial expenses	-190	-115
Profit after financial items	-11	-9
Current tax	-	-
Profit after tax	-11	-9
STATEMENT OF COMPREHENSIVE INCOME		
Profit after tax	-11	-9
Comprehensive income for the year	-11	-9

»»» CONDENSED PARENT COMPANY BALANCE SHEET, SEK M

	2015 31 Dec	2014 31 Dec
ASSETS		
Projects in progress	-	1
Intangible assets	3	4
Machinery and equipment	2	2
Interests in Group companies	171	171
Non-current receivables from Group companies	7,674	7,390
Total non-current assets	7,850	7,568
Current receivables from Group companies	767	186
Other current receivables	10	13
Cash and cash equivalents	-	145
Total current assets	777	344
TOTAL ASSETS	8,627	7,912
EQUITY AND LIABILITIES		
Equity	1,029	1,253
Non-current liabilities to credit institutions	2,701	3,311
Non-current liabilities to Group companies	3,331	2,947
Current liabilities to credit institutions	7	7
Current liabilities to Group companies	1,439	365
Overdraft facilities	85	-
Trade payables	2	1
Other current liabilities	33	28
Total current liabilities	1,566	401
TOTAL LIABILITIES AND EQUITY	8,627	7,912

»»» FINANCIAL CALENDAR

Annual Report 2015 ¹	Week of 4 April 2016
AGM 2016, Östersund	26 April 2016
Q1 Interim report January-March 2016	26 April 2016
Q2 Interim report January-June 2016	8 July 2016
Q3 Interim report January-September 2016	21 October 2016

¹ Annual Report 2015 will be made available at www.dios.se

»»» DEFINITIONS

NUMBER OF SHARES AT END OF PERIOD

Actual number of shares outstanding at the end of the period.

RETURN ON EQUITY

Profit for the period in relation to average equity. Average equity is calculated as the sum of the opening and closing balance divided by two.

LOAN-TO-VALUE RATIO, PROPERTIES

Interest-bearing and other liabilities relating to properties divided by the carrying amount at the end of the period.

YIELD

Operating surplus for the period divided by the properties' market value at the end of the period.

EQUITY PER SHARE

Equity at the end of the period divided by the number of shares outstanding at the end of the period.

ECONOMIC OCCUPANCY RATE

The rental income for the period divided by the rental value at the end of the period.

ECONOMIC VACANCY RATE

Estimated market rent for unoccupied premises divided by the total rental value.

EPRA EPS

Property management income less nominal tax attributable to property management income, divided by average number of shares. Taxable property management income refers to property management income less, inter alia, tax-deductible depreciation and amortisation and conversion projects.

EPRA NAV/LONG-TERM NET ASSET VALUE PER SHARE

Equity at the end of the period after reversal of interest rate derivatives and deferred tax attributable to temporary differences in properties and minority's share of equity, divided by the number of outstanding shares at the end of the period.

PROPERTY MANAGEMENT INCOME

Revenue less property costs, costs for central administration and net financial items.

PROFIT FROM IMPROVEMENTS

Sale price minus capital invested.

AVERAGE NUMBER OF SHARES

Number of shares outstanding at the beginning of the period, adjusted by the number of shares issued or withdrawn during the period weighted by the number of days that the shares were outstanding, in relation to the total number of days in the period.

RENTAL INCOME

Rents invoiced for the period minus rent losses and rent discounts.

RENTAL VALUE

Rent at the end of the period plus addition for estimated market rent for unoccupied floor space.

CASH FLOW PER SHARE

Profit before tax, adjusted for unrealised changes in value plus depreciation less current tax, divided by the average number of shares.

NET LEASING

Net annual rent, excluding discounts and supplements, for newly signed, terminated and renegotiated contracts. No account is taken of the length of contracts.

EARNINGS PER SHARE

Profit for the period after tax, attributable to shareholders, divided by the average number of shares.

INTEREST COVERAGE RATIO

Profit after financial items, excluding unrealised changes in value plus financial expenses, in relation to financial expenses during the period.

DEBT/EQUITY RATIO

Interest-bearing liabilities in relation to shareholders' equity at the end of the period.

EQUITY RATIO

Equity divided by total assets at the end of the period.

SURPLUS RATIO

Operating surplus for the period divided by the rental income for the period.

The logo for Diös, featuring the word "Diös" in a white, stylized script font with a red underline, set against a black background.

DIÖS FASTIGHETER AB (PUBL)

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