



Interim report  
Fastilium Property Group AB  
556705-1965  
  
2017-01-01 - 2017-03-31

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## Important events during the reporting period

- Fastilium has made a submission for land in the central parts of Umeå
- Fastilium has appointed Lars Kristensen as Managing Partner in Denmark
- Fastilium has signed a letter of intent on purchasing a student housing company
- Fastilium submitted its application to list on the Nordic Growth Market

## Important events after the end the reporting period

- The company has withdrawn its application for listing on NGM's MTF list.
- On the 20th of April the Annual General Meeting was held in Stockholm. All resolutions presented in the notice of the meeting were approved by the meeting.

KPI's	2017-01-01	2016-01-01	2015-01-01	2014-01-01
	2017-03-31	2016-12-31	2015-12-31	2014-12-31
Net turnover, KSEK	5	-160	-1	0
Earnings after depreciation, KSEK	-1 847	-9 178	-6 487	-3
Profit/loss after financial items, KSEK	-1 797	5 588	-6 683	-3
Balance sheet total, KSEK	87 440	88 906	29 313	1 219
Liquid Assets, KSEK	4 263	6 353	19	28
Acid-test ratio incl. unused bank over. cap. (%)	387%	440%	9%	6%
Equity/assets ratio (%)	94%	94%	71%	-796%
Debt ratio (times)	0,1	0,1	0,4	-1,1
The average number employees	1	1	2	2
*Number of shares	76 269 731	76 269 731	10 958 266	295 676 526

During 2015 a reverse split was performed with the relation 100 shares to 1

## CEO letter

The first quarter of 2017 has been a productive one for Fastilium. We have grown our pipeline of potential projects and have strengthened several of our strategic relationships.

Fastilium has, among other things, submitted a request for land in the central parts of Umeå. Furthermore, we have signed a letter of Agreement to purchase an existing student housing portfolio company. We believe that this transaction will put the Company in an advantageous financial position if completed.

I am also pleased to announce that we have engaged Lars Kristensen as Managing Partner in Denmark to help us develop our operations in the Danish market. Lars has extensive experience in both student housing and capital markets.

We finalized our formal application to be listed on NGM in the end of January. In the second half of March we were made aware of NGM's concern regarding the Company's past and the implications this might have on NGM's brand, referring to the legacy of the Company, Chronotech Pharma, and its prior majority shareholder. The Board has therefore decided to withdraw the application and pursue other strategic alternatives.

Despite this we have made, and are making, significant progress in becoming a leading student housing company in the Nordics and the United Kingdom.

Michael Rollins  
CEO

## Goals

The Company's goal is to develop a leading student housing company in the Nordics, United Kingdom and Ireland through acquisitions as well as development.

## Financial strategy

Fastilium will finance its operations through equity, a combination of common and preferred shares, as well as through corporate bonds and bank loans.

## Performance management

### **Results for 2017-01-01 – 2017-03-31**

Figures in brackets refer to the period 2016-01-01 - 2016-03-31.  
All data is in KSEK unless stated otherwise.

#### **Net operating income 5 (0)**

Turnover consists only of exchange differences.  
Operating expenses for the period is -1,851 (-1,299). The increase is mainly attributable to increased costs for professional fees.

#### **Business Risks**

The main risks faced by the Company are competition in the market place and the ability to finance suitable projects.

#### **Financial risks**

##### *Interest rate risk*

The Company is exposed to changes in interest rates.

##### *Currency risk*

The Company will in foreign investments be exposed to changes in that country's currency.

#### **Investments**

Net investments in equipment amounted to 0.0 (0.0).

### **Financial position**

Figures in brackets refer to the position 2016-12-31.

#### **Liquidity**

The Company's liquid assets as of March 31, 2017  
4,263 (6,353).

#### **Equity**

As of March 31, 2017, equity amounted to 82,180 (83,977). Number of shares was 76,269,730 (76,269,730)  
Each share had a par value of 1.0 SEK.

#### **Issues**

No share issues has taken place during the fiscal year.

#### **Agreements and Projects**

Fastilium has signed three agreements on the acquisition of a number of construction projects. These agreements define the agreements referred to, how they should be financed, and are basically identical in structure. They stipulate each of the estimated number of beds that the counterparty is to deliver and extends until the buildings are ready for occupancy and had the final inspection. Each agreement also specifies an estimated purchase price.  
The final price of the individual facilities shall correspond to the value of a real estate investment with a return of six percent. The individual projects are delivered in stages and are made with partial payments, in the form of shares in the subsidiary to which ownership of the specific properties are located.

The following agreements have been concluded:

1. Project acquisition agreement with Valeo SA Jersey: number of beds 1150-1200
2. Project acquisition agreement with Trimalchion Capital GmbH: number of beds 490 -540
3. Project acquisition agreement with OOO Norrtälje AB: number of beds 560  
Expected purchase price for delivered and finalized inspected items: 500 million SEK

## Income Statement

	2017-01-01	2016-01-01	2016-01-01
KSEK	2017-03-31	2016-03-31	2016-12-31
Operating Income			
Other Income	5	0	-160
<b>Total operating income</b>	<b>5</b>	<b>0</b>	<b>-160</b>
Other external costs	-1 114	-465	-5 930
Payroll costs	-738	-784	-2 921
Depreciation of tangible fixed assets	0	-49	-97
Other income and costs	0	0	-71
<b>Total operating costs</b>	<b>-1 851</b>	<b>-1 299</b>	<b>-9 018</b>
<b>Operating profit/loss</b>	<b>-1 847</b>	<b>-1 299</b>	<b>-9 178</b>
<b>Profit/loss from financial investments</b>			
Interest income and similar profit items	50	0	15 058
Interest expenses and similar loss items	0	-57	-292
<b>Profit/loss from financial investments</b>	<b>50</b>	<b>-57</b>	<b>14 766</b>
<b>Total profit/loss after financial itmes</b>	<b>-1 797</b>	<b>-1 355</b>	<b>5 588</b>
Income tax	0	0	0
<b>Net profit/loss for the period</b>	<b>-1 797</b>	<b>-1 355</b>	<b>5 588</b>

## Balance sheet

KSEK	2017-03-31	2016-12-31
<b>Assets</b>		
<b>Fixed assets</b>		
<i>Tangible fixed assets</i>		
Equipment	0	0
<b>Total fixed assets</b>		
<i>Financial fixed assets</i>		
Shares in subsidiaries	0	0
Other financial fixed assets	67 102	67 206
<b>Total financial fixed assets</b>	67 102	67 206
<b>Total fixed assets</b>	67 102	67 206
<b>Current assets</b>		
<i>Receivables</i>		
Accounts receivables	673	
Other receivables	15 125	15 116
Prepaid expenses accrued income	276	231
<b>Total receivables</b>	16 074	15 347
Cash and bank	4 263	6 353
<b>Total current assets</b>	20 337	21 700
<b>TOTAL ASSETS</b>	87 440	88 906
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
<i>Restricted equity</i>		
Share capital	76 270	76 270
Ongoing new share issue	0	0
<b>Total restricted equity</b>	76 270	76 270
<i>Unrestricted equity</i>		
Share premium reserve	26 443	26 443
Retained earnings	-18 736	-24 323
Net income	-1 797	5 588
<b>Total unrestricted equity</b>	5 910	7 707
<b>Total equity</b>	82 180	83 977
<b>Liabilities</b>		
Accounts payable	1 352	1 485
Other debts	2 470	2 253
Accrued expenses and deferred income	1 438	1 192
<b>Total liabilities</b>	5 260	4 930
<b>TOTAL EQUITY AND LIABILITIES</b>	87 440	88 906
<b>MEMORANDUM ITEMS</b>		
Pledged	Non	Non
Contingent liabilities	Non	Non

## Cash flow analysis KSEK

	2017-01-01 2017-03-31	2016-01-01 2016-03-31	2016-01-01 2016-12-01
<b>Cash flow from operating activities</b>			
Net income	-1 797	-1 355	5 588
Depreciation	0	-49	167
Impairment of receivables	0		14
<b>Cash flow from operating activities before changes in working capital</b>	<b>-1 797</b>	<b>-1 405</b>	<b>5 769</b>
<b>Cash flow from changes in working capital</b>			
Decrease / increase (-) in receivables	-727	-2 417	-14 645
Decrease (-) / increase in current liabilities	330	1 360	-3 558
<b>Net cash flow used in operating, the activities</b>	<b>-2 194</b>	<b>-2 462</b>	<b>-12 434</b>
<b>Cash flow from investment activities</b>			
Sale of tangible fixed assets	0	0	15
Acquisition of financial assets	-410		-1 408
Sale of financial fixed assets	514		100
<b>Net cash used in investment activities</b>	<b>104</b>	<b>0</b>	<b>-1 293</b>
<b>Cash flow from financing activities</b>			
Share issue	0	2 463	20 061
Cost ongoing issuance	0		
Short-term loans	0		
<b>Net cash used in financing activities</b>	<b>0</b>	<b>2 463</b>	<b>20 061</b>
Cash flow	-2 090	2	6 334
Cash and cash equivalents at beginning of period	6 353	19	19
<b>Cash and cash equivalents at end of period</b>	<b>4 263</b>	<b>21</b>	<b>6 353</b>

## Changes in equity

KSEK	Share capital	Restricted Equity	Unrestricted equity	Total
<b>Opening equity 2016-01-01</b>	10 958	21 939	-12 063	20 834
Completion of subscription	21 939	-21 939		0
Share issue	2 580			2 580
Share issue	25 859		11 636	37 495
Share issue	14 934		2 987	17 921
Expenses related to share issue			-440	-440
Profit/loss for the year			5 588	5 588
<b>Opening equity 2017-01-01</b>	<b>76 270</b>	<b>0</b>	<b>7 708</b>	<b>83 978</b>
Profit/loss for the period			-1 797	-1 797
<b>Closing equity 2017-03-31</b>	<b>76 270</b>	<b>0</b>	<b>5 911</b>	<b>82 180</b>



## Accounting principles

*All numbers are in KSEK, unless otherwise is stated*

The interim report has been prepared in accordance with the Accounting Board regulations K3.

The accounting principles applied are the same as presented in the Annual Report for 2016.

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

Stockholm, April 2017

Michael Rollins  
VD

Fastilium Property Group is a real estate company with a focus on student housing in the Nordic countries, the UK and Ireland. Fastilium operates based on a proven, scalable and profitable platform, based on extensive experience from the real estate sector and student housing among the board and management. Fastilium is headquartered in Stockholm.