

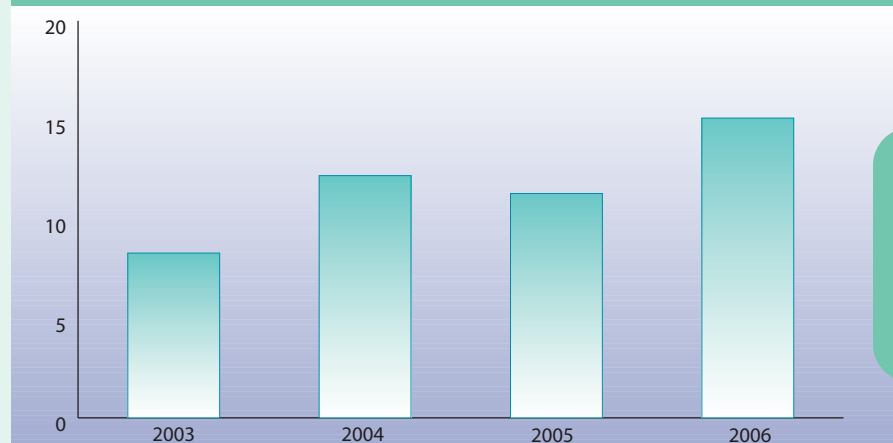
SFI / IPD Svenskt Bostadsindex 2006

SFI / IPD Swedish residential property index 2006

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Historisk avkastning
totalavkastning % per år

Historical sector performance
total return % per annum



Indexet mäter avkastningen på direkta fastighetsinvesteringar utan beaktande av belåning, och resultatet 2006 var 15.1%

The index measures ungeared annual total returns to direct property investments and in 2006 delivered 15.1%

Bostedsfastigheter & andra placeringar - totalavkastning %

Residential property & other assets - total return %

To December 2006

	Total- avkastning Total return 1 år / yr	Direkt- avkastning Income return 1 år / yr	Värde- förändring Capital growth 1 år / yr	Totalavkastning årtakt Annualised total return 3 år / yrs	Totalavkastning Index Total return index 2002=100
Fastigheter / Direct property					
Bostedsfastigheter / Residential property	15.1	3.2	11.6	12.8	115.7
Kommersiella fastigheter / Commercial property	15.5	5.3	9.8	10.9	135.5
Andra placeringar / Other asset classes					
Aktier / Equities	28.1	-	-	28.2	282.8
Fastighetsaktier / Property equities	38.7	-	-	37.4	365.5
Obligationer / Bonds	0.9	-	-	4.8	120.9
Inflation / Inflation	1.4	-	-	1.2	105.5

Källa: Svenska aktier - SIXRX, Svenska fastighetsaktier - CREX, Svenska obligationer - OMRX-TBOND, Svensk inflation - HICP Dec to Dec
Source: Swedish Equities - SIXRX, Swedish Property Equities - CREX, Swedish Bonds - OMRX-TBOND, Swedish Inflation - HICP Dec to Dec

Deltagare i SFI / IPD Svenskt Bostadsindex

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Indexportföljen och resultat

Databank and performance characteristics

December 2006	Antal	Marknadsvärde	Totalavkastning per år	Förändring i marknadshyra	Direktavkastningskrav
Fastighetstyper och huvudsegment Sectors and main segments	No. of properties	Capital value SEK m	Total return % p.a.	Rental value growth % p.a.	Valuation yields %
Bostäder / Residential	3,078	175,903	100.0		
Stockholms innerstad / Stockholm Central Area	453	29,092	16.5		
Övr StorStockholm / Rest of Greater Stockholm	1,116	77,589	44.1		
Resten av Sverige / Rest of Sweden	1,509	69,221	39.4		
Alla bostadsfastigheter / All residential property	3,078	175,903	100.0		

Mer information finns tillgänglig på www.ipdglobal.com For more detail please see www.ipdglobal.com

Det totala marknadsvärdet för fastigheterna i SFI/IPD Bostadsindex var 176 miljarder kronor, vilket utgör 13% av värdet av alla hyreslägenheter i Sverige

The total value of the properties covered by the SFI/IPD Swedish Residential databank was SEK 176bn, representing 13% of the value of all rental apartments in Sweden.

Methodology

IPD Indices measure returns to professionally managed direct property investments held from one open market valuation to the next, and are calculated on a time-weighted basis - in full compliance with the Global Investment Performance Standards (GIPS). Single month returns on capital employed are compounded over quarters, years or longer periods as required. Capital growth and income return components are each computed in the same way, and so for periods of more than one month they may not sum exactly to total return. For a full account of IPD's return calculation methods, please refer to the IPD index guide on our website.

Marknader som IPD täcker

Markets covered by IPD

IPD's nationella index	Index startår	Antal fastigheter	Marknadsvärde	Publicering av index 2007
IPD National Indices	Index starts	No. of properties	Capital value €bn	Index release 2007
Australia	1984	720	44.8	02 March 2007
Austria	2004	810	6.5	02 May 2007
Belgium	2005	200	4.4	08 June 2007
Canada	1985	2,050	48.0	23 February 2007
Denmark	2000	1,222	11.3	06 March 2007
KTI Finland	1998	2,085	13.8	01 March 2007
France	1998	6,622	75	06 April 2007
Germany	1996	3,427	59.7	18 April 2007
Ireland	1984	331	5.8	31 January 2007
Italy	2003	692	12.0	18 April 2007
Japan	2003	835	24.6	02 July 2007
Netherlands	1995	5,369	45.2	12 March 2007
Netherlands Social Housing	1999	9,079	62.5	08 May 2007
New Zealand	2007	-	-	March 2007
Norway	2000	497	10.8	23 March 2007
Portugal	2000	587	7.8	27 March 2007
South Africa	1995	2,279	12.8	03 April 2007
Spain	2001	577	12.7	18 April 2007
Sweden Commercial	1997	1,027	21.2	23 February 2007
Sweden Residential	2003	3,078	18.9	28 March 2007
Switzerland	2002	3,298	26.8	27 April 2007
UK (Annual)	1981	12,137	284.6	23 February 2007

Resultat för 2005 visas i ljus grått. Alla andra siffror avser 2006.

Results for 2005 are shown in light grey. All other figures quoted are for 2006.

Dates correct at time of print

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