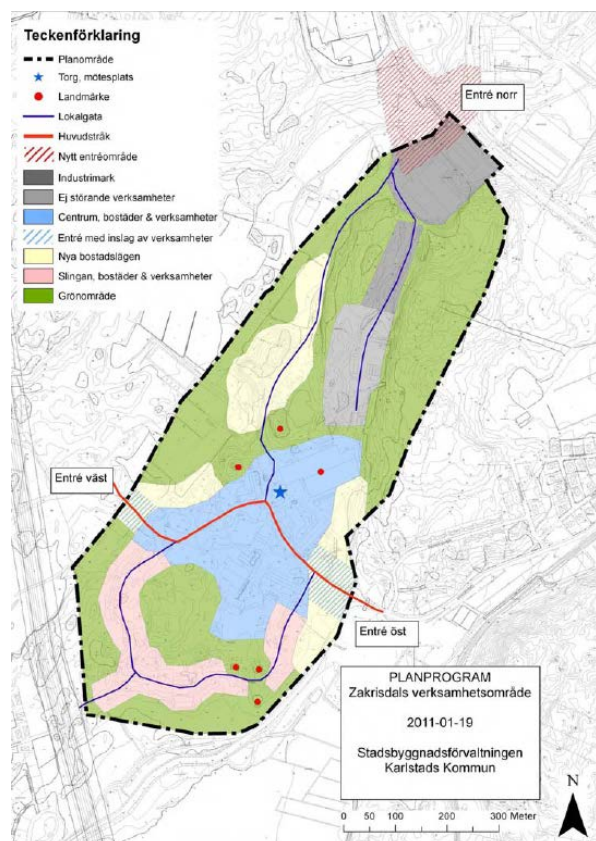


VALUATION OF THE PROPERTIES

ZAKRISDAL 1:10 OCH 1:13, MUNICIPALITY OF KARLSTAD

TAIN SWEDISH PROPERTY AB

MAY 2011



EXCECUTIVE SUMMARY

REPORT DATE	May 2011
ADDRESSEE	Savills acts in this assignment as sub-contractor to PwC, Corporate Finance, Real Estate. PwC has main contract with the addressee: Tain Swedish Property AB c/o Hammar Nordic AB Box 219 461 25 Trollhättan
VALUATION OBJECT	Zakrisdal 1:10 and 1:13, Karlstad Municipality
SCOPE OF WORK	Valuation assessment of the project properties Zakrisdal 1:10 and 1:13 in Karlstad Municipality "the Valuation Object".
DATE OF VALUATION	May 2011
PURPOSE	Internal usage within Tain Swedish Property AB. The valuation assessment may not be used for any other purpose without express written permission.

MARKET VALUE	SEK 116,000,000	(One hundred and sixteen million Swedish krona)
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VALUE INTERVAL	SEK 105,000,000 – SEK 125,000,000
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The market value of the Valuation Object is based on a valuation assessment of the building after the demolition of elements of the current construction, as well as the value of the development of approx. 1,600 apartments, constituting approx. 160,000 sqm Gross Total Area of residential properties and approx. 15,000 sqm of business premises within the Valuation Object. The market value is conditional on the application of the planning made for the above-named development. In estimating the market value, expenses for the expansion of infrastructure, environmental matters, etc. have been taken into account.

MARKET VALUE (AS – IS) **SEK 70,000,000** (Seventy million Swedish krona)

VALUE INTERVAL **SEK 60,000,000 – SEK 80,000,000**

Refers to the value of the building in its current condition, with no consideration given to the expected future value of future construction rights.

GÖTEBORG, MALMÖ, 30 MAY 2011

SAVILLS SWEDEN AB

PWC



ANDERS RYDSTERN, MRICS
DIRECTOR, VALUATION

THOMAS AHLBECK
ASPECT CHARTERED SURVEYOR

Tain Calculation based on PwC Valuation & Balance Sheet as on 31st December 2010

	TSEK	TSEK
Property Market Value	116,000	
Property Book Value	<u>-68,707</u>	
Excess Value	47,293	
Less deferred tax at 13.15% ⁽¹⁾	<u>-6,219</u>	41,074
Plus Equity		5,744
Untaxed reserves ⁽²⁾		<u>5,425</u>
Value of Company		52,243
Less acquisition cost of shares ⁽³⁾		<u>-15,000</u>
Profit from selling shares		37,243

<u>Cashback for Shareholders</u>		
Profit from selling shares		37,243
Plus total shareholder equity invested		<u>32,834</u>
Total payment to shareholders		70,077
Return as per Valuation Report and Tain Balance Sheet 31-12-2010 ⁽⁴⁾		113%

⁽¹⁾ Company tax in Sweden is charged at 26.3%. As a general rule, the potential cost of deferred tax is split 50/50 between buyer and seller, hence the rate of 13.15%.

⁽²⁾ Untaxed reserves in the balance sheet are 7,361, so this figure is taken net of Swedish tax at 26.3%.

⁽³⁾ The Value of Company includes 15,000 initial share value, but not the shareholders loans of 17,834. The total equity invested was approx. 32,834.

⁽⁴⁾ Profit from selling shares divided by total shareholder equity invested