



**Interim Financial Statements for
Index Enterprise LLC**

01.01.2013 –
30.09.2013





The manager of Index Enterprise LLC hereby presents the interim financial statement for the period 1 January 2013 – 30 September 2013.

The financial report is prepared in US Dollars, USD.

Administration Report

OPERATIONS

Information regarding operations

The Company presently owns, develops and invest in properties through its wholly owned subsidiaries together with its US joint venture partners in Florida, New York and Michigan. The Company's primary area of investment is multifamily residential properties in the southeastern US and industrial redevelopment properties in the northeastern US.

Ownership structure

Index Enterprise LLC has its principal office in Palm Beach Gardens, Palm Beach County, Florida in the US and is a jointly-owned company of Bjarne Borg and Fredrik Alama.

Significant events

Index Enterprise LLC through its subsidiary Viking Ventures LLC continues to work on redevelopment of its NY industrial properties and has significant interest from potential tenants. The present tenant in the Michigan property is moving out by the end of the year according to plan and we are looking for new tenants but if no interest the building will be demolished during 2014 and the land kept for future use. The subsidiary Index Apartments LLC has completed phase one of its multifamily rental apartment project in Abacoa, Jupiter, Florida and phase one of said project is leased according to schedule but with slightly higher rents than projected. Next project to come online is The Bridgewater by Lake Osborne in Southern Palm Beach County. Index Apartments has approximately 600 units in 5 different projects located throughout Florida, which are under contract, in the early stages of development or already under construction and in some cases already leased out.

Significant events after the end of the financial period

The subsidiary Index Apartments LLC has secured construction financing for the project known as The Little Torch Cottages, located between Marathon and Key West. This project is being developed as rental apartments consisting of 48 units.

Index Enterprise LLC continues to see opportunities to invest in real estate for residential use in the southeastern US and industrial properties in the northeastern US for redevelopment.

Consolidated Balance Sheet

Period ended 30 September 2013

	30 Sep 2013	30 June 2013
Assets		
Property, plant & equipment, net	60,935,186	52,030,810
Cash and cash equivalents	9,006,168	2,077,599
Accounts receivable, net	175,038	42,057
Finance receivables, net	2,980,000	2,982,529
Prepaid expenses and other assets	208,529	254,750
Total fixed assets	73,304,921	57,387,745
Liabilities and Members' Equity		
Mortgage loans payable	22,730,883	16,599,554
Accounts payable and accrued expenses	2,903,422	3,126,848
Deferred rent payable	38,343	0
Security deposits payable	28,213	2,850
Accrued interests	3,539,640	469,147
Other loans payable ¹	44,923,079	36,070,011
Total liabilities	74,163,580	56,268,410
Members' equity attributable to the Company	(2,808,853)	(1,202,032)
Members' equity attributable to non-controlling interest	1,950,194	2,321,367
Total liabilities and members' equity	73,304,921	57,387,745
Pledged assets		
For own liabilities and provisions	22,730,883	None
Contingent liabilities	47,100,000	None

1. Other loans payable includes loans from Index International AB (Publ.) Group in Sweden, a related company to Index Enterprise LLC. Loans in total USD 42.4 million per 30 September 2013 and USD 33.4 million per 30 June 2013.

Consolidated Statement of Operations

Period ended 30 September 2013

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2013 -30 June 2013 (6 months)
Revenues		
Rental revenue	1,134,216	521,191
Tenant reimbursements and other income	850,655	446,043
Total revenues	1,984,871	967,234
Expenses		
Operating expenses	(620,799)	(564,515)
Real estate taxes	(12,622)	(12,622)
General and administrative	(58,167)	(1,066)
Ground rent expense	(9,902)	(9,902)
Management fee	(411,768)	(217,848)
Operating income	871,613	161,281
Other expenses		
Interest expense	(3,304,172)	(726,214)
Net income (loss)	(2,432,559)	(564,933)
Net income (loss) attributable to non-controlling interest	81,995	(170,943)
Net income (loss) attributable to the Company	(2,350,564)	(735,876)

Consolidated Statement of Cash Flows

Period ended 30 September 2013

	1 Jan 2013 -30 Sep 2013 (9 months)	1 Jan 2013 -30 June 2013 (6 months)
Cash flows from operating activities		
Net loss	(2,432,559)	(564,933)
Changes in assets and liabilities:		
Increase in tenant receivables	(175,038)	(42,057)
Decrease in other receivable	(2,980,000)	(2,982,529)
Increase in prepaid expenses	(208,529)	(254,750)
Increase in accounts payable and accrued expenses	2,941,765	3,126,848
Net cash provided by operating activities	(2,854,362)	(717,421)
Cash flows from investing activities		
Acquisition of and improvement to investments in real estate	(37,948,368)	(29,043,992)
Net cash used in investing activities	(37,948,368)	(29,043,992)
Cash flows from financing activities		
Payments of deferred financing costs	50,058,956	31,996,199
Contribution from non-controlling interests	(289,178)	(170,943)
Increase in security deposits payable	28,213	2,850
Net cash provided by financing activities	49,797,992	31,828,107
Increase in cash and cash equivalents	8,995,263	2,066,694
Cash and cash equivalents		
Beginning of year	10,905	10,905
End of period	9,006,168	2,077,599

Stockholm, 21 November 2013

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Bjarne Borg
Manager