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Jefast

QUARTERLY REPORT 1 2018

2018-01-01 to 2018-03-31
Jefast Holding AB (publ), org nr 556721-2526

Period Jan-March 2018

- Revenue increased to 93.0 MSEK (85.2)
- Operating profit amounted to 35.2 MSEK (35.1)
- Net Loan to Value amounted to 66.9 % (68.2)
- The interest coverage ratio amounted to 2.1x (1.9)
- Property value increased to 3,361 MSEK (2,458)

Events in the reporting period Jan – March 2018

- The loan for the hotel business in Florida was refinanced during the first quarter
- Cap issuance was issued for a loan amount of 204 MSEK for the Swedish business.

Events after the reporting period

- A tap issue was finalised within the framework of the outstanding bond in the amount of 225 MSEK the proceeds will be used for redeeming the outstanding
- The outstanding 2019 bond was redeemed on May 24 (ISIN SE0007186085)
- New tenant at SöDER the Danish chain “Normal” leasing approximately 360 m2

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Jefast was founded in 1977 and has since then had its headquarter in Höganäs, Skåne. Jefast owns and develops properties in Höganäs and Helsingborg and its close surroundings, as well as a hotel in Fort Lauderdale, Florida USA. The company owns a total of 169,000 square meters including both commercial and residential properties in Sweden.

CEO's COMMENTS



year securing 204 MSEK

Pelican Grand

In order to further improve the hotel Pelican Grand Beach Resort, an update of all the guest rooms replacing soft goods and bathrooms will take place starting this summer. The renovation is expected to be finalised at the end of this year. Careful planning has been made to ensure a minimal impact and the hotel will be open throughout renovations.

Furthermore, we continue our focus on further concentrate and refine our existing portfolio in North West Skåne, Sweden as well as integrate the team members recruited during 2017.

Höganäs, May 2018

Cassandra Jertshagen
CEO

Tap Issue

In April we initiated a tap issuance enabling us to refinance the outstanding bond loan due in January 2019. This means that we have a more standardised bond structure. The total bond loan amounts to 425 MSEK.

Kv Holland

The ongoing project in the central parts of Helsingborg is developing according to the previously communicated opening plan. Opening of the Galleria and Cinema will take place in October later this year. We are also happy to announce that the Danish chain offering everyday consumables at affordable prices has signed a lease agreement and will open in October. Furthermore, the project planning of the residential building has been finalised.

Financing activities

During the first quarter the loan related to the hotel business in the US was refinanced. The new loan was issued with the same lender as previously, which are specialising in hotel condominium financing. The entire loan amount is secured with a rate cap. Furthermore, in the Swedish business a rate cap was entered into in the beginning of the

INCOME, EXPENSES & PROFITS



Revenue

Total revenue for the first quarter amounted to 93.0 MSEK (85.2). The Swedish business accounted for 42.4% compared to 37.4% same period last year. This is a result from focusing our business to the Swedish real estate segment. Revenues generated from the hotel business has increased compare to last year in USD, however due to the currency rate the revenues in SEK are inline with last year.

Operating expenses

Operating expenses for the quarter amounted to 41.1 MSEK (39.9). The Swedish business accounts for 37.1% of the operating expenses compared to 32.3% same period last year, the increase derives from last years acquisitions.

Administrative expenses

Administrative expenses amounted to 18.5 MSEK (16.6) The Swedish business increased its administrative expenses as a result of new added positions and costs related to reorganising the team as well as costs related to different financial strategic activities.

Value investment property

The change in fair value of investment properties in the quarter amounted to 2.7 MSEK (8.1).

Financial Expenses

Total finance expenses for the quarter amounted to 17.4 MSEK (17.0). Several loans were renegotiated during 2017, which has resulted in a decrease in

interest rate. However, the total loan amount increased with 19% leading to an increase in interest rate expenses, resulting in flat financial expenses compared to the same period last year.

Derivatives

Change in fair value of derivatives in the quarter of -0.6 MSEK (0.9) , this is related to rate caps.

Profit after taxes in the period

Profit after taxes amounted to 15.9 MSEK (16.9) in the quarter.

GROUP KEY FIGURES

Investment Property Segment

The investment property area grew with approximately 14,800 m2, compared to last year. The economic rental rate increased, which is mainly due to acquired properties.

	31 March 2018	31 March 2017
Area, m2	168,903	135,087
Economic rental rate, commercial, %*	91.4	90.5
Economic rental rate, apartments, %	99.9	99.2
Rental value, commercial, MSEK*	85.9	55.1
Rental value, apartments, MSEK*	71.1	67.7
Number of commercial spaces*	287	237
Number of apartments*	992	931
Number of properties	44	37

*Kv Holland 25 excluded.

Hotel Business Segment

The first quarter is the peak of the high season in the Florida market. Pelican Grand has performed its best year since Jefast took possession of the property. A slight decrease in occupancy however a substantial increase in both average rate and revenue per available room (RevPAR). Furthermore, one condominium unit was acquired during the first quarter.

	Jan-March 2018	Jan-March 2017
Building area, m2	19,587	19,430
Occupancy rate, %	87.9	88.2
Average rate, per night USD	348.6	318.1
RevPAR, USD	306.5	280.7
Number of rooms owned	135	132

Group Key Figures - Financial

	31 March 2018	31 March 2017	Jan-Dec 2017
Net Loan to Property value ratio, %	66.9	68.2	65.8
Equity / Assets ratio, %	25.3	27.5	25
Debt / Equity Ratio, times	2.9	2.6	3
Interest Coverage Ratio, times	2.1	1.9	1.5

INVESTMENT PROPERTIES

Jefast owns, manages and develops properties in the southern parts of Sweden and the portfolio consists of residential, office, retail and industrial properties. Jefast's properties are all located in and around Helsingborg and Höganäs – ensuring our closeness and attention to all of our properties in an easy way.

Portfolio value increase

At the end of the fourth quarter the group had all the Swedish properties externally evaluated by Newsec. In the first, second and third quarter internal evaluations are made, with a rather precautionary approach. The value of the entire Swedish portfolio amounted to 2,820 MSEK(2,108).

Tenants

The ten largest tenants generates approximately 17.7% of the total rental income. The 9th largest tenant, "Åklagarmyndigheten i Malmö", has terminated its contract and will leave its premises in June 2018, we have experienced a higher demand for offices in the south parts of Helsingborg, in which this premise is located.



10 Largest tenants

	Tenant
1	Arbetsförmedlingen
2	Höganäs Kommun
3	Capio Närsjukvård AB
4	Lager 157 AB
5	Fiskars Sweden AB
6	Topbrands Scandinavia AB
7	Helsingborgs Pastorat
8	Nordea Bank Sverige AB
9	Åklagarmyndigheten i Malmö
10	Jem & Fix AB

INVESTMENT PROPERTIES UNDER CONSTRUCTION

Kv. Holland

The project Kv. Holland is in full speed. The rental initiatives has developed further during this quarter with the Danish expansive chain “Normal” offering everyday consumables at affordable prices. The Grand Opening for the Galleria and the Cinema is scheduled for October this year. As communicated previously, Holland 25 has been formed into several three-dimensional properties. Holland 25 consists of the galleria including all commercial premises as well as the parking; Holland 26 consists solely of the cinema; Holland 27 will be the apartment building.

Kv Noshörningen 14

The project at Kv Noshörningen 14 in Höganäs has been finalised and the tenant, Höganäs Municipality, has moved into the premisses. The project came in according to budget.

Investments in progress > SEK 10 Million, 31 March 2018

Property	Category	Municipality	Completion date	Lettable area (approx.), m2	Expended 180331, MSEK
Kv Holland 25 & 26- mall, offices, cinema & parking	Commercial	Helsingborg	Q418	16,535	392.6
Kv Holland 27 - apartment building	Apartments	Helsingborg	Q418/Q119*	4,867	25.6
Noshörningen 14	Community Service	Höganäs	Q218	1,930	10.5
Total				23,332	428.7

*Project timeline is not yet finalised

EVENTS IN THE REPORTING PERIOD

Pelican Grand Beach Resort

The loan for the hotel business in Florida was refinanced during the first quarter including a cap of the full loan amount. It was renegotiated with the same lender as previous but with more favourable terms. Furthermore, in order to maintain the hotels 4 diamond standard, the guest rooms will be upgraded starting end of June/beginning of July. This will include bathroom renovation as well as soft goods replacements.

Cap issuance

During the first quarter a new cap was issued for a loan amount of 204 MSEK for the Swedish business.

EVENTS AFTER THE REPORTING PERIOD

Bond issuance & redemption of outstanding bond

In April a tap issue was finalised within the framework of the outstanding bond with ISIN SE0009696313 ("2017/2021 bonds") in the amount of 225 MSEK the proceeds will be used for redeeming the outstanding bond with ISIN SE0007186085 ("2015/2019 Bond") due 24 January 2019. The 2015/2019 bond was redeemed on May 24.

New tenant at SöDER

We are very happy to announce an additional tenant for the ongoing SöDER project! The Danish chain "Normal" are opening at SöDER with approximately 360 m2.

MISCELLANEOUS

Employees

At the end of the period, the number of employees amounted to 15 people (14) for the Swedish business. At the Pelican Grand the number of people employed amounted to 178 (167), however they are all legally employed by the hotel service management company Noble House.

Significant risks and other uncertainty factors

Jefast's operations, financial status and profit may be affected by a number of risks and uncertainty factors, which are described in detail in the Annual Report.

Currency risk

The Group has no currency hedging of the US dollar; it is not considered necessary since loans, revenues and expenses are in USD.

Use of financial instruments

The Group measures financial instruments at fair value. Hedging instruments consist of interest rate caps.

Ownership

The company is owned to 91.6% by Bo Jertshagen and 8.4% of Induere AB, corporate id no 556767-3941, which in turn is fully owned by Bo Jertshagen.

ACCOUNTING POLICIES

Jefast's consolidated accounts comply with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and interpretation statements from the International Financial Reporting Interpretations Committee (IFRIC) as endorsed by EU. This Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. Furthermore, the recommendation RFR 1 Supplementary accounting rules for corporate groups issued by the Swedish Financial Reporting Board have been applied. The parent company has prepared its financial statements in accordance with the Annual Accounts Act and RFR 2 Accounting for legal entities. For complete accounting policies, please refer to Jefast's Annual Report for 2016.

New accounting policies from January 2018

IFRS 9 Financial Instruments

IFRS 9 Financial Instruments will replace IAS 39 on January 1 2018. This standard will require new principles for classification and valuation of financial assets as well as debts. Derivats is the largest component within IFRS 9, which will continue to be reported in the Income statement at fair value. Furthermore, the IFRS 9 principles for credit losses will be calculated

on a model based on expected losses. The analysis made by Jefast has concluded that this will not have any material effect on the Group's accounting.

IFRS 15 Revenue from Contracts with Customers

The IFRS 15 standard will be applied for the accounting year starting with January 1 2018. The transition to IFRS 15 will be reported according to the retroactive method, i.e. comparative figures for 2017 will be presented in accordance with IFRS 15. In conjunction with the transition to IFRS 15, a review of the Group's total revenues has been carried out. Jefast Group's revenues consist mainly of hotel income and rental income (which are reported in the period the tenant uses the accommodation / premises in accordance with IAS 17 Leasing). A minor part of the rental income consists of additional fees for additional services such as heat, cooling, garbage, water, etc., which are covered by IFRS 15. In connection with the revenue review, an analysis has also been carried out in order to state whether or not Jefast is being the principal or agent for the above services, which resulted in the conclusion that Jefast essentially acts as the principal. Furthermore, the conclusion is that the transition to IFRS 15 will not have any material effect on the Group's accounting.

QUARTERLY OVERVIEW

All amounts in MSEK	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Revenue	93,000	76,608	65,838	78,141	85,236
Operating expenses	-41,130	-29,303	-31,259	-39,424	-39,922
Gross profit	51,870	47,305	34,579	38,717	45,314
Administrative Expenses	-18,500	-24,134	-14,298	-15,234	-16,604
Profit for the period	-15,990	23,401	10,825	16,730	16,952
Investment Property	2,820,077	2,750,992	2,511,887	2,430,135	2,107,693
Owner-occupied Property	544,942	530,976	509,433	523,550	551,263
Equity	887,810	864,514	830,047	830,966	825,618
Balance sheet total	3,511,532	3,465,485	3,222,287	3,168,969	3,006,211

CONSOLIDATED GROUP INCOME STATEMENT

	2018	2017	2017
All amounts in MSEK	Jan-March	Jan-March	Jan-Dec
Revenue	93,000	85,236	305,823
Operating expenses	-41,130	-39,922	-139,908
Gross profit	51,870	45,314	165,915
Administrative Expenses	-18,500	-16,604	-70,271
Changes in fair value of investment property	2,678	8,147	70,587
Other operating income		0	0
Other operating expenses	-887	-1,708	-6,383
Operating profit/(loss)	35,161	35,149	159,848
Finance Income	2	7	113
Finance Expense	-17,352	-17,032	-70,221
Change in fair value of derivatives	-629	960	960
Profit before tax	17,182	19,084	90,700
Income tax expense	-1,192	-2,132	-33,234
Profit for the year	15,990	16,952	57,466
Profits attributable to:			
Equity owners of the company	15,990	16,952	57,466

STATEMENT OF OTHER COMPREHENSIVE INCOME

	2018	2017	2017
All amounts in MSEK	Jan-March	Jan-March	Jan-Dec
Profit for the year	15,990	16,952	57,466
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods</i>			
Exchange differences on translation of foreign operations	5,554	-4,848	-20,689
Net other comprehensive income to be reclassified to profit or loss in subsequent periods	5,554	-4,848	-20,689
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>			
Change in value of owner-occupied property	2,246	2,197	24,277
Income tax	-494	-484	-5,341
Net other comprehensive income not to be reclassified to profit or loss in subsequent periods	1,752	1,713	18,936
Total comprehensive income for the year net of tax	23,296	13,817	55,713
Total comprehensive income attributable to:			
Equity owners of the company	23,296	13,817	55,713

CONSOLIDATED GROUP BALANCE SHEET – ASSETS

	31 March	31 March	31 December
All amounts in MSEK	2018	2017	2017
ASSETS			
NON-CURRENT ASSETS			
Investment property and Investment Property under construction	2,820,077	2,107,693	2,750,992
Owner-occupied property and Owner-occupied property under construction	544,942	551,263	530,976
Other property, plant and equipment	38,746	41,178	39,118
Deferred tax assets	138	0	0
Receivables	1,501	1,570	1,474
Total non-current assets	3,405,404	2,701,704	3,322,560
CURRENT ASSETS			
Inventory	1,944	2,052	1,897
Rent and other receivables	11,557	10,467	15,153
Tax assets	3,873	2,475	2,813
Prepaid expenses and accrued income	38,748	28,963	27,593
Cash and cash equivalents	50,006	260,550	95,469
Total current assets	106,128	304,507	142,925
TOTAL ASSETS	3,511,532	3,006,211	3,465,485

CONSOLIDATED GROUP BALANCE SHEET – EQUITY AND LIABILITIES

	31 March	31 March	31 December
All amounts in MSEK	2018	2017	2017
EQUITY AND LIABILITIES			
Share capital	500	500	500
Foreign currency translation reserve	41,378	51,666	35,825
Revaluation reserve	144,985	126,303	143,754
Retained earnings	700,947	647,149	684,435
Equity attributable to the shareholders of the parent	887,810	825,618	864,514
Total equity	887,810	825,618	864,514
NON-CURRENT LIABILITIES			
Interest bearing loans and borrowings	1,878,340	1,415,100	1,831,609
Bond loans	400,000	400,000	400,000
Deferred tax liabilities	222,963	187,162	221,151
Total non-current liabilities	2,501,303	2,002,262	2,452,760
CURRENT LIABILITIES			
Interest bearing loans and borrowings	20,554	121,887	20,319
Derivative financial instruments	629	0	0
Trade and other payables	53,030	15,283	83,084
Tax liabilities	3,579	1,871	2,322
Other liabilities	7,873	8,480	9,547
Accrued expenses and prepaid income	36,754	30,810	32,939
Total current liabilities	122,419	178,331	148,211
Total liabilities	2,623,722	2,180,593	2,600,971
TOTAL EQUITY AND LIABILITIES	3,511,532	3,006,211	3,465,485

STATEMENT OF CHANGES IN EQUITY

2018					
All amounts in MSEK	Share capital	Foreign currency translation reserve	Revaluation reserve	Retained earnings	Total equity
EQUITY AT 1 JANUARY 2017	500	56,513	126,612	628,176	811,801
Profit/loss for the year	-	-	-	57,466	57,466
Other comprehensive income	-	-20,689	18,936	-	-1,753
Total comprehensive income for the year	-	-20,689	18,936	57,466	-1,753
Effect of depreciation on the revaluation reserve	-	-	-1,794	1,794	-
Transactions with owners:					
Issue of share capital	2	-	-	-2	-
Reduction of the share capital	-2	-	-	-2,998	-3,000
EQUITY AT 31 DECEMBER 2017	500	35,824	143,754	684,436	864,514
Profit/loss for the year	-	-	-	15,990	15,990
Other comprehensive income	-	5,554	1,752	-	7,306
Total comprehensive income for the year	-	5,554	1,752	15,990	23,296
Effect of depreciation on the revaluation reserve	-	-	-521	521	-
EQUITY AT 31 MARCH 2018	500	41,378	144,985	700,947	887,810

STATEMENT OF CASH FLOW

All amounts in MSEK	31 March 2018	31 March 2017	31 December 2017
OPERATING ACTIVITIES:			
Profit or loss before tax	17,182	19,084	90,700
ADJUSTMENTS TO RECONCILE PROFIT BEFORE TAX TO NET CASH FLOWS:			
Changes in value from investment property	-2,678	-8,147	-70,587
Gain/loss on disposal of property, plant and equipment	0	604	2,635
Depreciations	3,425	5,187	14,377
Exchange loss/gains	143	1,170	5,409
Change in fair value of derivatives	629	-960	-960
	18,701	16,938	41,574
WORKING CAPITAL ADJUSTMENTS:			
Change in operating receivables	-7,559	-3,469	-6,785
Change in inventory	-47	-229	-74
Change in operating liabilities	-27,913	-25,723	45,274
Income tax paid	34	402	-3,014
Net cash flow from operating activities	-16,784	-12,081	76,975
INVESTMENT ACTIVITIES:			
Purchase of subsidiaries	0	0	-133,217
Purchase of investment property	-65,567	-51,637	-501,559
Purchase of owner-occupied property	-5,335	-3,012	-12,117
Purchase of property, plant and equipment	-34	-2,216	-4,332
Changes in long term receivables	-27	29	125
Net cash flow from investing activities	-70,963	-56,836	-651,100
FINANCING ACTIVITIES:			
Proceeds from borrowings	48,244	260,979	790,909
Repayment of borrowings	-6,131	-5,189	-193,224
Net cash flow from financing activities	42,113	255,790	597,685
Net increase in cash and cash equivalents	-45,634	186,873	23,560
Cash and cash equivalents at the beginning of the year	95,469	74,081	74,081
Translation adjustments of cash and cash equivalents	171	-404	-2,172
Cash and cash equivalents at the end of the reporting period	50,006	260,550	95,469

PARENT COMPANY INCOME STATEMENT

	2018	2017	2017
All amounts in MSEK	Jan-March	Jan-March	Jan-Dec
NET SALES:			
Administrative expenses	-766	-619	-2,999
Operating profit/(loss)	-766	-619	-2,999
Finance expenses	-2,862	-2,479	-12,099
Profit/loss after financial items	-3,628	-3,098	-15,098
Received Group contributions	0	0	15,098
Profit/loss before tax	-3,628	-3,098	0
Income tax expense	0	0	0
Profit for the year	-3,628	-3,098	0

STATEMENT OF OTHER COMPREHENSIVE INCOME

	2018	2017	2017
All amounts in MSEK	Jan-March	Jan-March	Jan-Dec
Profit/loss for the year	-3,628	-3,098	0
Other comprehensive income net of tax	0	0	0
Total comprehensive income for the year net of tax	-3,628	-3,098	0

PARENT COMPANY BALANCE SHEET

All amounts in MSEK	31 March 2018	31 March 2017	31 December 2017
ASSETS			
NON-CURRENT ASSETS			
Shares in group companies	25,603	25,603	25,603
Receivables from group companies	411,419	219,251	414,627
Total non-current assets	437,022	244,854	440,230
CURRENT ASSETS			
Prepaid expenses and accrued income	6,559	7,385	6,146
Cash and cash equivalents	562	195,478	1,521
Total current assets	7,121	202,863	7,667
TOTAL ASSETS	444,143	447,717	447,897
EQUITY & LIABILITIES			
RESTRICTED EQUITY			
Share capital	500	500	500
Restricted equity	500	500	500
NON-RESTRICTED CAPITAL			
Retained earnings	18,936	21,936	18,936
Profit/loss for the year	-3,628	-3,098	0
Non-restricted capital	15,308	18,838	18,936
Total equity	15,808	19,338	19,436
NON-CURRENT LIABILITIES			
Long-term borrowings	400,000	400,000	400,000
Other liabilities	25,000	25,000	25,000
Total non-current liabilities	425,000	425,000	425,000
CURRENT LIABILITIES			
Other liabilities	1,982	1,967	2,077
Accrued expenses and prepaid income	1,353	1,412	1,384
Total current liabilities	3,335	3,379	3,461
Total liabilities	428,335	428,379	428,461
Total equity and liabilities	444,143	447,717	447,897

DEFINITIONS

Definitions - IFRS

Earnings per share

Earnings for the period that are attributable to the Parent company's owners divided by average number of outstanding shares.

Operating profit (EBIT)

Earnings before taxes and interest.

Definitions - Alternative key financial ratios

Jefast Holding AB (publ) presents certain financial measures in this report that are not defined according to IFRS. Jefast considers that these measures provide valuable supplementary information for investors and company management, as they enable an assessment of trends and the company's performance. Since not all companies calculate financial measures in the same way, these are not always comparable to measures used by other companies. These financial measures should not therefore be regarded as substitutes for measures defined according to IFRS.

Equity/assets ratio

Shareholder's equity as a percentage of total capital according to the balance sheet.

Net loan to value

Interest bearing net debt (interest bearing debt adjusted for cash) in relation to the total property value at the balance sheet day.

Interest coverage ratio

Operating profit adjusted for fair value change in investment properties and depreciations in relation financial income and expenses.

Definitions - Other key ratios

Number of properties

Total number of properties owned by Jefast and its subsidiaries at the end of the period.

Number of rooms owned

Total number of rooms/units owned by Jefast at the Pelican Grand Beach Resort, at the end of the period.

Economic rental rate

Rental income as a percentage of the rental value.

Occupancy rate

Room nights sold divided by rooms available multiplied by 100. Occupancy is always displayed as a percentage of rooms available.

Average Daily Rate

Average daily rate (ADR). Room revenue divided by the number of rooms sold displayed as the average rate for one room.

Revenue per available room

Revenue per available room (RevPAR) Room revenue divided with the number of available rooms.

CONTACT INFORMATION

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Financial report as well as press-releases will be available on Jefast's website:
www.jefast.se

CALENDAR 2018 REPORTING

- Quarterly report 2 2018: 31 August 2018
- Quarterly report 3 2018: 30 November 2018
- Year-end report 2018: 28 February 2019
- Annual Report 2018: 30 April 2019

This information is information that Jefast Holding AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation (596/2014/EU). The information was submitted for publication, through the agency of the contact person set out above CEO Cassandra Jertshagen, at 08:30 CET on 31 May 2018.