

# Press release

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## Wihlborgs is continuing to refine its property stock

### Sales in Stockholm and Malmö

Wihlborgs has sold 23 properties in Stockholm and 1 in Malmö for SEK 510 million, at a total profit of SEK 40 million. The profit will be included in the result for the fourth quarter of 2003.

20 of the properties, 19 of which are in Stockholm and 1 in Malmö, have been sold to newly formed housing cooperatives.

"The sale is in line with our strategy of reducing the number of residential properties in our portfolio," says Erik Paulsson, president and CEO of Wihlborgs Fastigheter.

"During 2003 we have sold both residential and commercial properties for a total of SEK 5.5 billion, at a total profit of SEK 740 million."

### Declaration of intent regarding sale of four properties

Wihlborgs has signed a declaration of intent regarding sale of 4 properties to Klöver AB (publ). The purchase price is SEK 120 million. The sale is being recorded during the first quarter of 2004, and will not have any effect on the result. The properties are situated in Örnköldsvik, Norrköping and Örebro.

### Klöver AB acquires promissory note from Wihlborgs

During 2002 Klöver AB (publ) acquired a large property stock from Wihlborgs Fastigheter. In conjunction with the acquisition a promissory note for approximately SEK 190 million was issued. The board of Klöver AB will be proposing a special general meeting at Klöver AB that during the first quarter of 2004 the promissory note be acquired from Wihlborgs through a non-cash issue of approximately 12.7 million newly issued Klöver shares. The new issue will be at a share price of SEK 15.

Wihlborgs Fastigheter AB (publ)

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Property	Municipality	Region	Category	Area, m <sup>2</sup>
<b>Properties sold</b>	Örnsköldsvik	Other	Office	2,595
Skennet 13	Norrköping	Other	Retail	3,469
<b>Property</b>	<b>Municipality</b>	<b>Region</b>	<b>Category</b>	<b>Area, m<sup>2</sup></b>
Kanalen 1	Stockholm	Stockholm	Office/retail	2,989
Class Park 1234	Stockholm	Stockholm	Office/retail	9,288
Sifferläset 1	Stockholm	Stockholm	Residential	2,260
Parfymen 1	Stockholm	Stockholm	Residential	773
Vallentuna-Åby 1:128—1:143	Vallentuna	Stockholm	Residential	30,431
Fabrikören 9	Stockholm	Stockholm	Industrial/warehouse	4,031
Finspång 6	Stockholm	Stockholm	Industrial/warehouse	8,484
Stensåtra 16	Stockholm	Stockholm	Industrial/warehouse	10,839
Flora 6	Malmö	Öresund	Residential	1,755
<b>Declaration of intent regarding sale</b>				