

## PRESS RELEASE

### Increased profit for Hufvudstaden for 2003

- Profit after tax for the year amounted to SEK 370.1 million (337.2) and profit per share was SEK 1.78 (1.60)
- Increase dividend of SEK 1.20 (1.10) is proposed
- The market value of the property portfolio was set at SEK 15.1 billion at year-end, which is equivalent to a NAV of SEK 43 per share after tax
- Excluding costs for special projects, gross profit from property management increased by 4.0 per cent to SEK 753.6 million (724.3)
- Net sales during the period for the Group amounted to SEK 1,360.5 million (1,347.9)
- The rental vacancy level was 8.1 per cent (9.3)

Stockholm, February 12, 2004

HUFVUDSTADEN AB (publ)

Ivo Stopner  
President

Enclosure: Year-end Report 2003

*For further information, please contact Ivo Stopner, CEO, or Magnus Jacobson, CFO, telephone +46 (0)8-762 90 00.*