

PRESS RELEASE

24.06.2004

Wihlborgs buys nine properties from Diligentia for SEK 2.4 billion

Wihlborgs today signed a contract with Diligentia AB regarding the acquisition of nine properties in Stockholm and Solna for SEK 2,425 million. Wihlborgs is taking possession of the properties on 1 September 2004.

Four of the properties are located in Stockholm's Norra Station area, and the others in Solna (see map). The total lettable area is about 147,000 m². The biggest tenants are If and SPP (rental contracts until 2009 and 2011 respectively), who represent about 35 per cent of the rental income.

The rental value is SEK 272 million including a five-year rental guarantee of about SEK 40 million issued annually by the seller.

As a result of this deal Wihlborgs' annual profit will increase by an estimated SEK 100 million, equivalent to SEK 1.22 per share after tax.

"As a result of the deal with Diligentia we are acquiring properties that are well positioned in areas where there are to be very interesting developments, not least in the Norra Station areas," says Erik Paulsson, President and CEO of Wihlborgs Fastigheter.

"The properties are well suited to our property stock, and we are reckoning on being able to greatly reduce vacancy in the acquired stock in pace with the integration of the properties into Wihlborgs' administrative organisation," Erik Paulsson continues.

Wihlborgs Fastigheter AB (publ)

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Appendix: property list + map

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Properties acquired			
Property	Municipality	Category	Area, m²
Hården 15	Stockholm	Office	9,360
Hården 18	Stockholm	Office	12,355
Getingen 13	Stockholm	Office/warehouse	13,706
Getingen 14	Stockholm	Office/warehouse	11,704
Bladet 1	Solna	Office	31,688
Uarda 1	Solna	Office/warehouse	26,705
Uarda 4	Solna	Office/warehouse	7,903
Svetsaren 1	Solna	Office	13,410
Svetsaren 2	Solna	Office/warehouse	19,923
Total			146,754

