

Press release 13/2004

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Fabege sells 3 properties

Fabege has sold the residential property Sjöhästen 26 in Stockholm's Östermalm section for SEK 31 M. The buyer is a tenant-owner association. The property consists of 29 apartments with total space of 1,656 square meters, of which 497 sq. m. is commercial space.

Fabege has also sold the properties Söderbymalm 7:45 (leasehold) in Haninge and Mandelblomman 16 in the Lunda industrial zone for SEK 3 M and SEK 9 M, respectively.

The aggregate sales price matches the properties' independently appraised market value as of December 31, 2003, and the aggregate capital gain amounts to SEK 7 M (included in second quarter).

Fabege AB (publ)

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Fabege is a streamlined real estate company that owns and manages commercial properties in the Stockholm region. Its focus is on properties which, through improvements, development or area-specific circumstances, have the potential to contribute positively to cash flow and appreciation in value. The portfolio is concentrated in Stockholm, Kista and Marievik. The aggregate value of Fabege's property portfolio amounts to about SEK 17 billion, with approximately 1.3 million square meters in rentable space (Dec. 31, 2003). Fabege is one of Sweden's largest real estate companies and is listed on the Stockholm Stock Exchange's O-list.

