



Faberge AB (publ)

PRESS RELEASE

7 October 2005

Faberge sells eleven properties for SEK 2.9bn at a profit of SEK 500m

Faberge AB (publ) has today signed a contract for the sale of eleven properties to Keops EjendomsHolding, a Danish company, for SEK 2.9 billion. The sale price corresponds to a yield of about 7 per cent. In relation to the book value as at 30 June 2005, the sale results in a profit of SEK 500 million. The buyer will access the properties on 1 December 2005.

The properties are located in Haninge (4), Huddinge, Sollentuna, Bromma, Nacka, Årsta, Rågsved and Södermalm. The total rentable area is 155,000 m², of which 121,000 m² is in Haninge/Huddinge. As a result of the sale, Faberge has now left Haninge.

Faberge is offering a three-year rental guarantee for 21,000 m² and a five-year rental guarantee for 17,000 m² as of October 2007. The reported result takes account of the rental guarantee.

The buyer intends to part-finance the deal through the issue of property bonds. The sale is contingent upon the buyer being able to arrange this funding.

See also Keops' press release at www.keops.dk.

"Through the sale we further concentrate our holdings to the Stockholm region, and our focus on markets such as central Stockholm, Solna, Kista, Täby and Södra Hammarbyhamnen/Nacka becomes even clearer", Erik Paulsson, Faberge's CEO, comments.

Faberge AB (publ)

For more information:

Erik Paulsson, CEO, phone +46 (0)8-555 148 18, +46 (0)733-87 18 18

Olle Knaust, Deputy CEO, phone +46 (0)8-555 148 18, +46 (0)733-87 10 10

Mats Berg, Communications Manager, phone +46 (0)8-555 148 18, +46 (0)733-87 20 20

Appendix: divested properties

Faberge AB (publ), formerly Wihlborgs Fastigheter AB, is one of Sweden's leading property companies. The book value of the company's property portfolio is SEK 26.1 billion. The properties are concentrated to the Stockholm and Öresund regions, and have an annualised rental value of almost SEK 2.7 billion and a rentable area of 2.1 million square metres. Faberge's shares are listed on the Attract40 list of the Stockholm Stock Exchange.

<i>Divested properties</i>			
<i>Property</i>	<i>Area</i>	<i>Category</i>	<i>Space, m²</i>
Jordbromalm 6:11	Haninge	Ind/wareh	4,252
Söderbymalm 3:462	Haninge	Office	52,698
Söderbymalm 3:481	Haninge	Office	14,878
Söderbymalm 3:482	Haninge	Office	10,703
Medicinaren 19	Huddinge	Other/ office	38,685
Tröskan 9	Sollentuna	Office	1,784
Ålänningen 7	Bromma	Office	3,352
Sicklaön 358:1	Nacka	Office	16,630
Görväln 1	Stockholm (Årsta)	Office	3,606
Smälleklingan 3	Stockholm (Rågsved)	Ind/wareh	2,092
Postiljonen 17	Stockholm (Södermalm)	Office/ other	6,384
			155,064