

# HUFVUDSTADEN

## PRESS RELEASE

### Hufvudstaden sells Liljeholmen properties

Hufvudstaden has reached an agreement covering the sale of the Stora Katrineberg 16 and Stubinen 2 properties, located in Liljeholmen suburb of Stockholm. The buyers are two companies within the Doughty Hanson & Co European Real Estate Fund, represented by Doughty Hanson & Co European Real Estate Limited. Occupancy will be as of December 19, 2000.

The purchase price for the properties amounts to SEK 900 M. In addition, Hufvudstaden has the possibility of receiving a supplemental payment totaling a maximum of SEK 70 M during the next five years, depending on whether certain building rights can be created on the properties. Hufvudstaden's consolidated capital gain, based on a purchase consideration of SEK 900 M, is about SEK 200 M.

The sale of the Liljeholmen properties is in line with Hufvudstaden's strategy to concentrate its property portfolio to central Stockholm and central Gothenburg.

The properties were received with leaseholds and the total rentable floor space, which amounts to about 74,000 sq. m., is distributed as follows:

#### Stora Katrineberg 16

<i>Type of premises</i>	<i>Space, sq. m.</i>	<i>Share, %</i>
Offices	35,601	65
Storage	1,026	2
Garage	15,138	28
Other	2,728	5
	54,493	100

#### Stubinen 2

<i>Type of premises</i>	<i>Space, sq. m.</i>	<i>Share, %</i>
Offices	14,835	77
Stores	1,619	8
Storage	1,944	10
Other	870	5
	19,268	100

Annual rents, based on current contracts, today amount to approximately SEK 87 M, including property tax supplements.

Stockholm, December 1, 2000  
HUFVUDSTADEN AB (publ)

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