



December 18, 2000

No 70/00

NCC sells office property at Frösunda Port in Solna for SEK 670 million

NCC Real Estate has concluded an agreement with AMF Pension regarding the sale of the Frösunda Port property in Solna, just north of central Stockholm, for SEK 670 million. The sale will yield a development gain of SEK 130 million for NCC.

The property sold to AMF Pension is Frösunda Port (Hilton 2), which comprises approximately 24,000 square meters of floor space and 600 garage spaces. The property was completed for occupancy during autumn 2000 and is currently fully leased. The tenants are Compaq and Canon, whose Swedish head offices – which have 700 and 150 employees, respectively – are based in the property.

“This transaction is in line with our strategy of offering investors development projects in expanding markets in the Nordic region,” says Hans-Olof Olsson, Regional Manager at NCC Real Estate.

“The acquisition is part of our strategy for increasing our real estate portfolio,” says Tom Jensen, Vice President – Real Estate at AMF Pension. “The property is located in an area undergoing strong expansion and fits in well with AMF Pension’s current portfolio in terms of location, quality and tenant composition.”

The Frösunda Port property is located in Frösunda, Solna, an area that NCC is developing into an exciting and interesting urban district that is less than 10 kilometers from the center of Stockholm. Frösunda contains a well-balanced mix of offices and housing that are situated close to both beautiful rural areas and key transport routes, as well as to Stockholm’s Arlanda and Bromma airports.

Adjacent to Frösunda Port, NCC will shortly initiate work on its next development project in the area, which will consist of approximately 20,000 square meters of office space with the best possible location in terms of proximity to the E4 Highway. Also at Frösunda, NCC is building the Stockholm region’s largest new housing area, comprising 1,500 apartments during the period up to 2005.

In addition, NCC is developing other office and residential properties in the City of Solna. Close to Solna Station, work is under way on a 13,000-square-meter office property (Tygeln

NCC AB Corporate Communications

Postal address
S-170 80 SOLNA
Sweden

Visiting address
Vallgatan 3

Ph. Int. (switchboard)
+46 8 655 20 00
Telefax
+46 8 85 77 75

Hans-Olof Karlsson, Senior Vice President
Ph. Int. (direct): +46 8 655 22 79
Mobile: +46 70 547 12 50
Residence: +46 8 38 11 56

E-mail: info@ncc.se
Internet: www.ncc.se



INFORMATION FROM NCC

block) and, in the next few years, work will commence on the development of a new urban district containing offices and housing at Ulriksdalsfältet, a site that NCC acquired during summer 2000.

The sale of Frösunda Port (Hilton 2) will be included in NCC Real Estate's fourth-quarter earnings for real estate development.

For further information, please contact:

*Hans-Olof Olsson, Regional Manager, NCC Real Estate Stockholm Region
(Tel: +46-8-750 31 72 or +46-70-524 00 99)*

All NCC:s pressreleases can be found on www.ncc.se

NCC AB **Corporate Communications**

Postal address
S-170 80 SOLNA
Sweden

Visiting address
Vallgatan 3

Ph. Int. (switchboard)
+46 8 655 20 00
Telefax
+46 8 85 77 75

Hans-Olof Karlsson, Senior Vice President
Ph. Int. (direct): +46 8 655 22 79
Mobile: +46 70 547 12 50
Residence: +46 8 38 11 56

E-mail: info@ncc.se
Internet: www.ncc.se