



PRESS RELEASE FROM MANDAMUS FASTIGHETER AB (PUBL)

Solna, 16 July 2002

MANDAMUS DISPOSES OF THREE COMMERCIAL PROPERTIES

During June, Mandamus disposed of an office building in Norrköping with a rentable area of 814 m² and a shop-cum-office property in Ljungby with a rentable area of 745 m². The total sale price for these two disposals was SEK 6.3m, representing a disposal loss of SEK 2.7m.

In early July, an office property in Huddinge, in southern Greater Stockholm, was sold for SEK 37m at a disposal profit of SEK 3.6m. The completion date for the sale of this building, which has a rentable area of 5,174 m², is 17 July 2002. The disposal profit on this sale is not included in the interim (six-month) accounts.

Comments from Mandamus' Managing Director, Anders Johansson

The sales of these commercial buildings are part of our strategy of focusing the company's property stock on residential properties in growth areas. The fact that these sales were implemented at prices slightly below the assessed market value at year-end 2001 is not entirely surprising. For more than a year now, the trend of prices for commercial properties generally has been downward, owing to the economic slowdown.

Queries

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Mandamus is a property company that aims to own, develop and manage residential properties with a high yield, mainly in growth areas in Southern and Central Sweden. Mandamus owns properties with a book value of around SEK 5,800m, yielding an annual rental income of just under SEK 900m.