

Welcome to the Mandamus AGM!

THE SHAREHOLDERS IN MANDAMUS FASTIGHETER AB (PUBL)

are hereby invited to the Annual General Meeting on Tuesday 17 June 2003 at 3.00 p.m., in Stockholm Concert Hall, Grünewaldsalen, Kungsgatan 43, Stockholm.

As already announced, the Board decided on 13 May 2003 to postpone the Annual General Meeting that had previously been planned to take place on 15 May 2003. The background was that the Board wished to await the outcome of LRF's bid to buy the company's shares, with the closing date of 21 May 2003.

NOTIFICATION

Shareholders wishing to attend the AGM must:

- (1) have their names entered in the share register kept by VPC AB (the Securities Register Centre) by Friday 6 June 2003
- (2) not later than 1.00 p.m. on Wednesday 11 June 2003, notify the company of their intention to attend the AGM, by post at the address Mandamus Fastigheter AB (publ), Box 12, SE-171 18 Solna, Sweden; by telephone at +46-8-566 130 00; by e-mail at bolagsstamma@mandamus.se; or online at Mandamus' web site, www.mandamus.se. This notification should include the shareholder's name, Swedish national registration number (or corporate identity number), address, telephone number, number of shares and representatives, if any, at the AGM. If the shareholder is to be represented by a proxy under a power of attorney, this document must be sent to Mandamus before the AGM.

SHAREHOLDER REGISTRATION

Mandamus' share register is kept by VPC. Only holdings whose shareholders are registered are included under the respective shareholders' own names in the register. Shareholders who hold their shares in a nominee account and who wish to attend the AGM in person or through a proxy (for whom a written power of attorney must have been submitted) must temporarily have their shares re-registered in their own names. This registration must be completed by 6 June 2003, and the bank or stockbroker where the nominee account is held should be informed to this effect in good time before this date.

BUSINESS

Proposed agenda

1. Opening of the AGM.
2. Election of the AGM Chairman.
3. Preparation and approval of a list of voters.
4. Election of two persons to check the minutes with the Chairman, and also to count votes.
5. Approval of the agenda.
6. Consideration of whether the meeting has been duly convened.
7. Address by the Managing Director.
8. Presentation of the Parent Company's and Group's annual reports, accounts and audit reports.
9. Resolution on adoption of the Parent Company's and Group's profit and loss accounts and balance sheets.
10. Resolution on appropriations with respect to the company's profit according to the balance sheet adopted and adoption of the record day for the dividend.
11. Resolution on discharge of the Board members and Managing Director from liability.
12. Confirmation of the number of Board members.
13. Confirmation of the Board members' and auditors' remuneration.
14. Election of Board members and auditors.
15. Appointment of Nomination Committee members.

16. Proposal from the Swedish Shareholders' Association concerning a resolution on authorisation for the Board to appoint a remuneration committee and an audit committee.
17. Proposal from Akelius Insurance Ltd on a special accountant.
18. Other business.
19. Closing of the meeting.

PROPOSED RESOLUTIONS

Point 10. Dividend

The Board proposes that a dividend of SEK 2 per share be paid for the 2002 financial year. As the record day for the dividend, 23 June 2003 is proposed. If the AGM resolves in accordance with this proposal, dividend is expected to be paid through the agency of VPC on 26 June 2003.

Point 11. Resolution on discharge of Board members and Managing Director from liability

The auditors recommend that the general meeting of shareholders discharge the Board members Leif Zetterberg and Björn Hall and the Managing Director, and advise against the general meeting of shareholders discharging Anders Glansk, Sievert Larsson and Hans Selling from liability for the 2002 financial year.

Points 12–14. Number of Board members; Board members' and auditors' remuneration; and election of Board members and auditors

At present, the Nomination Committee has no proposal regarding the number of Board members, the Board members' and auditors' remuneration and the election of Board members. The election of auditors is being raised at the request of Akelius Insurance Ltd.

Point 16. Proposal from the Swedish Shareholders' Association on remuneration and audit committees

The Board advises against approving this proposal, with reference to the fact that Mandamus has a small Board and the proposed committees would deal with important issues into which all the members should have full insight.

Point 17. Proposal from Akelius Insurance Ltd on a special accountant

Akelius Insurance Ltd requests that a special accountant be appointed.

Programme

2.00 p.m. Opening of doors to the auditorium.

3.00 p.m. Commencement of Annual General Meeting.

Stockholm, May 2003

Mandamus Fastigheter AB (publ)

The Board