



PRESS RELEASE FROM MANDAMUS FASTIGHETER AB (PUBL)

Solna, 1 September 2003

MANDAMUS SELLS SHARES IN KLÖVERN AB

As announced in the press release of 1 July 2003, Mandamus Fastigheter AB (publ) acquired a put option from, and issued a call option for, Akelius Kontor AB with respect to 5,538,460 "B"-shares in Klöver AB.

By utilising the put option on 1 September 2003, Mandamus has sold all 5,538,460 "B" shares in Klöver AB, corresponding to 9.1 per cent of the shares and 5.9 per cent of the votes in the company, to Akelius Kontor AB. The price, in accordance with the terms of the option, was SEK 12.70 per share. With this transaction, Mandamus now owns no shares in Klöver AB. This announcement is also intended as a disclosure statement.

The sale of the shares in Klöver AB gives Mandamus a pre-tax profit of SEK 9m.

Comment from Mandamus' Acting Managing Director, Anders Silverbåge

This deal is the concluding phase of the sale of Mandamus' property stock in Karlstad. As announced previously, the deal was expected to yield SEK 10m in sale profit, based on a share price of SEK 11 per share. By now selling the shares at SEK 12.70, we have obtained an additional SEK 9m from this deal and the total pre-tax profit from it is SEK 19m.

Queries

Please address any queries to Anders Silverbåge phone +46-709-118 555 or e-mail anders.silverbage@mandamus.se.

Mandamus is a property company that seeks, on a long-term basis, to own, develop and manage high-yield residential properties, mainly in growth areas in Southern and Central Sweden. Mandamus owns properties with a book value of some SEK 5,500m, yielding annual rental income of roughly SEK 900m.