

Press release 7/2004

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Fabege sells two more residential properties

Fabege has sold two more residential properties at prices exceeding their market value at year-end 2003 by an average of 23 percent. The properties, Valfisken 32 and Röstrand 30, have been sold for SEK 49 M and SEK 35 M, respectively. The total capital gain for Fabege is SEK 40 M.

The properties have been sold to tenant-owner associations. So far this year, Fabege has sold six of the 12 residential properties in central Stockholm that were not transferred to Bostads AB Drott in connection with its recent demerger.

<u>Property</u>	<u>Rentable space</u>	<u>Of which residential</u>	<u>No. of apartments</u>	<u>Price</u>
Valfisken 32	2,415 sq. m.	1,798 sq. m.	33	SEK 49 M
Röstrand 30	1,632 sq. m.	1,210 sq. m.	31	SEK 35 M

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Fabege owns and manages commercial real estate in the Stockholm region. Its focus is on properties which, through improvements, development or area-specific circumstances, have the potential to contribute positively to cash flow and appreciation in value. The portfolio is concentrated in Stockholm, Kista and Marievik. The aggregate value of Fabege's property portfolio exceeds SEK 18 billion, with about 1.3 million square meters in rentable space (Dec. 31, 2003). Fabege is one of Sweden's largest real estate companies and is listed on the Stockholm Stock Exchange's O-list.

