

Press release 9/2004

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Fabege sells residential property for a gain of SEK 135 M

Fabege today has sold the residential property Haren 1 in Stockholm's Södermalm section to a tenant-owner association. The price, SEK 380 M, exceeds the property's market value as of December 31, 2003 by 18 percent. The property consists of 202 apartments with total space (excluding the garage) of 20,121 square meters, of which residential space amounts to 15,872 sq. m.

To date, Fabege has sold seven of the 12 residential properties in central Stockholm that it retained when Bostads AB Drott was distributed to shareholders.

Fabege AB (publ)

For further information, please contact:

President Lennart Sten, +46 8 769 3021

Fabege is a streamlined real estate company that owns and manages commercial properties 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.

