

## **PRESS RELEASE**

**9 December 2004**

### **Elefanten 17 sold for SEK 265 million to German fund**

Fabege, which is owned by Wihlborgs, has sold Elefanten 17, a property in central Stockholm, to The German property fund Oppenheim Immobilien Kapitalanlage GmbH. The sale price was SEK 265 million and will increase Wihlborgs' profit by SEK 10 million. The profit will be reported in the fourth quarter of 2004.

Elefanten 17, a 5,000 m<sup>2</sup> office complex in central Stockholm, has been fully let to the Swedish National Labour Market Administration (Arbetsmarknadsstyrelsen) since August 2004. The transfer of ownership will take place on 1 July 2005.

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