

## PRESS RELEASE

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### Proposal for distribution and listing of properties in the Öresund region

The board of directors of Wihlborgs Fastigheter AB (publ) intends to propose to the annual general meeting on May 9, 2005, that Wihlborgs' properties in the Öresund region be distributed to shareholders and listed. The properties will be distributed as shares in a real estate company that will be named Wihlborgs Fastigheter AB. Consequently the existing Wihlborgs, which after the distribution will include properties in the Stockholm region, will change its name. The intention is that the "New" Wihlborgs, with operations in the Öresund region, will be listed on the O-list of Stockholmsbörsen.

This distribution will create two geographically concentrated property companies with clear strategies, focused on commercial properties in the Stockholm and Öresund regions. The intention is for both companies to be run as independent units from January 1, 2005.

The company to be distributed will own approximately 190 properties with an estimated market value of around SEK 7 billion and a rental value of around SEK 770 million. The properties are located in Malmö, Lund, Helsingborg and Copenhagen.

After the distribution, the Wihlborgs real estate portfolio will consist of approximately 310 properties in the Stockholm region with an estimated market value of around SEK 30 billion and a rental value of around SEK 3.1 billion.

The members of the board of the "New" Wihlborgs will be Erik Paulsson (chairman), Bo Forsén, Kerstin Fredriksson, Sten K Johnson, Mikael Nachemson and Johan Qviberg. Kerstin Fredriksson has announced that she, due to this new directorship, wants to leave the board of directors of Wihlborgs. The Nomination Committee of Wihlborgs proposes that Märtha Josefsson be newly elected and all other members be re-elected.

Anders Jarl, who is today head of projects and development at Wihlborgs Öresund, has been appointed as chief executive at the company to be distributed. Other senior managers will be Christer Johansson, chief financial officer (currently director of administration at Wihlborgs) and Thomas Bråhagen, property director (currently property director at Wihlborgs Öresund).

The intention is that this distribution of shares to shareholders will take place in addition to cash dividends. Further information will be provided in conjunction with the Wihlborgs year-end report on February 15, 2005.

"The distribution will create two geographically focused property companies and the streamlining will expose the values and the potential within the property portfolios in each region," says Erik Paulsson, CEO of Wihlborgs Fastigheter.

"The properties in the Öresund region are today characterised by stable and good cash flows and we anticipate that the region will experience strong development going forward, as integration proceeds across the Sound," continues Erik Paulsson.

"It is natural that the new company should be given the name Wihlborgs since the company name and brand are very strong in the Öresund region, where they have been established for many years," says Erik Paulsson.

Hagströmer & Qviberg Fondkommission and Catella Corporate Finance have been appointed as advisors in conjunction with the proposed distribution.

Wihlborgs Fastigheter AB (publ)

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***Invitation to attend a press conference***

*In view of the intention of the board of directors to propose that the annual general meeting approve a distribution and listing of the properties in the Öresund region, a press conference with CEO Erik Paulsson will be held today, December 13 at 1 pm. Location: Hagströmer & Qviberg Fondkommission, Norrlandsgatan 15, Stockholm, Sweden. We look forward to welcoming you.*