

## PRESS RELEASE

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#### Faberge does property deals for a total of SEK 4.1 billion

Faberge has sold ten properties for a total of SEK 2.9 billion to Niam Fond 3. The sale includes eight properties in Marievik and two in Kista. Niam is taking possession of the properties on 1 September 2005.

At the same time Faberge has acquired nine properties from Whitehall Funds for a total of SEK 1.2 billion. The properties are located in Stockholm city centre, Solna, Farsta and Skarpnäck. Faberge is taking possession of the properties on 1 September 2005.

In addition a settlement has been made with Whitehall regarding the agreements made at the time of Niam Fond 3's acquisition of 31 properties from Drott in July 2003. The settlement means that a seller's promissory note for SEK 292 million is being redeemed and that Faberge is honouring the rental guarantee and regulating other undertakings towards Whitehall, which means a total of about SEK 225 million.

All in all, the sales and the deal with Whitehall do not have any effect on the result.

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Properties sold			
Property	Area	Category	Space, sq m
Färöarna 1	Kista	Offices	58.318
Reykjavik 1	Kista	Offices	31.817
Lilla Katrineberg 4	Marievik	Offices	2.296
Marievik 22	Marievik	Offices	4.800
Marievik 23	Marievik	Offices	16.992
Marievik 25	Marievik	Offices	10.712
Marievik 26	Marievik	Offices	23.895
Marievik 27	Marievik	Offices	11.500
Marievik 29	Marievik	Garage	
Marievik 30	Marievik	Garage, warehouse	22
Properties acquired			
Property	Area	Category	Space, sq m
Gräddö 2 och 4	Farsta	Office	14.426

<b>Hangaren 1</b>	Skarpnäck	Offices, warehouse	10.810
<b>Fenix 1</b>	Norrmalm	Offices	3.648
<b>Signalen 1</b>	Södermalm	Offices	3.318
<b>Ynglingen 10</b>	Östermalm	Offices	11.052
<b>Stigbygeln 5</b>	Solna	Offices	7.184
<b>Stigbygeln 6</b>	Solna	Offices	10.252
<b>Tygeln 3</b>	Solna	Offices	2.713