



Faberge AB (publ)

## **PRESS RELEASE**

### **22 December 2005**

## **Faberge in property deals for totally SEK 2.8 billion**

Faberge sells 21 properties for totally SEK 2.1 billion. The divested properties are located in different parts of the county of Stockholm (see the enclosure: List of divested and acquired properties) and will result in a realised change in value of SEK 110 million.

The property deals are subject to Faberge acquiring the property Klamparen 10, a property on Kungsholmen in central Stockholm, for SEK 0.7 billion in January 2006. The property comprises a total floor space of 25,224 sq. m and the largest tenant is the District Court of Stockholm.

The yield for the properties sold and acquired amounts to 6 per cent.

In all transactions the buyer will take possession of the properties on 1 March 2006. The deals are between Faberge and GE Real Estate Norden.

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Enclosure: List of divested and acquired properties

*For further information, please contact:*

Erik Paulsson, CEO Faberge AB, phone +46 (0)8-555 148 18, +46 (0)733-87 18 18

Olle Knaust, Deputy CEO Faberge AB, phone +46 (0)8-555 148 10, +46 (0)733-87 18 10

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*Faberge AB (publ), formerly Wihlborgs Fastigheter AB, is one of the leading property companies in Sweden. The book value of the company's property portfolio is SEK 26.1 billion. The properties concentrated to the Stockholm region have an annualised rental value of about SEK 2.7 billion and a rentable area of 2.0 million square metres. Faberge's shares are quoted on the Attract40 list of the Stockholm Stock Exchange.*

## Enclosure: List of divested and acquired properties

<b>Divested properties</b>			
<b>Property name</b>	<b>Area</b>	<b>Category</b>	<b>Space, sq. m</b>
Veddesta 2:37	Veddesta	Industry/wareh	2,895
Veddesta 2:65	Veddesta	Industry/wareh, office	15,540
Veddesta 2:69	Veddesta	Office, butik	1,797
Veddesta 2:73	Veddesta	Office, Industry/wareh	6,776
Gärdsmygen 4	Sollentuna	Office, butik	2,367
Elektrikern 2	Sollentuna	Office, Industry/wareh	2,492
Päronet 1	Sundbyberg	Industry/wareh	4,219
Mandelblomman 3	Lunda	Industry/wareh	1,813
Furudal 2	Lunda	Industry/wareh	1,840
Blästern 14	Vasastaden	Office, Industry/wareh	15,558
Härden 14	Vasastaden	Office, Industry/wareh	8,756
Lustgården 11	Stadshagen	Office, Industry/wareh	9,633
Lustgården 12	Stadshagen	Office, retail, industry/wareh	19,127
Tegeludden 8	Gärdet	Office, retail, industry/wareh	12,247
Tegeludden 16	Gärdet	Office	7,590
Torsnäs 1	Kista	Office	14,500
Holar 1	Kista		5,616
Gjelbjutaren 4	Hagalund	Industry/wareh, office	2,189
Mjölner 4	Hagalund	Industry/wareh, office	4,428
Ugnen 3	Hagalund	Office, retail, industry/wareh	1,974
Ugnen 7	Hagalund	Office, retail, industry/wareh	4,983
			<b>146,340</b>
<b>Acquired property</b>			
<b>Property name</b>	<b>Area</b>	<b>Category</b>	<b>Space, sq. m</b>
Klamparen 10	Kungsholmen	Office	25,224