

Carnegie Fastigheter Sverige AB

Stockholm 27th of March 2006

Carnegie Fastigheter Sverige AB acquires SEK 1.2 billion of properties

Carnegie Fastigheter Sverige AB (Carnegie Fastigheter) has acquired five properties in Stockholm, Gothenburg and Malmö for a total purchase price of 1,2 billion Swedish Kronor. The acquisitions have been completed in four separate transactions in the first quarter of 2006. The portfolio consists primarily of modern office buildings but also contains residential, retail and light industry. The total area amounts to approximately 85,000 square meters. A landmark building is Kallebäck 17:2 in Gothenburg with Ericsson as the main tenant.

Based on the purchase price, yield exceeds seven per cent.

“It is satisfying that we now have a property portfolio with favourable yield and long contracts in the three largest markets in Sweden. Given the good current market liquidity we are looking into several projects that would add value to our portfolio”, says Staffan Olsson, CEO of Carnegie Fastigheter.

Carnegie Fastigheter was established in June 2005. Shareholders are a small number of reputable institutions. Carnegie is managing Carnegie Fastigheter and is responsible for the investment process, financing, acquisitions and divestments. Carnegie Investment Bank holds 1.4% of the shares. The total acquisition capacity of Carnegie Fastigheter is three billion Swedish Kronor.

Glimstedt has acted as the legal advisor to Carnegie Fastigheter in all transactions.

For information please contact Staffan Olsson, mobile +46 73 417 92 65

Stockholm 27th of March 2006