



Faberge AB (publ)

PRESS RELEASE

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Faberge to sell 46 properties in SEK 4 billion deal with Klöver

Faberge AB (publ) has signed a letter of intent on the sale of 46 properties – 20 in Kista, 24 in Täby, one in Järfälla and one in Sigtuna – to Klöver AB (publ). Following the sale, Faberge will have no remaining properties in Kista and Täby. The sale is conditional on the adoption at an extraordinary general meeting of Klöver AB held no later than 17 November 2006 of the decisions necessary to implement a non-cash purchase.

The sale price is SEK 4,040 million, of which SEK 1,100 million will be paid in the form of new shares in Klöver. About 46.5 million Klöver shares will be issued, representing 27.9 per cent of the capital and votes. Faberge does not intend to remain a long-term shareholder of Klöver.

The sale will result in a profit after tax of SEK 450 million. Faberge has made a rental guarantee, which has been taken into account in calculating the profit.

The divested properties have a total lettable area of some 350,000 m², mainly offices, with a rental value of about SEK 430 million. The transfer of ownership will take place on 20 November.

Following the sale, Faberge's property portfolio will comprise 178 properties, of which 49 in the inner city of Stockholm and 31 in Solna, which together will account for over 70 per cent of the Group's total rental value.

"Through this sale we are creating an even more concentrated company with a very interesting focus on central Stockholm and Solna – two dynamic markets with significant potential", Erik Paulsson, Faberge's CEO, comments.

"By focusing on a small number of well contained markets we will become even more effective at managing, improving and developing our portfolio and thereby strengthen our market position", Erik Paulsson continues.

"I am convinced that Klöver is the right company to take over and develop the Kista and Täby properties now that we have decided to further increase the concentration of our portfolio", Erik Paulsson concludes.

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Faberge AB (publ) is one of Sweden's leading property companies. The book value of the company's property portfolio is SEK 30.1 billion. The portfolio, which is concentrated to the Stockholm region has an annualised rental value of SEK 2.8 billion and a lettable area of 2.0 million square metres. Faberge's shares are listed on the Attract40 list of the Stockholm Stock Exchange.

