



P R E S S R E L E A S E

Diligentia announces major leasing agreement in Kista – Radio Design leases over 8,000 square meters

Diligentia has signed a three-year leasing agreement with Radio Design. The rental value over the term of the agreement amounts to slightly over SEK 50 million. Radio Design is active in the area of mobile Internet technology and the next generation of mobile telephony systems.

The agreement adds a new tenant to the property, Knarranäs 3, a building well-known in the high-technology area of Kista, north of Stockholm, because of its architectural quality. Radio Design, which is already established in Kista, has chosen to relocate its operations to a new property - Knarranäs 3.

Diligentia's strategy to continuously develop and improve its property portfolio in selected market sectors has proven successful. Demand for property in these areas is high, which has resulted in low vacancies and higher rent levels for Diligentia. Knarranäs 3, which has a lettable area of 8,140 square meters, is a modern office building in one of Diligentia's selected market sectors, Kista, where growth remains strong.

"We are very pleased to have Radio Design as a tenant and expect an interesting future relationship with the company and plan to modify the property before the occupation," says Magnus Ungmark, property manager at Diligentia Stockholm AB. "Kista is one of the market sectors we are focusing on, and in this expansive area we currently have nearly 50,000 square meters of lettable area divided between five properties. Our properties in the area are fully let at present, and judging by the number of queries we receive, interest in Kista is likely to remain strong."

"Radio Design is looking ahead to major expansion, which will lead to considerable recruitment needs," says Pål Krüger, president of Radio Design. "Because we want to optimize and integrate resources within the company, the choice of properties was a key for us. The property that we will be moving into meets our expansion plans in terms of both area and technical standard. And you can't overlook the fact that it is one of Kista's most attractive buildings. I hope it will mean that we will enjoy working there even more."

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Diligentia is one of Sweden's largest real estate companies. The book value of the Group's Swedish property portfolio amounted to SEK 11,203 million on December 31, 1999. The book value of the international properties amounted to SEK 466 million. Diligentia's overall strategy is to concentrate and

*develop its operations in select market sectors in Stockholm, Gothenburg and the Öresund region.
Diligentia is listed on the A-list of the Stockholm Stock Exchange.*