



PRESSINFORMATION

Wallenstam

Wallenstam was established in 1944 and is one of Sweden's major dedicated property companies with more than 300 properties in the three major urban areas Gothenburg, Stockholm and Helsingborg. The focus of the Group's portfolio is residential and commercial properties. The Group's rental income is about SEK 800 million and the value of its property portfolio is about SEK 7.5 billion.

Wallenstam's Series B shares have been listed on the Stockholm Stock Exchange since 1984.

New objectives for Wallenstam

Wallenstam has refined its business philosophy with a modified business idea and new financial objectives.

"We have now reached the point where we will achieve the group objectives we set up five years ago, including the target of a SEK 100 million property management profit before depreciation. By focusing on our objectives, we have been able to deliver on our promises and it is now time for us to present Wallenstam's refined business concept," says Hans Wallenstam, Managing Director.

Business idea

"With a well-balanced property portfolio, to continue to acquire, manage, refurbish and sell properties. The objective shall be to supply a changing market with suitable residential housing and commercial premises in major urban regions."

Financial objectives

- The net asset value to be more than SEK 200 per share by 2005.
- The profit from property management to be at least SEK 140 million* by 2005.
- The return on reported equity to be more than 10% per year.

*SEK 140 million is the profit after depreciation in contrast to the present objective for the profit from property management, which is based on the profit before depreciation.

As Wallenstam will be working to reach new objectives in the years immediately ahead, the board of directors has decided to offer an option program to the employees in the Wallenstam Group. The content of the program is currently being worked out and will be presented in more detail later this autumn.

Lennart Wallenstam Byggnads AB

Gothenburg, 15 November, 2000

Lennart Wallenstam Byggnads AB (publ)	Wallenstam Göteborg AB 401 84 Göteborg	Wallenstam Stockholm AB Box 4801, 116 93 Stockholm	Wallenstam Helsingborg AB Hälsovägen 1	Wallenstam Lokaler AB 401 84 Göteborg
401 84 Göteborg	Besöksadress Södra vägen 1	Besöksadress Södermalmstorg 8	252 21 Helsingborg	Besöksadress Södra
Vägen 1				
Besöksadress Södra Vägen 1	Tel 031-20 00 00	Tel 08-720 00 00	Tel 042-20 00 00	Tel 031-20 00 00
Tel 031-20 00 00	Fax 031-100 200	Fax 08-615 00 59	Fax 042-12 87 46	Fax 031-10 02 00
Fax 031-10 02 00				



PRESSINFORMATION

Wallenstam

For further information, please contact Lennart Ekelund, Finance Director, phone +46 31 200 000 or +46 705 171 139.

<i>Lennart Wallenstam Byggnads AB (publ)</i>	<i>Wallenstam Göteborg AB 401 84 Göteborg</i>	<i>Wallenstam Stockholm AB Box 4801, 116 93 Stockholm</i>	<i>Wallenstam Helsingborg AB Hälsövägen 1</i>	<i>Wallenstam Lokaler AB 401 84 Göteborg</i>
<i>401 84 Göteborg Vägen 1 Besöksadress Södra Vägen 1</i>	<i>Besöksadress Södra vägen 1</i>	<i>Besöksadress Södermalmstorg 8</i>	<i>252 21 Helsingborg</i>	<i>Besöksadress Södra</i>
<i>Tel 031-20 00 00</i>	<i>Tel 031-20 00 00</i>	<i>Tel 08-720 00 00</i>	<i>Tel 042-20 00 00</i>	<i>Tel 031-20 00 00</i>
<i>Fax 031-10 02 00</i>	<i>Fax 031-100 200</i>	<i>Fax 08-615 00 59</i>	<i>Fax 042-12 87 46</i>	<i>Fax 031-10 02 00</i>