

Press release



November 15, 2000

AP Fastigheter's offer for Diös unconditional

The acceptance period for the offer by AP Fastigheter AB (publ) ("AP Fastigheter") to shareholders in Anders Diös AB (publ) ("Diös") expired on November 10, 2000. Shareholders with a total of 91.0 per cent of the total number of shares in Diös¹ have accepted the offer. The other conditions for the offer have also been met. As a result, the offer is declared unconditional.

Payment for shares tendered in the offer will commence on November 21, 2000.

For shareholders in Diös who have not yet submitted their acceptances, AP Fastigheter is extending the offer until December 7, 2000. The right to withdraw acceptances does not apply during the extended acceptance period. Payment for shares submitted during the extended acceptance period is expected to commence on or about December 13, 2000.

AP Fastigheter will commence compulsory purchase proceedings of the remaining shares in Diös after the extended acceptance period. In conjunction with this, an application for the delisting of Diös' shares will be submitted to OM Stockholm Exchange.

AP Fastigheter reserves the right to acquire shares in Diös on the stock market.

Stockholm, November 15, 2000

AP Fastigheter AB (publ)

This offer is not being made to persons whose participation would require an additional prospectus, registration or measures other than those required under Swedish law. Thus, this press release does not constitute an offer in the United States of America, Canada, Australia or Japan.

This press release may not be distributed to any country where the distribution or the offer would require an additional prospectus, registration or measures other than those required under Swedish law or to any country where the press release or the offer would be unauthorized or unlawful.

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AP Fastigheter is one of the largest property companies in Sweden. The market value of the properties amounted to approximately SEK 25 billion by the end of 1999. The company is primarily focused on commercial and residential properties in a few expansive cities in Sweden. The portfolio consists of 85 per cent commercial properties and 15 per cent residential properties. The head office is situated in Stockholm, as is about 80 per cent of the properties.

In Stockholm, AP Fastigheter's property portfolio is characterized by large holdings in central Stockholm and in other well-situated areas, among others Nacka Strand, Alviks Strand and Solna Strand. The holdings in Gothenburg are distinguished by very centrally located properties, among others Kompassen, Arkaden and parts of Nordstan. In Uppsala and Umeå, AP Fastigheter owns centrally located properties and a number of larger residential areas.

More information about AP Fastigheter can be found at www.apfastigheter.se.

¹ after deducting the shares owned by Diös or any of its subsidiaries.