

Press release February 17 2012

Carlyle lets 3200 square meters in shopping mall in Västerås

Global alternative asset manager The Carlyle Group (“Carlyle”) today announced that they have secured 3200 square meters of lettings in the newly acquired shopping mall Punkt in Västerås. The new tenant is going to open a play land for children called “Lek & Bus”. Following this letting the occupancy rate is approximately 98 percent.

The company Jimmys Lekland has signed a leasing agreement with Carlyle totaling 3200 square meters in the shopping mall Punkt. The new tenant will open a play land for children – “Lek & Bus” – along with a restaurant. The premises are located at the top floor of the property and the facility will undergo substantial renovations to accommodate the new tenant’s requirements. The play land is expected to open in October 2012 at the latest.

In February 2011 Carlyle acquired the two shopping malls Punkt and Gallerian in Västerås. The malls are located in the center of Västerås’ central shopping area, close to the Congress center as well as the Central station, and are easily accessible by car and public transportation.

Anders Hörnqvist, Property Director for Carlyle in the Nordic region says: Since the acquisition in February we have continuously worked with the development of the properties. We have furthermore established good relations with the current tenants who are very positive to Carlyle as the new owner. Due to this we have managed to engage several potential new tenants to both Punkt and Gallerian.

Additional tenants in the shopping mall Punkt include among others Almi Företagspartner in Mälardalen, the software company Vitec and advertising agency NPP and also several stores for example Intersport and Esprit. As a consequence of the new leasing agreement the vacancy rate at Punkt is 2.4 percent.

The investment in Gallerian and Punkt was made through Carlyle’s real estate fund, CEREP III.

For further information:

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About Carlyle Europe Real Estate

Carlyle Europe Real Estate, which is responsible for European property investments within The Carlyle Group, has been investment councilors in Europe since 2001. The aim for Carlyle Europe Real Estate is to substantially increase the value of properties through active management. Carlyle Europe Real Estate has six counseling units based in Munich, London, Madrid, Milano, Paris and Stockholm, giving counsel to three Luxemburg based European property funds – Carlyle Europe Real Estate Partners I-III. The total value of the fund's assets under management amount to €3.4 billion. The Carlyle Group is a global private equity company and closed its first property fund in the U.S. in 1997 and has since then been a sponsor for another 10 property funds in the U.S. Europe, Asia and Latin America. The total value of assets under management amounts to \$11 billion. www.carlyle.com

About the Carlyle Group

The Carlyle Group is a global alternative asset manager with \$148 billion of assets under management committed to 89 active funds and 52 fund of fund vehicles as of September 30, 2011. Carlyle invests across four asset classes – corporate private equity, real estate, global market strategies and fund of funds solutions - in Africa, Asia, Australia, Europe, North America and South America focusing on aerospace & defense, automotive & transportation, consumer & retail, energy & power, financial services, healthcare, industrial, infrastructure, technology & business services, telecommunications, media & transport. The Carlyle Group employs more than 1200 people in 33 offices spread over 6 continents. For more information visit: www.carlyle.com; Case Studies: www.carlylegroupcreatesvalue.com; Video: www.youtube.com/OneCarlyle