

# Sjælsø Gruppen establishes new residential project in Stockholm.

Stock Exchange Announcement no. 4 · 22 March 2007



Sjælsø Gruppen has just obtained an attractive construction opportunity on Liljeholmen in Stockholm.

The project, which is Sjælsø Gruppen's second residential project in Stockholm, comprises 40 flats with a view of the waterfront and of the fashionable Södermalm. The project value constitutes approx. DKK 110 million, and the residences are expected offered for sale in the summer of 2007.



Sjælsø Gruppen's first residential project in Stockholm was fully sold in 2006.

The project is located in a mixed residential and commercial area in rapid development and with only 5 min. to Gamla Staden (the old part of Stockholm) and to the subway. The district of Liljeholmen is one of Stockholm's new development areas where more than 3,000 new residences are expected. The area was formerly applied for commercial and industrial purposes, but in the next few years, it will be transformed into an attractive residential area close to recreational areas and public transportation.

## **POSITIVE EXPECTATIONS OF THE SWEDISH RESIDENTIAL MARKET**

Sjælsø Gruppen assesses that the Swedish residential market will be attractive in the years to come. As such, there is a great need for new residential construction, and political initiatives from the new government have been taken which will support a positive development on the residential market.

In Sweden, Sjælsø Gruppen preliminarily focuses on development of new residential projects in the Stockholm area and in Malmö.

## **EXPECTATIONS OF PROFIT ARE MAINTAINED**

Performing the residential project in Stockholm, Sjælsø Gruppen's previously announced expectations of profit are maintained. Accordingly, profit before tax of DKK 800 to 1,000 million is still expected for 2007 as well as a continued high level of activities is expected for 2008.

## **FOR FURTHER INFORMATION, PLEASE CONTACT:**

### **SJÆLSØ GRUPPEN A/S**

Flemming Jensen, Director, CFO  
Tel. +45 4810 0000