

Keops sells Swedish residential properties



Reported via Stockwise to the Copenhagen Stock Exchange on 8 March 2007:

Keops has entered into agreement with Property Group about the sale of a two-digit number of Swedish residential properties at a total price of SEK 2,730 million.

The properties sold were acquired from May 2004 until January 2006, and since then, the price of Swedish residential properties has developed favourably. Accordingly, Keops realises a considerable increase in value on sale.

The sold properties are included in the following three property portfolios:

- Parts of the Malmstaden portfolio (residences in Norrköping)
- The Borgs portfolio (residences in Norrköping)
- The PBA portfolio (residences in Malmö, Kalmar and Karlskrona)

In connection with the final conclusion of the sale and settlement of accounts expectedly by the end of April 2007, early redemption will be announced of all bonds issued by Keops EjendomsObligationer III (PBA) A/S. The relevant bonds are:

- 8,5% Keops EjendomsObligationer III 2011
- 9% Keops EjendomsObligationer III 2014

CB Richard Ellis assisted as broker on the sale.

Keops expectations of the future

The sold properties are included in the three property portfolios which were designated as ready for sale as a part of Keops' six-point plan for consolidating, focusing and increasing professionalism of the Group.

The sales process for the remaining sale – primarily the office property Fatburen in Stockholm as well as the remaining properties in the Malmstaden portfolio – follows the determined plan with the sale of Fatburen furthest along in the sales process.

The advanced sales discussions about Fatburen as well as the agreement on the sale of the Swedish residential properties support the expectations stated in the six- point plan about profit and cash flow proceeds from the property portfolios designated as ready for sale.

Accordingly, Management maintains the most recently reported expectations of Keops Group's consolidated profit before tax for this financial year. The expectations of profit before tax for 2006/07 accordingly constitute DKK 500-700 million. The expectations of profit include value adjustments of properties and debt of a total of approx. DKK 170 million.

Please address questions relating to this Notice to Head of Communications Susanne Lindø on telephone +45 3341 0000.



**Notice to the Stock Exchange no. 290
Keops A/S**

Central Business Registration 36 85 00 19
Scandiagade 8
2450 Copenhagen SV

T +45 3341 0000
F +45 3341 0010

W www.Keops.dk
E Keops@Keops.dk

...

This Notice to the Stock Exchange has been prepared in a Danish language version and has been translated into an English language version. In the event of any discrepancies between the two versions, the Danish language version shall be the governing text.

Forward-looking Statements

This Notice to the Stock Exchange may contain forward-looking statements within the meaning of US Private Securities Litigation Act of 1995 and similar laws and regulations in other countries regarding expectations to the future development. Forward-looking statements provide our expectations or forecasts of future events. You can identify these statements by the fact that they do not relate strictly to historical or current facts. They use words such as anticipate, estimate, expect, project, intend, plan, believe and other words and terms of similar meaning in connection with a discussion of future operating or financial performance.

Such forward-looking statements are subject to risks, uncertainties and inaccurate assumptions. This may cause actual results to differ materially from expectations and it may cause any or all of our forward-looking statements here or in other publications to be wrong. Factors that might affect such expectations include, but are not limited to, general economic and business conditions and interest rate and currency exchange rate fluctuations.

As a result you should not rely on these forward-looking statements. Keops is under no duty to update any of the forward-looking statements or to confirm such statements to actual results, except to the extent enquired by law.

Reference is also made to the description of risk factors on pages 30-33 of the Annual Report 2005/06, which is available from www.keops.dk.