

CASTELLUM

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Continued stable earnings and demand for premises

- **Rental income for the period January – September 2010 amounted to SEKm 2,058 (SEKm 2,022 corresponding period previous year).**
- **Income from property management amounted to SEKm 861 (882), equivalent to SEK 5.25 (5.38) per share, a decrease of 2%.**
- **The changes in value on properties amounted to SEKm 563 (–953) and on interest rate derivatives to SEKm –31 (102).**
- **Net income after tax for the period amounted to SEKm 1,038 (17), equivalent to SEK 6.33 (0.10) per share.**
- **The investments amounted to SEKm 683 (849) of which SEKm 593 (820) were new constructions, extensions and reconstructions.**

The net leasing during the period amounted to SEKm 13 (–27). The gross leasing (i.e. the annual value of total leasing) during the period was SEKm 177 (173), of which SEKm 27 (22) were leasing on new constructions, extensions and reconstructions. Notices of termination amounted to SEKm 164 (200), of which bankruptcies were SEKm 5 (27).

“Both earnings and the demand for premises is still stable. The liquidity in the real estate market is back to normal levels, which has also caused an increase in real estate prices” comments CEO Håkan Hellström. “As in previous economic upturns, there is a certain delay regarding increased demand for premises” adds Hellström.

An election committee has been appointed in accordance to the Annual General Meeting’s decision. The election committee is formed by: Maj-Charlotte Wallin representing AFA Försäkring, Rutger van der Lubbe representing Stichting Pensioenfonds ABP, Lars-Åke Bokenberger representing AMF Pension and the Chairman of the Board Jan Kvarnström.

Enclosure: Interim Report January – September 2010

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Castellum is one of the major listed real estate companies in Sweden. The fair value of the real estate portfolio amounts to approx. SEK 30 billion, and comprises premises for office, retail, warehouse and industrial purposes with a total lettable area of approx 3.2 thousand sq.m. The real estate portfolio is owned and managed by six wholly owned subsidiaries with strong local roots in five growth regions: Greater Gothenburg, the Öresund Region, Greater Stockholm, Mälardalen and Eastern Götaland. Castellum is listed on NASDAQ OMX Stockholm AB Large Cap.

Castellum AB (publ) discloses the information provided herein pursuant to the Securities Markets Act and/or the Financial Instruments Trading Act.