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Castellum's Year-end Report 2011:

Increased dividend to SEK 3.70 per share

- **Rental income for 2011 amounted to SEKm 2,919 (SEKm 2,759 corresponding period previous year).**
- **Income from property management amounted to SEKm 1,173 (1,141), equivalent to SEK 7.15 (6.96) per share, a increase with 3%.**
- **The changes in value on properties amounted to SEKm 194 (1,222) and on interest rate derivatives to SEKm –429 (291).**
- **Net income after tax for the year amounted to SEKm 711 (1,964), equivalent to SEK 4.34 (11.98) per share.**
- **The net investments amounted to SEKm 1,908 (1,279) of which SEKm 1,158 (881) were new constructions, extensions and reconstructions.**
- **The Board proposes a dividend of SEK 3.70 (3.60) per share, corresponding to an increase of 3%.**

The net leasing during the year amounted to SEKm 61 (36). The gross leasing during the year were SEKm 310 (257), of which SEKm 45 (46) were leasing of new constructions, extensions and reconstructions. Notices of termination amounted to SEKm 249 (221), of which bankruptcies were SEKm 18 (12).

"We are pleased that Castellum can show another year with growth in income from property management as well as dividend" comments CEO Håkan Hellström. "However, the decline in the Swedish economy can be noticed in the rental and property markets as well as on the interest rate market" adds Hellström.

Enclosure: Year-end Report 2011

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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 34 billion, and comprises premises for office, retail, warehouse and industrial purposes with a total lettable area of approx 3.4 million 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.