

PRESS RELEASE
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Companies gravitate to Arenastaden

Yet another company will relocate to Arenastaden. Fabege has signed a ten-year lease with Svenska Spel in the Uarda 1 property at Evenemangsgatan 17. The scheduled occupancy date is 1 April 2016. The total rental value will be SEK 25m on an annual basis, including VAT compensation. Since Svenska Spel is already one of Fabege's tenants, there will be no impact on net lettings. The lease entails that Fabege has now invested SEK 569m in the next phase of Uarda 1, which comprises a total of 17,600 sqm.

"We have had positive cooperation with Fabege for several years and are now delighted that we have agreed on a new contract. We are moving to new, purpose-built premises, while also gaining a workplace that better reflects our internal culture and strengthens our image as a modern company," says Lennart Käll, CEO of Svenska Spel.

Arenastaden continues to grow. Many new tenants arrived in 2012, providing 4,000 workplaces in this new city district. And growth is continuing in 2013. Friends, the organisation against bullying in schools that gave its name to both Friends Arena and Quality Hotel Friends, moved to Arenastaden during the spring. The AIK Solna Football Club will open a store totalling 250 sqm in summer. In autumn 2013, Nordic Fast Food AB, the fast-food chain Sibylla and Jetpak will move their head offices to Arenastaden, while the largest hotel operator in Sweden, Quick Office, will open both serviced offices and a conference facility at Dalvägen 8.

"Our long-term vision for Arenastaden is to provide a fantastic setting for successful companies. A pulsating location with excellent service amenities, proximity to parks and green spaces and efficient public transport. It is gratifying to see that an increasing number of companies are now discovering the qualities that this area can offer," says Christian Hermelin, Fabege's CEO.

Fabege AB (publ)

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About Fabege's work in Arenastaden:

Fabege has partnered with some of the Nordic region's most recognised architects to create buildings that generate added value for tenants. Aesthetics, comfort and function in an effective entirety that can



easily be adapted to economic cycles, trends and development. All new office buildings are constructed to comply with the energy performance standards of the BREEAM environmental certification system, which means that energy use, materials and the indoor environment are more sustainable.

In autumn 2013, Faberge will commence construction on the Scandinavian Office Building, a property above the Mall of Scandinavia that is expected to offer some 4,000 workplaces. The building will be nine storeys high and offer tenants modern, energy-efficient workplaces with sustainability reflected in every last detail. The building will be certified as BREEAM Excellent. The investment is just over SEK 1bn.

This constitutes information that Faberge AB (publ) may be legally obliged to disclose under the Securities Market Act and/or the Financial Instruments Trading Act. The information was released for publication at 8:00 am CET on 3 July 2013.

Faberge AB (publ) is one of Sweden's leading property companies focusing mainly on letting and managing office premises and property development. The carrying amount of the company's property portfolio is approximately SEK 32.1bn. The portfolio is concentrated in the Stockholm region and has an annualised rental value of SEK 2.3bn and a lettable area of 1.1m sqm. Faberge's shares are listed on Nasdaq OMX Stockholm, Large Cap segment.