

Castellum's half-year report January-June 2014:

## Strong growth in income from property management of 11%

- Rental income for the period January-June 2014 amounted to SEKm 1,663 (SEKm 1,622 corresponding period previous year).
- Income from property management amounted to SEKm 703 (634), corresponding to SEK 4.29 (3.87) per share, an increase with 11%.
- The changes in value on properties amounted to SEKm 357 (119) and on derivatives to SEKm -366 (387).
- Net income after tax for the period amounted to SEKm 560 (902), corresponding to SEK 3.41 (5.50) per share.
- Net investments amounted to SEKm 1,262 (846) of which SEKm 669 (799) were new constructions, extensions and reconstructions, SEKm 814 (152) acquisitions and SEKm 221 (105) sales.

Gross leasing (i.e. the annual value of total leasing) during the period was SEKm 185 (187), of which SEKm 49 (48) were leasing of new constructions, extensions and reconstructions. Notices of termination amounted to SEKm 112 (125), of which bankruptcies were SEKm 11 (13) and SEKm 2 (9) were notices of termination with more than 18 months remaining length of contract. Net lease for the period was hence SEKm 73 (62) and for the second quarter isolated SEKm 47 (35).

*"I am pleased to announce that Castellum, despite macroeconomic speed bumps in the form of lower GDP growth than expected and low-inflation environment, performs in line with our objective – while continuing to be a low-risk actor"*  
comments CEO Henrik Saxborn.

### Enclosure: Half-year Report January-June 2014

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

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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 39 billion, and comprises premises for office, retail, warehouse and industrial purposes with a total lettable area of approx 3.7 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.