

PRESS RELEASE 1/2008

Gothenburg, January 9, 2008

Castellum invests SEKm 399

Castellum has through wholly owned subsidiaries decided on new constructions for SEKm 247 and acquired 4 commercial properties for SEKm 152

After the signing of new leases, Eklandia Fastighets AB has started new construction of two properties on Hisingen in Gothenburg. One logistics building with a lettable area of approx. 15,500 sq.m., of which 1,500 sq.m. office premises, for products and services within the fields of health and medical care at an calculated investment of SEKm 115. One building with a lettable area of approx. 4,500 sq.m. for sale and service of cars, at an calculated investment of SEKm 75. Both buildings is planned to be completed and ready for moving in at the turn of the year 2008/2009.

Close to Aspholmen industrial estate in Örebro, Aspholmen Fastigheter AB has, in a first step, started new construction of 3,400 sq.m. lettable area with premises for office, retail and different types of services. The investment is calculated to SEKm 34 and time for moving in is planned to the end of 2008.

Fastighets AB Briggen has acquired a warehouse/logistics property of approx. 7,400 sq.m. for SEKm 67, of which SEKm 12 refers to deferred nominal tax liability since the property was acquired as a company acquisition. The property is fully let and located on Väla Södra in Helsingborg. A contract has been signed and the transaction was closed in the end of previous year.

Aspholmen Fastigheter AB has acquired a warehouse/industrial property of approx. 2,700 sq.m. for SEKm 16 of which SEKm 2 refers to deferred nominal tax liability since the property was acquired as a company acquisition. The property is located in the area Broby in Märsta/Stockholm. A contract has been signed and the transaction was closed in the end of previous year.

Within the area Tunbytorp in Västerås, Aspholmen Fastigheter AB has acquired and started the following:

- Acquisition of an office/retail property of approx. 5,200 sq.m. for SEKm 60 of which SEKm 9 refers to deferred nominal tax liability since the property was acquired as a company acquisition. A contract has been signed and the transaction was closed during January 2008.
- Acquisition of an warehouse/industrial property of approx. 1,100 sq.m. for SEKm 9. A contract has been signed and the transaction was closed during January 2008.
- Started new construction of approx. 2,500 sq.m. lettable area with premises for sale and service of cars. The investment is calculated to SEKm 23 and time for moving in is planned to the end of 2008.

On www.castellum.se names and addresses on acquired properties are published.

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

Castellum is one of the major listed real estate companies in Sweden. The fair value of the real estate portfolio amounts to approx. SEK 27 billion, and comprises commercial properties. 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 OMX Nordic Exchange in Stockholm.

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