

Castellum invests SEKm 289

- Rebuilds 5,700 sq.m. in creative business area in Gothenburg
- Invests in a fully leased car facility in Malmö
- Continues to grow on the A6-area in Jönköping

Castellum AB (publ) has, through its wholly owned subsidiary Eklandia Fastighets AB, started a reconstruction of the property Majorna 163:1 in Gothenburg, which consists of 5,700 sq.m. office and warehouse premises. The investment is calculated to SEKm 108, including own land for SEKm 20. The reconstruction holds durable and functional workplaces and is scheduled to be completed in November 2016. It will be constructed in accordance with the environmental classification system *Miljöbyggnad level Silver*. Commercial leases have already been signed for approx. 75% of the total lettable area.

Eklandia acquired the property in 2006. The property is located on the south bank of the river that runs straight through the center of Gothenburg, close to the Älvsborg bridge entrance. The local environment has developed in recent years through the construction of both residential and commercial properties. Today it is a lively area where creative business takes place in the old industrial buildings with new, exciting architecture.

"Gothenburg is characterized by low vacancy rate in the office segment. The area has good growth potential and becomes more and more attractive for establishment as it continues to evolve", says Henrik Saxborn, CEO of Castellum AB.

In Malmö Fastighets AB Briggen has started a new construction of a car showroom and a garage on a building right in the property Ringspännat 5. Start of construction is scheduled for late November/December 2015. The investment is calculated to SEKm 52, including own land for SEKm 4, and to be completed during late autumn 2016. A ten-year lease for the entire property, which covers 3,300 sq.m, has been signed.

In Jönköping, Fastighets AB Corallen has acquired the office property Vakten 11 with a lettable area of approx. 7,000 sq.m. The investment amounted to SEKm 129 and the change of possession has taken place.

The property comprises two modern and flexible buildings, built 2010/2011, in the A6 area, which is the biggest retail area outside the city center. The property comprises health and wellness activities as well as offices and retail business. The occupancy rate is 98%.

"We are now strengthening our market positions in the Fosie area and the A6 area", says Henrik Saxborn. "It means that Briggen and Corallen increases the density in both the areas and improves management efficiency."

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 41 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 Stockholm Large Cap.