

Castellum invests SEKm 327 – first establishment in Hyllie, Malmö

Castellum AB (publ) has, through its wholly owned subsidiary Fastighets AB Briggen, acquired the property Mässhallen 2 in Hyllie, one of Malmö's main growth markets. The property - which will be fully let at the time of change of possession - has a total area of over 7,300 sq.m. The investment is Castellum's first in the Hyllie area and amounts to SEKm 327. The change of possession will take place when the property is completed in April, 2016.

The property is located next to Malmö Exhibition and Malmö Arena with 400 metres to Hyllie station, one of three stations at the City Tunnel. The high-quality building will have eight floors and comprises approx. 7,100 sq.m. office premises and 200 sq.m. retail / restaurant. In addition, 29 parking spaces will be built in the basement.

The tenants are among others NCC, Boozt.com and Zumtobel. The average period of lease contract is, at the time for change of possession, 7.1 years and the total rental income to SEKm 18 after deductions for discounts of SEKm 1 during the first year. Castellum has long-term, unutilized credit facilities of SEK 4 billion of which SEKm 327 will be utilized for the acquisition.

Mässhallen 2 will hold a PV system and is classified according to the international environmental certification system BREEAM, with the ambition to reach the level excellent.

"This acquisition is a strategic first step in order to position ourselves as a driving force in Hyllie," says Henrik Saxborn, CEO of Castellum AB. "A great part of Malmö's growth will occur in this area. The deal will be a good basis for our continued, long-term development to establish more quality projects in the area."

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 sustainability performance has, during 2015, been awarded with two top distinctions. The World Green Building Council's award Business Leadership in Sustainability and "Green Star 2015" by GRESB which means that Castellum is one of the highest ranking companies in the world in the real estate sector.

Castellum is listed on NASDAQ Stockholm Large Cap.