

Copenhagen Stock Exchange
Nikolaj Plads 6
1007 København K

Sjælsø Gruppen A/S
Ny Allerødgård
Sortemosevej 15
3450 Allerød

Telefon 4810 0000
Fax 4810 0048
CVR.nr. 89 80 19 15
sjaelsoe@sjaelsoe.dk
www.sjaelsoe.dk

Allerød, September 18, 2007

Report of transactions in Sjælsø Gruppen A/S – shares of managerial staff and connected persons

Pursuant to section 28(a) of the Danish Securities Trading Act Sjælsø Gruppen A/S shall report the transaction in Sjælsø Gruppen A/S shares of managerial staff and connected persons:

Name:	Bent Søndergaard
Reason:	Managerial staff - Property Manager
Issuer:	Sjælsø Gruppen A/S
ISIN code:	DK0010241751
Type:	Shares
Transaction:	Sale
Trading date:	September 17. 2007
Market:	Copenhagen Stock Exchange
Number of shares:	12.000
Rate:	173,50
Share price in DKK	2,082.000,00

Name:	Kent Traulsen
Reason:	Managerial staff - Residential Manager
Issuer:	Sjælsø Gruppen A/S
ISIN code:	DK0010241751
Type:	Shares
Transaction:	Sale
Trading date:	September 17. 2007
Market:	Copenhagen Stock Exchange
Number of shares:	12.000
Rate:	173,50
Share price in DKK	2,082.000,00

Name: Ole Olsen
Reason: Managerial staff - Project Development Manager
Issuer: Sjælsø Gruppen A/S
ISIN code: DK0010241751
Type: Shares
Transaction: Sale
Trading date: September 17. 2007
Market: Copenhagen Stock Exchange
Number of shares: 12.000
Rate: 173,50
Share price in DKK 2,082.000,00

Name: Johan Stoustrup
Reason: Managerial staff - Leasing Manager
Issuer: Sjælsø Gruppen A/S
ISIN code: DK0010241751
Type: Shares
Transaction: Sale
Trading date: September 17. 2007
Market: Copenhagen Stock Exchange
Number of shares: 12.000
Rate: 173,50
Share price in DKK 2,082.000,00

Name: Christian Lentz
Reason: Managerial staff - Project Development Director
Issuer: Sjælsø Gruppen A/S
ISIN code: DK0010241751
Type: Shares
Transaction: Sale
Trading date: September 17. 2007
Market: Copenhagen Stock Exchange
Number of shares: 12.000
Rate: 173,50
Share price in DKK 2,082.000,00

Name: Erik Moesby
Reason: Managerial staff - Director of West Denmark
Issuer: Sjælsø Gruppen A/S
ISIN code: DK0010241751
Type: Shares
Transaction: Sale
Trading date: September 17. 2007
Market: Copenhagen Stock Exchange
Number of shares: 12.000
Rate: 173,50
Share price in DKK 2,082.000,00

Name: Kim Breyen
Reason: Managerial staff - Project Development Manager
Issuer: Sjælsø Gruppen A/S
ISIN code: DK0010241751
Type: Shares
Transaction: Sale
Trading date: September 17. 2007
Market: Copenhagen Stock Exchange
Number of shares: 12.000
Rate: 173,00
Share price in DKK 2,076.000,00

Sjælsø Gruppen A/S

Lars Therkelsen
Group Financial Director