

Sjælsø Gruppen sells new headquarters for Dangaard Telecom to Property Group

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In the autumn of 2006, Sjælsø Gruppen concluded a rental agreement with Dangaard Telecom about new headquarters of 8,800 square metres in Aabenraa. The headquarters are constructed with a façade towards the motorway E45 and thereby ensure Dangaard Telecom a very visible location.

The new headquarters of Dangaard Telecom will accommodate approx. 300 employees and will be ready for use in the beginning of 2008.

The total project value represents approx. DKK 105 million, and the property has just been sold to Property Group.

POSITIVE EXPECTATIONS OF THE COMMERCIAL MARKET

The commercial market still develops positively with great demand from tenants and users.

The vacancy on the market is still very low, and accordingly, there is increasing need for new constructions to meet this demand. In 2007, Sjælsø Gruppen has

seen considerable addition of new potential tenants, which supports the expectations of a positive development in the commercial market.

Sjælsø Gruppen also states that there is still very strong demand from Danish as well as international investors at satisfactory yield requirements.

EXPECTATIONS OF PROFIT ARE MAINTAINED

The agreement to sell the Dangaard Telecom headquarters supports Sjælsø Gruppen's formerly announced expectations of profit. Accordingly, profit before tax of DKK 800 to 1,000 million is still expected for 2007 as well as a continued high level of activities for 2008.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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