

KLÖVERN

Klövern acquires properties in Karlstad and Västerås

The property company Klöver is continuing its investment in Karlstad and Västerås by acquisition of 43 properties, 38 of which are in Karlstad, three in Västerås and one each in Köping and Kumla. The purchase price amounts to SEK 880 million.

In all, the properties consist of around 150,000 sq.m, of which 42 per cent are offices, 37 per cent industrial/warehouse properties and 12 per cent retail premises. The rental value is SEK 107 million. At the date of taking possession, the economic occupancy rate, including rental guarantees of SEK 3.7 million, is around 94 per cent. The vendor is Kungsleden and the properties will be taken possession of on 3 September 2007. Klöver will then also take over five employees in Karlstad.

The total property holding in Karlstad amounts, after the acquisition, to 55 properties with a total of around 210,000 sq.m.

"We see a clear benefit in being a large player in all of our markets. Through the purchase in Karlstad and Västerås, we are strengthening our presence in these cities", says Klöver's CEO Gustaf Hermelin. "By being well-known and having a good offering on our main markets, we will become a natural partner for those wishing to rent premises".

Due to this acquisition, Klöver is holding a press conference today, Tuesday, at 11 am. The press conference will take place at Klöver's office in Karlstad, Sjömansgatan 1.

Nyköping, 7 August 2007

Klövern AB (publ)

For further information, please contact:

Gustaf Hermelin, CEO, tel +46 155-44 33 10, +46 70-560 00 00, gustaf.hermelin@klovern.se
Britt-Marie Einar, Finance- and Information Manager, tel +46 155-44 33 12, +46 70-224 29 35, britt-marie.einar@klovern.se

Klövern is a real estate company with a local presence that actively develops properties in large Swedish cities. Klöver has geographical units in Borås, Karlstad, Kista, Linköping, Norrköping, Nyköping, Täby, Uppsala, Västerås and Örebro. As at 30 June 2007, the value of the properties totals approximately SEK 10.8 billion and the rental income on an annual basis is approximately SEK 1,060 million. The Klöver share is listed on OMX Nordic Exchange in Stockholm for medium-sized companies.

Klövern AB (publ), Box 1024, SE-611 29 Nyköping, Sweden * Tel +46 155-44 33 00, Fax +46 155-44 33 22.
Corporate registration no. 556482-5833 * Registered office: Nyköping * Website: www.klovern.se