



Fabege AB (publ)

**PRESS RELEASE**  
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## **3's new head office to become a landmark in Söderstaden**

**Fabege and 3 (HI3G Access) have signed a 10-year green rental agreement for office premises covering approximately 14,700 sqm in the property Pelaren 1, with an annual rental value of around SEK 39m, not including supplements.**

3's new head office will be built near the Ericsson Globe Arena, in a prime location in Söderstaden.

- 3 will have its very own landmark featuring attractive architecture, and the office will become a symbol of the rapidly emerging Söderstaden. With its decision to relocate its head office here, 3 has again shown that it is at the cutting edge of developments, and the company will definitely become an important stakeholder in the future development of southern Stockholm's key business hub, says Klaus Hansen Vikström, Vice CEO and Head of Business Development at Fabege.

The new office, which is being designed by Strategisk Arkitektur, will comprise approximately 21,000 square meters of leasable floor space, of which 3 will lease just under 70 per cent. The total investment, excluding the opening value, amounts to just over SEK 800m. The project is ready to start and initial occupancy is scheduled for late summer 2018. The property will be environmentally certified at least pursuant to the BREEAM Very good level.

- We have been attracted by the spectacular office, the well positioned location and the City of Stockholm's ambitious plans for Söderstaden. Here, our employees will find everything they need to thrive - sports, culture, entertainment, shopping, restaurants and a wide range of services in an urban and dynamic environment. Furthermore, as a company we end up in a dynamic and eventful context, which is very much 3, says Peder Ramel, CEO at Hi3G Access .

Söderstaden is one of Stockholm's major areas of urban development, and consists of the Globe Arena area, the Slakthus area, Södra Skanstull and Gullmarsplan-Nynäsvägen. The aim of the City of Stockholm with Söderstaden is to create a denser, more functional urban environment that connects the neighboring districts in order to offer a wide range of sporting, cultural and entertainment events, and to give rise to the establishment of retail outlets, offices, services and many new homes. A total of 150,000 square meters of new office space is planned, and the district is expected to have 30,000 workers, 15,000 residents and more than 2 million annual visitors.

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