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PRESS RELEASE

Mengus acquires JMs HQ for SEK651.5 million

The fund Mengus Stockholm AB – managed by the private equity-firm Mengus, specialising in property investments – acquires the office property Solna Hilton 1. The property comprises approximately 19 511 square meters of lettable area, and was purchased at SEK651.5 million. The seller is a property fund, managed by DB Real Estate Investment GmbH.

The partly vacant property has the construction company, JM AB, Sigma Management AB and Epsilon High Tech Innovation AB, as the largest tenants. It has been announced that JM plans to move its offices in 2010.

- This investment suits us very well since our strategy is to acquire partly vacant properties in Stockholm with value enhancement potential, says Henric From, Managing Partner for Mengus.

The property, located in the Frösunda area, was built in 2000 as corporate headquarters for JM.

- The future anticipated vacancy after JM has made it possible for Mengus to acquire a first class building at a discounted price relative to comparable properties. There is demand for high quality offices in Frösunda and leasing is a core competence of Mengus, says Hansi Danroth.

The transfer of the property is anticipated to occur on January 31, 2007.

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Mengus is a private equity firm launched in 2005, specialising in real estate investments. The team at Mengus is made up of highly experienced property investment professionals, with proven deal closing, leasing, development and asset management skills. The fund Mengus Stockholm AB is managed for institutional investors. The fund will primarily invest in partly vacant office property with a potential for value enhancement, within the greater Stockholm region. The fund has SEK660 million in commitments, which in combination with leverage facilitate total property investments of SEK2 billion.