

PRESS RELEASE

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New landmark taking shape in Arenastaden

On top of the Mall of Scandinavia, Fabege is building the offices of tomorrow that offer as much floor space and are as tall as the five Hötorgsskraporna buildings in Stockholm City. The building is called Scandinavian Office Building and will offer a multifaceted service concept to facilitate office life for professionals. Construction on the project is scheduled to commence in 2013 and the first tenants will be able to assume occupancy in the autumn of 2015. Modern technology enables inquisitive visitors to already visit the property in a virtual environment via Fabege's website.

Concierge service, parking assistance, conference zones for every conceivable purpose, and stores offering everything from reading glasses and hygiene products, to umbrellas and sewing thread, are among the features that distinguish the Scandinavian Office Building from other office properties. In addition to the service, the complex houses Scandinavia's largest shopping centre, featuring a vast selection of restaurants. The building will be nine stories tall and will offer tenants modern, energy efficient workplaces with an environmental approach to every detail. The building will be classified in accordance with BREEAM Excellent. The investment will total slightly more than SEK 1bn and the property is expected to accommodate up to 4,000 workplaces.

"We want to create the best conditions for business success. We will achieve this by creating an urban pulse and building environments in which employees are satisfied and can perform well, where companies can network and where it is as easy to travel to Arlanda Airport as it is to take your bicycle home from work," says Christian Hermelin, CEO of Fabege.

The façade comprises a mosaic of various types of glass and will give different impressions during the day depending on the angle of the sun. At night, the offices will all be lighted. The building will also be divided into different volumes: higher volumes toward the railway; lower and smaller scale volumes toward the Stjärntorget square. Arenastaden offers a mix of business districts, residences, entertainment and shopping, and the geographic location entails proximity to both excellent means of transportation and parklands by the Råsta Lake and Haga Park.

Fabege AB (publ)

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[Link to Fabege's video of Scandinavian Office Building: www.fabege.se/Scandinavianoffice](http://www.fabege.se/Scandinavianoffice)

Facts about the development of Arenastaden:

Fabege is partnering with some of the Nordic region's most well-renowned architects to create buildings that provide tenants with added value. Aesthetics, a comfortable environment and functionality combined in a properly functioning entirety, which can also be adapted to the economy, trends and developments. All new office buildings are being constructed to meet the BREEAM environmental classification system requirements, meaning more sustainable energy consumption, materials and indoor environment.

Fabege AB (publ) is one of Sweden's leading property companies focusing mainly on letting and managing office premises and property development. Fabege owns properties primarily in Stockholm inner city, Arenastaden, Solna Business Park and Hammarby Sjöstad. Fabege focuses on the development of entire city districts to create environments that are sustainable long term. Fabege owns properties valued at approximately SEK 32.1bn and its shares are listed on Nasdaq OMX Stockholm, Large Cap segment.