



CASTELLUM

Annual Report 2002



Retail



Office



Warehouse

Contents

1	Castellum 2002
2	CEO's Comments
<hr/>	
4	Operations
11	Real Estate Portfolio
14	Greater Gothenburg
18	Öresund Region
22	Greater Stockholm
26	Western Småland
30	Mälardalen
34	Development Projects and Building Permissions
40	Valuation Model
41	Valuation and Calculation of Net Asset Value
44	Responsible Business
50	Board of Directors, Senior Executives and Auditors
53	The Castellum Share
<hr/>	
58	Financial Review
67	Opportunities and Risks
68	Key Ratios and Comparison with Recent Years
70	Income Statement
71	Balance Sheet
72	Change in Equity
73	Cash Flow Statement
74	Notes and Accounting Principles
78	Proposed Appropriation of Profits
79	Auditors' Report
<hr/>	
80	Summary of the Real Estate Portfolio
82	Real Estate Schedule
100	Properties Sold in 2002
101	Definitions
	Addresses

The Directors' Report comprises pages 4–69 and page 78.

ANNUAL GENERAL MEETING

Castellum AB's Annual General Meeting will take place on Thursday March 20th 2003 at 5 pm in the Stenhammar Room, the Gothenburg Concert Hall, Götaplatsen in Gothenburg.

For further information see the inside of the back cover.

In the event of conflict in interpretation or differences between this report and the Swedish version, the latter will have priority.

CEO's comments



To begin with there are two things that I would like to emphasise as especially gratifying. First of all, the good result that we have achieved. Second, all our dedicated and motivated employees, without whose steady work we would not have been able to show an improvement in the result level with previous years. The optimism that I expressed before 2002 proved to be justified. It is our business concept with local subsidiaries, a good risk exposure and a large number of smaller contracts that has made it possible.

The past year

Income from property management, i.e. net income excluding capital gains from property sales and tax amounted to SEK 508 million, equivalent to SEK 12.39 per share, which is an improvement of 16 per cent compared with previous year. The improvement has been achieved through increased rental income, but also acquisitions and investments in existing properties have had a positive effect on the result.

The rental market

Demands during the year have in general been stable with the exception of Greater Stockholm where especially the IT, telecom and financial sectors have undergone major adjustments. Other regions have been relatively stable, regarding both rental levels and the relation between supply and demand for premises. The uncertainty of the future is mainly expressed in a longer decision making process.

Regional analysis

To ensure that investments are concentrated to regions within the nation that are expected to show high economic growth our previous regional analysis was updated during the year. The analysis shows that the most important prerequisites for economic growth are the following; access to a well-educated work force, access to infrastructure, i.e. the road system, entrepreneurship and a young, well-educated work force moving into the region. The conducted analysis shows that our real estate portfolio is located in the right regions. The analysis is also used for calculating risks regarding regional yields in our valuation model, which is used for both investments and sales.

The Castellum share

The price trend continued to be stable during 2002. The total return on the share, including dividend, was 18.4 per cent, which was much better than the total return achieved by both the Stockholm Stock Exchange as a whole and the Swedish real estate sector.

Investments and sales

During the year we acquired 13 properties for a total of SEK 428 million and sold 31 properties with a

capital gain of SEK 179 million. Our total investments amounted to over SEK one billion, of which SEK 622 million referred to new construction, refurbishment and extensions to existing properties.

During the year we completed a number of projects and started, among other projects, the construction of an infomedia building totalling approx. 13,000 sq.m. in Mölnlycke business park outside Gothenburg. The property is fully let and is expected to be completed in December 2003.

I would also like to mention the acquisition made in the beginning of the year comprising five properties in Gothenburg and Mölndal totalling 33,000 sq.m. The properties comprises both office and warehouse/industrial premises with substantial development potential. At the same time we continue to sell properties where the potential value has been achieved.

Good risk exposure

The risk exposure of our operations is very good. Not only due to the fact that we are operating in several regions, all with different qualities, but also due to a wide spread in our lease portfolio. We have more than 3,000 contracts in our lease portfolio, representing a large number of sectors. There is no single lease and no single tenant that accounts for more than a very small proportion of our total rental value.

Economic sustainability

Castellum's capital structure should be such that we have both economic sustainability and the financial capacity for significant investments. The long-term objectives of an equity/assets ratio that must not fall below 30 per cent and an interest coverage ratio that must not fall below 200 per cent are both met.

Great faith in Castellum

During 2002 we once more measured attitudes towards Castellum, both as a landlord and an employer. The Property Barometer for the year showed that we retained our position as one of the companies that enjoys the highest level of trust from its office tenants. But we continue to work on improving our service on the basis of the useful answers these measurements provide. There is also a high level of

trust among our employees, and our ratings are without exception at a high level.

Castellum and the environment

Castellum began a successful environmental program already in 1995, which have since involved the entire organisation and been conducted on an ongoing basis. Our decentralised business concept has proven to be successful even in the environmental area, where the environmental work often is effected by local conditions regarding i.e. waste management and energy sources.

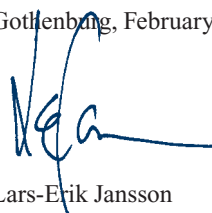
The year ahead

The new year has just started and we know very little of what is about to happen in our local environment and even less in the global picture. My judgement is, however, that the rental market will remain largely unchanged during 2003. Some regions have a surplus on premises, though not of all categories, while others have a balance in supply and demand. Unfortunately, I believe that we even this year, due to the state of the economy that we are in, will see a number of companies with economical difficulties, which may end up in bankruptcies and result in unexpected terminations of contracts.

During the year we will see the effect of last years leasing, renegotiations and completed projects, which will have a positive effect on rental income. I still remain positive when it comes to new leases and rental levels for the year ahead.

Despite the uncertainty of the economic trends in Sweden I am optimistic about Castellum's prospects for 2003. Our decentralised business concept with dedicated, focused and skilled employees, with availability, consideration and service in mind, will continue to be successful.

Gothenburg, February 11th 2003



Lars-Erik Jansson
Chief Executive Officer

Operations

Castellum's business concept is to develop and add value to its real estate portfolio, focusing on the best possible earnings and asset growth, by offering customised commercial properties, through a strong and clear presence in five Swedish growth regions.

Overall objectives and strategies

Castellum's operations focus on growth in cash flow and earnings, which provides the preconditions for good, long-term growth in the company, while at the same time enabling shareholders to be offered a competitive dividend. Castellum's overall strategy for asset growth is based on:

- The acquisition and new construction of properties with development potential.
- Improved net operating income through adding value to properties, increased rental income and cost-efficient management.
- The sale of properties to which no further value can be added by the company's management.

Castellum's income shall therefore consist of both profits on operating activities, where efficiency is measured in terms of income from property management per share, and capital gains from property sales, where the objective is to report capital gains of at least SEK 80–100 million per year.

Castellum's business concept means that the needs of our tenants must be satisfied. Satisfied customers with a good degree of readiness to pay are a prerequisite for the ability to achieve growth in the company's cash flow. Castellum shall therefore, by means of a decentralised management organisation, deliver and

develop the service that is required and that will create added value for customers in their business or residence, and profit from this in commercial terms.

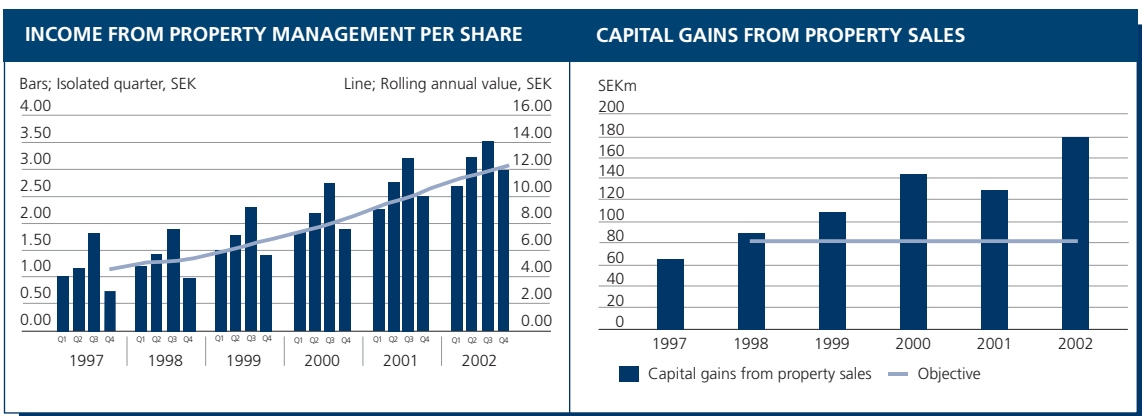
Equity/assets ratio planning shall be such that funds are always available to make investments. Castellum's capital structure must be such that in the long term the visible equity/assets ratio must be at least 30 % and the interest coverage ratio must not fall below 200 %.

It must be possible to use the repurchase of the company's own shares as a tool to regulate the company's capital structure.

Castellum has a stable dividend policy with a high dividend. The objective is that in the long term Castellum shall distribute at least 50 % of the net income for the financial year, having taken into account Castellum's investment plans, consolidation needs, liquidity and financial position in general.

Castellum shall endeavour to ensure that the share has a stable and positive price trend and high liquidity. The company's actions shall, however, always be based on a long-term perspective.

Castellum shall continuously provide frequent, open, true and fair reporting on the company's real estate portfolio, results and financial position to shareholders, the capital market and the media, yet without disclosing any individual business relations. ►



The diagrams below show that the objectives have been achieved every year. Income from property management has improved on average approx. 21 % since the IPO in 1997. Likewise, the objective to report gains from property sales of at least SEK 80–100 million has been achieved ever since the objective was set in 1998.

The growth in the company's dividend has been on average 22 % per year since 1997, while the dividend pay out ratio has been within a 62–69 % range.

Castellum's strategy is to manage its properties in a decentralised and small-scale organisation with local subsidiaries, with the aim of achieving proximity to and knowledge of the local real estate and rental markets. In order to strengthen the local identity, the companies operate under their own names.



The existing corporate structure comprising six local subsidiaries provides a capacity that is suitable for both the prevailing demand and Castellum's project portfolio.

The small-scale organisational structure has the following advantages:

- Good knowledge of the company's own properties.
- Good knowledge of the local rental and real estate markets.
- Good knowledge of the tenants' status and future needs.
- Efficient customer development and leasing.
- Participation in local networks.
- Early indications of business opportunities in the local real estate markets.
- Opportunity to measure and compare subsidiaries.

The subsidiaries shall have good knowledge of their own properties, their tenants and the local development in society, and also have a well-defined strategy for market performance and customer contact. This is facilitated by means of a flat organisation with a CEO, property manager and local facilities managers as well as the fact that operations is undertaken mainly by the company's own staff.

The local facilities managers with responsibility for the everyday maintenance and operation of the properties must possess both professional expertise and a personal aptitude for order and co-operation. The local facilities manager has most contact with the tenants, and is therefore a natural representative of the landlord. Consequently, not only the practical tasks but also requirements in terms of behaviour, availability and customer service are clearly defined.

In cases where external services are purchased, high demands are made on companies used in terms of

quality, customer contact, service and environmental awareness.

Local roots are a major advantage in leasing operations. The subsidiaries are always up to date with regard to the current and future needs of the local economy. By acting as business partners to companies looking for or leasing premises from the company, trust and good relations can be created right from the outset.

The company possesses decentralised purchasing expertise for negotiations when implementing projects involving new construction, extension or refurbishment work. The Group does not, however, have its own organisation for undertaking contracts.

The subsidiaries' tasks include continuously sounding out the presence of potential real estate transactions in the local real estate markets. The local representation makes it possible to identify and initiate such business opportunities at an early stage, which makes it easier to monitor current developments.

The subsidiaries are actively managed by means of the parent company measuring and comparing management efficiency and asset growth in the real estate portfolio. The companies can benefit from each other's experiences and methods, and specialist expertise can be made available to the whole organisation.

The parent company controls decisions on major investments, acquisitions and sales of assets through involvement in the Board of each subsidiary. The parent company is also responsible for financing, the consolidated accounts, the provision of information, overall IT/IS strategies and personnel matters.

Customers

Castellum's opportunities to realise its financial objectives depend in the first instance on the local subsidiaries having satisfied customers who believe that

CASTELLUM'S ORGANISATION

CASTELLUM



Central Gothenburg, east
Gothenburg and Hisingen

Harry Sjögren AB

South-west Gothenburg,
Mölndal and Borås



Malmö, Lund and
Helsingborg

BROSTADEN

Stockholm's inner
suburbs



Värnamo, Jönköping
and Växjö



Örebro, Uppsala
and Västerås



Employees within the Group

they are getting value for money. This is achieved by providing efficient, well-situated premises that in various ways satisfy customers' needs and by offering various kinds of service and supplementary services that create added value for our customers. The latter might be services or products that are not normally included in a tenancy agreement but are of value to customers in their business operations. Two examples are broadband access or various kinds of co-ordinated office service.

As a basis for continued improvement work, customer attitudes are investigated on an ongoing basis by means of various internal and external surveys. Castellum has, for example, for several years participated in the Property Barometer known as the Satisfied Customer Index (SCI). The Barometer measures several different groups of attitudes, with office tenants reporting their perceptions of the premises, location, rent, service, fault reports, etc. The survey also measures the tenants' loyalty towards the company as a landlord. The survey shows that customers' faith in Castellum is consistently high, putting the company in third place among 13 participating companies in the Property Barometer 2002.

Employees

Castellum shall be an attractive group to work for, enabling its companies to fill all positions with skilled, motivated employees. To retain and develop the employees' skills, the company shall operate an ongoing training programme for its employees. It shall also create the conditions required for the frequent internal sharing of experience, as this is an important prerequisite for the further development of employees within the organisation.

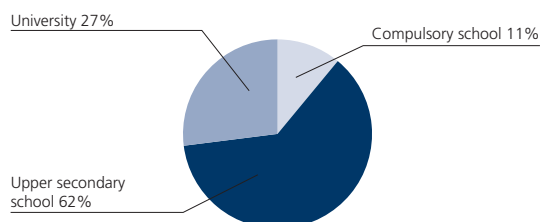
As in previous years, all employees in the Group attended a joint Castellum-day in the spring, where employees are able to exchange views. Among other activities, employees from all subsidiaries reported a number of different experiences, case studies and working models that had produced good results in their own fields of operation.

Every other year there is an internal survey of employees' attitudes to their own working conditions, the company and its management. It can be confirmed that the employees' faith in the company is consistently very high, and also that it has been further improved in several respects, above all in terms of the business concept, objectives and strategies. In the latest survey it was above all people's perception of their own work situation that had improved, for example in terms of having an influence over their own work, development opportunities and work demands.

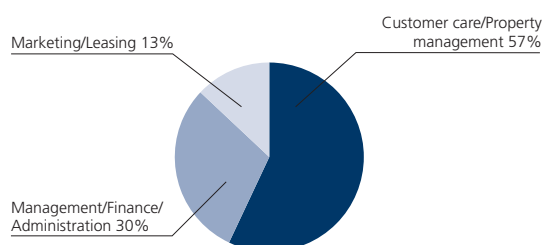
To further stimulate employees in the subsidiaries, a bonus scheme is in place to give each full-time employee the opportunity to share in improvements in each company's financial results. The bonus is paid if there is a specific percentage increase above budget and if certain pre-defined objectives are met with regard to earnings, expenses, environmental measures and customer satisfaction.

During the year the Group had an average of 179 employees, of whom 118 were salaried employees and 61 were employed under a collective agreement. The proportion of women in the organisation at the year-end was 33 %. Employee turnover was a little over 5 % during the year.

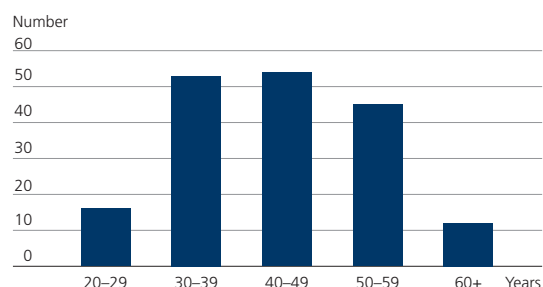
EDUCATION LEVEL



DISTRIBUTION OF WORK



AGE DISTRIBUTION – NUMBER OF EMPLOYEES

**IT/IS strategy**

The application of IT/IS (information technology/information systems) in the Group shall support the operations' business objectives and facilitate effective reporting and monitoring of operations. The technology is focused on a limited number of standard products, resulting in lower maintenance costs in the long term.

Castellum has stable, efficient systems on a flexible technical platform, with the potential for modifications as operational requirements and technology change. Castellum's IT/IS policy aims to achieve co-ordination of information systems and joint technology management within the Group.

The increasing use of IT/IS also places greater demands on information security. During the past year work has focused on continuity planning, the information security policy and a number of measures to improve security.

Strategy for the real estate portfolio

Castellum's real estate portfolio consists of Swedish properties in five Swedish growth regions. Within each of these regions market areas and sub-markets, where

sufficient volume can be achieved for rational management and a strong and clear presence, have been chosen. The current market areas and sub-markets satisfy these requirements.

The real estate portfolio shall mainly consist of commercial properties with premises suited for office and retail as well as flexible warehouse and industrial premises in attractive locations. The distribution between different property types in the portfolio shall be carefully balanced with regard to ongoing cash flows, asset growth, required yields, and risk exposure.

The residential properties' proportion of the portfolio will gradually decrease as their potential, from a cash flow perspective, is considered to be less than for commercial properties.

The lease portfolio shall be characterised by good risk exposure and a large number of tenants in many different lines of business.

The real estate portfolio shall be continuously enhanced and developed to utilise the asset potential. Investments shall be made where the actions permit increased occupancy rates, increased rents and improved cash flow.

New development potential shall be added through the acquisition of selected properties, which can be developed by the organisation, which comply with the company's earnings requirements and which are valuable complements to the existing portfolio.

Where new construction offers a competitive and functional alternative, Castellum will participate in the new construction of commercial properties at a rate dictated by demand. The company has a number of sites with building permission in attractive locations, and the acquisition of further sites with building permission forms part of the company's strategy.

Castellum will not undertake any major speculative projects, but in the same way that properties with vacancies are acquired, projects with manageable vacancies can be started.

All investments, irrespective of whether they involve work on existing properties, new acquisitions or new construction, shall show a positive cash flow and return within 1–2 years after full interest charge and depreciation, and shall have the potential for future asset growth.

Castellum's strategy also includes selling properties at the right price if the company's organisation can no longer create added value, or when the calculated future value determined on an earnings basis can be obtained by selling. In this way the asset growth in the real estate portfolio can be made visible on an ongoing basis.

Regional analysis

Properties are an immobile factor of production which qualities can only be changed by investments in the surrounding infrastructure and the development of local companies. The most important factor is the region's qualities in terms of infrastructure, and the residential and business environment.

The real estate market is strongly dependent on the economic growth, both in the nation as a whole as well as in each region. Hence, the correlation between the economic growth and the rental levels is strong.

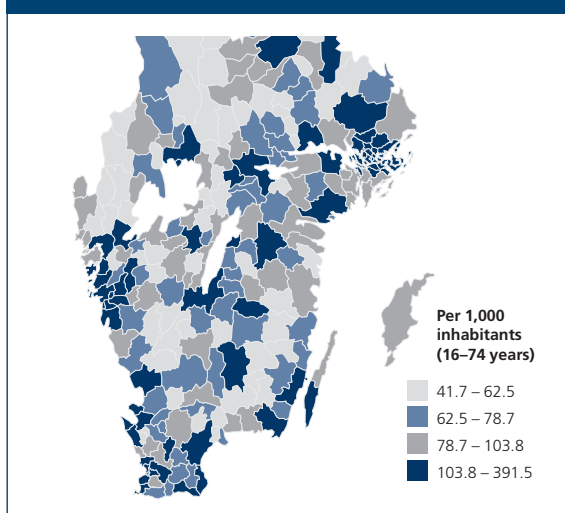
To ensure that investments are concentrated to regions within the nation that are expected to show high economic growth Castellum did in 2002, with help from among others Professor Åke E Andersson, KTH, update the previous regional analysis.

The conducted analysis shows that the most important prerequisites for long term economic growth are the following four factors:

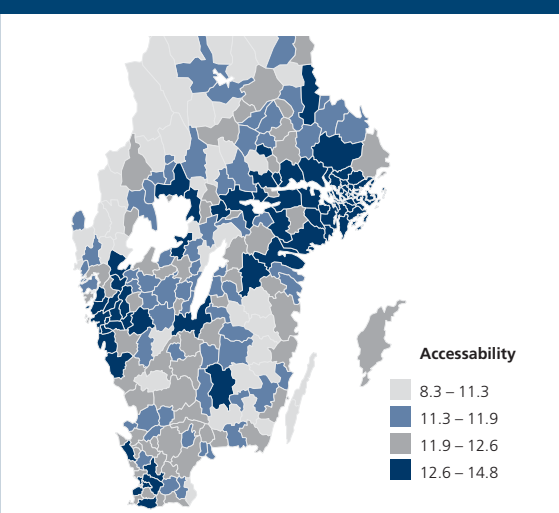
Access to a well educated work force

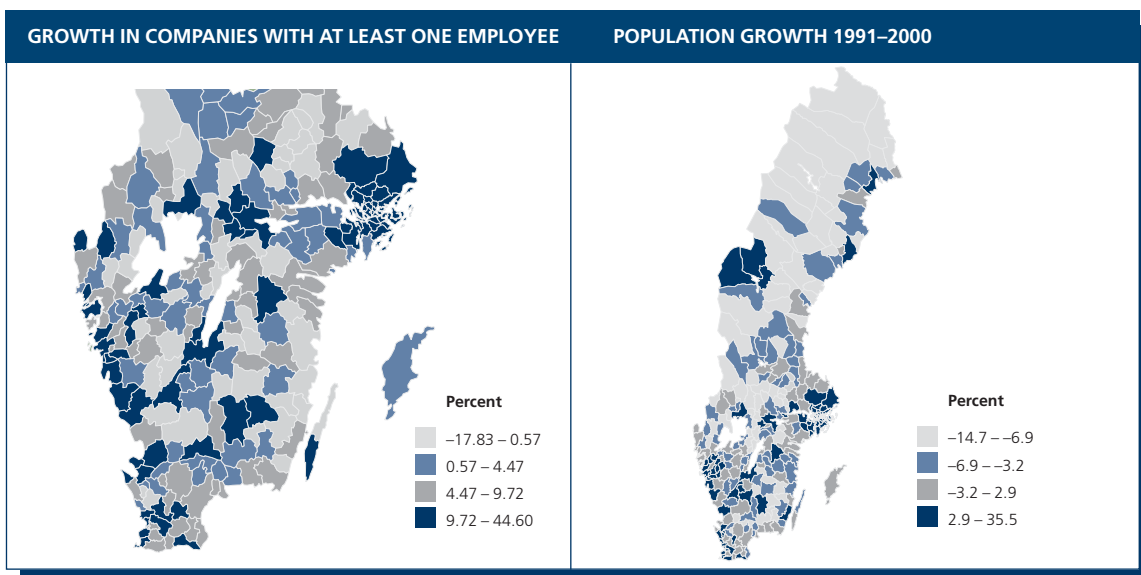
The economic structural transformation with a growing orientation towards knowledge and information based professions has turned the city's and the commuter-regions' access to a well-educated workforce into the most important factor for the location of Sweden's most expansive companies. ►

SHARE WITH UNIVERSITY EDUCATION



ACCESSABILITY





Access to infrastructure

The regions, which have good access to means of transportation i.e. the road system, and are already prepared with a well-educated workforce, are also the ones expected to show a growth in population.

Entrepreneurship

The regions' dynamics are, to a particularly high degree in Sweden, effected by the level of entrepreneurship which varies significantly between different municipalities. The renewal of Swedish industry today is taking place in a small number of municipalities, primarily in those parts of the country where good accessibility is combined with secured access to a qualified work force. Particularly fast growing companies have during the 1990's been observed in the suburbs to the larger cities' and along the Swedish west coast from Strömstad to Malmö.

A young, well-educated work force moving into the region

The population growth is to a large extent dependent on the youths' expectations of long term economic growth. Regions that for a longer period are experi-

encing a net of people moving in are rejuvenated in two ways. First, the rejuvenation is due to that almost nine out of ten of the movers are in between the age of 20–30 years old. Second, the young people moving in to a region secure the future nativity within that region. But, with this age group moving in, the access to higher education is also strengthened, since the movers in general are more focused on higher education.

The conclusion is that the prerequisites for economic growth are concentrated to the three major cities, a corridor south of Stockholm along the E4 and a corridor along the Swedish west coast. The long-term development of the Swedish regions is concentrated to those parts of the country seeing significant improvements in accessibility through investments in new infrastructure for fast transportation. This means that especially the West coast and Mälardalen will be characterized by long-term expansion.

The conducted analysis shows that Castellum's real estate portfolio is located to the right regions. The analysis is also used as a basis for calculation of risks regarding regional yields in Castellum's valuation model, which is used for both investments and sales.

Real Estate Portfolio

Real estate portfolio

On December 31st 2002 Castellum's real estate portfolio comprised 508 (526) properties, with a total rental value of SEK 1,870 million (1,698) and a book value of SEK 13,137 million (12,176). The properties' total lettable area was 2,381,000 sq.m. (2,338,000).

The real estate portfolio, which consists solely of Swedish properties in 31 (33) of the 289 municipalities

in the country as a whole, is located in five growth regions: Greater Gothenburg, the Öresund Region, Greater Stockholm, Western Småland and Mälardalen. The main focus of the portfolio, equivalent to 77 % of the properties' rental value at the year-end, is in the three major urban regions.

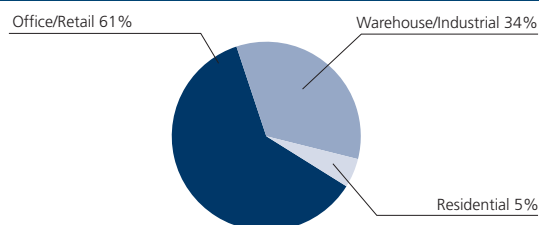
The commercial portfolio consists of office and retail properties as well as warehouse and industrial

CASTELLUM'S REAL ESTATE PORTFOLIO 31-12-2002

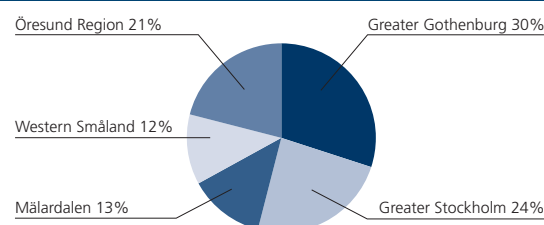
	No. of properties	Area, thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Greater Gothenburg	64	284	2 291	8 077	295	1 040	93.0%	274	67	237	207	9.0%
Öresund region	37	214	1 879	8 778	239	1 114	91.6%	219	55	257	164	8.7%
Greater Stockholm	37	240	1 836	7 647	295	1 231	87.6%	259	80	331	179	9.8%
Western Småland	30	157	833	5 299	126	800	91.0%	114	36	228	78	9.4%
Mälardalen	42	182	1 035	5 672	154	844	91.1%	140	41	228	99	9.5%
Total Office/Retail	210	1 077	7 874	7 308	1 109	1 029	90.8%	1 006	279	259	727	9.2%
Warehouse/Industrial												
Greater Gothenburg	81	404	1 616	4 002	227	563	93.5%	212	44	109	168	10.4%
Öresund region	35	238	797	3 350	135	565	91.1%	122	30	128	92	11.5%
Greater Stockholm	28	164	676	4 125	121	740	92.7%	113	34	205	79	11.7%
Western Småland	33	180	399	2 214	76	423	88.4%	68	11	60	57	14.2%
Mälardalen	24	121	359	2 969	70	576	88.5%	62	16	128	46	12.9%
Total Warehouse/Industrial	201	1 107	3 847	3 476	629	568	91.7%	577	135	121	442	11.5%
Residential												
Gothenburg	33	48	297	6 244	42	893	97.6%	42	17	354	25	8.3%
Helsingborg	21	66	448	6 766	57	866	98.4%	56	19	292	37	8.3%
Total Residential	54	114	745	6 548	99	877	98.1%	98	36	318	62	8.3%
Total	465	2 298	12 466	5 424	1 837	799	91.5%	1 681	450	196	1 231	9.9%
Leasing and property administration costs									90	39	-90	-0.8%
Net operating income/yield after leasing and property administration costs									540	235	1 141	9.1%
Development projects	11	83	488	—	33	—	—	22	13	—	9	—
Undeveloped land	32	—	183	—	—	—	—	—	—	—	—	—
Total	508	2 381	13 137	—	1 870	—	—	1 703	553	—	1 150	—

The schedule of properties on pages 82–99 contains a brief description of all of Castellum's properties.

RENTAL VALUE BY PROPERTY TYPE EXCL. PROJECTS



RENTAL VALUE BY REGION, COMMERCIAL





properties, concentrated to well-located employment areas with good communications and services in the major towns and cities.

Castellum's remaining residential properties are situated in central, attractive locations in Gothenburg and Helsingborg.

Investments and sales

During the year the real estate portfolio has changed according to the table on page 13.

During the year investments for a total of SEK 1,050 million (1,741) were made, of which SEK 428 million (674) related to acquisitions and SEK 622 million (1,067) related to investments in existing properties. Of the total investments, SEK 364 million was related to Greater Gothenburg, SEK 310 million to the Öresund Region, SEK 155 million to Western Småland, SEK 123 million to Greater Stockholm and SEK 98 million to Mälardalen.

During the year 31 (43) properties were sold. The sales price, after deduction of sales costs, amounted to SEK 503 million (635), generating a capital gain of SEK 179 million (129). Of the properties sold, 18 (26) were residential properties with a book value of SEK 209 million (320), which were sold with a capital gain of SEK 105 million (72).

In Greater Gothenburg acquisitions for a total of SEK 200 million were made in 2002. Investments in existing properties amounted to SEK 164 million. Properties were sold for SEK 284 million, with a capital gain of SEK 100 million.

In the Öresund Region acquisitions for a total of SEK 90 million were made. Investments in existing properties totalled SEK 220 million. Properties were sold for SEK 68 million, with a capital gain of SEK 26 million.

In Greater Stockholm acquisitions for a total of SEK 31 million were made. Investments in existing properties totalled SEK 92 million. Properties were sold for SEK 59 million, with a capital gain of SEK 39 million.

In Western Småland acquisitions for a total of SEK 107 million were made. Investments in existing properties totalled SEK 48 million. Properties were sold for SEK 78 million, with a capital gain of SEK 11 million.

In Mälardalen investments in existing properties for a total of SEK 98 million were made during the year. Properties were sold for SEK 14 million, with a capital gain of SEK 3 million.

Since the end of the financial year, properties for SEK 99 million have been sold, with a capital gain of SEK 50 million.

Real estate and leasing market

The Swedish real estate market is characterised by a large number of players, most of whom are small, with limited market shares. Castellum's share of the total leasing market as a whole is estimated at around one per cent, although the property portfolio is concentrated on a few selected sub-markets where the local subsidiaries have a strong position.

Castellum's geographic sub-markets can be characterised as stable, with good prospects for a long term positive growth. In recent years the prioritised towns and cities have had favourable population growth and good growth in employment. The local market conditions, however, do show significant variations even within the individual region. Both demand and rental levels vary, depending on such factors as the town itself, the location within the town, the purpose of the lease and the standard of the premises.

Regarding Greater Gothenburg it can be noted that the demand for warehouse and logistic properties is still especially good. The supply of vacant premises is limited, hence the rental levels as well as the occupancy rates have been stable.

The market in the Öresund region is at large reminding of the situation in Greater Gothenburg.

During 2002 Greater Stockholm was affected negatively by both the weak economy particularly in the IT/telecom and the financial sectors, as well as an increased supply due to new construction. The situation is mainly affecting office premises in the city centre and in Kista, with a decrease in rental levels and a slight increase in the number of vacancies. Castellum's sub-markets in Greater Stockholm have shown fairly stable rental levels but slightly increasing vacancies.

Castellum has during 2002 seen an increase in rental volume, equivalent to SEK 194 million (183). A slight increase in the number of contracts terminated for moving out and bankruptcies gives a net rental level of SEK 47 million (52).

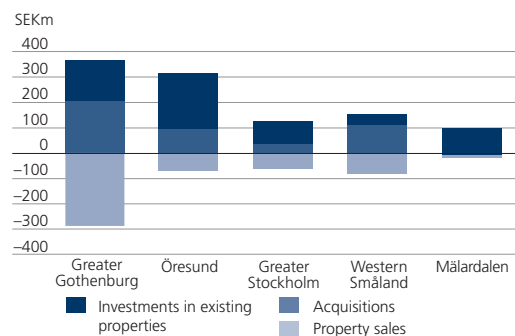
Both Mälardalen and Western Småland is considered to be stable concerning both rental levels and the vacancy situation.

Reports on development in the local markets may be found in the various regional summaries.

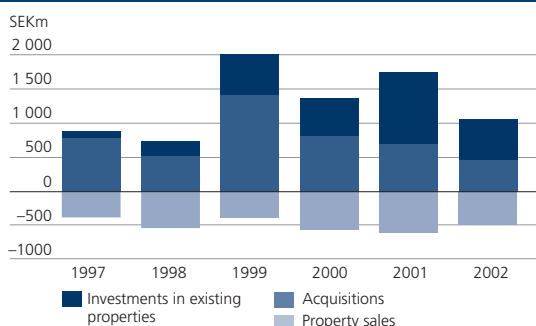
CHANGES IN THE REAL ESTATE PORTFOLIO

	Book value, SEKm	Number
Portfolio on 01-01-2002	12 176	526
+ Acquisitions	428	13
+ Investments in existing properties	622	—
– Sales	– 324	– 31
– Depreciation	– 111	—
+ Reversed write-downs	346	—
Portfolio on 31-12-2002	13 137	508

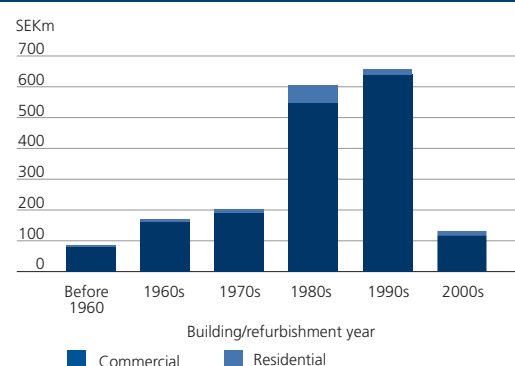
INVESTMENTS AND SALES PER REGION



INVESTMENTS AND SALES PER ANNUM



RENTAL VALUE DISTRIBUTED BY CONSTRUCTION/REFURBISHMENT YEAR



Greater Gothenburg

Greater Gothenburg is the area where Castellum has its greatest volume. On December 31st 2002 the total real estate portfolio comprised 195 properties with a total rental value of SEK 564 million and a book value of SEK 4,300 million. The Greater Gothenburg real estate portfolio accounts for 31% of Castellum's total rental value.

The market

Castellum's Greater Gothenburg region includes Gothenburg and the neighbouring municipalities of Mölndal, Partille, Kungälv, Kungälv, Kungälv and Härryda, as well as Alingsås and Borås.

A central location in the middle of Scandinavia

The Gothenburg region has a central location, between Copenhagen, Oslo and Stockholm, making the Gothenburg region a natural centre within Scandinavia.

The Gothenburg region has a long and successful tradition of industry and commerce. Lately the growth in knowledge-based, hi-tech companies has increased significantly. The Gothenburg region is not only an important centre for industries, trading, and transportation with possibilities for research and education – but also a meeting ground for various fairs.

With the largest port in Scandinavia and Landvetter international airport combined with an effective tele and data communication network the picture of a appropriate and modern infrastructure is developing. Chalmers University of Technology and Gothenburg University, School of Economics and Commercial Law is the leading edge centre in Scandinavia for research and academic studies on logistics and transportation.

There is a large well-educated workforce. The university holds over 40,000 students.

The municipality of Gothenburg has around 475,000 inhabitants.

Mölndal

The municipality of Mölndal lies to the south of Gothenburg, and is one of the largest growth areas within the Gothenburg region. Together with Högsbo/Sisjön in the municipality of Gothenburg, the Åbro region is the largest and most dynamic area of trade and industry in the region. Through its strategic location next to the major highways E6, E20 and Söderleden the municipality of Mölndal has become a natural choice of location for many companies.

The business structure of the municipality has a clear profile dominated by electronics, pharmaceuticals, medical technology, hygiene products, paper chemical products, food and retail. Many of the companies are world leading in their field of business.

The municipality of Mölndal has around 57,000 inhabitants.

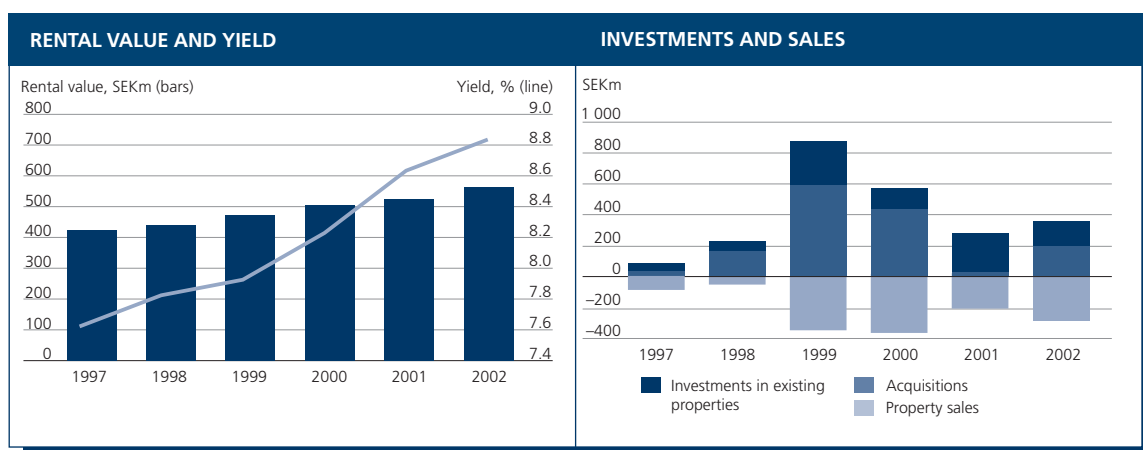
Borås

Borås is about 60 kilometres from Gothenburg, and is the second largest municipality in Western Sweden. ►

THE REAL ESTATE PORTFOLIO IN GREATER GOTHENBURG

	No. of properties	Area thous sq.m	Book value SEKm	Rental value SEKm	Share of rental value
Gothenburg	122	460	2 757	376	67%
Mölndal	27	135	722	91	16%
Borås	10	76	394	52	9%
Alingsås	4	30	135	19	3%
Partille	6	15	91	12	2%
Kungälv	7	14	63	9	2%
Kungälv	2	6	42	5	1%
Total	178	736	4 204	564	100%
Office/Retail	64	284	2 291	295	52%
Warehouse/Industrial	81	404	1 616	227	40%
Residential	33	48	297	42	8%
Total	178	736	4 204	564	100%
Projects and land	17	—	96	—	—
Total	195	736	4 300	564	—





Around 1,500 companies conduct export and import business, and many of Sweden's agencies, mail order and chain companies have their head offices in Borås. The college plays a major roll and having Landvetter airport close by is an important resource.

The municipality of Borås has around 98,000 inhabitants.

Castellum's real estate portfolio

For office and retail properties in Castellum's portfolio, the average rental level from lease agreements was SEK 1,040/sq.m., equivalent to an increase of approx. 5 % on the previous year for comparable units. The average rental level for warehouse and industrial properties was SEK 563/sq.m., equivalent to an increase of approx. 6 %.

The economic occupancy rate for offices and retail was 93.0 %, compared with 95.3 % previous year. The

decline is chiefly explained by not fully let properties acquired during the year. For warehouse and industrial properties the economic occupancy rate was 93.5 %, compared with 92.5 % previous year.

As of December 31st 2002 the yield was 8.8 % (8.6). Adjusted for write-downs reversed during the year the yield has increased by 0.4 percentage units compared with 2001.

Gothenburg municipality, above all in central and eastern Gothenburg, Hisingen and Högsbo/Sisjön, Castellum owns 122 properties with a total area of 460,000 sq.m. and a book value of SEK 2,757 million. Office and retail properties account for around 53 % of the rental value, warehouse and industrial 36 % and residential 11 %. In central and eastern Gothenburg there are commercial properties and a large residential portfolio. On Hisingen and in Högsbo/Sisjön there are mostly office properties and warehouse and industrial properties.

MARKET RENTS (INCL. HEATING) AND YIELD AT SALES						
	GOTHENBURG		MÖLNDAL		BORÅS	
	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield
Office						
Central locations	1 200–2 200	6.0%–8.0%	900–1 400	6.5%–8.0%	700–900	7.5%–9.0%
Less central locations	700–1 500	7.0%–9.0%	400–1 000	7.5%–11.0%	400–750	9.0%–12.0%
Retail						
Central locations	3 000–7 000	6.0%–7.5%	1 200–2 500	6.0%–8.0%	1 300–2 500	7.0%–8.0%
Less central locations	800–3 600	7.5%–9.0%	400–1 500	7.0%–11.0%	400–1 200	8.0%–12.0%
Warehouse/Industrial						
Well-situated locations	450–850	8.0%–10.5%	450–850	7.0%–9.5%	350–550	9.0%–11.0%

In Mölndal municipality, above all in Åbro and Lackarebäck, Castellum owns 27 properties with a total area of 135,000 sq.m. and a book value of SEK 722 million. Office and retail properties account for around 33 % of the rental value, warehouses and industrial 67 %.

In Borås municipality Castellum owns 10 properties with a total area of 76,000 sq.m. and a book value of SEK 394 million. Office and retail properties account for around 75 % of the rental value, warehouses and industrial 25 %.

There are also smaller holdings in Alingsås, Partille, Kungälv, Kungsbacka and Härryda.

New leasing in the commercial portfolio amounted to SEK 52 million during the year while contracts terminated for moving out amounted to SEK 20 million, giving a net rental value of SEK 32 million.

The total rental value in the region has risen since 1997 by an average of 6 % per annum, and the occupancy rate by 0.4 percentage units. During the same period the yield has risen by an average of 0.2 percentage units per annum.

Investments and sales

During 2002 Castellum acquired properties in Greater Gothenburg for a total of SEK 200 million. In one transaction in April the local subsidiaries Harry Sjögren AB and Eklandia Fastighets AB acquired five properties totalling 32,914 sq.m. in Greater Gothenburg. The acquisition comprised two office properties of 15,083 and 7,933 sq.m respectively in the western part of Högsbo working area, one industrial property of 4,710 sq.m. in Åbro working area by the E6 and Söderleden, one office and industrial property of 3,281 sq.m. on

CASTELLUM'S REAL ESTATE PORTFOLIO IN GREATER GOTHENBURG ON 31-12-2002

Towns/areas by rental value	No. of properties	Area thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Central Gothenburg	21	81	1 043	12 963	124	1 547	96.3%	120	24	299	96	9.2%
Borås	6	44	304	6 978	39	895	95.8%	37	11	250	26	8.7%
Högsbo/Sisjön	7	42	232	5 483	35	815	75.4%	26	8	178	18	8.0%
Mölndal	6	30	270	9 030	30	984	97.4%	29	5	151	24	8.9%
Hisingen	10	26	101	3 870	18	703	90.2%	16	6	259	10	9.7%
Rest of Greater Gothenburg	14	61	341	5 558	49	803	93.2%	46	13	218	33	9.5%
Total Office/Retail	64	284	2 291	8 077	295	1 040	93.0%	274	67	237	207	9.0%
Warehouse/Industrial												
Hisingen	31	140	517	3 696	74	527	93.0%	69	14	97	55	10.6%
Mölndal	21	105	452	4 336	61	583	97.1%	59	9	85	50	11.1%
Högsbo/Sisjön	16	62	309	4 977	40	637	91.6%	36	8	135	28	9.0%
Östra Göteborg	2	33	135	4 045	22	674	89.1%	20	6	166	14	10.7%
Borås	4	32	90	2 835	13	419	92.1%	12	3	93	9	10.3%
Rest of Greater Gothenburg	7	32	113	3 482	17	534	94.2%	16	4	145	12	10.3%
Total Warehouse/Industrial	81	404	1 616	4 002	227	563	93.5%	212	44	109	168	10.4%
Residential												
Central Gothenburg	27	41	240	5 943	35	880	97.1%	35	14	354	21	8.4%
Eastern Gothenburg	6	7	57	7 937	7	965	99.8%	7	3	354	4	7.7%
Total Residential	33	48	297	6 244	42	893	97.6%	42	17	354	25	8.3%
Total	178	736	4 204	5 719	564	768	93.5%	528	128	174	400	9.5%
Leasing and property administration costs									30	41	-30	-0.7%
Net operating income/yield after leasing and property administration costs									158	215	370	8.8%
Development projects	1	—	29	—	—	—	—	—	—	—	—	—
Undeveloped land	16	—	67	—	—	—	—	—	—	—	—	—
Total	195	736	4 300	—	564	—	—	528	158	—	370	—

The schedule of properties on pages 82–87 contains a brief description of all of Castellum's properties in Greater Gothenburg.

ACQUISITIONS IN GREATER GOTHENBURG 2002



Backa 97:11, Gothenburg



Tingstadsvassen 26:5, Gothenburg



Högsbo 27:7, Gothenburg



Högsbo 20:22, Gothenburg



Heliumgasen 7, Mölndal



Varla 2:388, Kungälv

Ringön (which also comprises an unutilised building permission of approx. 3,000 sq.m.) next to Göta älv and finally a warehouse and industrial property of 1,907 sq.m. in Varla industrial area, next to the northern E6 sliproad in Kungälv. Eklandia also acquired a combined office and logistics property with a total lettable area of 4,874 sq.m., and approx. 20,000 sq.m. ground area with the possibility of future extensions.

During the year there have been investments in existing properties to the order of SEK 164 million. One of the projects in progress is the completion of the new constructed warehouse and office property Trucken 4, by highway 40 in Borås. The investment totalled SEK 26 million. Also, Varla 2:416, a new constructed office and industrial property, next to the northern motorway sliproad in Kungälv, was completed. The investment amounted to SEK 18 million. During the summer the construction of a new information building started in Mölnlycke business park outside Gothenburg. The property will total 13,000 sq.m. including a cold garage and the investment is calculated to approx. SEK 135 million. See also the section Development Projects and Building Permissions on pages 34–39.

During the year 17 properties in Greater Gothenburg were sold for a total sales price of SEK 284 million and a capital gain of SEK 100 million. Twelve of the sales comprised residential properties, which were sold for SEK 216 million with a capital gain of SEK 82 million. Six of the residential properties were sold to local tenant-owners associations. Also, three office properties in Alingsås, Göteborg and Borås, one project property in Kungälv and one site in Borås were sold with a total selling price of SEK 68 million and a capital gain of SEK 18 million.

Subsidiaries

Castellum's properties in Greater Gothenburg are owned and managed by wholly owned subsidiaries Eklandia Fastighets AB, with its head office in Gothenburg, and Harry Sjögren AB, with its head office in Mölndal. Eklandia's real estate portfolio is mainly concentrated in central and eastern Gothenburg and Hisingen, while Harry Sjögren AB's properties are located mainly in Högsbo/Sisjön in south-west Gothenburg, Mölndal and Borås.

Eklandia had 37 employees at the end of the year, while Harry Sjögren AB had 24 employees. Harry Sjögren AB has local management offices in Borås and Alingsås.

Öresund Region

Castellum's properties in the Öresund region account for 23 % of the Group's total rental value, and are located mainly in Malmö, Helsingborg and Lund. At the end of the year 2002 Castellum's portfolio totalled 101 properties with a total rental value of SEK 450 million and a book value of SEK 3,458 million.

The integration over the strait is on its way

The bridge across Öresund is now beginning to show signs of increased integration, not only with Copenhagen but within the entire Öresund region. It is shown in part by an increasing amount of Danes moving to the Swedish side. Other examples of increasing integration are a joint harbour corporation and an increased co-operation between the airports Kastrup and Sturup. International companies locating to the Öresund region is placing parts of the operations on the Danish side and others on the Swedish side.

The Öresund region with over three million inhabitants has a large potential. The region has a good geographical location close to the growth regions in Eastern Europe, the Nordic market and the Baltic region.

The Öresund region has a particularly high concentration of companies in four areas; biotechnology and pharmaceuticals, food and packing industries, IT and telecom, this makes the region less vulnerable to changes in the economy. In Malmö and Lund in particular there are a concentration of hi-tech industry, while Helsingborg can be characterised as a centre for commerce and transportation.

Malmö

Malmö is an international city. This is evident not least of all from the fact that its 265,000 inhabitants speak over a hundred languages, representing around 160 different nationalities. Malmö is also a city that is changing, from an industrial to a knowledge-based city. The population in Greater Malmö is around half a million.

The local economy is no longer characterised by a few large companies, but by many small ones. Strong sectors are logistics, retail and wholesale and construction and real estate companies.

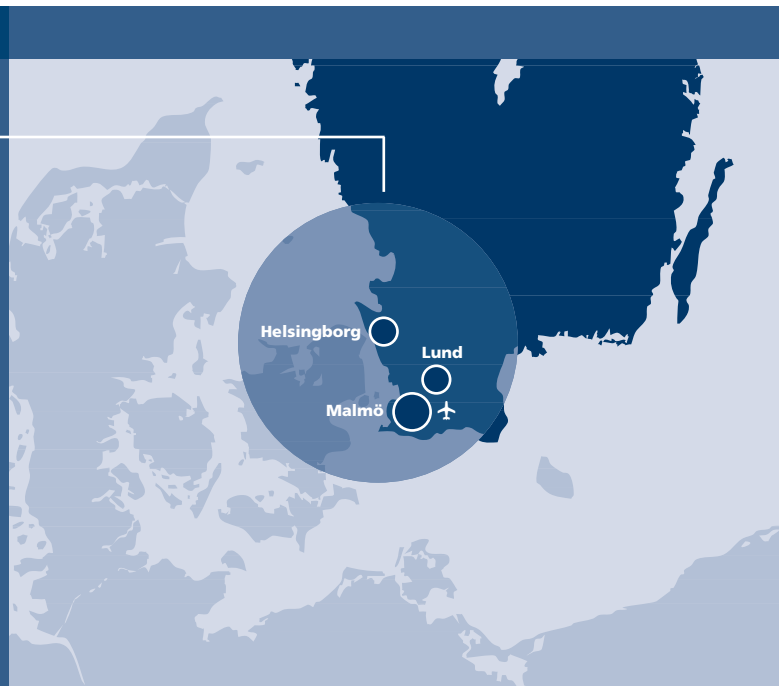
Helsingborg

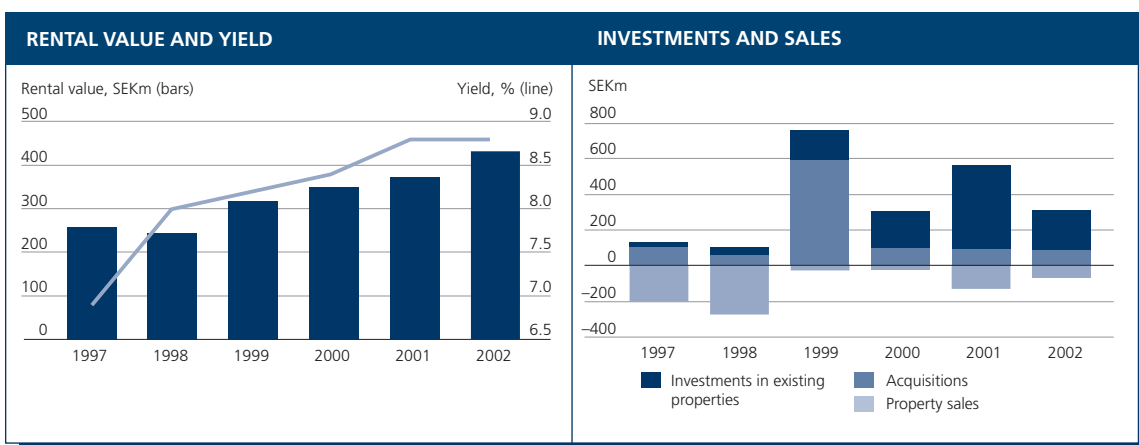
Helsingborg has a strategic location by Öresund and is a centre for sea and land connections. The port is the second largest in Sweden, and is one of the most modern in terms of full service. The local economy is focused on commerce and communication. In terms of population Helsingborg is Sweden's ninth largest municipality.

The number of inhabitants is around 120,000, and for a number of years the population has been on the increase. ►

THE REAL ESTATE PORTFOLIO IN ÖRESUND REGION

	No. of properties	Area thous sq.m	Book value SEKm	Rental value SEKm	Share of rental value
Malmö	40	269	1 493	206	48%
Helsingborg	37	148	840	114	26%
Lund	14	83	735	100	23%
Rest of Öresund Region	2	18	56	11	3%
Total	93	518	3 124	431	100%
Office/Retail	37	214	1 879	239	56%
Warehouse/Industrial	35	238	797	135	31%
Residential	21	66	448	57	13%
Total	93	518	3 124	431	100%
Projects and land	8	41	334	19	—
Total	101	559	3 458	450	—





Lund

Lund's profile as a university city has been strengthened during the later years, which has created a large number of international, export-oriented companies. The local economy is characterised by knowledge and research-based workplaces and the integration between the university and the companies has been very successful. The local economy has also grown to include several smaller companies with connections to the university and to larger, established companies.

In terms of population Lund is Sweden's twelfth largest municipality, and has an important role in the expanding Öresund region – economically, educationally, historically and culturally. For many years Lund's population has been on the increase, and the number of inhabitants is around 100,000.

Lund contains Sweden's first and largest research park, Ideon, where hi-tech development work is undertaken in close collaboration with the university.

Castellum's real estate portfolio

For office and retail properties in Castellum's portfolio, the average rental level from lease agreements was SEK 1,114/sq.m., equivalent to an increase of approx. 4 % on the previous year for comparable units. The average rental level for warehouse and industrial properties was SEK 565/sq.m., an increase of approx. 5 %.

The economic occupancy rate for offices and retail was 91.6 %, compared with 93.2 % previous year. The decline can partly be explained by changes in the real estate portfolio. For warehouse and industrial properties the economic occupancy rate was 91.1 %, compared with 88.4 % previous year.

As of December 31st 2002 the yield was 8.8 % (8.8). Adjusted for write-downs reversed during the year the yield has increased by 0.2 percentage units compared with 2001.

In Malmö Castellum owned 40 properties at the year-end, with a total area of 269,000 sq.m. and a book

MARKET RENTS (INCL. HEATING) AND YIELD AT SALES

	MALMÖ		Helsingborg		LUND	
	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield
Office						
Central locations	1 000–2 000	6.0%–8.0%	900–1 600	6.0%–7.0%	800–1 900	6.0%–7.0%
Less central locations	600–1 250	7.0%–9.5%	700–1 200	8.0%–10.0%	600–1 100	7.0%–10.0%
Retail						
Central locations	2 000–6 000	6.0%–7.5%	2 000–3 500	6.0%–7.5%	2 500–4 000	5.5%–6.5%
Less central locations	800–2 500	7.5%–9.5%	700–1 600	8.0%–10.0%	800–2 200	8.0%–10.0%
Warehouse/Industrial						
Well-situated locations	400–750	8.0%–11.0%	400–700	8.5%–11.0%	450–750	8.0%–9.0%

value of SEK 1,493 million. Office and retail properties account for around 52 % of the rental value, warehouse and industrial 48 %. Castellum's portfolio in Malmö is located in all of the important, established market areas: Jägersro, Fosie, Bulltofta and Norra Hamnen. In central Malmö there is also a small portfolio of office and retail properties.

In Lund Castellum owned 14 properties at the year-end, with a total area of 83,000 sq.m. and a book value of SEK 735 million. Office and retail properties accounted for around 90 % of the rental value, warehouse and industrial 10 %. Castellum's commercial property portfolio in Lund is mainly in the Rådbyholm industrial estate and close to the Ideon technology park. There are also a small portfolio of office and retail properties located in central Lund.

The portfolio in Helsingborg comprises 37 properties with a total area of 148,000 sq.m. at a book value of SEK 840 million. Office and retail properties accounted for around 50 % of the rental value,

warehouse and industrial 21 % and residential 29 %. Castellum's commercial properties in Helsingborg are located mainly in the Berga industrial estate and in central Helsingborg, while the residential properties are attractively situated in central and northern Helsingborg. Other towns where Castellum owns properties are Landskrona and Ängelholm.

New leasing in the commercial portfolio amounted to SEK 49 million during the year while contracts terminated for moving out amounted to SEK 35 million, giving a net rental value of SEK 14 million.

The total rental value in the region has risen since 1997 by an average of 11 % per annum, and the occupancy rate by 0.7 percentage units. During the same period the yield has risen by an average of 0.4 percentage units per annum.

Investments and sales

In the Öresund Region during 2002 Castellum acquired through its local subsidiary Fastighets AB

CASTELLUM'S REAL ESTATE PORTFOLIO IN ÖRESUND REGION ON 31-12-2002

Towns by rental value	No. of properties	Area thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Malmö	18	98	926	9 443	108	1 097	90.4%	97	26	269	71	7.7%
Lund	10	68	662	9 733	90	1 320	94.7%	85	18	263	67	10.1%
Helsingborg	8	39	249	6 394	33	852	86.7%	29	7	189	22	8.6%
Rest of Öresund Region	1	9	42	4 629	8	882	93.8%	8	4	385	4	9.6%
Total Office/Retail	37	214	1 879	8 778	239	1 114	91.6%	219	55	257	164	8.7%
Warehouse/Industrial												
Malmö	22	171	567	3 310	98	572	91.9%	90	22	129	68	12.0%
Helsingborg	8	43	143	3 319	24	540	90.6%	21	6	135	15	10.7%
Lund	4	15	73	5 082	10	715	90.5%	9	1	113	8	10.5%
Rest of Öresund Region	1	9	14	1 532	3	314	71.3%	2	1	120	1	6.8%
Total Warehouse/Industrial	35	238	797	3 350	135	565	91.1%	122	30	128	92	11.5%
Residential												
Helsingborg	21	66	448	6 766	57	866	98.4%	56	19	292	37	8.3%
Total Residential	21	66	448	6 766	57	866	98.4%	56	19	292	37	8.3%
Total	93	518	3 124	6 029	431	830	92.4%	397	104	203	293	9.4%
Leasing and property administration costs									18	35	-18	-0.6%
Net operating income/yield after leasing and property administration costs									122	238	275	8.8%
Development projects	3	41	291	—	19	—	—	14	6	—	8	—
Undeveloped land	5	—	43	—	—	—	—	—	—	—	—	—
Total	101	559	3 458	—	450	—	—	411	128	—	283	—

The schedule of properties on pages 88–90 contains a brief description of all of Castellum's properties in Öresund Region.

ACQUISITIONS IN THE ÖRESUND REGION 2002



Ringspännat 1, Malmö



Kulan 1, Helsingborg



Lillgrund 5, Malmö



Värjan 3, Helsingborg

Briggen, properties for a total value of SEK 90 million. During the fall two properties in Malmö, located in Östra Hamnen and Fosie – areas where the company already owns properties, were acquired in one business deal. The property in Östra Hamnen is a warehouse and industrial property with a lettable area of 4,430 sq.m., of which 800 sq.m. comprises office premises, and the property in Fosie is a warehouse and logistics property totalling 3,900 sq.m. The latter property also holds a building permission permitting the construction of additional warehouse premises of approx. 3,000 sq.m. Also, during the fall two warehouse and logistics properties were acquired in one business deal in Helsingborg. The properties are located in Berga industrial estate, where the company already owns properties. One of the properties with a lettable area of 9,414 sq.m. also holds an additional building permission of 3,000 sq.m. The other property comprises three buildings totalling 4,832 sq.m.

During the year there have been investments in existing properties to the order of SEK 220 million. One of the projects is the refurbishment of the two properties Hansagallerian and Hansacompagniet, both located next to Gustav Adolfs Torg in central Malmö.

The project is expected to be completed in the beginning of 2003. The investment amounts to SEK 129 million. See also the section Development Projects and Building Permissions on pages 34–39.

During 2002 Castellum sold 4 properties for a total sales price of SEK 68 million and a capital gain of SEK 26 million. Three of the sales comprised residential properties located in Helsingborg and Lund, which were sold for SEK 65 million with a capital gain of SEK 24 million. Also, one warehouse and industrial property in Helsingborg was sold with a selling price of SEK 3 million and a capital gain of SEK 2 million.

Subsidiary

Castellum's properties in the Öresund Region are owned and managed by its wholly owned subsidiary Fastighets AB Briggen, with its head office in Malmö and local office in Helsingborg. The company's activities comprise two business areas, "Briggen" with commercial properties in Malmö, Lund, Landskrona, Helsingborg and Ängelholm, and "SkåneBo" with residential properties in Helsingborg. At the year-end Fastighets AB Briggen had 31 employees.

Greater Stockholm

Castellum's real estate portfolio in the Stockholm region is gathered in expansive inner suburbs with good communications and services. There are large office properties in Johanneshov, Mariehäll in Bromma, Elektronikbyn in Kista and Sollentuna, while industrial properties are located in Botkyrka, Veddesta/Lunda and Rosersberg. On December 31st 2002 the total real estate portfolio comprised 70 properties with a total rental value of SEK 416 million and a book value of SEK 2,580 million. The Greater Stockholm real estate portfolio accounts for 23 % of Castellum's total rental value.

The market

The Greater Stockholm region has for a number of years shown a high and stable growth in both population and employment. However, the last two years has shown a significant drop in the number of people moving in. Concerning employment the growth-rate has slowed down but is still showing an increase in the number people employed. The Stockholm region has entered a new and slower period with a greater amount of caution taken, visible through the decision-making process, which has prolonged significantly for new contracts. The slow-down has mainly affected specific sub-markets.

The population in the county of Stockholm was at year-end a little over 1.8 million. The population in the municipality of Stockholm is currently around 760,000.

The suburban market in Greater Stockholm can be roughly divided into north and a south of the city. In

the north there are mainly service-based companies, whereas there are more production and distribution companies in the south. The difference in rental levels between the north and the south has evened out during the year.

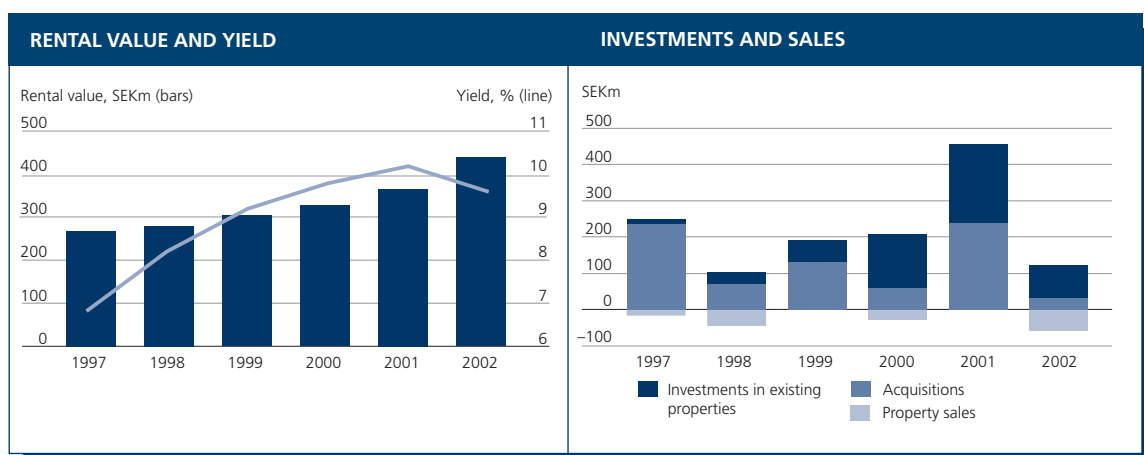
Stockholm North

Elektronikbyn is located in Kista, which is an international district, with inhabitants from many countries and cultures, as well as companies with operations all over the world. This is the location of Kista Science Park – one of Northern Europe's most specialised business parks, which is currently being affected by the downturn in the telecommunications sector. Sollentuna is well situated in terms of communications, between Stockholm City and Arlanda airport, and is easily reached by both rail and the E4. Sollentuna consists of a number of sub-markets with office and industrial premises. The development of Mariehäll in ►

THE REAL ESTATE PORTFOLIO IN GREATER STOCKHOLM

	No. of properties	Area thous sq.m	Book value SEKm	Rental value SEKm	Share of rental value
Mariehäll in Bromma	8	89	653	106	25%
Elektronikbyn in Kista	7	44	478	69	17%
Sollentuna	6	53	301	55	13%
Johanneshov	8	48	390	50	12%
Skärholmen/ Kungens kurva	9	33	183	32	8%
Veddesta/Lunda	10	34	131	25	6%
Rosersberg	4	35	102	24	6%
Botkyrka	4	30	67	19	4%
Rest of Greater Stockholm	9	38	207	36	9%
Total	65	404	2 512	416	100%
Office/Retail	37	240	1 836	295	71%
Warehouse/Industrial	28	164	676	121	29%
Total	65	404	2 512	416	100%
Projects and land	5	—	68	—	—
Total	70	404	2 580	416	—





the northeastern part of Bromma took place between 1960 and 1980 and consists of a mixture of office, warehouse and industrial premises. There is an even split between commerce, communication, manufacturing and service businesses.

Stockholm South

To the south of central Stockholm, close to the Globen area, is Johanneshov, where the economy is dominated by commerce and communication, as well as an increasing proportion of service companies. Skärholmen and Kungens kurva are two areas that are different, despite their geographical proximity. Kungens kurva is most notable for its retail trade in the form of hypermarkets, whereas Skärholmen has offices, residential properties

and a shopping centre. Close to Kungens kurva, by the E4, is Smista Park, a partly undeveloped area.

Castellum's real estate portfolio

The company's properties are mainly concentrated in expansive inner suburbs with good communications and services. There are large office and retail properties in Johanneshov, Mariehäll in Bromma, Elektronikbyn in Kista and Sollentuna, while warehouse and industrial properties are located in Botkyrka, Veddesta/Lunda and Rosersberg.

For office and retail properties in Castellum's portfolio, the average rental level from lease agreements was SEK 1,231/sq.m., equivalent to an increase of approx. 9 % on the previous year for comparable units. ▶

MARKET RENTS (INCL. HEATING) AND YIELD AT SALES

	INNER SUBURBS		INNER CITY	
	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield
Office				
Central locations	1 400–2 200	7.5%–9.0%	2 600–4 200	6.5%–7.5%
Less central locations	700–1 700	8.0%–10.0%	1 200–3 000	7.0%–8.5%
Retail				
Central locations	1 500–3 500	7.5%–8.5%	3 500–10 000	6.5%–7.5%
Less central locations	600–2 500	8.0%–9.5%	1 500–4 000	7.0%–8.0%
Warehouse/Industrial				
Well-situated locations	600–900	8.5%–10.0%		

The average rental level for warehouse and industrial properties was SEK 740/sq.m., equivalent to an increase of approx. 4 %.

The economic occupancy rate for offices and retail was 87.6%, compared with 93.9 % previous year. The decline is to a great extent explained by a larger not fully let property being completed and transferred from project during the year. For warehouse and industrial properties the economic occupancy rate was 92.7 %, compared with 94.4 % previous year.

As of December 31st 2002 the yield was 9.6 % (10.2). Adjusted for write-downs reversed during the year the yield is unchanged compared with 2001.

In the northern suburbs of Mariehäll in Bromma, Elektronikbyn in Kista, Sollentuna, Veddesta/Lunda and Rosersberg, Castellum owns 35 properties with a total area of 255,000 sq.m. and a book value of

SEK 1,665 million. Office and retail properties account for around 81 % of the rental value, warehouse and industrial 19 %. In the southern suburbs of Johanneshov, Skärholmen/Kungens kurva and Botkyrka, Castellum owns 21 properties with a total area of 111,000 sq.m. and a book value of SEK 640 million. Office and retail properties account for around 52 % of the rental value, warehouses and industrial 48 %.

New leasing in the commercial portfolio amounted to SEK 38 million during the year while contracts terminated for moving out amounted to SEK 53 million, giving a net rental value of SEK –15 million.

The total rental value in the region has risen since 1997 by an average of 9 % per annum, and the occupancy rate by 1.6 percentage units. During the same period the yield has risen by an average of 0.6 percentage units per annum.

CASTELLUM'S REAL ESTATE PORTFOLIO IN GREATER STOCKHOLM ON 31-12-2002

Towns/areas by rental value	No. of properties	Area thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Mariehäll in Bromma	8	89	653	7 333	106	1 189	93.2%	99	27	301	72	11.0%
Elektronikbyn in Kista	7	44	478	10 901	69	1 579	71.0%	49	20	456	29	6.1%
Sollentuna	4	35	217	6 103	41	1 168	91.2%	38	10	268	28	13.1%
Johanneshov	3	27	229	8 529	32	1 206	92.8%	30	9	327	21	9.3%
Skärholmen/Kungens kurva	7	20	104	5 306	21	1 054	95.1%	19	7	395	12	11.4%
Rest of Greater Stockholm	8	25	155	6 161	26	1 027	91.6%	24	7	264	17	11.0%
Total Office/Retail	37	240	1 836	7 647	295	1 231	87.6%	259	80	331	179	9.8%
Warehouse/Industrial												
Rosersberg	4	35	102	2 928	24	692	97.6%	24	5	126	19	18.7%
Botkyrka	4	30	67	2 211	19	616	91.8%	17	4	137	13	19.4%
Johanneshov	5	21	161	7 576	18	859	97.4%	18	6	266	12	7.5%
Veddesta/Lunda	7	24	85	3 521	16	682	79.1%	13	6	259	7	7.9%
Sollentuna	2	18	84	4 806	14	793	94.9%	13	4	241	9	10.6%
Rest of Greater Stockholm	6	36	177	4 924	30	834	93.0%	28	9	247	19	10.7%
Total Warehouse/Industrial	28	164	676	4 125	121	740	92.7%	113	34	205	79	11.7%
Total	65	404	2 512	6 218	416	1 032	89.1%	372	114	280	258	10.3%
Leasing and property administration costs									17	43	-17	-0.7%
Net operating income/yield after leasing and property administration costs									131	323	241	9.6%
Development projects	—	—	—	—	—	—	—	—	—	—	—	—
Undeveloped land	5	—	68	—	—	—	—	—	—	—	—	—
Total	70	404	2 580	—	416	—	—	372	131	—	241	—

The schedule of properties on pages 91–92 contains a brief description of all of Castellum's properties in Greater Stockholm.



The block Ekenäs in Elektronikbyn, Kista.

Investments and sales

In Greater Stockholm during 2002 Castellum acquired, through its local subsidiary Fastighets AB Brostaden, previously leased land with a ground area of 31,415 sq.m. The location is strategically correct connecting to E4/E20, meaning easy access and good visibility towards Årstadälänken. The investment totalled SEK 31 million.

During the year there have been investments in existing properties to the order of SEK 92 million. One of the projects is the completion of a new construction in the block Ekenäs in Elektronikbyn, Kista in northern Stockholm. The investment amounted to SEK 202 million. See also the section Development Projects and Building Permissions on pages 34–39.

During 2002 properties were sold for a total sales price of SEK 59 million and a capital gain of SEK 39 million. SEK 51 million of the sales comprised land with mainly residential building permissions in Smista

Park by Kungens kurva in Huddinge south of Stockholm, which were sold with a capital gain of SEK 33 million. Following these sales Brostaden's portfolio of commercial building permissions at Smista Park totals approx. 100,000 sq.m. Also, part of a warehouse and industrial property in Järfälla and one industrial property in Stockholm were sold for a total sales price of SEK 8 million and a capital gain of SEK 6 million.

Subsidiary

Castellum's properties in Greater Stockholm are owned and managed by the wholly owned subsidiary Fastighets AB Brostaden, with its head office in Stockholm. Brostaden's operations are divided into four market areas, with nine local facilities managers taking care of daily contact with the customers. At the year-end Brostaden had 30 employees.

Western Småland

The main focus of Castellum's real estate portfolio in Western Småland is in Värnamo, Jönköping and Växjö. On December 31st 2002 the total real estate portfolio comprised 71 properties with a total rental value of SEK 206 million and a book value of SEK 1,271 million. The Western Småland property portfolio accounts for 11 % of Castellum's total rental value.

The market

Castellum's Western Småland region comprises mainly the municipalities of Värnamo, Jönköping and Växjö, which for a long time has enjoyed stable economic growth and employment.

Värnamo

Värnamo became a significant marketplace at an early stage, and it has developed to become a centre of commerce and service. Värnamo has good communications, a successful economy and offers good possibilities for education.

The local economy is characterised by the entrepreneurial spirit in Småland and the Värnamo region is one of the most attractive regions for small businesses in Sweden, with a number of successful small companies, as well as some larger companies. Confidence in the region can be seen, for example, in the great interest in starting and running independent companies. The manufacturing companies are small but many, approx. 400 within the municipality, and are primarily found in the sectors; metal, machinery, plastics and rubber and wood processing. Industry in the area is very export-oriented.

The population in the Värnamo region, including neighbouring municipalities, is around 100,000.

Jönköping

Its strategic location with many major highways, i.e. the E4, passing through and the access to both airport and railroad, that provide good transportation and communications, has developed Jönköping into a centre for logistics for the Nordic countries. Several Swedish and international companies use Jönköping as a base for storage and distribution. The local economy is diverse and expansive, and comprises mainly small and medium-sized companies. The university is an important driving force in the city's economy.

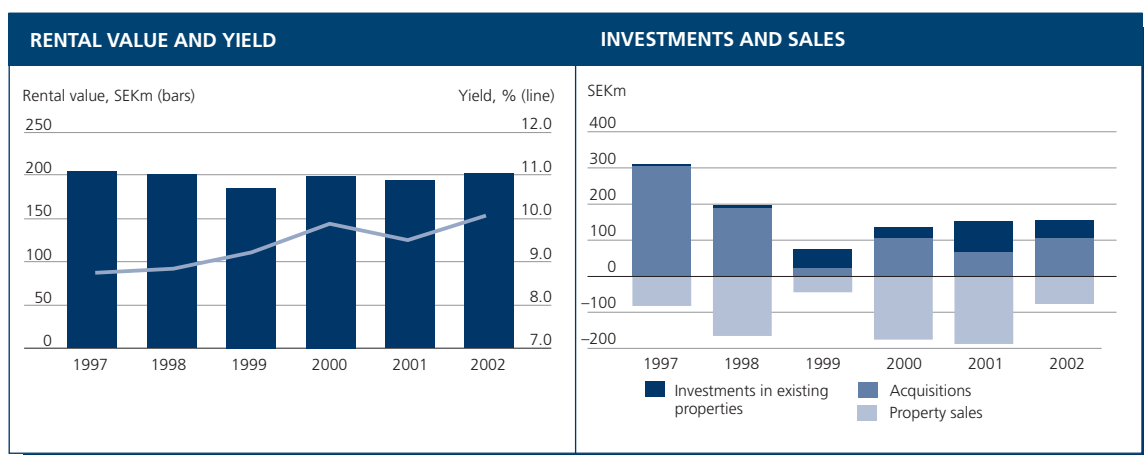
Within a radius of approx. 200 kilometres a market comprising 30 % of the country's population can be reached. The distance to Jönköping to Stockholm is about the same as it is to Malmö, around 300 kilometres, and it is around 150 kilometres to Gothenburg.

In terms of population, Jönköping is the tenth largest municipality in Sweden, with around 118,000 inhabitants.

THE REAL ESTATE PORTFOLIO IN WESTERN SMÅLAND

	No. of properties	Area thous sq.m	Book value SEKm	Rental value SEKm	Share of rental value
Värnamo	29	116	413	70	34%
Jönköping	12	79	405	62	31%
Växjö	14	82	327	52	26%
Rest of Western Småland	8	60	87	18	9%
Total	63	337	1 232	202	100%
Office/Retail	30	157	833	126	62%
Warehouse/Industrial	33	180	399	76	38%
Total	63	337	1 232	202	100%
Projects and land	8	10	39	4	—
Total	71	347	1 271	206	—





Växjö

Good access to means of communication and education has turned Växjö into an attractive city. Växjö has a good mixture of companies in basic industries such as woods and manufacturing and companies with a hi-technological profile. Large internationally recognised companies are also mixed together with small and mid-size companies. The university contributes to the region's overall level of education and provides a well-educated workforce to the local economy as well as affecting the expansive business climate in many other ways.

The number of inhabitants is around 75,000.

Castellum's real estate portfolio

The main focus of Castellum's real estate portfolio is in Värnamo, Jönköping and Växjö.

For office and retail properties the average rental level from lease agreements was SEK 800/sq.m., equivalent to an increase of approx. 7 % on the previous year for comparable units. The average rental level for warehouse and industrial properties was SEK 423/sq.m., equivalent to an increase of approx. 2 %.

The economic occupancy rate for offices and retail was 91.0 %, compared with 89.8 % previous year. For warehouse and industrial properties the economic occupancy rate was 88.4 %, compared with 85.2 % previous year.

As of December 31st 2002 the yield was 10.0 % (9.4). Adjusted for write-downs reversed during the year the yield has increased by 0.8 percentage units compared with 2001.

In Värnamo Castellum owns 29 properties with a total area of 116,000 sq.m. and a book value of SEK

MARKET RENTS (INCL. HEATING) AND YIELD AT SALES

	VÄRNAMO		JÖNKÖPING		VÄXJÖ	
	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield
Office						
Central locations	650–1 200	8.0%–9.0%	800–1 400	7.5%–9.0%	700–1 400	8.0%–9.5%
Less central locations	500–850	9.0%–11.0%	500–1 100	8.5%–9.5%	500–900	9.0%–11.0%
Retail						
Central locations	700–1 800	7.5%–9.0%	1 000–2 500	7.5%–9.0%	1 000–2 000	8.0%–9.5%
Less central locations	500–1 000	9.0%–11.5%	500–1 200	8.0%–10.0%	550–1 000	9.0%–11.0%
Warehouse/Industrial						
Well-situated locations	350–550	9.5%–11.5%	400–700	9.0%–11.0%	400–600	9.0%–11.0%

413 million. Office and retail properties account for around 70 % of the rental value and warehouse and industrial 30 %. The portfolio in Värnamo is mainly concentrated on centrally situated office and retail properties as well as warehouse and industrial properties in expansive industrial estates.

In Jönköping Castellum owns 12 properties with a total area of 79,000 sq.m. and a book value of SEK 405 million. Office and retail properties account for around 84 % of the rental value and warehouses and industrial 16 %. In Jönköping the properties are situated in attractive areas such as Rosenlund, central Jönköping, A6 and Torsvik.

In Växjö Castellum owns 14 properties with a total area of 82,000 sq.m. and a book value of SEK 327 million. Office and retail properties account for around 48 % of the rental value and warehouses and industrial 52 %. In Växjö most of the portfolio is within the expansive Västra Mark area.

New leasing in the commercial portfolio amounted to SEK 20 million during the year while contracts terminated for moving out amounted to SEK 18 million, giving a net rental value of SEK 2 million.

The total rental value and the occupancy rate in the region have since 1997 in principle remained unchanged, due to in part a smaller portfolio and in part by the sales of fully let properties and the acquisition of properties with vacancies. During the same period the yield has risen by an average of 0.3 percentage units per annum.

Investments and sales

In Western Småland during 2002 Castellum acquired, through its local subsidiary Fastighets AB Corallen, properties for a total of SEK 107 million. During the spring it acquired an office property in central Växjö, in immediate connection with Stortorget. The acquisition, which comprises a lettable area of 5,665 sq.m., strengthens the company's operations in the city.

Also in the spring, the company acquired a warehouse and industrial property of 5,672 sq.m. The property is located in the area Västra Mark in Växjö and has a good mix of tenants. At the same time an office and retail property was also acquired in the same area. The property adherent to a property already owned by the company has a lettable area of 3,002 sq.m., is very well

CASTELLUM'S REAL ESTATE PORTFOLIO IN WESTERN SMÅLAND ON 31-12-2002

Towns by rental value	No. of properties	Area thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Jönköping	6	59	347	5 843	52	866	88.2%	45	13	224	32	9.2%
Värnamo	16	65	307	4 758	49	759	93.6%	46	16	246	30	9.8%
Växjö	8	33	179	5 379	25	758	91.6%	23	7	201	16	9.2%
Total Office/Retail	30	157	833	5 299	126	800	91.0%	114	36	228	78	9.4%
Warehouse/Industrial												
Växjö	6	49	148	2 987	27	541	97.0%	26	4	85	22	14.7%
Värnamo	13	51	106	2 079	21	420	89.4%	19	3	68	16	14.8%
Jönköping	6	20	58	2 925	10	503	95.5%	10	2	97	8	13.1%
Rest of Western Småland	8	60	87	1 456	18	301	70.4%	13	2	21	11	13.1%
Total Warehouse/Industrial	33	180	399	2 214	76	423	88.4%	68	11	60	57	14.2%
Total	63	337	1 232	3 651	202	598	90.0%	182	47	138	135	11.0%
Leasing and property administration costs									12	35	-12	-1.0%
Net operating income/yield after leasing and property administration costs									59	173	123	10.0%
Development projects	2	10	34	—	4	—	—	1	1	—	0	—
Undeveloped land	6	—	5	—	—	—	—	—	—	—	—	—
Total	71	347	1 271	—	206	—	—	183	60	—	123	—

The schedule of properties on pages 93–96 contains a brief description of all of Castellum's properties in Western Småland.

ACQUISITIONS IN WESTERN SMÅLAND 2002



Nordstjärnan 1, Växjö



Sotaren 4, Växjö



Plåtslagaren 4, Växjö



Vingen 4, Jönköping

maintained and has a high standard. During the fall a retail and industrial property of 3,945 sq.m., in the Rosenlund area in Jönköping, was acquired. The building has typical retail premises with good exposure. The property also holds an unutilised building permission of approx. 4,000 sq.m.

During the year there have been investments in existing properties to the order of SEK 48 million. One of the projects is the new construction of Ljuset 8, a retail property in Värnamo. The investment is expected to be completed during 2003 and totals SEK 17 million. See also the section Development Projects and Building Permissions on pages 34–39.

During the year Castellum has sold properties for a total sales price of SEK 78 million, with a capital gain of SEK 11 million. In accordance with the company's strategy of focusing operations in Western Småland

on a small number of high-priority towns and reducing the proportion of residential properties in the portfolio, the last two residential properties in Western Småland were sold during the year. Also, three warehouse and industrial properties, one in Jönköping, one in Gislaved and one in Vaggeryd, and two office and retail properties, one in Värnamo and one in Jönköping, were sold.

Subsidiary

Castellum's properties in Western Småland are owned and managed by the wholly owned subsidiary Fastighets AB Corallen, with its head office in Värnamo. The company also has local management offices in Jönköping and Växjö. At the year-end Corallen had 22 employees.

Mälardalen

The real estate portfolio in Mälardalen is mainly located in Örebro, Uppsala and Västerås. On December 31st 2002 the total real estate portfolio comprised 71 properties with a total rental value of SEK 234 million and a book value of SEK 1,528 million. The Mälardalen real estate portfolio accounts for 12 % of Castellum's total rental value.

The market

Castellum's Mälardalen region comprises mainly the municipalities of Örebro, Västerås and Uppsala, where most of the real estate portfolio is located. Mälardalen is a region with an increasing population and a good business structure. The highest growth rates are seen in towns with universities/colleges and a technology-based economy.

The Mälar line and the Svealand line have improved communications between Stockholm and Örebro via Västerås and Eskilstuna respectively.

Örebro

The economy in Örebro is diverse, with businesses in the fields of commerce, service, administration and a variety of manufacturing industries. In Örebro there is no single dominant employer, rather a large number of medium-sized companies as well as several administrative bodies of various kinds. Örebro has a strategic location with large roads such as E18/E20 and highway 51/60, good railroad connections and an air-

port. The location and communications have made the town a centre for transport, freight forwarding and warehousing. The university plays an important roll and is constantly expanding, which is reflected in an increased employment rate and an increasing population.

In terms of population, Örebro is the seventh largest municipality in Sweden. Population growth has been consistently positive, and forecasts indicate that it will continue to grow. The number of inhabitants is around 125,000

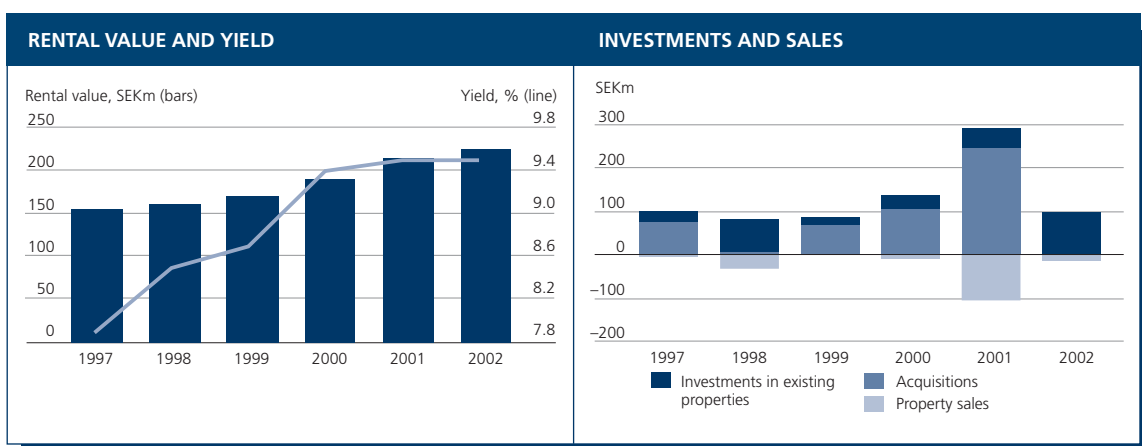
Uppsala

Medicin, IT and commerce dominate the local economy in Uppsala. Uppsala is centrally situated in a region with strong growth, and it has for many years been one of the most expansive municipalities in Sweden. Uppsala is a dynamic business municipality, with a focus on knowledge, ideas and entrepreneurial flair. At the University of Uppsala wide-ranging research is conducted in a number of different fields. The Mälar region, which includes Uppsala, Arlanda ►

THE REAL ESTATE PORTFOLIO IN MÄLARDALEN

	No. of properties	Area thous sq.m	Book value SEKm	Rental value SEKm	Share of rental value
Uppsala	14	97	509	80	35%
Örebro	22	89	380	64	29%
Västerås	20	90	404	64	29%
Rest of Mälardalen	10	27	101	16	7%
Total	66	303	1 394	224	100%
Office/Retail	42	182	1 035	154	69%
Warehouse/Industrial	24	121	359	70	31%
Total	66	303	1 394	224	100%
Projects and land	5	32	134	10	—
Total	71	335	1 528	234	—





and Greater Stockholm, contains around half of Sweden's research and development capacity. The economy in Uppsala is now a multi-faceted one, characterised above all by companies there being relatively small and comprising to a large extent hi-tech-based service and industrial companies.

In terms of population, Uppsala is the fourth largest in Sweden. The number of inhabitants is around 180,000.

Västerås

Västerås growing economy is to a large degree due to the good transport connections and its central location.

The good transport connections and its central location have created the conditions for a large number of small companies growing, e.g. in the Technology Park in Kopparlunden. There are also medium-sized and large companies specialising in electrical, data, energy and environmental engineering. The overall infrastructure is important, and Västerås has the largest inland port in the Nordic countries.

In terms of population, Västerås is the sixth largest in Sweden. The number of inhabitants is around 130,000.

MARKET RENTS (INCL. HEATING) AND YIELD AT SALES

	ÖREBRO		UPPSALA		VÄSTERÅS	
	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield	Market rents SEK/sq.m.	Yield
Office						
Central locations	800–1 200	8.0%–9.0%	1 200–1 900	7.0%–8.5%	900–1 300	8.0%–8.5%
Less central locations	600–1 000	8.5%–9.5%	700–1 200	7.5%–9.0%	600–1 000	8.5%–9.5%
Retail						
Central locations	1 400–3 000	8.0%–9.0%	2 000–4 000	6.5%–8.0%	1 400–3 000	7.5%–8.5%
Less central locations	600–1 800	8.5%–10.0%	700–2 000	7.5%–9.0%	600–1 500	8.5%–9.0%
Warehouse/Industrial						
Well-situated locations	400–700	9.0%–11.0%	500–700	8.5%–9.0%	400–600	9.0%–11.0%

Castellum's real estate portfolio

Castellum's properties are mainly situated in the region's larger towns, Örebro, Uppsala and Västerås, all of which have good communications, a rich variety of educational facilities and good development potential. The competitive position is strengthened by the fact that the properties are concentrated around the main employment areas in each town.

For office and retail properties in Castellum's portfolio, the average rental level from lease agreements was SEK 844/sq.m., equivalent to an increase of approx. 3 % on the previous year for comparable units. The average rental level for warehouse and industrial properties was SEK 576/sq.m., equivalent to an increase of approx. 4 %.

The economic occupancy rate for offices and retail was 91.1 %, compared with 91.9 % previous year. For warehouse and industrial properties the economic occupancy rate was 88.5 %, compared with 92.3 % previous year.

As of December 31st 2002 the yield was 9.5 %, which is unchanged compared with previous year.

In Örebro Castellum owns 22 properties, most of which are concentrated in the Aspholmen area. The portfolio has a total area of 89,000 sq.m. and a book value of SEK 380 million. Office and retail properties account for around 64 % of the rental value, warehouses and industrial 36 %.

In Uppsala Castellum owns 14 properties with a total area of 97,000 sq.m. and a book value of SEK 509 million. Office and retail properties account for around 78 % of the rental value, warehouses and industrial 22 %. In Uppsala the properties are situated mainly in Fyrislund, Boländerna and along Kungsgatan.

In Västerås Castellum owns 20 properties with a total area of 90,000 sq.m. and a book value of SEK 404 million. Office and retail properties account for around 66 % of the rental value, warehouses and

CASTELLUM'S REAL ESTATE PORTFOLIO IN MÄLARDALEN ON 31-12-2002

Towns by rental value	No. of properties	Area thous. sq.m.	Book value, SEKm	Book value, SEK/sq.m.	Rental value, SEKm	Rental value, SEK/sq.m.	Economic occupancy rate	Rental income, SEKm	Real estate costs, SEKm	Real estate costs, SEK/sq.m.	Net operating income, SEKm	Yield
Office/Retail												
Uppsala	11	67	416	6 200	62	918	93.1%	57	17	257	40	9.6%
Västerås	13	54	305	5 651	42	785	84.4%	36	12	213	24	8.0%
Örebro	14	51	248	4 886	41	799	94.6%	38	10	212	28	11.1%
Rest of Mälardalen	4	10	66	6 176	9	892	93.9%	9	2	204	7	10.3%
Total Office/Retail	42	182	1 035	5 672	154	844	91.1%	140	41	228	99	9.5%
Warehouse/Industrial												
Örebro	8	38	132	3 474	23	608	95.1%	22	3	66	19	14.7%
Västerås	7	36	99	2 714	22	607	88.4%	19	7	202	12	12.3%
Uppsala	3	30	93	3 140	18	599	77.9%	14	5	168	9	9.5%
Rest of Mälardalen	6	17	35	2 069	7	396	93.9%	7	1	33	6	16.4%
Total Warehouse/Industrial	24	121	359	2 969	70	576	88.5%	62	16	128	46	12.9%
Total	66	303	1 394	4 595	224	737	90.3%	202	57	188	145	10.4%
Leasing and property administration costs									13	42	-13	-0.9%
Net operating income/yield after leasing and property administration costs									70	230	132	9.5%
Development projects	5	32	134	—	10	—	—	7	6	—	1	—
Undeveloped land	—	—	—	—	—	—	—	—	—	—	—	—
Total	71	335	1 528	—	234	—	—	209	76	—	133	—

The schedule of properties on pages 97–99 contains a brief description of all of Castellum's properties in Mälardalen.



industrial 34 %. Castellum's portfolio in Västerås is situated in the important, established market areas: Kopparlunden, Bäckby, Stenby, Hälla and Tunbytorp.

New leasing in the commercial portfolio amounted to SEK 35 million during the year while contracts terminated for moving out amounted to SEK 21 million, giving a net rental value of SEK 14 million.

The total rental value in the region has risen since 1997 by an average of 8 % per annum, and the occupancy rate by 0.4 percentage units. During the same period the yield has risen by an average of 0.3 percentage units per annum.

Investments and sales

In Mälardalen during 2002 Castellum invested, through its local subsidiary Aspholmen Fastigheter AB, in existing properties to the order of SEK 98 million. One of these projects involved the refurbishment and the new construction of the property Kungsängen

35:3 in Uppsala. The total investment amounted to SEK 42 million. Also, the construction of a new office building on the property Boländerna 30:2 in Uppsala has started. The investment totals SEK 28 million. See also the section Development Projects and Building Permissions on pages 34–39.

During the year two properties were sold for SEK 14 million, with a capital gain of SEK 3 million. The sales related to one residential property in Köping and one retail property in Örebro.

Subsidiary

Castellum's properties in Mälardalen are owned and managed by the wholly owned subsidiary Aspholmen Fastigheter AB, with its head office in Örebro. The company also has local management offices in Västerås and Uppsala. At the year-end Aspholmen had 23 employees.

Development Projects and Building Permissions

Castellum strives towards a constant improvement in and development of its real estate portfolio by investing in refurbishment and extensions to existing properties as well as new construction. The investments are made in order to improve cash flow and hence increase the value of the properties. New development projects are added on an ongoing basis through the acquisition of both properties with development potential and unutilised building permissions.

During 2002 Castellum completed major projects to a total value of approx. SEK 1,000 million, and has ongoing projects for a total value of approx. SEK 800 million, of which the outstanding investment volume amounts to SEK 250 million. There are also finalised projects with accepted detailed plans to the order of 250,000 sq.m., which can be started relatively promptly provided that lease agreements have been signed. With an average construction cost of SEK 10,000/sq.m., these correspond to a total project volume of SEK 2.5 billion. Castellum also has at its disposal building permissions for which actual development projects have not yet been planned, corresponding to a new construction area of around 450,000 sq.m.

Castellum's project portfolio contains good risk exposure, with many projects in several locations and with a large number of tenants in several different sectors. Castellum will not undertake any major speculative projects, but in the same way that properties with

vacancies are acquired, projects with manageable vacancies can be started.

Projects completed during 2002

The major projects completed during 2002 include the following:

Greater Gothenburg

At the turn of the year the fully let new construction on the property Anisen 3, by Söderleden in the municipality of Mölndal, was completed. The investment totalled approx. SEK 31 million and involved approx. 3,300 sq.m. of office and retail premises.

At the Viared junction by highway 40 in Borås Trucken 4, a new constructed warehouse and office building of approx. 5,500 sq.m., was completed during the year. The tenants moved into the fully let property in the beginning of 2002. The investment amounted to SEK 26 million.

INVESTMENTS

Projects completed during 2002, SEKm	up to 2002	Ongoing projects	up to 2002	2003	to be completed
Forskaren, Lund	255	Solsten, Gothenburg	23	112	Q4, 2003
Ekenäs, Stockholm	202	Hälsingland, Malmö	74	5	Gradually during 2003
Hansacompagniet, Malmö	70	Hansagallerian, Malmö	55	4	Q1, 2003
Kungsängen, Uppsala	42	Smista Park, Stockholm	20	16	Q3, 2003
Flygfyrén, Malmö	34	Boländerna, Uppsala	24	4	Q2, 2003
Anisen, Mölndal	31	Fredsfors, Stockholm	11	12	Q3, 2003
Trucken, Borås	26	Spännbucklan, Malmö	22	4	Q2, 2003
Malte, Malmö	21	Kampen, Malmö	18	1	Q1, 2003
Varla, Kungsbacka	18	Ljuset, Värnamo	12	5	Q2, 2003
Gjutaren, Alingsås	14	Vilan, Jönköping	11	6	Q3, 2003
Kärre, Gothenburg	14	Other	261	76	
Other	353	Total	531	245	
Total	1 080				

PROJECTS COMPLETED DURING 2002



Anisen 3, Mölndal



Trucken 4, Borås



Varla 2:416, Kungsbacka



Gjutaren 26, Alingsås

During the summer of 2002 the project Varla 2:416, by the northern motorway slip-road in Kungsbacka, was completed. The investment totalled SEK 18 million and refers to a new constructed warehouse and office building of approx. 1,800 sq.m. of which 1,100 sq.m. is office premises. The property is fully let.

In Alingsås the company completed a total refurbishment of the property Gjutaren 26. The property's earlier low-quality warehouse and industrial premises are now 1,800 sq.m. fully let modern office premises. The investment was completed in the spring of 2002 and amounted to SEK 14 million.

During the year Castellum has invested SEK 14 million in the existing warehouse/industrial property Kärre 37:4 on Hisingen. The investment included improvements such as piling of the floor, new construction of a loading platform and installation of a new district heating facility.

Öresund Region

During the year the first phase of the project Edison Park (Forskaren) was completed. The property is located next to the Ideon area in Lund. The area is attractive for expansive companies in the fields of medicine, chemistry, electronics and IT. The investment totalled SEK 255 million and comprises approx. 20,000 sq.m. new constructed office space and conference premises suitable for small as well as larger companies. The

property is fully let, and the tenants moved in gradually between the fall of 2001 and the spring of 2002.

At the turn of the year 2002/2003, the refurbishment of Hansacompagniet by Gustav Adolfs Torg in central Malmö was completed. At the same time the ongoing refurbishment of the adjacent building Hansagallerian is expected to be completed in the beginning of 2003. The investment amounts to SEK 129 million and refers to both properties. The purpose of the investment is to increase the retail space and make the two shopping centres more attractive and accessible, partially by a new link connecting the two retail buildings.

On the Bulltofta industrial estate in Malmö the investment in the in principle fully let property Flygfyr 1 was completed during the fall. The investment totalled SEK 34 million and comprised the refurbishment of approx. 12,900 sq.m. industrial premises into modern warehouse and office premises as well as new construction of an additional 700 sq.m. office space. The property also holds an unutilised building permission of approx. 5,000 sq.m.

The investment in the property Malte 23 in Malmö was completed in the end of 2002. The investment comprised the installation of new ventilation and cooling facility. The investment of SEK 21 million also comprised new facing and a refurbishment and modernisation of 2,000 sq.m. office space.

Greater Stockholm

In the Elektronikbyn area in Kista in northern Stockholm close to both E4 and E18, a larger new construction project, adjacent to the existing properties Ekenäs and Karis, was completed. The investment of SEK 202 million comprises three modern office buildings totalling 11,000 sq.m. and a garage. The property has an economic occupancy rate of 62 %.

Mälardalen

During the spring of 2002 the project Kungsängen 35:3 in Uppsala was completed. The investment totalling SEK 42 million comprised both refurbishment of 650 sq.m. existing premises and new construction of an additional 2,300 sq.m. The property that holds offices and laboratories is fully let and the tenants moved in during the spring.

Ongoing projects

Greater Gothenburg

In Mölnlycke Business Park on the road to Landvetter airport, Castellum is putting up a new building of 13,000 sq.m. industrial and office premises including garage. The investment of SEK 135 million is expected

to be completed in the end of 2003 and the property is fully let.

Öresund Region

The conversion of Malmö's old sock factory (Hälsingland 19) is continuing. This investment is expected to total SEK 79 million, and comprises 10,500 sq.m. of office and retail premises. Refurbishment work will be completed as lease agreements are signed.

In the Fosie area in Malmö the project Spännbucklan 16 will be completed in the spring of 2003. The investment of SEK 26 million includes both refurbishment of the existing property and new construction of 2,500 sq.m. retail space. The refurbishment comprises new ventilation, cooling and new facing.

The second stage of the conversion of the Kampen 25 property in Malmö, known as "Sofiepark", involves around 20,000 sq.m. of office and commercial premises. The refurbishment, which began with some demolition work and general preparation, is expected to be completed gradually over a four-year period, during which time the premises will be let. The total investment is estimated at SEK 80–100 million.

PROJECTS COMPLETED DURING 2002



Kungsängen 35:3, Uppsala



The block Ekenäs in Elektronikbyn, Kista



Forskaren 2, Lund

ONGOING PROJECTS



Solsten 1:109, Gothenburg (photomontage)



Boländerna 30:2, Uppsala

Greater Stockholm

In the area Smista Park in Huddinge, Castellum is investing SEK 36 million in the new road Smista Allé between Häradsvägen and Kungens Kurva. The area that today is mostly undeveloped land will with Smista Allé get the identity and accessibility that is missing. The project is expected to be completed in the fall of 2003.

In Mariehäll Castellum is investing approx. SEK 23 million in the property Fredsfors 11. The investment includes a multi-storey car park next to the existing building. The investment also comprises refurbishment of nearly 2,000 sq.m. office space for two existing tenants. The investment is expected to be completed in the fall of 2003.

Western Småland

During the spring of 2003 Castellum will complete the investment in the property Ljuset 8 in Värnamo. The investment totals SEK 17 million and refers to the new construction of 2,600 sq.m. retail premises. The property is fully let.

In Jönköping Castellum began the investment in the property Vilan 7 during the year. The investment amounts to SEK 17 million and includes refurbishment of existing office and warehouse premises totalling 4,600 sq.m.

Mälardalen

In the area Boländerna in Uppsala Castellum is investing approx. SEK 28 million. The project includes new construction of approx. 2,200 sq.m. office and service premises and a larger parking space.

The investment is expected to be completed during the spring of 2003 and the property is in principle fully let.

Building permissions/Potential projects**Greater Gothenburg**

By Söderleden in Högsbo-Sisjön-Åbro, which is Sweden's largest single industrial estate, Castellum owns a large number of sites with building permission for a total of around 87,000 sq.m. (see map on page 38). Castellum is discussing with potential tenants of a new construction in the area on an ongoing basis.

Lackarebäck, to the south of Gothenburg, is a dynamic commercial area where Castellum owns several properties. The area does, however, require refurbishment to be made more attractive, which is why discussions on this matter have commenced with interested parties in the area.

Just to the south of central Gothenburg, with an attractive, highly visible location by the E6/E20 and close to highway 40 to Landvetter Airport and Borås, is Tändstickan, a site with building permission for new construction of around 35,000 sq.m. office premises. Projection work on offices with a high technical standard is under way, and a new detailed plan for the area has been confirmed.

As well as the above mentioned projects, there are sites in Greater Gothenburg with further building permissions of approx. 119,000 sq.m.

Öresund Region

The Edison Park project in Lund, which aims to attract leading-edge companies in the fields of technology, electronics and medicine, contains further building

permissions that provide for the construction of four buildings for a total of around 20,000 sq.m. Depending on the level of demand, this project can be started quickly.

Next to the large Kampen project property on the Sofielund industrial estate in Malmö, Castellum owns the property Intäkten, which can be refurbished to create both an attractive gateway to the area as well as new car parking capacity. The existing main building can be converted into modern offices covering around 1,800 sq.m. and it will be possible to build a new office building to around 1,400 sq.m. The total investment is estimated to around SEK 28 million. New construction will start when the lease agreements have been signed.

At the northern approach to Helsingborg, next to the Berga centre, Castellum owns the retail and warehouse property Pilbågen, covering 5,350 sq.m., much of which is vacant. The company intends to gradually upgrade the property, starting with the vacant premises.

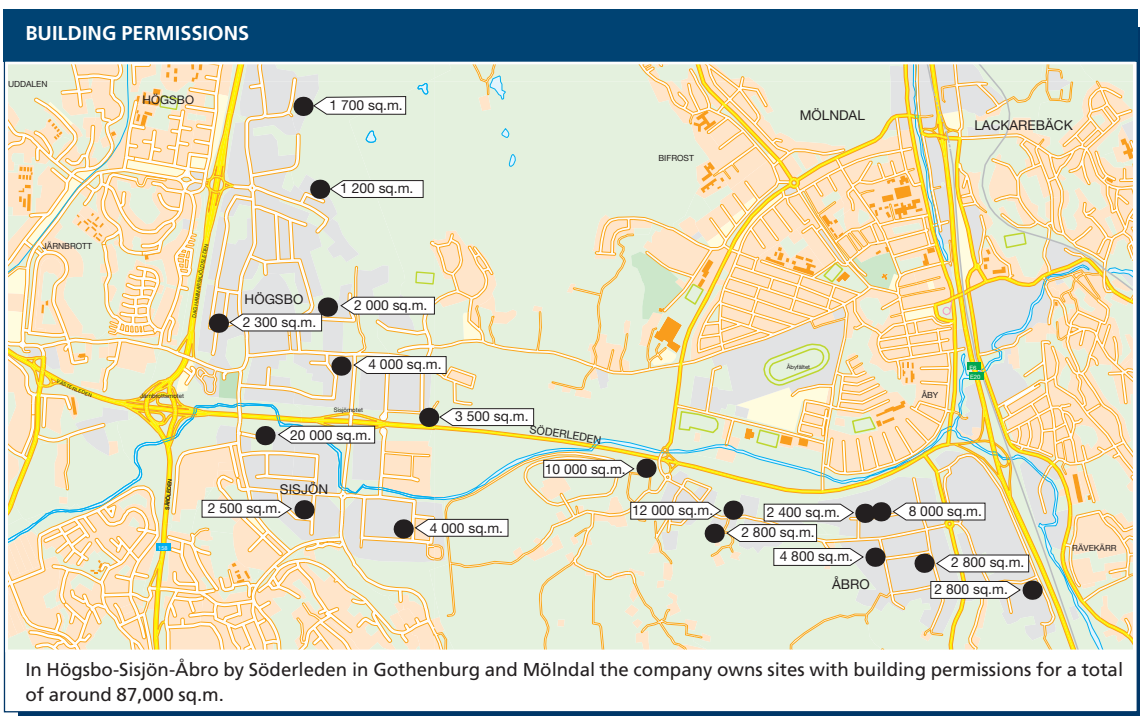
Next to Edison Park in Lund, Castellum owns the property Højdpunkten 2, with the opportunity to build premises of up to approx. 30,000 sq.m. The property will form the entrance to the new, large commercial area planned in Brunnshög.

As well as the above mentioned projects, there are sites in the Öresund Region with building permissions for a further 51,000 sq.m.

Greater Stockholm

In Johanneshov in southern Stockholm Castellum owns several neighbouring properties that have building permissions, providing the basis for a co-ordinated, integrated development of the area. By Bolidenplan is Linde Torp, which is not only a planned project of approx. 16,000 sq.m. that is currently being marketed, but also a planned building permission of 6,000 sq.m. In addition to this Castellum owns some neighbouring properties in the Rensriet district, where further potential for expansion can be created by demolishing some of the existing buildings and utilising undeveloped land. A detailed plan is being drawn up with the aim of obtaining, in addition to the aforementioned building permissions, building permissions for a further 15,000 sq.m. or so in the area.

North of Stockholm, by the E4/E20 about half way to Arlanda Airport, is Norrviken Strand, a major site with building permission for around 110,000 sq.m. This is a premier site for the future for high-quality workplaces with access to both good communications and beautiful natural surroundings.



BUILDING PERMISSIONS 31-12-2002

Area	Thous. sq.m.	Area	Thous. sq.m.
Greater Gothenburg	258	Western Småland	69
Högsbo-Sisjön-Åbro	87	Värnamo	35
Hisingen	56	Jönköping	15
Gothenburg	49	Växjö	12
Rest of Greater Gothenburg	66	Rest of Western Småland	7
Öresund region	102	Mälardalen	33
Lund	61	Västerås	21
Malmö	27	Örebro	6
Helsingborg	10	Uppsala	4
Rest of Öresund region	4	Rest of Mälardalen	2
Greater Stockholm	247	Total	709
Huddinge	100		
Sollentuna	110		
Johanneshov	28		
Rest of Greater Stockholm	9		

One of the largest sites with building permission in the Stockholm area is Smista Park in Huddinge by the E4/E20 at Kungens Kurva. The building permission, for which there is a detailed plan, comprises around 100,000 sq.m. with the focus on offices and warehouse/logistics.

In Mariehäll in Bromma, detailed planning work is under way in the Archimedes and Vallonsmidet district, with the aim of creating new building permissions for extensions and new constructions of approx. 20,000 sq.m.

As well as the above mentioned projects, there are sites in Greater Stockholm with building permissions for a further 9,000 sq.m.

Western Småland

In Western Småland there are several potential refurbishment and new construction projects and Castellum holds building permissions for a total of 69,000 sq.m.

Mälardalen

In central Västerås Castellum owns part of the Kopparlunden area, which is one of the most attractive development areas in Västerås. In a joint venture with Skanska Castellum owns project properties with approx. 20,000 sq.m. of building permissions, representing future new construction, extensions and refurbishments.

As well as the above mentioned projects, there are sites in Mälardalen with building permissions for a further 13,000 sq.m.

Valuation Model

According to accepted theory, the value of an asset consists of the net present value of the future cash flow that the asset is expected to generate. This section aims to describe and illustrate Castellum's cash flow-based model for the calculation of the value of the real estate portfolio.

The value of the real estate portfolio is calculated in this model as the total present value of net operating profit minus assumed investments during the next nine years and the present value of the estimated residual value in year 10. The residual value in year 10 consists of the total present value of net operating profit during the remaining economic life span. The estimated market value of undeveloped land is added to this.

The required yield and assumption regarding future real growth are of crucial importance for the calculated value of the real estate portfolio, as they are the most important value-driving factors in the valuation model.

The required yield is the weighted cost of borrowed capital and equity. The cost of borrowed capital is based on the market interest rate for loans. The cost of equity is based on a "risk-free interest rate" equivalent to the long-term government bond rate with the addition of a "risk premium". The risk premium is unique to each investment and depends on the investor's perception of future risk and potential.

EXAMPLE – CALCULATION OF THE REAL ESTATE PORTFOLIO'S VALUE

To illustrate the model the following example was drawn up. It should be noted that assumptions regarding cash flow growth and other assumptions included in the model are only intended to illustrate the model. The example should thus not be regarded as a forecast of the company's expected earnings.

Assumptions

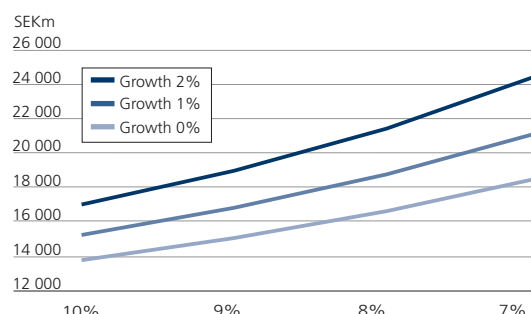
- The economic occupancy rate is assumed to increase to reach a long-term level of 95 % in the year 2005.
- Net operating income for 2002 is based on the result for properties managed, with an assumed cost of SEK 30/sq.m. for pure property administration.

- Growth in net operating income/cash flow has been assumed to increase at 1 % per annum during the calculation period.
- The average economic life of the real estate portfolio has been assumed to be 50 years.
- The equity/assets ratio has been assumed to be 30 %.
- Projects and land have been assumed to be SEK 958 million.
- The required yield is calculated according to the following assumptions:

	Required yield, %	Percentage of capital, %	Weighted required yield, %
Equity	9.2–19.3	30	2.8–5.8
Borrowed capital	6.0	70	4.2
Weighted required yield		100	7.0–10.0

SEKm	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Rental value	1 837	1 855	1 874	1 893	1 912	1 931	1 950	1 970	1 989	2 009	2 029
Rental income	1 681	1 716	1 752	1 798	1 816	1 834	1 853	1 871	1 890	1 909	1 928
Occupancy rate	91.5%	92.5%	93.5%	95%	95%	95%	95%	95%	95%	95%	95%
Property costs	-519	-524	-529	-535	-540	-545	-551	-556	-562	-568	-573
Net operating income = cash flow	1 162	1 192	1 223	1 263	1 276	1 289	1 302	1 315	1 328	1 341	1 355
Discounted cash flow, years 1–9	8 103	Discounted cash flow									
Discounted residual value, year 10	8 524	Discounted residual value									17 762
Assumed value, projects and land	958										
Total property value	17 585										

This chart shows how the real estate portfolio's calculated value varies with different assumptions about required yields and growth.



Valuation and Calculation of Net Asset Value

Valuation

Castellum carried out an internal valuation of all properties as of December 31st 2002. The valuation was carried out in a uniform manner, and was based on a ten-year cash flow model, which was described in principle on the previous page.

This internal valuation was based on an individual assessment for each property of both its future earnings capacity and its required yield. In assessing a property's future earnings capacity we took into account not only an assumed level of inflation of 1.5 % but also the potential rental income from each contract's rent and expiry date compared with the estimated current market rent, as well as changes in occupancy rate and property costs. Included in property costs are operating expenses, maintenance, tenant improvements, ground rent, real estate tax, and leasing and property management.

Assumptions on the required yield etc

The assumptions that are the basis for Castellum's valuation are shown in the table below.

The required yield on equity is different for each property, and is based on the following assumptions:

The risk parameters are different for each property, and can be divided into two parts – general risk and individual risk. The general risk is a payment for the fact that a real estate investment is not as liquid as a bond, and that the asset is affected by the general eco-

nomic situation. The individual risk is specific to each property, and comprises a weighted assessment of the following considerations:

- The property's category.
- The town/city in which the property is located.
- The property's location within the town/city with reference to the property's category.
- "The right property", i.e. it has the right design, is appropriate and makes efficient use of space.
- Technical standard with regard to such criteria as the choice of material, the quality of public installations, furnishing and equipment in the premises and apartments.
- The nature of the lease agreement, with regard to such issues as the length, size and number of agreements.

The cost of borrowed capital varies depending on the property category, and amounts to 6.0–7.0 %.

The required yield on total capital is calculated by weighting the required yield on equity and the cost of borrowing on the basis of equity/assets ratio levels of 25–45 %, depending on the property category. The required yield on total capital is used to discount the expected 10-year future cash flow, while the residual value is discounted by calculating the return on total capital minus inflation.

The apartments have been valued as rental apartments and not as tenant-owner's rights. ►

ASSUMPTIONS PER PROPERTY CATEGORY 31-12-2002

	Office/Retail	Warehouse/Industrial	Residential
Real interest rate	4.0%	4.0%	4.0%
Inflation	1.5%	1.5%	1.5%
Risk	5.8%–12.0%	7.9%–15.3%	4.4%–8.5%
Return on equity	11.3%–17.5%	13.4%–20.8%	9.9%–14.0%
Interest rate	6.5%	7.0%	6.0%
Equity/assets ratio	35%	45%	25%
Return on total capital	8.2%–10.4%	9.9%–13.2%	7.0%–8.0%
Rental value, SEK/sq.m. year 1	1 044	575	898
Occupancy rate year 1	91.1%	92.8%	99.1%
Property costs, SEK/sq.m. year 1	299	160	359

REAL ESTATE VALUE AND NET ASSET VALUE					CHANGE IN NET ASSET VALUE		
Category	Valuation, SEKm	Valuation, SEK/sq.m.	Book value, SEKm	Surplus/net asset value, SEKm		SEKm	SEK/share
Office/Retail	10 392	9 645	7 874	2 518	Net asset value 31-12-2001	6 993	171
Warehouse/Industrial	4 942	4 464	3 847	1 095	Dividend	-266	-7
Residential	1 056	9 286	745	311	Cash flow after tax	+663	+16
Projects and land	958	—	671	287	Change in value after tax	+112	+3
Total	17 348	—	13 137	4 211	Net asset value 31-12-2002	7 502	183
Deferred tax, 28%				-1 179			
Disclosed equity				4 470			
Net asset value				7 502			
Net asset value per share (41,000,000 shares), SEK				183			

Development projects and building permissions

Projects in progress have been valued using the same principle, but with deductions for outstanding investment. Sites with building permission and land have been valued on the basis of an estimated market value per square metre.

The value of the property portfolio

The internal valuation reveals a long-term value determined on an earnings basis of SEK 17,348 million, equivalent to a surplus value of SEK 4,211 million.

The change in property value, net less than 1 %, is chiefly explained by a smaller increase in value in Greater Gothenburg, while other regions has basically remained unchanged with the exception of Greater Stockholm that shows a smaller decrease in value.

The table above show the long-term value determined on an earnings basis and the distribution of surplus value per property category.

External valuation

In order to guarantee the valuation more than 100 properties, representing 56 % of the value of the portfolio, were valued by Svefa AB. The properties were selected on the basis of the largest properties in terms

of value, but also in order to reflect the composition of the portfolio as a whole in terms of category and geographical location of the properties. Svefa's valuation of the selected properties amounted to SEK 9,816 million, within a value range of +/-5–10 %. Castellum's valuation of the same properties amounted to SEK 9,702 million. It can be confirmed that at the level of the portfolio the external and internal valuations correspond, although there are individual differences.

Net asset value

Net asset value per share was SEK 183, compared to SEK 171 per share at the end of the previous year. The net asset value calculation and changes over the years are shown in the tables above.

Uncertainty range

It should, however, be emphasised that a property's true value can only be confirmed when it is sold. Property valuations are calculations performed according to accepted principles and on the basis of certain assumptions. The value ranges stated for property valuations, which are usually between +/-10 %, should be viewed as indications of the uncertainty that may exist in such assessments. The table on the following page ►

shows how each parameter is affecting the valuation and the net asset value.

It can, however, be confirmed that during 2002 Castellum sold properties for a total sales price of around SEK 503 million, which was SEK 91 million

above the previous year's valuation of the properties sold. This is chiefly explained by residential properties valued as rental apartments being sold to tenant owner's associations and the sales of undeveloped land with building permissions.

BALANCE SHEET

SEKm	31-12-2002 as per accounts	Surplus value	31-12-2002 adjusted	31-12-2001 adjusted	31-12-2000 adjusted
Assets					
Properties	13 137	+4 211	17 348	16 551	14 790
Other fixed assets	55	—	55	55	56
Current receivables	117	—	117	339	62
Cash and bank	20	—	20	20	11
Total assets	13 329	+4 211	17 540	16 965	14 919
Shareholders' equity and liabilities					
Shareholders equity	4 470	+3 032	7 502	6 993	6 339
<i>Equity/assets ratio</i>	<i>34%</i>		<i>43%</i>	<i>41%</i>	<i>42%</i>
<i>SEK per share</i>	<i>109</i>		<i>183</i>	<i>171</i>	<i>155</i>
Deferred tax liability	9	+1 179	1 188	1 098	781
Interest-bearing liabilities	8 264	—	8 264	8 254	7 245
Non-interest-bearing liabilities	586	—	586	620	554
Total shareholders' equity and liabilities	13 329	+4 211	17 540	16 965	14 919

SENSITIVITY ANALYSIS

	Valuation, SEKm	Net asset value, SEKm	Net asset value, SEK/share
Outcome as on 31-12-2002	17 348	7 502	183
Uncertainly range, +/-10% in valuation	15 613 – 19 083	6 253 – 8 751	153 – 214
Real growth in rental value, +/-1%	15 000 – 20 200	5 811 – 9 555	142 – 233
Required yield, +/-1 percentage unit	15 700 – 19 400	6 315 – 8 979	154 – 219
Tax rate, 14% instead of 28%	17 348	8 091	197

Responsible Business

In all activities employees are repeatedly faced with situations in which their actions are based on their own judgement. It is not possible to control everything with rules and policies, but a starting point must be a corporate culture that is based on high ethical ideals and the ability always to strive to act in a way that cannot create any ethical or moral misgivings.

There are a number of factors that affect a person's own perception of ethical and moral issues, either on their own or in combination. These factors, which can be referred to as society's value base, go a significant way towards forming a given society's culture. They thus also create the fundamental conditions that determine what is valued, and how, at a given point in time.

The UN's Global Compact code of conduct with its nine principles is largely in line with the basic vision and values that Castellum applies with regard to human rights, labour conditions and environmental issues.

Castellum's values

The way in which companies and employees perform their work on a day-to-day basis are crucial in creating a successful, responsible company. Castellum's objective is to conduct good, sound business in all respects. Castellum's code of conduct is based on a number of principles.

- **Commercial viability.** The reasonable, legitimate demands of various parties must be observed. Actions must be characterised by competence, sound business ethics and acknowledgement of responsibility. Competitive benefits are gained while at the same time treating competitors in a proper way.
- **Quality and service.** Premises are maintained to such a degree that they satisfy promises given and tenants' expectations in terms of service and standard. This is reflected in an attitude that must be characterised by professionalism in contacts with each and every individual.
- **Laws and ordinances** as well as other applicable rules and regulations must be observed both by employees and by any supplier/subcontractor engaged.
- **Discrimination.** No employee, tenant or supplier/subcontractor may be discriminated against for reasons of race, skin colour, origin, religion, age, pregnancy or sexual orientation.
- **Work environment.** With due regard to the nature of the business, the work environment must be clean and free from all kinds of pollution for both employees and tenants.

- **Safety.** There must be the best possible levels of safety in the business itself and in and around the properties.
- **Social responsibility/benefit.** In Castellum's role as one of the major real estate companies, with a focus on commercial properties, the company must be able to offer customised premises for various purposes. The concentration of the real estate portfolio on selected cities/areas can contribute towards positive growth of the infrastructure and to a better and more efficient use of resources.

Summary

In a responsible business the basic principles must serve as a basis for action and be reflected in day-to-day operations.

In ethical issues, behaviour must be whatever is best in the long term for various parties.

The business must be characterised by sound business morals and good business practice. Commitments that are made must be honoured, and promises must be kept. Every agreement must be respected in its spirit, not simply by the letter.

Honesty in marketing and contacts with tenants means not promising anything that does not correspond with reality.

Confidential, sensitive information, relating to both the business and the share price, must be treated with a high degree of confidentiality.

The company must strive to provide open information, within the rules prevailing for companies quoted on the Stock Exchange, for various groups of interested parties, and must adopt a democratic approach to issues relating to the ability of employees to become involved, and must ensure that there is respect for those with different views.

Being a responsible company must be seen as a competitive benefit.

The company must respect ecological considerations and environmental values for both current and future generations. ►

Castellum develops and adds value to its real estate portfolio in order for its operations to run with the least possible effect on the environment and with a minimum of resources. Castellum's environment adaptation process is an integrated part of day-to-day operations and is firmly accepted by senior management. Great emphasis is placed on an overall view, motivation and competence.

Environmental responsibility

Castellum began working with environmental issues in 1995 when a common environmental programme in the form of a policy, guidelines and overall strategies for a number of environmental areas was adopted. Since then Castellum has come a long way in making its operations environmental friendly. The use of energy, waste and choice of materials used are areas in which Castellum has a significant effect on the environment. In these areas large efforts have been made i.e. optimising the running of the properties in order to reduce the amount of energy used, converting to environmental friendly heating sources, sorting waste at source and removing polluting and hazardous substances from the properties. The environment is conducted locally within each subsidiary, where every employee is engaged in groups covering different areas of the environment. This has made environmental issues a well-integrated part of day-to-day operations and a natural component in the decision making process.

In order to continue working towards a sustainable society Castellum is persistently taking measures to further reduce the use of energy in heating and transportation as well as minimising the use of polluting and hazardous substances. Castellum is also working to reduce the amount of waste produced as well as educating, informing and engaging its employees, tenants and suppliers. The continuous technological progress is also making environmental work an ongoing process.

As to confirm that the work is progressing the environmental organisation Det Naturliga Steget ranked Castellum as one of the 50 most environmentally progressive listed companies for the fifth year in succession. During 2002 Castellum was selected by the Robur/Föreningsparbankernas' Environmental Fund, for the fifth consecutive year, as a suitable share in which to invest, as they believe that Castellum "is involved in environmental work that places the company among the leaders in the industry".

In the survey Folksam's Climate index, Castellum was rewarded as being one of the top five companies on the Stock market, working actively with environmental issues and having a wide range of actions to reduce the amount of carbon dioxide.

Overall strategy

Castellum is viewing the environmental adaptation process as a prerequisite for achieving the company's objectives – the best economic outcome in the long-term provides conditions for good growth in value. The overall strategy of the environmental adaptation of Castellum is to run the operations with the least possible impact on the environment in order to contribute to a sustainable development. The properties are viewed upon a life-cycle perspective where the effect on the environment should be kept to a minimum during construction, operations and maintenance. A prerequisite for achieving this objective is engaged and well-educated employees and tenants as well as co-

ENVIRONMENTAL POLICY

"Castellum's business shall be run with the least possible impact on the environment and shall use resources sparingly in order to contribute towards achieving a sustainable development. Castellum considers society's demands as defined in laws and ordinances to be minimum requirements. The Castellum Group shall strive to achieve continuous improvements to reduce any environmental impact and prevent pollution.

The environmental policy includes all parts of Castellum's operations, not only management, improvement and acquisition but also the new construction of properties. Environmental work must be an integrated, natural element of the company's operations."

operation with environmentally friendly entrepreneurs, suppliers and consultants. The environmental adaptation process should be characterised by a comprehensive long-term view, meaning that the environment is taken into consideration in every decision-making process.

In accordance with Castellum's business concept, the environmental work is run locally within each subsidiary. An environmental co-ordinator runs the work in cross-functional groups involving all employees.

Each subsidiary is turning the environmental policy, the guidelines and the overall strategies into an action plan with detailed and measurable objectives. The environmental work is followed-up, evaluated and reported annually.

Listed below are the environmental areas and the adherent overall strategies that Castellum are working with.

Management and management Support

Castellum's management did in 1995 initiate the process to make the operations environmental friendly and have since taken an active roll in the work. In order to keep up to date on how the process is progressing, the environ-

mental work is reported to Group management by each subsidiary's MD at their respective board meetings.

The environment adaptation process is also followed-up externally by environmental audits. Eklandia Fastighets AB, Harry Sjögren AB, Fastighets AB Corallen and Castellum AB have all been awarded an environmental certification in their respective municipalities. The environmental certification implies that the company has a well thought-out organisation for the environmental work, goes through the operations and takes a number of concrete measures with positive effects on the environment. Fastighets AB Corallen, Fastighets AB Briggen, Fastighets AB Brostaden and Harry Sjögren AB all underwent an environmental audit by external consultants, with good results.

The question about certification according to the ISO 14001 has been discussed within the organisation and as a step in that direction Stockholm University has compared Fastighets AB Brostaden's environmental adaptation process with the ISO requirements. The comparison showed that Fastighets AB Brostaden's work was well in accordance with the ISO 14001 standard. However, Castellum is putting off the certification ►

OVERALL STRATEGIES FOR THE ENVIRONMENTAL AREAS WITHIN CASTELLUM

Energy	The use of energy shall continuously be made more effective and environmental friendly and renewable energy sources shall be prioritised.
Waste management	The opportunities to sort waste at source shall be increased in order to reduce the amount of waste sent to landfills.
Purchasing	All purchases shall be made with the least possible effect on the environment. This applies to the production of the good or service as well as its utilisation and waste.
Water and drainage	Water consumption and emissions of environmentally hazardous substances into the drains shall be reduced.
Traffic and transportation	Transport activities within the business shall be minimised and undertaken with as little effect on the environment as possible. Priority shall be given to the purchase of vehicles that use environment-friendly fuel.
Acquisitions, new construction and maintenance	All new construction such as renovation, refurbishment and extensions as well as maintenance shall take place with as little impact on the environment as possible. This involves planning, projection, production, utilisation and recycling or demolition.
Polluting and hazardous substances	Polluting and hazardous substances shall be identified and gradually removed.
Tenants' business activities	Tenants requiring special permissions for environmental reasons are continuously followed-up.
Administration and offices	The Castellum Group's operations shall be run in a way using the least amount of resources possible.
Green areas and local environment	The use of polluting substances in the maintenance of green areas and local environment shall be reduced. Consideration shall be taken ecological diversification.

CASTELLUM AND THE WORLD AROUND



programme since the environmental work is considered to be conducted in an active and organised manner as it is.

Castellum has no ongoing environmental disputes. Neither does the company have any significant clearing up of toxic waste to do and is not carrying out any operations requiring special permits.

Environmental training

Employees' attitudes, skills and actions are of great importance to the environmental work, therefore great emphasis is placed on continuous education and commitment of all employees in environmental matters. Continuous improvement in the level of understanding of environmental issues is a prerequisite within Castellum's decentralised organisation since it simplifies decision making on environmental issues and makes environmental friendly choices easier.

All employees within Castellum have undergone a one-day basic training programme in environmental matters. Most employees have also completed training in specific areas such as energy matters and materials selection. During 2001 all employees underwent an interactive training programme on environmental threats, environmental targets, environmental management, sorting of waste at source, health and Castellum's environmental work. This training pro-

gramme comprised approximately four hours' self-study and concluded with a test of knowledge.

During 2002 a number of property managers underwent a two-day training programme on heating, ventilation and cooling. Three companies have had training in more efficient driving, so-called Ecodriving.

During 2002 an internal attitude survey showed that environmental issues have very high priority among the employees. About 90 % of the employees felt that their company is working actively towards improving and developing environmental thinking and that the environmental work is contributing to a positive development of the company. They also felt that the environmental policy is well adapted to the day-to-day operations and that good environmental work is an important argument when talking to customers.

Within Castellum there are three employees who are qualified to perform environmental inventories of properties.

Within Castellum there is an environmental group where the environmental co-ordinator from each company is represented. The environmental group should provide a facility for sharing experiences from the environmental work being performed within the Castellum Group. The environmental group also assesses the environmental work and product/methodology development taking place in the world at large. ►

Co-operation with customers and suppliers

A prerequisite for success with the environmental adaptation process is active co-operation with tenants, suppliers and entrepreneurs. Information about the progress being made, in terms of the environmental work, is important in order to keep employees, customers and other interested parties updated and willing to participate in the work. Information is provided by such means as information meetings, customer visits, customer newsletters and the Internet.

Tenants' views of Castellum's environmental work are investigated through the Property Barometer known as the Satisfied Customer Index (SCI). Tenants questioned believe that Castellum displays "Good environmental consideration" and place Castellum among the best in the real estate sector.

Castellum is collaborating with suppliers and entrepreneurs that work actively with environmental issues themselves and the local subsidiaries are working with environment-adapted procurement. For major purchases and procurements it is a requirement that the subcontractor can provide an environmental policy and an environmental plan for material handling, product and material selection, working methods and

waste disposal. In the case of smaller purchases priority is given to environment-adapted products, and an attachment with environmental requirements is sent to the supplier.

The companies within the Castellum Group collaborate with municipal authorities, universities and company associations for sharing of knowledge and experiences. Joint efforts are also made with local waste management companies and energy companies on waste management and energy issues.

Environment work 2002

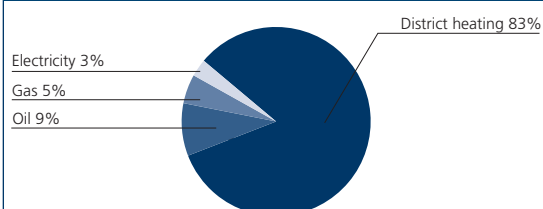
For Castellum 2002 was a year full of events in the environmental area and listed below are some of the measures taken. Energy, an area where Castellum has a significant effect on the environment is covered in its own section. For more detailed information on measures taken during 2002 please visit each subsidiary's website.

- The heating of eight properties totalling 45,200 sq.m. was converted from oil to district heating. 2,500 sq.m. was converted from oil to ground heating and 15,000 sq.m. was converted to heating by condensing boilers.

ENERGY AND WATER CONSUMPTION

Not adjusted for degree day	2002	2001	2000	1999	1998
District heating, MWh	144 073	152 444	126 378	140 086	144 090
Electricity, MWh	89 762	79 316	77 304	64 501	62 215
Oil, MWh	16 232	17 323	18 405	17 725	17 995
Gas, MWh	9 319	9 543	7 157	4 889	6 754
Total, MWh	259 386	258 626	229 244	227 201	231 054
Water, m ³	789 834	865 043	932 562	880 616	1 086 129
Lettable area on Dec 31st, thousand sq.m.	2 381	2 338	2 309	2 232	2 072

DISTRIBUTION OF ENERGY CONSUMPTION FOR HEATING



EXAMPLES OF ACTIONS TAKEN DURING 2002 FOR A MORE EFFECTIVE USE OF ENERGY

Subsidiary	Action	Effect
Fastighets AB Briggen	Installed ground heating in a property of 2,500 sq.m. previously heated by oil.	Reduced oil consumption.
Fastighets AB Brostaden	Installed geysers in properties heated by oil in order to turn off the oil during the summer. Attempting heating by the use of a condensing boiler in a 15,000 sq.m. property previously heated by gas.	Reduced oil consumption. The condensing boiler increases the efficiency by 15 %. The investment is paid back in three years.
Fastighets AB Corallen	Improved ventilation in two properties totalling 4,900 sq.m.	Energy consumption reduced by 43 %.
Eklandia Fastighets AB	Installed sun panels for heating the water in one property.	Reduced energy consumption.
Harry Sjögren AB	Changed the electric fittings in a premise of 3,200 sq.m.	Energy consumption expected to be reduced by 50–60 %. Working conditions also improved due to the lighting being free from flicker.
Aspholmen Fastigheter AB	Completed the construction of a property of 2,000 sq.m. with ground heating and cooling.	

- Construction of systems for sorting waste at source with at least 6 categories have been completed in commercial properties totalling 235,000 sq.m. In total there are systems for sorting waste at source in 50 % of the commercial portfolio, correspondent to 1,050,000 sq.m. For example, in Stockholm four individual waste-rooms in properties of 12,000 sq.m. were shut and one common system for sorting waste at source was set up, where the tenants weigh their own waste and are billed accordingly.
- An inventory regarding any possible environment or health risk such as radon, electromagnetic fields, mould, PCB and mercury was made up for 58 % of the properties. PCB has been detected in 12 properties, of which five have been cleared. For an additional 16 % of the portfolio, an inventory regarding asbestos, moist, and mould was made.
- Within the Castellum Group there are three gas-run vehicles and 22 that can run on rape oil. All other cars are purchased recently and have low fuel consumption.

Energy

Castellum has been working towards a more effective use of energy and turning to more environmental adapted energy sources in order to minimise the effect

on nature for many years. A regular review of consumption levels enables efforts to be directed towards properties with high consumption. Work on energy saving is financially profitable and also improves the quality of administration.

Examples of measures implemented are expansion of computerised control and regulatory systems for heating and ventilation, adjustments of thermostat valves and adaptation of ventilation to meet users' needs. Old ventilation systems with high energy consumption are gradually being replaced by new, energy-efficient installations or district ventilation. Changing to low-energy light bulbs and movement-controlled lighting are measures that have been implemented to reduce the consumption of electricity in some properties.

The choice of energy installations and the corresponding investments are long-term decisions. Converting property-heating systems to district heating and other environmental friendly energy sources in order to reduce the use of non-renewable energy sources is an on-going process.

Since 2001 the entire Castellum Group is only using electricity labelled "Good Environmental Choice". "Good Environmental Choice"-electricity is also offered to tenants and employees.

Board of Directors, Senior Executives and Auditors

The Board's activities

According to the articles of association, Castellum's Board shall consist of no fewer than four and no more than eight members, with no more than two deputies if required. At present the Board consists of six ordinary board members and no deputies. The Board works according to a set of procedural rules containing instructions on the allocation of work between the Board and the CEO.

During 2002 Castellum's Board held seven ordinary meetings. One inaugural meeting was also held. According to the prevailing procedural rules, the Board must hold at least five ordinary board meetings each calendar year. At each of the ordinary board meetings those present deal with matters of significance for the company, such as acquisitions and sales of properties, as well as investments in existing properties. The Board is also informed about the current state of operations and occupancy in the Group's sub-markets.

Board meetings are held regularly in conjunction with the publication of the company's reports, with the year-end and proposed appropriation of profits being dealt with in January, interim accounts in April, August and October, and the budget for the next year at the meeting held in December.

The regular matters dealt with by the Board during 2002 included the business plan, company-wide policies, overall strategies, the procedural rules for the Board, the capital structure and financing requirements, acquisitions and sales of properties, investments in existing properties, new construction projects, the company's insurance situation and incentive agreements for senior executives.

Annual General Meeting

At the AGM on March 21st 2002 all Board members were re-elected. At the following inaugural Board meeting Jan Kvarnström was re-elected as Chairman of the Board. The company signatories were also appointed.

The AGM also decided to authorise the Board – for the purpose of adjusting the company's capital structure – during the period before the next AGM to acquire the company's own shares equivalent to 10 % of all shares in the company. The AGM also decided to give the Board a mandate during the period before the next AGM – for the purpose of adjusting the company's capital structure – to be able to transfer all shares in the company held by the company.

Nomination of the Board

The nomination of members of the Board took place by means of contacts and discussions between the Chairman of the Board and the seven single largest shareholders in order to ensure that the proposed members will receive the support of a majority of the votes at the AGM. A proposal for the election of Board members is submitted in the invitation to the meeting, which is published at least four weeks before the AGM.

In this context it can be mentioned that the Swedish Industry and Commerce Stock Exchange Committee has reviewed the matter but has chosen not to make a general recommendation to appoint an election committee or a nomination committee in publicly listed companies. One of the reasons is that the number of votes held by the various shareholders usually varies significantly, and that the composition of shareholding in the company can change over a period of time. It is also confirmed that a nomination committee that simply reflects the prevailing voting distribution in the company will hardly bring any benefit to shareholders, but will simply involve an unnecessary formulation of the election process.

Within the Board there is a Working Group, consisting of all members except the CEO, which makes decisions on different matters such as remuneration for company management. The Board also keeps itself informed on an ongoing basis of the work of the auditors, and all auditors are invited to the Board's meetings in conjunction with the presentation of the auditors' inspection report.

B O A R D O F D I R E C T O R S



JAN KVARNSTRÖM

Chairman of the Board
Born 1948. Elected to the Board in 1994, Chairman since 1994. Member of the Board of Managing Directors in Dresdner Bank AG. Other assignments: Deputy Chairman of AB Swedcarrier and Director of Posten AB, Nobel Biocare AB, Doxa AB, Biora AB and Teraklin AG. Shareholdings: 400.



MATS ISRAELSSON

Born 1940. Director since 1997. Own company, Mats Israelsson Konsult AB. Other assignments: Chairman of the Board of Forsen Projekt AB and Director of Atrium Fastigheter AB, Kungsleden AB, Akademiska Hus i Linköping AB and Veidekke Bostad & Fastighet AB. Shareholdings: 6,000.



GUNNAR LARSSON

Born 1940. Director since 1996. Other assignments: Chairman of the Swedish Sports Confederation and Chairman of the Board of Andra AP-fonden, Tholin & Larsson-Gruppen AB and GöteborgsOperan AB. Shareholdings: 1,000.



STIG-ARNE LARSSON

Born 1943. Director since 1997. Own company, Sal Ventures AB. Other assignments: Chairman of the Board of Trade Doubler AB, Swe-Dish Satellite Systems AB and Secode AB and Director of Generic Systems AB and Com Hem AB. Shareholdings: 500.



GÖRAN LINDÉN

Born 1944. Director since 1999. Other assignments: Chairman of the Board of Insplanet AB, Procordias pensionsstiftelse, Gurlitta AB, Alterum AB and Flodins Filter AB and Director of Wicanders Förvaltnings AB, Sjötte AP-fonden, Cycleurope AB and Pricer AB. Shareholdings: 0.



LARS-ERIK JANSSON

Born 1945. CEO of Castellum AB and Director since 2000. Other assignments: Director of Fastighetsägarna Sverige Göteborg Första regionen, Fastighetsarbetsgivarna Almega, Fastighetsarbetsgivarnas Förening för Utveckling and European Public Real Estate Association (EPRA). Shareholdings: 23,500.



ANDERS WIKSTRÖM

Secretary of the Board
Born 1949. Secretary to the Board since 1994. Lawyer, Mannheimer Swartling Advokatbyrå. Shareholdings: 343.

A U D I T O R S



ULF EGENÄS

Authorised Public Accountant, Deloitte & Touche AB. Born 1938. Company's auditor since 1994.



CAJ NACKSTAD

Authorised Public Accountant, KPMG. Born 1945. Company's auditor since 1994.



SVEN SAMUELSSON

Authorised Public Accountant, KPMG. Born 1940. Company's deputy auditor since 1995.

The above information refers to the situation on February 7th 2003. Shareholding include own holdings and those of spouse, minors and associated companies.

SENIOR EXECUTIVES

**LARS-ERIK JANSSON**

Chief Executive Officer.
Born 1945.
Employed since 1994.
Shareholdings: 23,500.

**HÅKAN HELLSTRÖM**

Chief Financial Officer and
Deputy CEO with responsibility
for Investor Relations.
Born 1956.
Employed since 1994.
Shareholdings: 15,300.

OTHER SENIOR EXECUTIVES

**TAGE CHRISTOFFERSSON**

Managing Director of
Eklandia Fastighets AB.
Born 1952.
Employed since 1994.
Shareholdings: 7,400.

**BENGT ARNE JOHANSSON**

Managing Director of
Fastighets AB Briggen.
Born 1943.
Employed since 1996.
Shareholdings: 10,500.

**GÖRAN MÅRTENSSON**

Managing Director of
Fastighets AB Corallen.
Born 1942.
Employed since 1994.
Shareholdings: 7,700.

**NILS PERS**

Managing Director of
Fastighets AB Brostaden.
Born 1960.
Employed since 1994.
Shareholdings: 6,800.

**CLAES LARSSON**

Managing Director of
Aspholmen Fastigheter AB as
from March 1, 2002.
Born 1957.
Employed since 2002.
Shareholdings: 900.

**CHRISTER SUNDBERG**

Managing Director of
Harry Sjögren AB.
Born 1955.
Employed since 1994.
Shareholdings: 6,150.

**ANETTE ENGSTRÖM**

Treasurer of Castellum AB.
Born 1961.
Employed since 2000.
Shareholdings: 3,000.

*The above information refers to
the situation on February 7th
2003. Shareholding include own
holdings and those of spouse,
minors and associated companies.*

The Castellum Share

Dividend

The Board intends to propose the Annual General Meeting a dividend of SEK 7.50 per share, an increase of 15 % compared with previous year. The dividend ratio is 62 % of net income excluding items affecting comparability and after a standard tax deduction.

If the AGM decides to accept the Board's proposal of Tuesday March 25th 2003 as the record day for the payment of the dividend, the share will be traded including the dividend up to and including Thursday March 20th 2003, while it is expected that payment of the dividend will take place on Friday March 28th 2003.

Shareholders

At the year-end Castellum had approximately 8,300 shareholders. The major Swedish shareholders, shareholder groups and the distribution of shareholdings may be seen in the following tables.

The proportion of shares registered abroad at the year-end was 31 %, mainly in the USA and Great Britain. Shareholders registered abroad cannot be broken down in terms of directly held and nominee registered shares.

Share capital, number of shares and repurchase

Share capital amounts to SEK 86 million, distributed among 43,001,677 shares with a nominal value of SEK 2 each. Each share, except the company's own repurchased shares, entitles the holder to one vote and carries an equal right to a share in Castellum's capital. There are no potential shares, such as convertible shares. Changes in share capital and the number of shares are displayed in the table below.

During 2000 Castellum repurchased 2,001,677 of the company's own shares for a total of SEK 194 million, equivalent to 4.7 % of the total registered number of shares. Since then no repurchases of the company's

SHAREHOLDERS ON 31-12-2002

Shareholder	No of shares	Percentage of voting rights and capital	Shareholder	No of shares	Percentage of voting rights and capital
Tredje AP-fonden	2 149 100	5.2%	Stiftelsen för kunskaps- och kompetensutveckling	200 000	0.5%
Gamla Livförsäkringsaktiebolaget SEB Trygg Liv	1 990 100	4.9%	Carlson Småbolagsfond	197 000	0.5%
Szombatfalvy, Laszlo	1 500 000	3.7%	Roburs Småbolagsfond Norden	180 400	0.4%
AFA Sjukförsäkrings AB	1 499 800	3.7%	Larona AB	179 000	0.4%
Andra AP-fonden	1 488 898	3.6%	SEB Sverige Chans/Riskfond	150 000	0.4%
Livförsäkringsaktiebolaget Skandia	1 349 686	3.3%	Sjöstrand, Peter	150 000	0.4%
Fjärde AP-fonden	1 132 400	2.8%	Folksam Ömsesidig Livförsäkring	141 178	0.3%
SEB Sverige Aktiefond I	854 600	2.1%	Roburs Småbolagsfond Europa	135 000	0.3%
SEB Sverige Aktiefond II	543 333	1.3%	Invus Investment AB	130 800	0.3%
AFA TFA Försäkrings AB	528 600	1.3%	AFA AGB	128 400	0.3%
SEB Sverige Småbolagsfond	524 000	1.3%	Länsförsäkringar Liv	128 364	0.3%
Svenskt Näringsliv	500 000	1.2%	EB-stiftelsen SEB Pensionsstiftelse	120 000	0.3%
SEB Världenfond	411 499	1.0%	Trossamfundet Svenska Kyrkan	111 900	0.3%
Realinvest, Roburs Aktiefond	391 018	1.0%	SEB Securities Services	111 486	0.3%
SEB Aktiesparfond	369 376	0.9%	SEB Allemansfond Småbolag	100 000	0.2%
Wasa Fastighetsfond	284 615	0.7%	Shareholders registered in Sweden with less than 100 000 shares	9 708 018	23.7%
Handelsbankens Småbolagsfond	265 000	0.6%	Shareholders registered abroad	12 640 179	30.8%
Norman, Bengt	240 000	0.6%	Total outstanding shares	41 000 000	100.0%
Roburs Miljöfond	240 000	0.6%	Own shares repurchased	2 001 677	
Handelsbankens Aktiefond Index	226 250	0.5%	Total registered shares	43 001 677	

own shares have been made. As repurchasing is a good method of adapting the capital structure to the capital requirements from time to time, the Board will propose to the AGM that the mandate to repurchase shares will be extended until the next AGM. This mandate provides the facility to repurchase a maximum of 10 % of the number of registered shares in the company, i.e. a further 2.3 million shares in addition to the shares previously repurchased.

The number of outstanding shares, i.e. the number of registered shares minus the number of repurchased shares, thus totals 41,000,000.

The Castellum share is listed on Stockholmsbörsen (the Stockholm Stock Exchange) O-list, Attract 40.

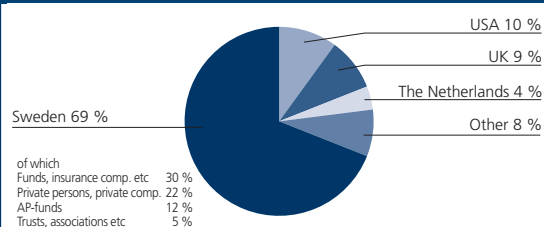
Share price and total return

The price of the Castellum share at the year-end was SEK 122.

During 2002 the total return on the Castellum share, including the dividend payment of SEK 6.50, was 18.4 %.

Since its introduction to the stock exchange on May 23rd 1997, the Castellum share's total return, compared to the introductory price of SEK 51, has been

DISTRIBUTION OF SHAREHOLDERS BY COUNTRY 31-12-2002



TOTAL YIELD (INCL. DIVIDEND)

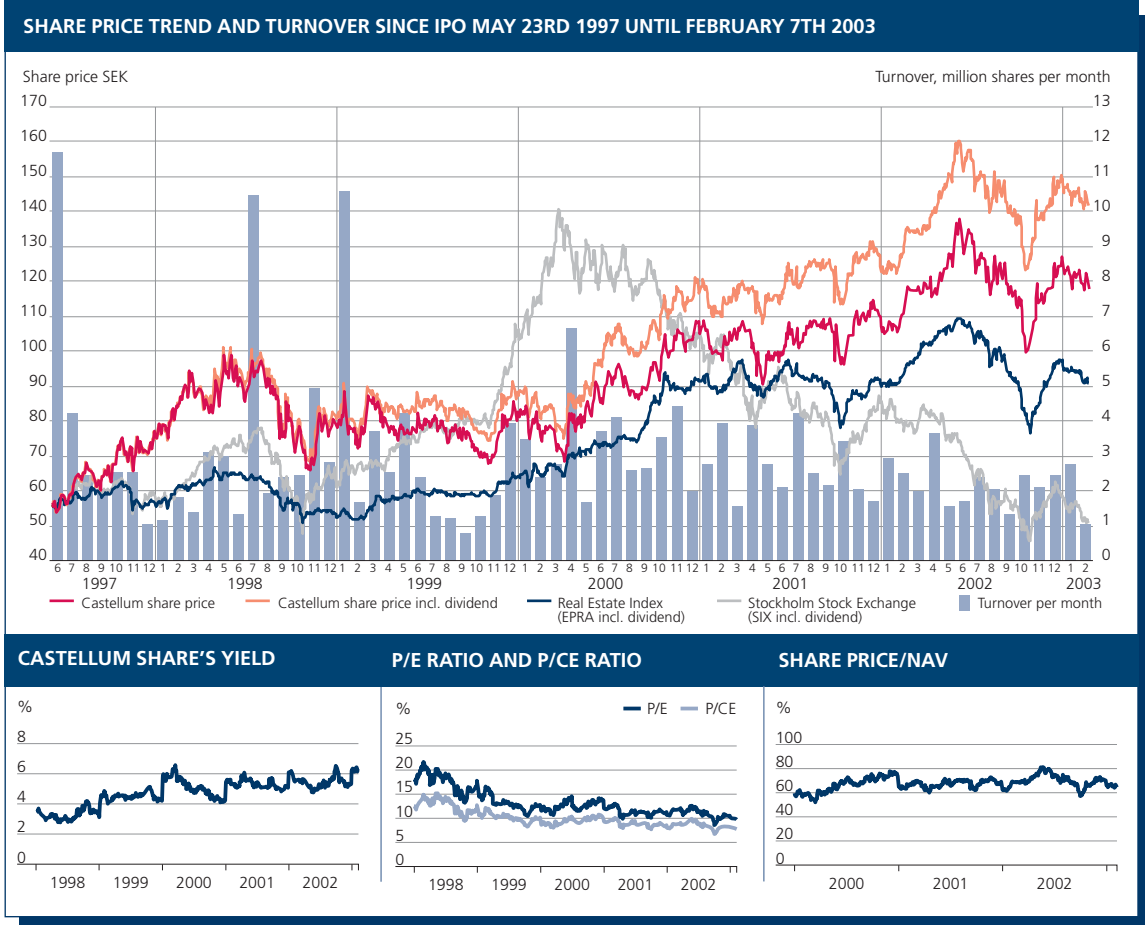
	2002	On average per year May 1997–2002
Castellum	18.4%	20.6%
Stockholm Stock Exchange (SIX)	– 35.9%	– 0.6%
Real Estate Index Sweden (EPRA)	3.2%	9.8%
Real Estate Index Europe (EPRA)	2.3%	6.9%

DEVELOPMENT OF SHARE CAPITAL

		Number of shares	Nominal SEK/share	Share capital, SEK
Formation A shares	27–10–93	+ 500	100	+ 50 000
New share issue A shares	27–09–94	+ 999 500	100	+ 99 950 000
Share split 50:1	25–03–97	+ 49 000 000	2	—
IPO	23–05–97	50 000 000	2	100 000 000
New share issue C shares	12–07–00	+ 7 142 857	2	+ 14 285 714
Redemption of A shares	12–07–00	– 6 998 323	2	– 13 996 646
Redemption of C shares	13–11–00	– 7 142 857	2	– 14 285 714
Year-end	31–12–02	43 001 677	2	86 003 354

DISTRIBUTION OF SHARES 31-12-2002

Shareholding number of shares	Total holdings and voting rights	Percentage of voting rights	Number of shareholders	Percentage of shareholders
1 – 500	1 260 482	3.1%	5 424	65.2%
501 – 1 000	1 174 135	2.9%	1 382	16.6%
1 001 – 2 000	1 059 350	2.6%	648	7.8%
2 001 – 5 000	1 526 917	3.7%	454	5.5%
5 001 – 10 000	1 366 504	3.3%	182	2.2%
10 001 – 20 000	1 082 824	2.6%	75	0.9%
20 001 – 50 000	2 135 078	5.2%	66	0.8%
50 001 – 100 000	1 844 691	4.5%	25	0.3%
100 001 –	29 550 019	72.1%	56	0.7%
	41 000 000	100.0%	8 312	100.0%



186 %, equivalent to an average of 20.6 % per annum. The corresponding figures for the Swedish stock exchange, and the Swedish and European real estate sectors are shown on the previous page.

The Castellum share is listed on Stockholmsbörsen (Stockholm Stock Exchange) O-list, and is thus exempt from wealth tax for Swedish private individuals resident in Sweden.

Key figures relating to the share price

Dividend capacity

The proposed dividend of SEK 7.50 corresponds to a yield of 6.1 % on the basis of the share price at the year-end. The historical yield (last proposed/actual dividend in relation to share price) is shown above.

Earning capacity

The net income excluding items affecting comparability and after a standard tax deduction per share 2002 was SEK 12.07, which compared to the share price at the year-end represents a P/E ratio of 10. Cash flow per share was SEK 15.17, representing a P/CE

ratio of 8. Historical P/E and P/CE ratios (share price in relation to rolling quarterly net income) are shown above.

Net asset valuation

At the end of the financial year the net asset value per share was SEK 183. The share price at the year-end was thus 67 % of calculated net asset value. Historical key figures showing this relationship are shown above.

Stock exchange value

The stock exchange value, i.e. the value of all shares in Castellum, on December 31st 2002 was SEK 5,002 million based on the number of outstanding shares.

Share turnover

During 2002 the turnover was 26.9 million shares, equivalent to an average of 108,000 per day, corresponding on an annual basis to a turnover rate of 66 % based on the number of outstanding shares at the beginning of the year. Share turnover per month can be seen in the chart above showing the share price trend. ►

Listed real estate companies

The total stock exchange value of Swedish real estate companies operating solely in this field was SEK 41 billion at the year-end, of which the largest, Drott, Huvudstaden, Castellum, Wihlborgs and Tornet, account for SEK 29 billion. The real estate sector accounts for approx. 2 % of the total stock exchange value of the Stockholmsbörsen of around SEK 1,900 billion.

Investor relations

Castellum's objective is to continuously provide frequent, open and fair reporting on the company's real estate portfolio, results and financial position to shareholders, the capital market, the media and other interested parties, yet without disclosing any individual business relations.

Investor Relations are based above all on quarterly financial reports, press releases on significant commercial events and presentations of Castellum.

During the year a large number of presentations of Castellum were made in meetings with investors and

analysts, and at investment meetings in collaboration with brokers, the media or associations both in Sweden and abroad. The large proportion of foreign shareholders means that there is extensive contact with foreign investors.

There are 15 or so Swedish and foreign analysts who track the development of both Castellum and the Swedish real estate sector.

www.castellum.se

All press releases, quarterly reports, and annual reports, in both Swedish and English, are available directly after publication at www.castellum.se. During the latter part of the year the website did not only get a new look, but also new services such as making it possible to subscribe to Castellum's press releases and quarterly reports. Other information about Castellum, such as the real estate portfolio and continuous updates of the Castellum share price is also disclosed on the website.

PRESS RELEASES	CASTELLUM'S WEBSITE																														
<table border="1"> <tr><td>28-01-2003</td><td>Castellum proposes an increased dividend of SEK 7.50</td></tr> <tr><td>21-01-2003</td><td>Castellum sells residential properties and undeveloped land with a capital gain of SEKm 50</td></tr> <tr><td>22-11-2002</td><td>Castellum has acquired two properties in Helsingborg</td></tr> <tr><td>21-10-2002</td><td>Castellum's income from property management improved by 15 percent</td></tr> <tr><td>07-10-2002</td><td>Castellum sells properties with a capital gain of SEKm 33 and make investments for SEKm 42</td></tr> <tr><td>14-08-2002</td><td>Earnings trend continues positive in Castellum</td></tr> <tr><td>12-06-2002</td><td>Ekländia will build business premises for Elanders</td></tr> <tr><td>03-06-2002</td><td>Castellum sells properties with a capital gain of SEKm 20 and make investments for SEKm 101</td></tr> <tr><td>22-04-2002</td><td>Income from property management continued strong during the first quarter</td></tr> <tr><td>11-04-2002</td><td>Castellum invests for SEKm 260 and sells for SEKm 77 with a capital gain of SEKm 17</td></tr> <tr><td>22-03-2002</td><td>Annual General Meeting in Castellum AB</td></tr> <tr><td>26-02-2002</td><td>Proposals to the Annual General Meeting in Castellum AB</td></tr> <tr><td>01-02-2002</td><td>Castellum earned SEKm 48 on property sales</td></tr> <tr><td>29-01-2002</td><td>Castellum's profit SEK 426 million – an improvement per share of 22 %</td></tr> <tr><td>28-01-2002</td><td>Castellum sells properties with a capital gain of SEKm 58</td></tr> </table>	28-01-2003	Castellum proposes an increased dividend of SEK 7.50	21-01-2003	Castellum sells residential properties and undeveloped land with a capital gain of SEKm 50	22-11-2002	Castellum has acquired two properties in Helsingborg	21-10-2002	Castellum's income from property management improved by 15 percent	07-10-2002	Castellum sells properties with a capital gain of SEKm 33 and make investments for SEKm 42	14-08-2002	Earnings trend continues positive in Castellum	12-06-2002	Ekländia will build business premises for Elanders	03-06-2002	Castellum sells properties with a capital gain of SEKm 20 and make investments for SEKm 101	22-04-2002	Income from property management continued strong during the first quarter	11-04-2002	Castellum invests for SEKm 260 and sells for SEKm 77 with a capital gain of SEKm 17	22-03-2002	Annual General Meeting in Castellum AB	26-02-2002	Proposals to the Annual General Meeting in Castellum AB	01-02-2002	Castellum earned SEKm 48 on property sales	29-01-2002	Castellum's profit SEK 426 million – an improvement per share of 22 %	28-01-2002	Castellum sells properties with a capital gain of SEKm 58	 
28-01-2003	Castellum proposes an increased dividend of SEK 7.50																														
21-01-2003	Castellum sells residential properties and undeveloped land with a capital gain of SEKm 50																														
22-11-2002	Castellum has acquired two properties in Helsingborg																														
21-10-2002	Castellum's income from property management improved by 15 percent																														
07-10-2002	Castellum sells properties with a capital gain of SEKm 33 and make investments for SEKm 42																														
14-08-2002	Earnings trend continues positive in Castellum																														
12-06-2002	Ekländia will build business premises for Elanders																														
03-06-2002	Castellum sells properties with a capital gain of SEKm 20 and make investments for SEKm 101																														
22-04-2002	Income from property management continued strong during the first quarter																														
11-04-2002	Castellum invests for SEKm 260 and sells for SEKm 77 with a capital gain of SEKm 17																														
22-03-2002	Annual General Meeting in Castellum AB																														
26-02-2002	Proposals to the Annual General Meeting in Castellum AB																														
01-02-2002	Castellum earned SEKm 48 on property sales																														
29-01-2002	Castellum's profit SEK 426 million – an improvement per share of 22 %																														
28-01-2002	Castellum sells properties with a capital gain of SEKm 58																														

SIX-YEAR SUMMARY

	2002	2001	2000	1999	1998	1997
Share price, SEK closing price	122.00	108.50	104.00	83.00	88.00	79.00
highest	137.00	115.00	110.00	88.00	100.00	82.00
lowest	98.50	90.50	68.00	66.50	65.50	54.00
average (high/low per day)	119.11	103.79	89.42	77.65	84.22	66.67
Dividend, SEK	7.50	6.50	5.50	4.50	3.50	2.75
Dividend yield	6.1%	6.0%	5.3%	5.4%	4.0%	3.5%
Dividend pay out ratio	62%	65%	66%	69%	67%	63%
Total yield, Castellum share	18.4%	9.6%	31.9% ¹⁾	-1.7%	14.9%	54.9% ²⁾
Sweden Return Index (EPRA)	3.2%	-2.2%	42.1%	19.4%	-4.2%	2.6%
Stockholmsbörsen (SIX)	-35.9%	-14.8%	-10.8%	69.8%	13.1%	3.4%
Number of shares, thousand average	41 000	41 000	46 628	50 000	50 000	50 000
outstanding	41 000	41 000	41 000	50 000	50 000	50 000
registered	43 002	43 002	43 002	50 000	50 000	50 000
Number of shareholders	8 300	7 100	7 100	7 100	5 400	4 200
Proportion of shareholders registered abroad	31%	34%	44%	42%	53%	45%
Market capitalisation, SEKm	5 002	4 448	4 264	4 150	4 400	3 950
Turnover, thousand shares per year	26 900	33 180	39 186	28 288	46 095	27 651
Turnover, thousand shares per day on average	108	133	156	112	184	180
Turnover rate per year	66%	81%	84%	57%	92%	92%
Net income per share excluding items affecting comparability and after a standard tax deduction, SEK	12.07	9.95	8.39	6.56	5.24	4.34
P/E	10.1	10.9	12.4	12.7	16.8	18.2
Income from property management, SEK	12.39	10.68	8.60	6.92	5.50	4.74
Cash flow management, SEK	15.17	13.32	10.72	8.70	7.14	6.30
P/CE	8.0	8.1	9.7	9.5	12.3	12.5
Equity per share, SEK	109	94	89	87	85	84
Net asset value per share, SEK	183	171	155	132	—	—
Share price/Net asset value	67%	63%	67%	63%	—	—

1) Including an average value of SEK 0.98 for redemption rights.

2) From an introductory offering price of SEK 51.

Financial Review

Summary

Income from property management, i.e. income for the year excluding capital gains from property sales, items affecting comparability and tax amounted to SEK 508 million (438), corresponding to SEK 12.39 (10.68) per share. This improvement, which amounted to 16 %, was achieved mainly through improvements in management such as increased rental levels, and the effect of investments completed. On average, the improvement has amounted to 21 % per year since the company was listed in 1997.

Rental income amounted to SEK 1,684 million (1,571) and the economic occupancy rate during the year was 91.5 % (93.0). Net operating income before depreciation was SEK 1,128 million (1,027), equivalent to a yield of 9.1 % (9.1). After depreciation of SEK 116 million (108) the gross income from property management was SEK 1,012 million (919).

During the year properties were sold for a total sales price of SEK 503 million (635), generating a capital gain of SEK 179 million (129).

Central administrative expenses were SEK 62 million (67), which includes SEK 11 million (15) in costs for an incentive scheme for senior management.

As a result of new accounting principles previously made write-downs that can no longer be justified for a total of SEK 316 million have been reversed, which are reported as items affecting comparability.

Operating income before net financial items was SEK 1,445 million (981). Net financial items was SEK -442 million (-414), corresponding to an average interest rate level of 5.7 % (5.8). As a result of

tax loss carryforwards there is in principle no current prepaid tax expense. The accounts do, however, include a deferred tax expense of SEK 128 million (141) with no effect on cash flow. Castellum's result after tax for 2002 amounts to SEK 873 million (426). Net income excluding items affecting comparability and after a standard tax deduction of 28 % was SEK 495 million (408), equivalent to SEK 12.07 (9.95) per share – an increase by 21 % compared with previous year.

Rental income

The Group's total rental income in 2002 was SEK 1,684 million (1,571). Rental income improved due to a higher rental value and a larger real estate portfolio. Rental income consists of the rental value with a deduction for the value of areas vacant during the year.

Rental value

Rental value refers to the rental income received plus the estimated market rent of unlet areas. The rental value also includes supplements debited to the tenant, such as heating, real estate tax and index supplements.

The table on page 59 shows the rental value per square metre distributed by property type and geographical region.

The rental value per square metre rose by around 7 % during the year. This improvement is due to both increased real rental values and rent increases implemented due to investments made, as well as acquisitions and sales within each property type. With reference to comparable units, the rental value per square metre rose by 5 % during the year.

DATA PER SHARE

SEK	2002	2001	2000	1999	1998	1997
Income from property management	12.39	10.68	8.60	6.92	5.50	4.74
Change	+16%	+24%	+24%	+26%	+16%	
Cash flow management	15.17	13.32	10.72	8.70	7.14	6.30
Change	+14%	+24%	+23%	+22%	+13%	
Net income excluding items affecting comparability and after a standard tax deduction	12.07	9.95	8.39	6.56	5.24	4.34
Change	+21%	+19%	+28%	+25%	+21%	
Dividend	7.50	6.50	5.50	4.50	3.50	2.75
Change	+15%	+18%	+22%	+29%	+27%	



Commercial leases, for which rents are paid quarterly in advance, are signed for a certain period, which means that a change in market rents does not have a direct effect on rental income. Rental levels can only be changed when the lease in question is due for renegotiation. Of the leases renegotiated during the year 2002, around one third were extended with unchanged terms, while notice was served on a smaller proportion to move out. The remaining renegotiations resulted in an average increased rental income of 15–20 %.

Commercial leases include a so-called index clause, which provides for an upward adjustment of the rent, corresponding to a certain percentage of inflation during the previous year or a minimum upward adjustment. As a result of this, during 2002 there was an upward adjustment of 1.5–2 %, a level which is also expected to apply in 2003.


The rental level for residential properties is renegotiated in principle each year with the relevant tenants'

association. The rental levels of companies owned by local authorities, which were largely unchanged during the year, act as a benchmark in the negotiations.

The lease expiry structure for Castellum's portfolio is shown in the table above.

In terms of value, 62 % of the leases expire before the end of the year 2005. An explanation of the relatively small proportion during 2003 is that certain leases were already renegotiated during the year 2002 due to short periods of notice. The most common term of a new lease is currently 3–5 years with a nine months' notice.

The chart above shows the spread of future rental income for existing lease agreements. As residential agreements are signed "until further notice", future rental income is expressed partly on the basis of the current occupancy rate and partly on the formal term outstanding on the agreement, three months' period of notice beyond the month in which notice is served.

LEASE SIZE					COMMERCIAL CONTRACTS DISTRIBUTED ON SECTORS		
Lease size, SEKm	No. of leases	Per-centage	Lease value SEKm	Per-centage	Sector (GICS-code)	Number of leases	Percentage of lease value
Commercial					Energy (10)	7	0%
< 0.25	1 986	28%	182	11%	Materials (15)	84	4%
0.25–0.5	551	8%	196	11%	Capital goods (2010)	422	14%
0.5–1.0	389	5%	274	16%	Commercial Services & Supplies (2020)	618	11%
1.0–3.0	280	4%	456	27%	Transportation (2030)	132	8%
>3.0	88	1%	457	27%	Retailing (2550)	626	18%
Sum	3 294	46%	1 565	92%	Other Consumer Durables and Services (2510–2540)	410	10%
Residential	1 753	25%	110	6%	Consumer Staples (30)	95	3%
Parking spaces and other	2 106	29%	41	2%	Health Care (35)	182	6%
Total	7 153	100%	1 716	100%	Financials (40)	107	3%
					Software and Services (4510)	219	8%
					Technology Hardware & Equipment (4520)	110	6%
					Telecommunication Services (50)	96	1%
					Utilities (55)	10	0%
					Public sector etc.	176	8%
					Total	3 294	100%

Castellum's lease portfolio has good risk exposure. The group has around 3,300 commercial leases and 1,800 residential tenancy agreements, whose spread in terms of size can be seen in the table above. The single largest lease agreement as well as the single largest tenant accounts for only 1.0 % of the group's total rental value. The spread of commercial lease agreements across various sectors is also good, as shown in the table above.

Occupancy rate

Castellum's economic occupancy rate during 2002 was 91.5 % (93.0). The economic occupancy rate for office and retail properties amounted to 90.8 %, which is slightly higher than at the turn of the half-year. Compared with the end of the previous year it is however at a lower level, which is partly explained by changes in the real estate portfolio. The occupancy rate for warehouse and industrial properties amounted to 91.7 %, which is higher than both at the turn of the half-year and at the end of the previous year.

Regarding the commercial portfolio, gross leasing of both vacant and newly constructed areas during 2002 meant increased rental income of SEK 194 mil-

lion (183), while net leasing, i.e. gross leasing minus terminated leases, was SEK 47 million (52).

Real estate costs

Real estate costs in 2002 were SEK 556 million (544), equivalent to SEK 235/sq.m. (237). This amount includes both direct real estate costs such as costs of operation, maintenance, tenant improvements, ground rent and real estate tax, and indirect costs such as leasing and property management costs.

Operating expenses

Operating expenses include electricity, heating, water, facilities management, cleaning, insurance, rent losses and property-specific marketing costs. In warehouse and industrial properties, however, tenants are in most cases responsible for most of the operating costs. Operating expenses in 2002 were SEK 289 million (278), equivalent to SEK 121/sq.m. (119). Operating expenses, which are considered to be at a normal level for the business, are dependent on the weather, which means that they vary between both different years and seasons of the year. Cost savings achieved through rationalization measures in operations have

not been able to fully compensate for increased municipal charges and energy prices. However, some elements of the increase in operating expenses, such as heating costs, were passed on to tenants.

Maintenance and tenant improvements

Maintenance costs consist of both periodic and ongoing measures to maintain the property's standard and technical systems. Tenant improvements consist of the costs of specific improvements for an individual tenant. For 2002 costs of maintenance and tenant improvements were SEK 94 million (107), equivalent to SEK 39/sq.m. (46).

Ground rent

Ground rents including lease rent for the year 2002 were SEK 15 million (16), and related mainly to Greater Stockholm. Ground rent is the charge paid annually to the local authority by the owner of a building on land own by a local authority. Ground lease contracts are spread over a period and are in most cases renegotiated at intervals of 10–20 years. At the end of the year 2002 Castellum had some 50 properties with ground leases. Existing ground lease contracts expire with a relatively even spread over the next 15-year period.

Real estate tax

Group real estate tax was SEK 68 million (57), equivalent to SEK 29/sq.m. (26). Real estate tax is a state tax based on the property's tax assessment value. The greater part of real estate tax is charged to the tenants.

The tax rate for 2002 was 1 % of the tax assessment value for office/retail and 0.5 % for warehouse/ industrial and residential.

Leasing and property management

The Group's leasing and property management costs for 2002 were SEK 90 million (86), equivalent to SEK 39/sq.m. (39). Leasing and property management refers to the costs of ongoing property management, comprising the costs of leasing operations, rent negotiation, leases, rent debiting, rent demands and accounting as well as project administration costs.

Summary of real estate costs

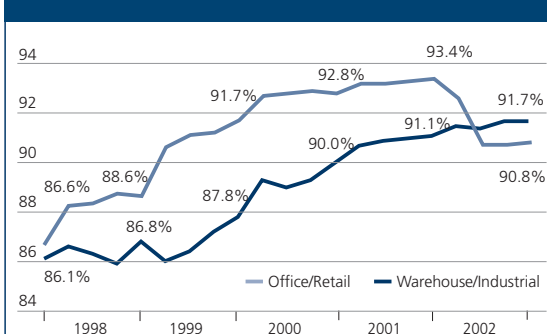
Property-related costs per square metre, distributed by property type and cost category, are shown below.

Net operating income before depreciation

Net operating income before depreciation was SEK 1,128 million (1,027), equivalent to a yield of 9.1 %. Adjusted for the effects of this year's reversed write-downs this is equivalent to an increase of 0.3 percentage units compared with previous year. The downturn in the fourth quarter of each year is due to seasonal variations in real estate costs.

The net operating income in the description of the real estate portfolio is recorded in accordance with the recommendations of the financial analysts, and therefore differs from that shown in the income statement. This difference is due to the inclusion in the income statement of the properties' net operating income for the period for which they were owned during the year, while the aforementioned account covers the properties owned by Castellum as of December 31st 2002. Properties acquired/completed during the year have been restated as if they had been owned for the whole year, while properties sold have been excluded entirely.

ECONOMIC OCCUPANCY RATE PER CATEGORY



REAL ESTATE COSTS PER SQUARE METRE

SEK/sq.m.	Office/ Retail	Warehouse/ Industrial	Residential	Total
Operating expenses	154	80	208	121
Maintenance	48	26	76	39
Ground rent	9	5	—	7
Real estate tax	48	10	34	29
Direct real estate costs	259	121	318	196
Leasing and property management	—	—	—	39
Total	259	121	318	235
<i>Compared with 2001</i>	<i>263</i>	<i>125</i>	<i>296</i>	<i>237</i>

Depreciation

Castellum's depreciation totalled SEK 116 million (108). Depreciation is mainly 1 % on buildings. The depreciation rates for other types of assets are explained in note 1.

Property sales

Castellum's strategy for growth includes selling "mature", fully let properties, to which no further value can be added by management. During 2002, 31 properties (43) were sold for SEK 503 million (635), with a capital gain of SEK 179 million (129). Of the sales during the year, 18 were residential properties with a book value of SEK 209 million, which were sold with a capital gain of SEK 105 million.

Central administrative expenses

Central administrative expenses totalled SEK 62 million (67). These include the costs of portfolio management, company administration and the cost of maintaining the Stock Exchange listing. This involves all of the costs of Castellum AB, comprising Group management, finance department, IT, personnel, investor relations, annual report, audit, etc. At subsidiary level the figures include costs for the MD and financial manager as well as costs of preparing the annual report, auditors' fees, etc. Central administrative expenses also include costs relating to the profit and share-related incentive scheme for senior management and other senior executives, to the order of SEK 11 million (15).

Items affecting comparability

During the period 1994–1996 Castellum made write-downs on the book value of about 90 properties to an, at that time, estimated value. Since then, the market for the real estate business has improved showing an increase in the price of properties, due to higher rental values and occupancy rates.

Even though the values of the properties have gradually improved, Castellum has according to an alternative in the Swedish Annual Accounts Act chosen not to reverse the write-downs made before 1997. According to the Swedish Financial Accounting Standards Council's accounting recommendation no. 17-Write-downs, introduced in 2002, write-downs shall, however, be reversed when these no longer can be justified.

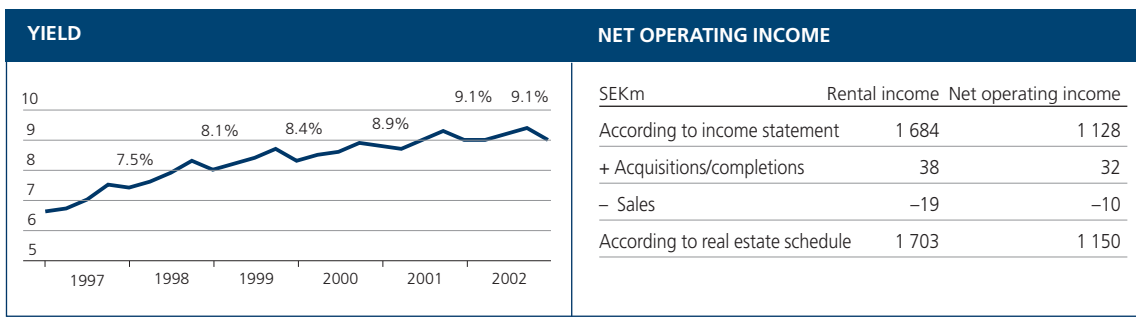
Hence, Castellum has reversed previously made write-downs on properties for a total of SEK 346 million. Of these SEK 316 million have, were the write-downs originally were made in the income statement, been reversed through the income statement and SEK 30 million have, were the write-downs originally were accounted directly in the balance sheet, been reversed directly in the balance sheet. The basis for the amount being reversed is the individual valuation made at the year-end for each property, with consideration taken to the initial acquisition cost as well as the depreciation that should have been made if the write-down never had occurred.

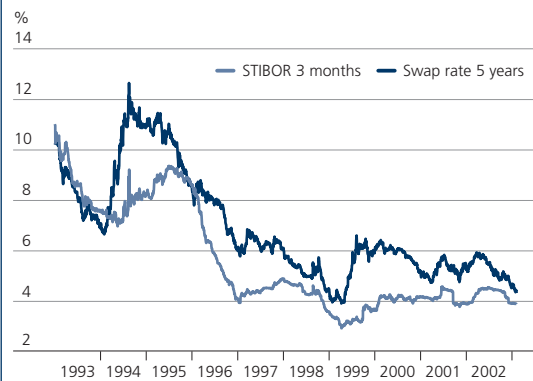
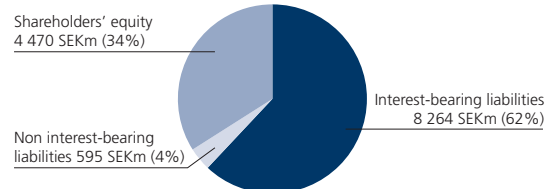
The after tax effect of the above mentioned change of accounting principle is among other things that income per share is improved by SEK 5.56 and that the visible equity/asset ratio increases by 2 percentage units and that the property yield decreases by 0.3 percentage units.

Financial summary

Interest rate trends

The trend on the interest-rate market was characterised by the fact that 2002 was a year of disappointment in terms of the economic situation. The year began with an optimistic view of the economy and higher interest rates followed. In the spring Riksbanken (the Bank of Sweden) raised the interest rate twice totalling 0.50 percentage units. Even the long-term interest rates showed a dramatic increase. The



**INTEREST RATE DEVELOPMENT
JANUARY 1ST 1993–FEBRUARY 7TH 2003**

FINANCING AS OF 31-12-2002


five-year swap rate, which is very important for Castellum, reached a little over 6 % a number of times during the period March through May. The international as well as the national stock market was a disappointment in 2002. The households' as well as the business sector's lower expectations made the interest rates drop during the fall. The slowing economy and especially the expectations of the future made Riksbanken cut the Repo-rate twice during the fall for a total of 0.50 percentage units, leaving the interest rate on the same level, 3.75 %, as in the beginning of 2002. The five-year swap rate reached 4.55 % on December 31st.

The five-year swap rate and the three-month STIBOR rate are the interest rates that have the greatest impact on Castellum's borrowing costs. The chart above shows how these rates have developed since 1993.

Financial risks

For Castellum it is very important to track interest rate trends, as interest is the single largest cost item for a real estate company. Managing financial risks and above all the so-called interest rate risk (see the following explanation) is therefore very important in terms of future income trends. Hence, Castellum has centralised the financial risk management to the parent company. The treasury department is also the Group bank, with responsibility for borrowing and cash management.

Castellum manages the financial risks according to the framework of the financial policy as defined by the Board. In order to reduce the interest rate risk exposure Castellum uses mainly interest rate swaps.

The disclosure and classification of financial risks covered below follows the Swedish Financial Accounting Standard Council's recommendations. In the financial policy the following types of risks are defined;

Price risks

According to Castellum's financial policy there are two defined so-called price risks;

- **Interest rate risk**

The interest rate risk is the risk that changes in interest rates affect the Groups' financing cost and thereby the Group's income. How much and how quickly a change in the interest rates has an impact on income depends on the term of fixed-interest agreements.

- **Currency risk**

Castellum only owns properties in Sweden, and according to the financial policy may not be exposed to foreign currency risks.

Funding risk

The funding risk is the risk that no financing is available or is very unfavourable at a given point in time. To limit the funding risk Castellum must have access to long-term, binding credit agreements.

Credit risk

Credit risk is the risk that a counter party does not complete delivery or payment. In financial operations a credit risk arises mainly when investing surplus cash flow and in so-called interest rate swap agreements. To reduce the credit risk the financial policy states that

Castellum shall work only with banks and credit institutes with good credit ratings and approved in the policy.

Financial management

There are two overall objectives for the treasury department's activities in Castellum;

- Achieving the lowest possible funding cost within the framework of the financial policy.
- Striving towards that interest rate changes will effect the cash flow evenly over time.

In order to achieve the objectives for the funding operations and interest rate risk management according to the framework of the financial policy consideration is taken to the following factors; the nominal interest rate, the state of the economy, the level on which the cash flow is affected by a change in the interest rate, and how fast a change in the interest rate is compensated by index-clauses and renegotiations of contracts. To achieve a flexible interest rate risk management mainly loans with short term fixed interest rate are signed. By the use of interest rate swaps the desired level of fixed interest rates and interest rate costs can be hedged. A combination of loans with short term fixed interest rates and interest rate swaps, equals a long term fixed interest rate agreement but without its limitations on extra amortisation or cancellation in advance. Hence, Castellum is treating this combination of loans with short term fixed interest rates and interest rate swaps as fixed interest rate agreements.

When interest rate swaps are used for the purpose of getting fixed interest rate agreements and hedge the

future interest rate cash flow, the swap is assigned a market value. The market value varies due to changes in the interest rate but also due to the remaining life of the swap. If the market interest rate with the same duration is lower than the interest rate paid by Castellum according to the swap, the value of the interest rate swap is negative. If the market interest rate with the same duration is higher than the interest rate paid by Castellum according to the swap, the value of the interest rate swap is positive. Hence, the market value of the interest rate swap portfolio is not affecting Castellum's aim for stable interest rate costs rather only reflecting the mathematical calculation of the value of the interest rate swap's future cash flow discounted with today's market interest rate. The market value of Castellum's interest rate swap portfolio totalled SEK -232 million (-64) at the turn of the year. According to current accounting principles the market value of the interest rate swaps is not included in the books, instead the cost is spread out over the swap's duration.

An explanation gives that by closing and realising the result of all existing swaps and, at the same time, reinvest in new swaps with the same duration Castellum would on December 31st 2002 experience an average interest rate of 4.9 %. The market value and the refinancing interest rate above is a real-time calculation and is valid only on the closing date.

Assuming an unchanged average fixed interest rate structure and an unchanged volume of loans, a +/-1 percentage unit change in both the short-term and long-term interest rate, would affect Castellum's interest rate costs by +/- SEK 20 million during 2003. ►

FINANCIAL OBJECTIVES AND FINANCIAL POLICY		INTEREST RATE MATURITY AND LOAN MATURITY STRUCTURE 31-12-2002				
Equity/assets ratio	Not below 30 %	Interest rate maturity structure		Loan maturity structure		
Interest coverage ratio	Not below 200 %	Loan amount SEKm	Average interest rate	Credit agree- ment, SEKm	Utilised SEKm	
Price risk		0–1 year, incl. liquidity	2 526	4.9%	850	160
Interest rate risk	Average fixed-rate interest term 2–4 years	1–2 years	1 060	5.3%	25	25
Currency risk	Not allowed	2–3 years	600	6.1%	1 250	1 150
Funding risk	Minimum 50 % long-term agreements	3–4 years	1 052	5.9%	6 302	5 302
Credit risk	Only credit institutes with good credit ratings	4–5 years	856	5.5%	1 207	1 007
Proportion of fixed-rate interest maturity	Maximum 40 % within 12 months, maximum 30 % within each 12-month-period following	5–10 years	2 150	6.3%	600	600
		Total	8 244	5.6%	10 234	8 244

However, a corresponding change would, with a floating interest rate, have affected Castellum's interest rate costs by +/- SEK 83 million during 2003.

Financial structure

Castellum's funding as of December 31st 2002 is shown in the summary on the previous page.

Net interest-bearing items were SEK 8,244 million (8,234) after the deduction of liquid assets of SEK 20 million (20).

Loan and interest rate maturity structure

Castellum has long-term credit agreements totalling SEK 10,234 million (9,893). As of December 31st 2002 SEK 8,264 million (8,254) was utilised under the credit agreements mentioned above, representing unutilised, available credit of SEK 1,970 million (1,639). The loan maturity structure in the table on the previous page shows when the loan amounts under existing credit agreements falls due for renegotiation or repayment.

The weighted term for agreed credit agreements was 3.6 years, which guarantees Castellum loans at a specific margin during the term of the agreements. During 2002 Castellum entered a new 5-year credit agreement with a combine of Swedish and foreign banks at a total of SEK 1.2 billion, which is secured by financial covenants.

Castellum's Group bank arranges loans under Castellum's credit agreements in order to provide funding to the property owning subsidiaries. The credit agreements provide Castellum with the right to choose both short-term and long-term fixed interest rates. As of December 31st 2002 Castellum was able to make draw-downs under its credit agreement up to SEK 2,000 million without pledging mortgage security, while for the remaining amount of the direct agreements a mortgage must be pledged up to the level at which they are utilised. As collateral for loans drawn under the credit agreements with direct mortgages, Castellum has pledges on the company's receivables from subsidiaries, including pledged property mortgages. In addition to the usual cancellation terms some of the credit agreements contain financial covenants. The terms of the credit agreements vary according to each credit agreement, however all of the credit agreements are well in compliance with the financial objectives set by Castellum.

Castellum can increase or decrease the allocation under the long-term credit agreements. The objective is to minimise the interest-bearing liabilities, and cash is therefore used primarily to repay outstanding debts. The average interest rate at the year-end is shown in the table on the previous page, and was 5.6 % (5.8).

The average fixed interest rate duration, on the same date, was 3.4 years (2.3). The interest rate maturity structure has been achieved by the extension of loans with short term fixed interest rates by the use of interest rate swaps and collars with a nominal base value of SEK 6,835 million and SEK 300 million respectively.

Net financial items

Net financial items were SEK -442 million (-414), of which interest subsidies were SEK 2 million (3) and dividends SEK 5 million (5). During the year SEK 16 million (22) in interest costs was capitalised in connection with investments in the property portfolio. The average rental level was 5.7 % (5.8).

Tax situation

Tax expense

Due to the opportunity for supplementary depreciation of the real estate portfolio for tax purposes (2-4 % in tax terms, depending on the category, compared to 1 % in the accounts) and to utilise existing tax loss carry-forwards, there is in principle no taxable net income and consequently nor is there any paid tax expense.

There is, however, a deferred tax expense of SEK 128 million (141) that does not affect cash flow, which relates mainly to the supplementary depreciation of the real estate portfolio for tax purposes and utilization of the tax loss carryforwards. Of the earlier described write-downs of SEK 346 million that were reversed, the main portion is considered to be taxable income. This taxable reversion of write-downs, that increases the properties fiscal residual value and gives a corresponding lower taxation in the future when the properties are sold, uses up part of the tax loss carryforwards. This situation is however in part compensated by a tax deficit of SEK 535 million due to the liquidation of a subsidiary, making this year's tax costs amount to 13 %.

Deferred tax debts

The deferred tax debts have been reported in accordance with Recommendation no. 9 of the Swedish Financial

Accounting Standards Council, and calculated partly on the tax loss carryforwards and partly on the difference between the properties' book value and their residual value for tax purposes. The deferred tax assets will only be included when they can reasonably be considered to have been finally assessed by the tax authority.

Tax loss carryforwards

Castellum's tax loss carryforwards were estimated on December 31st 2002 at SEK 690 million, after SEK 269 million had been utilised during the year.

Overvaluation and undervaluation of properties for tax purposes

When the tax effect of a property sale in the Group is calculated, the book value in the Group of SEK 13,137 million must be balanced against the residual value for tax purposes in a legal entity, which amounts in total to SEK 12,210 million. The surplus of shares in properties owned by partnerships and limited partnerships, which amounts in total to SEK 204 million, must also be considered. When these surplus values are taken into consideration, if all of Castellum's real estate were sold, the taxable net profit would exceed the book profit in the Group by SEK 723 million. This is an increase of SEK 220 million on the previous year.

During 1994–1996 Castellum made fiscal write-down on properties. Due to a new accounting principle adopted in 2002 part of the previous write-downs has been reversed, both in the books and fiscally. In the end of 2002 a little over SEK 200 million of the previous fiscal write-downs still remained, that provided a continuing increase in value of the properties may be fiscally reversed.

Overvaluation and undervaluation of shares for tax purposes

A proposed change in the law is expected to be adopted during 2003, which means in principle that any capital gain from the sale of shares in subsidiaries will be tax-free. Another consequence of the proposed law is that losses will not be deductible. The fact that Castellum's purchase value of shares for tax purposes exceeds the book value will therefore be of no significance. As a precaution, deferred tax assets have never been posted under this item.

Untaxed reserves

In the Group there are only minor amounts allocated to untaxed reserves.

TAX EXPENSE 31-12-2002

SEKm	Basis paid tax	Basis deferred tax
Income before tax	1 003	—
Fiscally accelerated depreciation	–200	191
Difference fiscal and book value sold properties reversed	9	
write-downs etc		
Other tax allowances	–535	—
Utilised tax loss carry forwards	–269	269
Total basis	8	460
<i>Of which 28 % paid/deferred tax</i>	<i>2</i>	<i>128</i>

DEFERRED TAX ASSETS

SEKm	Basis	Deferred tax 28 %
Tax loss carry forwards		
Opening balance	959	268
Change of the year	–269	–75
Closing balance	690	193
Difference book and fiscal value on properties		
Opening balance	–503	–141
Change of the year	–220	–61
(SEK 29 million and SEK 8 million respectively refer to write-downs reversed directly in the balance sheet)		
Closing balance	–723	–202
Total		
Opening balance	456	127
Change of the year	–489	–136
Closing balance	–33	–9

Opportunities and Risks

Rental value and economic occupancy rate

The value of Castellum's properties is affected by the rental levels and occupancy rates that can be achieved, as are the Group's net income and cash flow.

Both the rental levels and the economic occupancy rate for commercial leases depend above all on growth in the Swedish economy and the scale of new construction.

Commercial leases are usually signed for a period of 3–5 years, giving that a change in the market rents has no immediate effect on rental income. The lease period, along with the term of notice being nine months, make the income for the current year fairly predictable. However, tenants' bankruptcies give an instant loss of income. Castellum's existing lease maturity structure, together with the size and sector spread of the lease portfolio, provides a good spread of risk exposure, as shown in the tables on pages 59–60.

Real estate costs

Castellum's real estate portfolio is well maintained and has a good standard and maintenance situation, which means that the Group's real estate costs are in line with levels regarded as being justified in the long term. However, costs vary between different years as well as seasons of the year, i.e. mild winters give lower costs for heating and snow clearance. The greatest risk for increasing costs are municipal charges and energy prices. Since a large portion of these costs is passed on to the tenants, the cost increase is compensated in part by increased rental income.

Interest levels

Interest expenses are the largest single cost item in Castellum's income statement. A direct change in Castellum's borrowing rate of ± 1 percentage unit would mean that net interest expenses would change by about SEK ± 83 million. In order to reduce this effect the interest rate structure has been spread over different terms. A change in market interest rates of ± 1 percentage unit would only effect earnings by SEK ± 20 million for 2003.

One of the single most important factors affecting market interest rates is expected inflation. An interest rate rise caused by inflation is counteracted by higher rental income, as the majority of commercial leases are linked to changes in the consumer price index via a so-called index clause.

Taxes

Castellum is affected by political decisions such as changes in the level of corporate taxation or real estate tax. Castellum has considerable tax loss carry forwards, and is not expected to pay any income tax during the next year. Future changes to the rules for income taxation could, however, affect Castellum's tax position either positively or negatively.

Due to the fact that a real estate company carries out larger fiscal depreciation than those made in the books and the possibility of using a tax allocation reserve, the effective tax paid by Castellum is less than the 28 % nominal tax rate.

If there were a change in ownership in Castellum, involving one or more shareholders jointly acquiring more than 50 % of voting rights, and each of these acquiring at least 5 % of voting rights, the opportunities of utilising tax loss carryforwards could be restricted.

Real estate values

The value of a property depends largely on the expected cash flow and the required yield. For a more detailed description of the impact of various factors on the value of the real estate portfolio, please refer to the sections entitled Valuation and Calculation of Net Asset Value on pages 40–43.

Castellum's properties are insured at their full value.

SENSITIVITY ANALYSIS

	Change	Pre tax earnings impact 2003, SEKm
Rental levels		
Commercial premises	$\pm 1\%$	± 16
Residential properties	$\pm 1\%$	± 1
Economic occupancy rate ± 1 percentage point		± 19
Real estate costs	$\pm 1\%$	± 6
Net financial items including interest subsidies		
Market rate ± 1 percentage point		± 83
Loan costs ± 1 percentage point		± 20

Key Ratios and Comparison with Recent Years

	2002	2002				2001	2000	1999	1998	1997
		Q 4	Q 3	Q 2	Q 1					
Income Statement, SEKm										
Rental income	1 684	431	422	416	415	1 571	1 435	1 256	1 200	1 131
Operating expenses	-289	-82	-55	-62	-90	-278	-244	-234	-244	-255
Maintenance incl. tenant improvements	-94	-25	-22	-20	-27	-107	-110	-109	-114	-129
Ground rent	-15	-2	-4	-4	-5	-16	-16	-15	-15	-15
Real estate tax	-68	-17	-19	-16	-16	-57	-55	-55	-58	-52
Leasing and property administration	-90	-23	-21	-24	-22	-86	-88	-82	-83	-79
Net operating income before depreciation	1 128	282	301	290	255	1 027	922	761	686	601
Depreciation	-116	-30	-29	-29	-28	-108	-100	-89	-83	-78
Central administrative expenses	-62	-17	-14	-18	-13	-67	-61	-55	-57	-52
Net financial expenses	-442	-113	-114	-111	-104	-414	-360	-271	-271	-234
Income from property management	508	122	144	132	110	438	401	346	275	237
Sale of real estate										
Net sales proceeds	503	73	47	78	305	635	598	425	571	389
Book value	-324	-53	-30	-49	-192	-506	-456	-316	-482	-325
Income/loss from property sales	179	20	17	29	113	129	142	109	89	64
Items affecting comparability	316	316	—	—	—	—	-12	—	—	-10
Current paid tax	-2	-2	—	—	—	—	-1	—	-1	—
Deferred tax	-128	24	-44	-47	-61	-141	-134	-127	-101	-81
Net income for the financial year/period	873	480	117	114	162	426	396	328	262	210
Financial key ratios										
Net income excluding items affecting comparability and after a standard tax deduction of 28 %, SEKm	495	102	116	116	161	408	391	328	262	217
Income from property management, SEKm	508	122	144	132	110	438	401	346	275	237
Cash flow from management, SEKm	622	150	173	161	138	546	500	435	357	315
Surplus ratio	67%	65%	71%	70%	61%	65%	64%	61%	57%	53%
Interest coverage ratio	241%	235%	252%	245%	233%	232%	239%	261%	232%	235%
Data per share										
(since there are no potential common stock, there is no effect of dilution)										
Average number of shares, thousand	41 000	41 000	41 000	41 000	41 000	41 000	46 628	50 000	50 000	50 000
Earnings after tax, SEK	21.29	11.71	2.85	2.78	3.95	10.39	8.49	6.56	5.24	4.20
Net income excluding items affecting comparability and after a standard tax deduction of 28 %, SEK	12.07	2.49	2.83	2.83	3.93	9.95	8.39	6.56	5.24	4.34
Income from property management, SEK	12.39	2.98	3.51	3.22	2.68	10.68	8.60	6.92	5.50	4.74
Cash flow from management, SEK	15.17	3.66	4.22	3.93	3.37	13.32	10.72	8.70	7.14	6.30
Dividend (proposed for 2002), SEK	7.50	—	—	—	—	6.50	5.50	4.50	3.50	2.75
Dividend pay out ratio	62%	—	—	—	—	65%	66%	69%	67%	63%

	2002	2001	2000	1999	1998	1997
Balance Sheet, SEKm						
Assets						
Real estate	13 137	12 176	11 044	10 242	8 695	8 586
Other fixed assets	55	182	324	462	599	651
Current receivables	117	339	62	115	168	59
Cash and bank	20	20	11	96	100	116
Total assets	13 329	12 717	11 441	10 915	9 562	9 412
Shareholders' equity and liabilities						
Shareholders' equity	4 470	3 843	3 642	4 370	4 263	4 182
Interest-bearing liabilities	8 264	8 254	7 245	5 670	4 765	4 795
Non interest-bearing liabilities	595	620	554	875	534	435
Total shareholders' equity and liabilities	13 329	12 717	11 441	10 915	9 562	9 412
Financial key ratios						
Property investments, SEKm	1 050	1 741	1 352	1 993	712	867
Borrowing ratio	63%	66%	66%	57%	55%	56%
Equity/assets ratio	34%	30%	32%	40%	45%	44%
Adjusted equity/assets ratio	43%	41%	42%	49%	—	—
Return on equity	21.0%	11.4%	9.9%	7.6%	6.2%	5.1%
Return on total capital	11.1%	8.1%	8.0%	7.1%	6.7%	5.7%
Data per share						
Outstanding number of shares, thousand	41 000	41 000	41 000	50 000	50 000	50 000
Book value of real estate, SEK	320	297	269	205	174	172
Shareholders' equity, SEK	109	94	89	87	85	84
Net asset value, SEK	183	171	155	132	—	—
Property-related key ratios						
Rental value, SEK/sq.m	799	747	694	665	656	641
Economic occupancy rate	91.5%	93.0%	92.4%	91.3%	89.7%	88.6%
Real estate costs, SEK/sq.m.	235	237	225	231	248	261
Net operating income, SEK/sq.m	496	457	416	376	342	307
Yield	9.1%	9.1%	8.9%	8.4%	8.1%	7.5%
Book value, SEK/sq.m.	5 424	4 994	4 694	4 470	4 211	4 105
Number of properties	508	526	547	565	557	583
Lettable area, thousand sq.m	2 381	2 338	2 309	2 232	2 072	2 106
Average number of employees	179	180	181	182	186	201

Income Statement

SEKm	Group		Parent Company	
	2002	2001	2002	2001
Rental income	1 684	1 571	7	8
Operating expenses	-289	-278	—	—
Maintenance incl. tenant improvements	-94	-107	—	—
Ground rent	-15	-16	—	—
Real estate tax	-68	-57	—	—
Leasing and property administration	-90	-86	—	—
Net operating income before depreciation	1 128	1 027	7	8
Depreciation Note 1	-116	-108	0	-1
Gross income from property management	1 012	919	7	7
<i>Sale of real estate</i>				
Net sales proceeds	503	635	—	—
Book value	-324	-506	—	—
Income/loss from property sales	179	129	—	—
Central administrative expenses	-62	-67	-46	-52
Items affecting comparability Note 2	316	—	478	—
Operating income/loss	1 445	981	439	-45
<i>Financial items</i>				
Financial income Note 3	12	14	1 129	1 430
Financial expenses Note 4	-454	-428	-479	-471
Income/loss after net financial items	1 003	567	1 089	914
Current paid tax	-2	—	—	—
Deferred tax Note 5	-128	-141	7	9
Net income for the year	873	426	1 096	923
Financial key ratios				
Net income excluding items affecting comparability and after a standard tax deduction of 28 %, SEKm	495	408		
Income from property management, SEKm	508	438		
Cash flow from management, SEKm	622	546		
Data per share <i>(since there are no potential common stock, there is no effect of dilution)</i>				
Average number of shares, thousand	41 000	41 000		
Earnings after tax, SEK	21.29	10.39		
Net income excluding items affecting comparability and after a standard tax deduction of 28 %, SEK	12.07	9.95		
Income from property management, SEK	12.39	10.68		
Cash flow from management, SEK	15.17	13.32		

Balance Sheet

SEKm		Group		Parent Company	
		2002 Dec 31st	2001 Dec 31st	2002 Dec 31st	2001 Dec 31st
Assets					
Fixed assets					
Tangible fixed assets					
Real estate	Note 6	13 137	12 176	—	—
Equipment	Note 7	7	9	1	1
Total tangible fixed assets		13 144	12 185	1	
Financial fixed assets					
Participations in group companies	Note 8	—	—	3 650	2 889
Long-term receivables, group companies		—	—	7 700	8 469
Other long-term securities	Note 9	34	34	34	34
Deferred tax assets	Note 10	—	127	15	47
Other long-term receivables		14	12	—	—
Total financial fixed assets		48	173	11 399	11 439
Total fixed assets		13 192	12 358	11 400	11 440
Current assets					
Current receivables					
Rent receivables		8	9	—	—
Other receivables		89	309	—	1
Prepaid expenses and accrued income		20	21	3	1
Total current receivables		117	339	3	2
Cash and bank		20	20	0	—
Total current assets		137	359	3	2
Total assets		13 329	12 717	11 403	11 442
Shareholders' equity, provisions and liabilities					
Shareholders' equity		Note 11			
Restricted equity					
Share capital		86	86	86	86
Restricted reserves/Legal reserve		20	20	20	20
Non-restricted equity					
Non-restricted reserves		3 491	3 311	2 872	2 117
Net income for the year		873	426	1 096	923
Total shareholders' equity		4 470	3 843	4 074	3 146
Minority capital		6	—	—	—
Provisions		Note 10,12	11	12	—
Liabilities		Note 13			
Loans on real estate		8 264	8 254	7 180	8 112
Accounts payable		136	200	2	3
Tax liability		16	8	1	1
Other liabilities		36	27	—	—
Accrued expenses and prepaid income	Note 14	390	373	146	180
Total liabilities		8 842	8 862	7 329	8 296
Total shareholders' equity, provisions and liabilities		13 329	12 717	11 403	11 442
Pledged assets	Note 15	7 963	8 857	7 748	8 464
Contingent liabilities	Note 16	—	0	—	—

Change in Equity

Group, SEKm	Number of outstanding shares, thousand	Share capital	Restricted reserves	Non-restricted equity	Total equity
Shareholders' equity 31-12-2000	41 000	86	20	3 536	3 642
Dividend (SEK 5.50 per share)	—	—	—	–225	–225
Net income for the year	—	—	—	426	426
Shareholders' equity 31-12-2001	41 000	86	20	3 737	3 843
Dividend (SEK 6.50 per share)	—	—	—	–266	–266
Reversed write-downs (after tax)	—	—	—	20	20
Net income for the year	—	—	—	873	873
Shareholders' equity 31-12-2002	41 000	86	20	4 364	4 470

Parent Company, SEKm	Number of outstanding shares, thousand	Share capital	Restricted reserves	Non-restricted equity	Total equity
Shareholders' equity 31-12-2000	41 000	86	20	2 198	2 304
Dividend (SEK 5.50 per share)	—	—	—	–225	–225
Group contribution	—	—	—	144	144
Net income for the year	—	—	—	923	923
Shareholders' equity 31-12-2001	41 000	86	20	3 040	3 146
Dividend (SEK 6.50 per share)	—	—	—	–266	–266
Group contribution	—	—	—	98	98
Net income for the year	—	—	—	1 096	1 096
Shareholders' equity 31-12-2002	41 000	86	20	3 968	4 074

Cash Flow Statement

SEKm	Group		Parent Company	
	2002	2001	2002	2001
Operations				
Net operating income before depreciation	1 128	1 027	7	8
Central administrative expenses	–62	–67	–46	–52
Net financial items	–442	–414	650	959
Tax paid on income from property management	–2	—	—	—
Cash flow from management	622	546	611	915
Cash flow items affecting comparability	—	—	—	—
Difference between paid and charged interest	–17	18	–23	19
Change in working capital	–28	21	–13	–3
Cash flow before investments	577	585	575	931
Investments				
Real estate investments	–1 050	–1 741	—	—
Real estate sales	503	635	—	—
Change in receivables/liabilities at sale/acquisition of properties	229	–249	—	—
Other net investments	–3	–5	–283	–353
Cash flow after investments	256	–775	292	578
Financing				
Change in long-term liabilities	10	1 009	–932	1 111
Change in long-term receivables	—	—	769	–1 664
Dividend/Group contribution	–266	–225	–129	–25
Change in cash and bank	0	9	0	0
Cash and bank, opening balance	20	11	0	0
Cash and bank, closing balance	20	20	0	0

C H A N G E I N E Q U I T Y / C A S H F L O W S T A T E M E N T

Notes and Accounting Principles

(All figures in SEKm unless stated otherwise)

Accounting principles

Castellum's accounts have been produced in accordance with the Swedish Annual Accounts Act and subject to the Financial Accounting Standards Council's recommendations as well as statements made by the Financial Accounting Standards Council's Emergency Group.

The consolidated financial statements have been prepared in accordance with the acquisition accounting method, which means that assets and liabilities have been shown at their market value, in accordance with a prepared acquisition analysis. The consolidated balance sheet and income statement include all companies in which the parent company, has controlling influence and either directly or indirectly, holds more than half of the voting rights. In addition to the parent company, the Group comprises the subsidiaries and associated companies listed in Note 8.

Assets, provisions and liabilities have been valued at their acquisition value unless otherwise stated below. There are no receivables or liabilities in foreign currency. Receivables have, after individual valuation, been shown at the amounts at which they are expected to be received.

The accounting principles remain unchanged from the previous year a part from the previously made write-downs being reversed concerning both properties (see Note 6) and shares in subsidiaries (see Note 8).

Note 1 Depreciation

	Group		Parent Company	
	2002	2001	2002	2001
Buildings	109	101	—	—
Building equipment	1	1	—	—
Land improvements	1	1	—	—
Equipment	5	5	0	1
Total	116	108	0	1

Depreciation according to plan of tangible fixed assets is based on historical purchase values after a deduction for subsequent depreciation and the calculated life expectancy of various groups of fixed assets. Depreciation of assets purchased during the year is calculated with reference to the purchase date. Depreciation is linear, which means it remains constant during the period of use. Land is not depreciated.

The various groups of fixed assets are depreciated every year using the following percentages:

Buildings	1%
Building equipment	10%
Land improvements	1%
Equipment	20%
Computers	33%

Note 2 Items affecting comparability

	Group		Parent Company	
	2002	2001	2002	2001
Reversed write-downs on properties	316	—	—	—
Reversed write-downs on shares in subsidiaries	—	—	478	—
Total	316	—	478	—

Note 3 Financial income

	Group		Parent Company	
	2002	2001	2002	2001
Interest subsidies	2	3	—	—
Dividend from subsidiaries	—	—	—	648
Dividend, others	5	5	5	5
Group contribution, subsidiaries	—	—	628	289
Interest income, subsidiaries	—	—	495	488
Interest income, others	5	6	1	—
Total	12	14	1 129	1 430

Note 4 Financial expenses

	Group		Parent Company	
	2002	2001	2002	2001
Interest expenses, subsidiaries	—	—	41	32
Interest expenses, others	454	427	438	437
Other financial expenses	—	1	—	2
Total	454	428	479	471

Note 5 Income tax

Companies in the Castellum Group are liable for tax according to Swedish legislation. Income tax in Sweden is 28 %, and is calculated on the net income for the year, with surcharges for non-deductible expenses and deductions for non-taxable income. Due to significant tax loss carryforwards, which are reduced every year by the taxable net income, the Group does not in principle pay any tax. The accounts do, however, include a deferred tax expense that does not affect the cash flow, representing 28 % of items including the tax loss carry forwards used during the year and over-depreciation for tax purposes.

Deferred tax relating to group contributions, which have been posted directly to equity, has been posted net to equity for both donor and recipient.

For further information on Castellum's tax situation, see pages 65–66.

cont. note 5

	Group		Parent Company	
	2002	2001	2002	2001
Income before tax	1 003	567	1 089	914
Tax after current tax rate, 28 %	-281	-159	-305	-256
Tax effect due to:				
non-taxable dividend etc	2	2	311	264
other fiscal adjustments	149	16	1	1
Disclosed tax expense	-130	-141	7	9

Note 6 Real estate

	Group		Parent Company	
	2002	2001	2002	2001
<i>Schedule of book value</i>				
Buildings	11 276	10 421	—	—
Building equipment	13	8	—	—
Land improvements	24	26	—	—
Land	1 824	1 721	—	—
Total book value	13 137	12 176	—	—
<i>Schedule of changes for the year</i>				
Opening acquisition value	14 055	12 915	—	—
Investments of which capitalised interest expenses	622 16	1 067 22	—	—
Acquisitions	428	674	—	—
Sales etc	-481	-601	—	—
Closing acquisition value	14 624	14 055	—	—
Opening depreciation	-900	-857	—	—
Sales etc	49	60	—	—
Depreciation on reversed write-downs	-41	—	—	—
Depreciation for the year	-111	-103	—	—
Closing depreciation	-1 003	-900	—	—
Opening write-downs	-979	-1 014	—	—
Sales etc	108	35	—	—
Reversed write-downs	387	—	—	—
Closing write-downs	-484	-979	—	—
Book value	13 137	12 176	—	—
<i>Schedule of tax assessment value</i>				
Buildings	7 036	6 209	—	—
Land	1 852	1 675	—	—
Total tax assessment value	8 888	7 884	—	—

Real estate has been shown at its acquisition value, with the addition of value-enhancing investments and deductions for cumulative depreciation according to plan and write-downs. In the case of major new construction and refurbishment, interest expenses during the construction period are also added to the purchase value.

cont. note 6

Interest is calculated on the basis of the average weighted borrowing cost for the Group (5.7%). To the extent that neglected maintenance or other future costs have been identified and taken into account by a deduction from the acquisition price or by a write-down, the corresponding value-enhancing measure is shown as an asset. Apart from this, value-enhancing measures are only capitalized if they change the function of a property, building structure or more permanent elements, while all charges relating to maintenance and tenant improvements are in principle charged to expenses.

The book value of each property has been defined using an internal valuation model, and it was not considered that there is any need for write-downs. This is a long-term, cash flow-based valuation model, based on the present value of future cash flows with a differentiated required yield for each property, depending on such factors as location, use, condition and standard.

The Group takes a long-term view of its real estate portfolio, and the properties are therefore shown in the accounts as fixed assets, even though under tax legislation they are regarded as current assets. Castellum has according to an alternative in the Swedish Annual Accounts Act chosen not to reverse the write-downs made before 1997. According to the Swedish Financial Accounting Standards Council's accounting recommendation no. 17-Write-downs, introduced in 2002, write-downs shall, however, be reversed when these no longer can be justified. Hence, Castellum has changed its accounting principle and during 2002 reversed previously made write-downs. In the case when a previous write-down was reported in the income statement, the write-down is also reversed through the income statement, while in the case when the write-down was reported directly in the balance sheet it is being reversed directly to shareholders' equity. The basis for calculation of the amount being reversed is the individual valuation made at the year-end for each property, with consideration taken to an uncertainty range normally used in such assessments and the initial acquisition cost as well as the depreciation that should have been made if the write-down never had occurred. The depreciation that should have been made if the write-down never had occurred has hence reduced the amount of reversed write-downs in the income statement/balance sheet and increased the accumulated depreciation.

When acquiring and selling properties or companies the transaction is entered as of the contract date, unless this is contrary to special conditions.

Note 7 Equipment

	Group		Parent Company	
	2002	2001	2002	2001
Opening acquisition value	37	35	4	4
Purchases	3	4	0	1
Sales/Retirement of assets	-3	-2	-1	-1
Closing acquisition value	37	37	3	4
Opening depreciation	-28	-25	-3	-3
Sales/Retirement of assets	3	2	1	1
Depreciation for the year	-5	-5	0	-1
Closing depreciation	-30	-28	-2	-3
Book value	7	9	1	1

Equipment, which has been classified as fixed assets, has been included at the purchase value with deductions for cumulative depreciation according to plan.

Note 8 Participations in group companies

	Group		Parent Company	
	2002	2001	2002	2001
Opening acquisition value	—	—	3 459	4 639
Shareholders' contribution etc.	—	—	283	355
Liquidation, etc.	—	—	-15	-1 535
Closing acquisition value	—	—	3 727	3 459
Opening write-downs	—	—	-570	-2 102
Reversed write-downs	—	—	478	—
Liquidation, etc.	—	—	15	1 532
Closing write-downs	—	—	-77	-570
Book value	—	—	3 650	2 889

The principles for consolidation are described in the accounting principles. Directly owned subsidiaries are listed below. Other companies in the Group are included in each respective subsidiary's annual report.

	Corporate identity no.	Registered office	Percentage of voting rights	Book value
Fastighets AB Brostaden	556002-8952	Stockholm	100%	770
Aspholmen Fastigheter AB	556121-9089	Örebro	100%	506
Eklandia Fastighets AB	556122-3768	Göteborg	100%	687
Harry Sjögren AB	556051-0561	Mölndal	100%	547
Fastighets AB Corallen	556226-6527	Värnamo	100%	389
Fastighets AB Briggen	556476-7688	Malmö	100%	751
Fastighets AB Regeringsgatan	556571-4051	Göteborg	100%	0
Total				3 650

Castellum has according to an alternative in the Swedish Annual Accounts Act chosen not to reverse write-downs. According to the Swedish Financial Accounting Standards Council's accounting recommendation no. 17-Write-downs, introduced in 2002, write-downs shall, however, be reversed when these no longer can be justified.

Note 9 Other long-term securities

Other long-term securities are valued at the purchase value, unless the market value justifies the need to write them down.

	Percentage of voting rights	Book value
Älvkraft Intressenter AB	49,7%	34

This holding comprises 342,000 preference shares (15 % dividend) with a nominal value of SEK 100 each, and is regarded as a capital investment.

Note 10 Deferred tax assets

The difference between an asset's or a liability's book value and its value for tax purposes is called a temporary difference. The word temporary denotes the fact that the difference between these values is only temporary, and that some time in the future the difference will disappear. This means that there is a tax asset or a tax liability that falls due for payment on the date on which the asset or liability is realised.

cont. note 10

In Castellum there are two items in which there are temporary differences, namely tax loss carryforwards and properties. As far as tax loss carryforwards are concerned, there is a deferred tax asset of 28 % of existing tax loss carryforwards. As far as properties are concerned, there is a deferred tax liability of 28 % of the difference between the properties' book value and their value for tax purposes. The deferred tax assets will only be included when they can reasonably be considered to have been finally assessed by the tax authority.

	Group		Parent Company	
	2002	2001	2002	2001
Deferred tax assets relating to tax loss carryforwards	193	268	15	47
Deferred tax liability relating to the difference between book value and the residual value for tax purposes	-202	-141	—	—
Net deferred tax assets	-9	127	15	47

For further information on Castellum's tax situation, see pages 65–66.

Note 11 Shareholders' equity

The share capital as of December 31st 2002 consisted of 43,001,677 shares, with one vote per share and a nominal value of SEK 2 per share. Castellum owns 2,001,677 of the 43,001,677 shares. The shares that were repurchased do not carry any voting rights or entitlement to dividend. There are no potential common stock shares, such as convertible shares.

Note 12 Provisions

	Group		Parent Company	
	2002	2001	2002	2001
Provisions for pensions	1	1	—	—
Provisions for tax	1	9	—	—
Deferred tax liability	9	—	—	—
Other provisions	—	2	—	—
Total	11	12	—	—

Note 13 Liabilities

	Group		Parent Company	
	2002	2001	2002	2001
Interest-bearing liabilities due within one year of the year-end	180	287	130	187
Other non interest-bearing liabilities	578	608	149	184
Interest-bearing liabilities due within 1–5 years of the year-end	8 084	7 967	7 050	7 925
Interest-bearing liabilities due more than 5 years after the year-end	—	—	—	—
Total	8 842	8 862	7 329	8 296

cont. note 13

Castellum has entered into interest derivative agreements, in order to spread the interest rate maturity of the loan portfolio in accordance with agreed financial policy. Cash flows under these agreements are periodised over the remaining terms. Expenses/income relating to derivative agreement entered into/completed during the original terms of the agreements are also periodised. The accounts therefore contain no market value of derivative agreements entered into.

Note 14 Accrued expenses and prepaid income

	Group		Parent Company	
	2002	2001	2002	2001
Rent paid in advance	184	141	—	—
Accrued interest	134	151	127	150
Other	72	81	19	30
Total	390	373	146	180

Note 15 Pledged assets

	Group		Parent Company	
	2002	2001	2002	2001
Property mortgages	7 929	8 823	—	—
Shares and participations in group companies	—	—	—	—
Long-term receivables, group companies	—	—	7 714	8 430
Other	34	34	34	34
Total	7 963	8 857	7 748	8 464

Note 16 Contingent liabilities

	Group		Parent Company	
	2002	2001	2002	2001
Other contingent liabilities	—	0	—	—

Note 17 Staff, the Board and Auditors

	Group		Parent Company	
	2002	2001	2002	2001
Average number of employees (all in Sweden) of which women	179 53	180 57	12 5	12 5
Salaries and remuneration				
Board, CEO and Deputy CEO of which commission and bonus	18 8	20 10	8 3	9 4
Other employees	58	55	10	11
Total	76	75	18	20
Payroll overheads				
Board, CEO and Deputy CEO of which pension costs	9 3	9 3	4 1	4 1
Other employees	27	25	4	5
Total of which pension costs	36 10	34 9	8 2	9 2

Auditors

Remuneration to auditors during the year was SEK 2,475,000 (2,290,000), of which SEK 1,564,000 (1,777,000) related to auditing assignments and the remainder to consulting. The corresponding amounts for the parent company were SEK 949,000 (882,000) and SEK 647,000 (773,000) respectively. Of the Groups total remuneration of SEK 2,475,000 (2,290,000), SEK 2,367,000 (2,185,000) refers to KPMG and the remainder to Deloitte & Touche.

Board of Directors

Fees of SEK 750,000 were paid to the Board according to the AGM's decision. Of which the Chairman received SEK 250,000 (250,000) and the other Directors excluding the CEO each received SEK 125,000 (125,000). No other compensation beside the fees has been paid.

Senior executives

Remuneration and benefits to the Chief Executive Officer, Deputy Chief Executive Officer and other senior executives is decided by a working group consisting of all members of the Board excluding the Chief Executive Officer. The remuneration comprises a fixed salary and a bonus according to an incentive scheme described below. The bonus can during the three-year period total a maximum of three years salary.

During the year the Chief Executive Officer received a fixed salary including car benefits of SEK 2,501,000 (2,258,000). In addition to this, SEK 2,021,000 (2,680,000) has been written off as bonus for 2002. The Chief Executive Officer has a premium-based pension with no other obligations for the company than to pay an annual premium, which during the year amounted to 18 % of the fixed salary. If notice of dismissal is given by the company the Chief Executive Officer is entitled to two years' salary, with a deduction of salary or remuneration received from other employment or activity.

The Deputy Chief Executive Officer and other senior executives, eight people in total, have during the year received fixed salaries including car benefits of SEK 7,724,000 (7,009,000). In addition to this, SEK 6,488,000 (8,333,000) has been written off as bonus for 2002. These persons have a premium-based pension with no other obligations for the company than to pay an annual premium, which depending on age and salary is in the range of 20–32 % of the fixed salary. If notice of dismissal is given by the company these persons are entitled to no more than two years' salary, with a deduction of salary or remuneration received from other employment or activity.

Senior executives and other senior employees have an incentive scheme that comprises two parts:

- One profit-based part mainly based on the earnings trend and, if the objectives are reached, this is paid as salary on an annual basis after the financial statements have been adopted. The profit-based part, which will continue up to and including 2004, can total a maximum of a half-year salary, to Castellum equivalent to a cost of SEK 7 million, including social costs.
- One share price-based part based on the total return on the Castellum share during a three-year period, both in nominal figures and compared with the property index. Any bonus due is paid as salary after the measurement period of June 2002–May 2005. The share price-based bonus can during the three-year period total a maximum of one and a half years salary, to Castellum equivalent to a cost of SEK 20 million, including social costs.

Executives in receipt of a bonus undertake to acquire Castellum shares for at least half of the amount of the bonus due after tax. The bonus paid does not affect pensions.

Proposed Appropriation of Profits

The Group

As shown in the consolidated balance sheet, the Group's profits amount to SEK 4,364 million. No transfer to restricted reserves is proposed.

The parent company

The following funds are at the disposal of the Annual General Meeting:

Non-restricted reserves	SEK 2,872,130,639
Net income for the year	SEK 1,096,197,952
	<hr/> SEK 3,968,328,591

The Board of Directors and the Chief Executive Officer propose that the profits be appropriated as follows:

Dividend to shareholders, SEK 7.50 per share	SEK 307,500,000
Carried forward to the new accounts	SEK 3,660,828,591
	<hr/> SEK 3,968,328,591

The company has 43,001,677 registered shares, of which 2,001,677 are currently the company's own shares that were repurchased and are not entitled to dividends.

The total of the dividend payment proposed above of SEK 307,500,000 can therefore be changed if the number of the company's own shares that were repurchased changes before the record date for the dividend.

Gothenburg, February 11th 2003



Jan Kvarnström
Chairman



Mats Israelsson



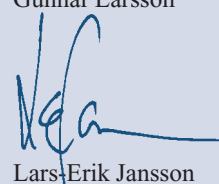
Gunnar Larsson



Stig-Arne Larsson

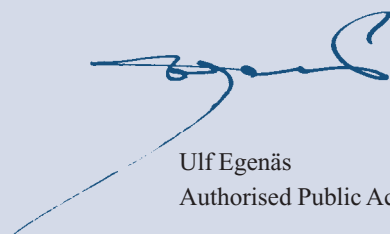


Göran Lindén



Lars-Erik Jansson
Chief Executive Officer

The Auditors' Report regarding this Annual Report was submitted on February 11th 2003.



Ulf Egenäs
Authorised Public Accountant



Caj Nackstad
Authorised Public Accountant

Auditors' Report

**To the Annual General Meeting of Castellum AB (publ),
corporate identity no. 556475-5550**

We have examined the Annual Report, the consolidated financial statements, the accounting records, and the administration of Castellum AB by the Board of Directors and the Chief Executive Officer for the year 2002. The Board and the Chief Executive Officer are responsible for the accounting documents and the administration. Our responsibility is to express an opinion on the Annual Report, the consolidated financial statements and the administration on the basis of our audit.

The audit was conducted in accordance with generally accepted auditing standards in Sweden. This means that we planned and carried out the audit to provide reasonable assurance that the Annual Report and the consolidated financial statements do not contain material errors. An audit includes examination of a selection of evidence for the amounts and other information in the accounting documents. An audit also includes examining the accounting policies and their application by the Board and the Chief Executive Officer, and evaluating the overall information in the Annual Report and the consolidated financial statements. In support of our recommendation for discharge from liability, we have examined important decisions, measures and circumstances in the company, in order to assess whether a Director or the Chief Executive Officer is liable to pay compensation to the company. We have also examined whether a Director or the Chief Executive Officer has otherwise acted in contravention of the Swedish Companies Act, the Swedish Financial Statements Act or the Articles of Association. We consider that our audit gives us reasonable grounds for the statement below.

The Annual Report and the consolidated financial statements have been prepared in accordance with the Annual Accounts Act and give therefore a correct view of the company's and the Group's financial position and performance, in accordance with generally accepted accounting standards in Sweden.

We recommend to the Annual General Meeting, that the Income Statement and Balance Sheet for the Parent Company and for the Group be adopted, that the profit of the Parent Company be appropriated in accordance with the proposal in the Directors' Report, and that the Directors and the Chief Executive Officer be discharged from liability for the financial year.

Gothenburg, February 11th 2003



Ulf Egenäs
Authorised Public Accountant



Caj Nackstad
Authorised Public Accountant

Summary of the Real Estate Portfolio

	Greater Gothenburg	Öresund Region	Greater Stockholm	Western Småland	Mälardalen	Total 2002	Comparison	
							2001	2000
Office/Retail								
Number of properties	64	37	37	30	42	210	203	194
Book value, SEKm	2 291	1 879	1 836	833	1 035	7 874	6 685	5 950
Area, thousand sq.m.	284	214	240	157	182	1 077	1 007	949
Rental value, SEKm	295	239	295	126	154	1 109	960	847
Economic occupancy rate	93.0%	91.6%	87.6%	91.0%	91.1%	90.8%	93.4%	92.8%
Rental income, SEKm	274	219	259	114	140	1 006	896	786
Operating expenses, maintenance, etc., SEKm	67	55	80	36	41	279	265	232
Net operating income, SEKm	207	164	179	78	99	727	631	554
Dividend yield	9.0%	8.7%	9.8%	9.4%	9.5%	9.2%	9.4%	9.3%
Book value, SEK/sq.m.	8 077	8 778	7 647	5 299	5 672	7 308	6 641	6 271
Rental value, SEK/sq.m.	1 040	1 114	1 231	800	844	1 029	954	893
Operating expenses, maintenance, etc., SEK/sq.m.	237	257	331	228	228	259	263	245
Net operating income, SEK/sq.m.	730	764	748	500	541	675	627	584
Warehouse/Industrial								
Number of properties	81	35	28	33	24	201	201	204
Book value, SEKm	1 616	797	676	399	359	3 847	3 487	3 302
Area, thousand sq.m.	404	238	164	180	121	1 107	1 082	1 103
Rental value, SEKm	227	135	121	76	70	629	580	545
Economic occupancy rate	93.5%	91.1%	92.7%	88.4%	88.5%	91.7%	91.1%	90.0%
Rental income, SEKm	212	122	113	68	62	577	528	491
Operating expenses, maintenance, etc., SEKm	44	30	34	11	16	135	135	127
Net operating income, SEKm	168	92	79	57	46	442	393	364
Dividend yield	10.4%	11.5%	11.7%	14.2%	12.9%	11.5%	11.3%	11.0%
Book value, SEK/sq.m.	4 002	3 350	4 125	2 214	2 969	3 476	3 222	2 993
Rental value, SEK/sq.m.	563	565	740	423	576	568	536	494
Operating expenses, maintenance, etc., SEK/sq.m.	109	128	205	60	128	121	125	115
Net operating income, SEK/sq.m.	417	386	481	313	382	399	363	330
Residential								
Number of properties	33	21	—	—	—	54	74	102
Book value, SEKm	297	448	—	—	—	745	1 015	1 378
Area, thousand sq.m.	48	66	—	—	—	114	151	213
Rental value, SEKm	42	57	—	—	—	99	132	179
Economic occupancy rate	97.6%	98.4%	—	—	—	98.1%	98.3%	97.6%
Rental income, SEKm	42	56	—	—	—	98	131	175
Operating expenses, maintenance, etc., SEKm	17	19	—	—	—	36	45	63
Net operating income, SEKm	25	37	—	—	—	62	86	112
Dividend yield	8.3%	8.3%	—	—	—	8.3%	8.4%	8.1%
Book value, SEK/sq.m.	6 244	6 766	—	—	—	6 548	6 718	6 480
Operating expenses, maintenance, etc., SEK/sq.m.	354	292	—	—	—	318	296	298
Net operating income, SEK/sq.m.	517	560	—	—	—	542	566	525
Rental value, SEK/sq.m.	893	866	—	—	—	877	876	844

	Greater Gothenburg	Öresund Region	Greater Stockholm	Western Småland	Mälardalen	Total 2002	Comparison	
							2001	2000
Total excluding development projects and undeveloped land								
Number of properties	178	93	65	63	66	465	478	500
Book value, SEKm	4 204	3 124	2 512	1 232	1 394	12 466	11 187	10 630
Area, thousand sq.m.	736	518	404	337	303	2 298	2 240	2 265
Rental value, SEKm	564	431	416	202	224	1 837	1 672	1 571
Economic occupancy rate	93.5%	92.4%	89.1%	90.0%	90.3%	91.5%	93.0%	92.4%
Rental income, SEKm	528	397	372	182	202	1 681	1 555	1 452
Operating expenses, maintenance, etc., SEKm	128	104	114	47	57	450	445	422
Net operating income, SEKm	400	293	258	135	145	1 231	1 110	1 030
Dividend yield	9.5%	9.4%	10.3%	11.0%	10.4%	9.9%	9.9%	9.7%
Book value, SEK/sq.m.	5 719	6 029	6 218	3 651	4 595	5 424	4 994	4 694
Rental value, SEK/sq.m.	768	830	1 032	598	737	799	747	694
Operating expenses, maintenance, etc., SEK/sq.m.	174	203	280	138	188	196	198	186
Net operating income, SEK/sq.m.	544	564	640	400	478	536	496	455
Development projects								
Number of properties	1	3	—	2	5	11	16	16
Book value, SEKm	29	291	—	34	134	488	829	291
Area, thousand sq.m.	—	41	—	10	32	83	98	44
Rental value, SEKm	—	19	—	4	10	33	26	24
Rental income, SEKm	—	14	—	1	7	22	18	12
Operating expenses, maintenance, etc., SEKm	—	6	—	1	6	13	6	5
Net operating income, SEKm	—	8	—	0	1	9	12	7
Land								
Number of properties	16	5	5	6	—	32	32	31
Book value, SEKm	67	43	68	5	—	183	160	123
Total including development projects and undeveloped land								
Number of properties	195	101	70	71	71	508	526	547
Book value, SEKm	4 300	3 458	2 580	1 271	1 528	13 137	12 176	11 044
Area, thousand sq.m.	736	559	404	347	335	2 381	2 338	2 309
Rental value, SEKm	564	450	416	206	234	1 870	1 698	1 595
Rental income, SEKm	528	411	372	183	209	1 703	1 573	1 464
Operating expenses, maintenance, etc., SEKm	128	110	114	48	63	463	451	427
Net operating income, SEKm	400	301	258	135	146	1 240	1 122	1 037

Real Estate Schedule

Management subsidiaries: ASP = Aspholmen Fastigheter AB
COR = Fastighets AB Corallen

BRO = Fastighets AB Brostaden
EKL = Ekländia Fastighets AB

BRI = Fastighets AB Briggen
HAR = Harry Sjögren AB

Greater Gothenburg

Greater Gothenburg

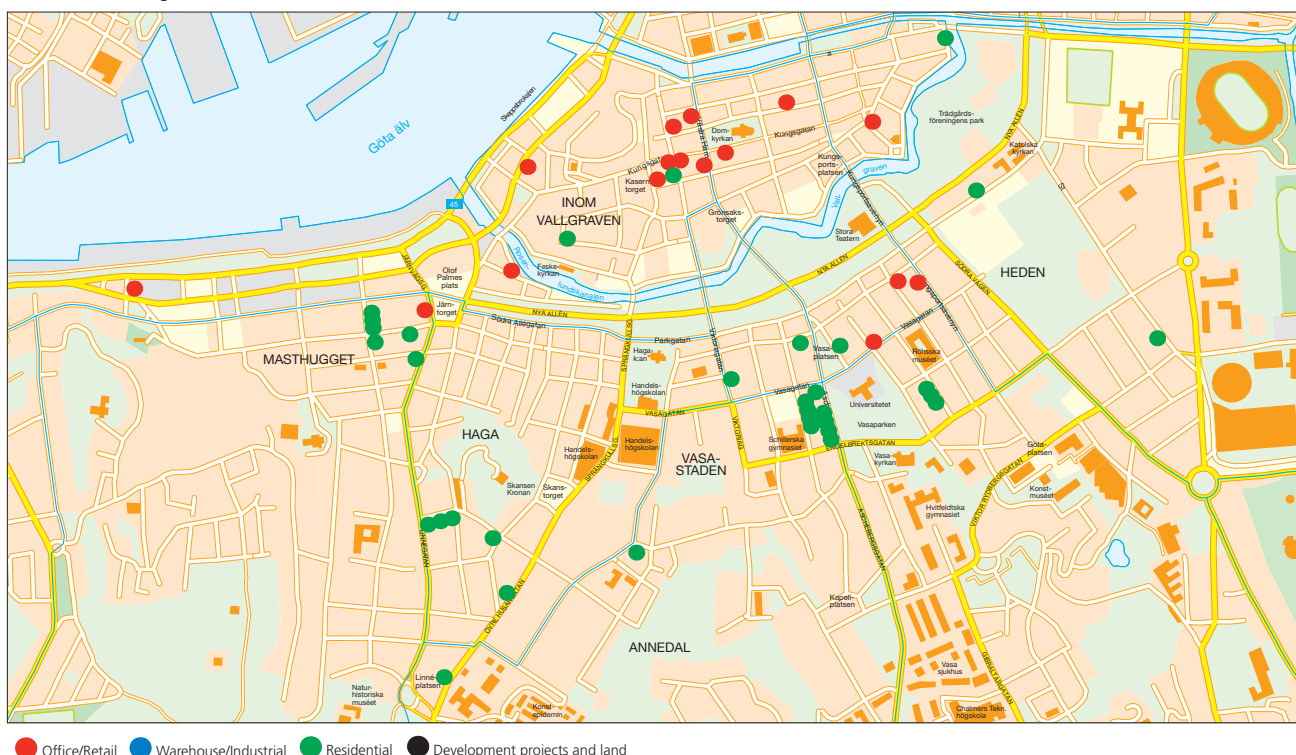
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	Tax assess- ment value	Manage- ment subsidi- ary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
OFFICE/RETAIL													
Annedal 21:10	Haraldsgatan 5	Gothenburg	1995	4 970	—	—	—	—	—	4 970	55 004	EKL	
Guldheden 8:10	Guldhedsgatan 5	Gothenburg	1995	9 678	—	—	—	—	—	9 678	—	EKL	
Gullbergsvass 1:15	Lilla Bommenstorg	Gothenburg	2001	7 976	—	—	—	—	—	7 976	124 450	EKL	
Heden 16:5	Parkgatan 10/Nya Allén 5	Gothenburg	1961	1 303	—	—	—	604	10	1 917	15 612	EKL	
Inom Vallgraven 19:17	Kyrkogatan 38–40	Gothenburg	1919	970	368	20	—	—	—	1 358	10 320	EKL	
Inom Vallgraven 22:3	Kungsgatan 31–33	Gothenburg	1929	1 025	488	—	—	—	—	1 513	15 196	EKL	
Inom Vallgraven 33:9	Västra Hamngatan 21/Vallgatan 9	Gothenburg	1929/1995	1 063	510	—	—	—	—	1 573	16 841	EKL	
Inom Vallgraven 34:8	Kungsg 19–23/Magasinsg 18	Gothenburg	1929/1994	3 598	666	55	—	—	—	4 319	49 780	EKL	
Inom Vallgraven 35:14	Kungsg 15–17/Magasinsg 17	Gothenburg	1929/1991	3 348	319	—	—	469	—	4 136	61 981	EKL	
Inom Vallgraven 35:16 A	Kaserntorget 5/Vallgatan 2	Gothenburg	1991	2 993	—	—	—	—	—	2 993	37 664	EKL	
Inom Vallgraven 4:1	Östra Larmgatan 18	Gothenburg	1856/1988	2 597	—	—	—	—	—	2 597	24 054	EKL	
Inom Vallgraven 46:2	Stora Badhusgatan 30	Gothenburg	1929	838	—	—	—	—	—	838	5 066	EKL	
Inom Vallgraven 57:2	Drottningg 7/Västra Hamng 5	Gothenburg	1880/1990	6 180	526	331	—	—	—	7 037	61 967	EKL	
Lorensberg 46:1	Teatergatan 4	Gothenburg	1929/1989	1 528	—	—	—	—	—	1 528	20 963	EKL	B
Lorensberg 46:5	Kungssportsavenyen 7	Gothenburg	1930	276	691	—	—	—	—	967	14 343	EKL	
Lorensberg 48:8	Vasagatan 46	Gothenburg	1900/1992	1 425	202	40	—	—	34	1 701	16 586	EKL	
Masthugget 26:1	Barlastgatan 2	Gothenburg	1923	3 508	1 075	530	—	2 796	—	7 909	56 918	EKL	
Masthugget 3:6	Linnégatan 5	Gothenburg	1893/1980	1 282	628	—	—	1 080	—	2 990	24 176	EKL	
Masthugget 9:17	Järntorget 3–4	Gothenburg	1900	2 865	518	10	—	—	—	3 393	31 178	EKL	
Pustervik 3:8	Brogatan 4	Gothenburg	1988	3 885	—	—	—	—	—	3 885	—	EKL	
Skår 58:1	S:t Sigfridsgatan 89	Gothenburg	1991	7 157	—	—	—	—	—	7 157	57 451	EKL	B
Högsbo 13:3	E A Rosengrens gata 15	Gothenburg	1982	1 244	—	—	—	—	—	1 244	3 409	HAR	T
Högsbo 20:22	F O Petterssons gata 24–32	Gothenburg	1982	14 145	178	760	—	—	—	15 083	84 626	HAR	*
Högsbo 24:12	August Barks gata 23	Gothenburg	1968/1990	3 117	—	2 756	—	—	—	5 873	24 062	HAR	B
Högsbo 27:7	August Barks gata 6	Gothenburg	1988	7 933	—	—	—	—	—	7 933	42 968	HAR	*
Högsbo 8:8	Beatrice Lesslies gata 14	Gothenburg	1961/2001	1 100	—	1 000	—	—	—	2 100	5 629	HAR	
Kobbegården 6:362	Stora Ävägen 19 A–B, 21	Gothenburg	1990	5 513	878	1 150	—	—	—	7 541	39 038	HAR	
Kobbegården 6:726	Datavägen 14 B	Gothenburg	1981	2 573	—	—	—	—	—	2 573	6 257	HAR	
Backa 27:21	Bergögatan 6	Gothenburg	1984	236	—	26	—	—	—	262	670	EKL	
Backa 27:24	Bergögatan 10	Gothenburg	1984	1 057	—	690	—	—	—	1 747	7 260	EKL	
Backa 27:25	Bergögatan 12	Gothenburg	1984	789	—	47	—	—	130	966	2 070	EKL	
Backa 27:40	Bergögatan 16	Gothenburg	1984	823	—	367	—	—	190	1 380	6 175	EKL	
Backa 27:43	Bergögatan 5–7	Gothenburg	1984	3 124	—	1 293	—	—	411	4 828	21 929	EKL	
Kärre 77:3	Tagenevägen 70	Gothenburg	1990	1 285	—	0	—	—	—	1 285	3 499	EKL	T
Rambergsgården 733:409	Herkulesgatan 68	Gothenburg	1988	2 480	944	710	—	—	83	4 217	21 187	EKL	
Sannegården 5:4	Säterigatan 21–29	Gothenburg	1973	2 148	—	548	—	—	—	2 696	12 410	EKL	
Tingstadsvassen 11:11	Ringögatan 12/Kolgruvegatan 3–5	Gothenburg	1992	3 752	1 485	52	—	—	27	5 316	25 523	EKL	B
Tingstadsvassen 26:5	Lergodsgatan 1–3	Gothenburg	1989	1 152	—	2 129	—	—	—	3 281	12 552	EKL	*/T/B
Gamlestaden 26:1	Mariehölmstorg 10	Gothenburg	1914/1987	6 839	270	8 377	—	—	—	15 486	28 595	EKL	T/B
Olskroken 14:2	Änåsv 44–46/Svang 2–4/Ejderg 3	Gothenburg	1895/1986	7 413	327	5 491	—	136	—	13 367	56 960	EKL	
Apollo 5	Österlånggatan 5	Borås	1930/1979	6 803	552	193	—	—	—	7 548	28 560	HAR	
Katrinédal 14	Katrinédalsgatan 22	Borås	1990	2 360	—	1 892	—	—	—	4 252	10 675	HAR	
Midas 10, 11	Västerlånggatan 17	Borås	1974	15 408	5 424	—	366	—	—	21 198	94 452	HAR	
Narcissus 5	L Brogatan 15/St Brogatan 16	Borås	1930	908	1 484	—	—	1 284	—	3 676	16 081	HAR	
Nestor 2	L Brogatan 19–21	Borås	1962/1991	1 225	3 012	135	—	—	—	4 372	23 052	HAR	
Nestor 3	St Brogatan	Borås	1930	1 346	732	—	—	439	—	2 517	10 616	HAR	
Anisen 1	Johannefredsgatan 1	Mölndal	1990	1 676	—	237	—	—	—	1 913	11 405	HAR	
Anisen 3	Johannefredsgatan 3	Mölndal	1999	1 800	1 500	—	2 600	—	—	5 900	8 661	HAR	
Generatörn 5	Aminogatan 16	Mölndal	1986	640	—	—	483	—	—	1 123	7 358	HAR	

Greater Gothenburg

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	Tax assess- ment value	Manage- ment subsidi- ary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
Mejramen 1	Lunnagårdsgatan 4	Mölndal	1999	8 300	—	4 700	—	—	—	13 000	106 634	HAR	B
Pottegården 4	Kråketorpsgatan 20	Mölndal	1992	3 182	—	1 836	—	—	—	5 018	28 869	HAR	
Riskullaverket 2	Aminogatan 25	Mölndal	1991	1 692	—	1 261	—	—	—	2 953	18 385	HAR	
Filaren 1	Sveagatan 10	Alingsås	1958/1968	2 716	2 282	158	—	—	—	5 156	15 476	HAR	
Gjutaren 26 B	Metallgatan 2-4	Alingsås	2000	3 585	—	—	—	—	—	3 585	—	HAR	
Partille 4:2, 4:25	Gamla Kronvägen 22	Partille	1940/1981	—	2 240	—	—	—	—	2 240	4 645	HAR	
Ugglum 126:4	Gibsons väg 3	Partille	1990	468	—	—	—	—	—	468	2 908	HAR	
Ugglum 8:37	Göteborgsvägen 78-80	Partille	1937/1982	—	296	—	—	278	—	574	3 344	HAR	
Ugglum 8:91	Göteborgsvägen 82-84	Partille	1988	2 082	1 016	—	—	—	—	3 098	22 004	HAR	
Ugglum 8:92	Göteborgsvägen 74-76	Partille	1992	4 944	720	193	—	—	—	5 857	39 272	HAR	
Stiftet 6	Bilgatan 20	Kungälv	1991	4 617	—	—	—	—	—	4 617	8 116	EKL	
Hede 3:125	Sättarevägen 3	Kungsbacka	1990	1 759	—	601	—	—	—	2 360	12 302	HAR	
Kungsbacka 4:46	L Verkstadsgatan 2	Kungsbacka	1979	401	—	—	—	—	—	401	1 879	HAR	
Varla 2:380	Energigatan 11	Kungsbacka	1990	1 689	—	685	—	—	—	2 374	9 838	HAR	
Varla 2:416	Kungsparksvägen 2	Kungsbacka	2002	1 100	—	680	—	—	—	1 780	—	HAR	B
Total Office/Retail				203 889	29 331	38 953	3 449	7 086	885	283 593	1 588 901		

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Central Gothenburg



Greater Gothenburg

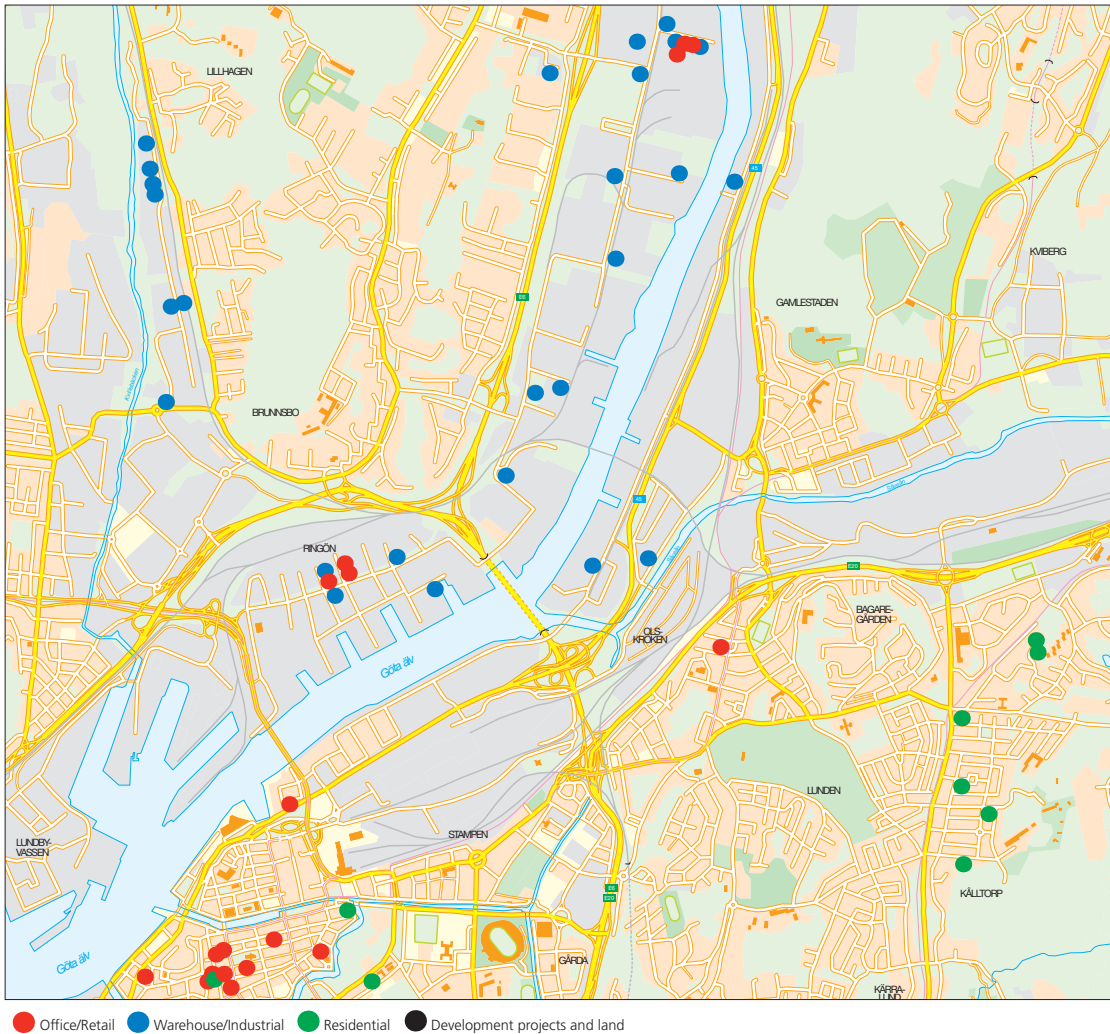
Greater Gothenburg											Tax assess- ment value	Manage- ment subsid- iary	Note
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total			
				Office	Retail	Warehouse	Industrial	Residential	Other				
WAREHOUSE/INDUSTRIAL													
Arendal 4:3	Kårebogatan 8	Gothenburg	1970/1987	—	—	3 467	—	—	—	3 467	6 741	EKL	
Arendal 7:4	Kärrlyckegatan 11	Gothenburg	1991	—	—	3 774	—	—	4	3 778	8 486	EKL	
Backa 18:7, 18:10	Risbindaregatan 1	Gothenburg	1964	—	—	16 915	—	—	—	16 915	29 077	EKL	
Backa 192:10	Aröds Industriväg 66	Gothenburg	1990	1 410	—	1 335	—	—	—	2 745	7 922	EKL	
Backa 192:3	Aröds Industriväg 72	Gothenburg	1989	469	—	865	—	—	—	1 334	3 181	EKL	
Backa 192:4	Aröds Industriväg 60	Gothenburg	1989	551	200	1 415	—	—	—	2 166	4 633	EKL	T
Backa 192:6	Aröds Industriväg 62	Gothenburg	1988	—	—	1 321	—	—	—	1 321	2 961	EKL	
Backa 193:1	Aröds Industriväg 2A	Gothenburg	1988/1996	—	—	2 541	—	—	—	2 541	9 648	EKL	B
Backa 196:6	Aröds Industriväg 34	Gothenburg	1990	679	—	—	—	—	1 140	1 819	5 345	EKL	
Backa 197:2	Aröds Industriväg 17–19	Gothenburg	1990	—	—	1 325	—	—	—	1 325	2 934	EKL	
Backa 22:11	Exportgatan 67	Gothenburg	1990	284	—	2 316	—	—	—	2 600	6 312	EKL	
Backa 22:3	Exportgatan 51 A	Gothenburg	1972/1997	—	—	4 586	—	—	—	4 586	16 009	EKL	
Backa 25:7	Exportgatan 28	Gothenburg	1978/1986	—	—	9 936	—	—	—	9 936	16 601	EKL	
Backa 26:3	Exportgatan 40	Gothenburg	1947/1988	2 715	—	3 785	—	—	6	6 506	10 056	EKL	
Backa 27:2	Importgatan 7	Gothenburg	1968	—	—	2 895	—	—	—	2 895	4 702	EKL	B
Backa 29:24	Importgatan 12	Gothenburg	1977	—	—	2 231	—	—	—	2 231	3 672	EKL	
Backa 37:7	Rimmaregatan 4	Gothenburg	1978	—	—	1 578	—	—	—	1 578	4 003	EKL	
Backa 94:1	Exportgatan 15	Gothenburg	1972/1989	—	—	7 560	—	—	—	7 560	14 747	EKL	B
Backa 97:11	Exportgatan 39–41	Gothenburg	1979/1989	—	—	4 874	—	—	—	4 874	23 928	EKL	*
Kärra 37:4	Tagenevägen 21	Gothenburg	1972	—	1 195	11 873	—	—	—	13 068	20 454	EKL	
Kärra 74:3	Tagenevägen 33	Gothenburg	1985	—	—	7 505	—	—	—	7 505	17 165	EKL	B
Kärra 77:5	Tagenevägen 62	Gothenburg	1988	720	—	696	—	—	—	1 416	2 872	EKL	
Kärra 77:8	Tagenevägen 72	Gothenburg	1991	—	—	2 156	—	—	—	2 156	6 753	EKL	
Kärra 80:7	Trankärsvägen 14	Gothenburg	1990	328	—	3 358	—	—	—	3 686	9 578	EKL	T
Kärra 94:1	Orrekulla Industrigata 25	Gothenburg	1990	—	—	1 960	—	—	—	1 960	4 825	EKL	
Kärra 96:1	Orrekulla Industrigata 13–15	Gothenburg	1991	210	—	3 780	—	—	—	3 990	11 429	EKL	B
Tingstadsvassen 11:9	Kolgruvegatan 9	Gothenburg	1988	349	—	692	—	—	—	1 041	2 943	EKL	
Tingstadsvassen 12:6	Manufakturgatan 19	Gothenburg	1990	—	—	2 827	—	—	—	2 827	6 320	EKL	T
Tingstadsvassen 12:9	Manufakturgatan 21–23	Gothenburg	1957	—	—	6 179	—	—	—	6 179	6 014	EKL	T
Tingstadsvassen 14:7	Stålverksgatan 11	Gothenburg	1989/1993	—	—	5 500	—	—	—	5 500	537	EKL	
Tingstadsvassen 19:3	Kolgruvegatan 1	Gothenburg	1950	788	200	9 491	—	—	—	10 479	13 310	EKL	T
Högsbo 18:1	E A Rosengrens Gata 30–38	Gothenburg	1966/1973	1 092	—	8 428	—	—	—	9 520	14 215	HAR	B
Högsbo 26:8	August Barks gata 25	Gothenburg	1969/1979	2 123	—	—	2 253	—	—	4 376	8 383	HAR	
Högsbo 28:3	August Barks gata 7	Gothenburg	1968/1981	785	—	—	2 857	—	—	3 642	7 687	HAR	
Högsbo 36:1	Norra Långebergsgatan 8	Gothenburg	1971/1995	710	—	2 590	—	—	—	3 300	7 886	HAR	
Högsbo 36:5	Hulda Mellgrens gata 3	Gothenburg	1991	553	—	—	2 548	—	—	3 101	8 562	HAR	
Högsbo 38:9	Sisjö Kullegata 4	Gothenburg	1984	—	—	—	983	—	—	983	4 413	HAR	
Högsbo 4:1	Fältpatsgatan 1	Gothenburg	1965/1972	1 140	350	3 074	—	—	—	4 564	8 772	HAR	
Högsbo 40:1	Gustaf Werners gata 2	Gothenburg	1981/1999	1 495	—	5 505	—	—	—	7 000	18 988	HAR	B
Högsbo 7:16	Gustav Melins gata 7	Gothenburg	1987	1 301	—	—	404	—	—	1 705	7 730	HAR	
Kobbegården 155:2	Askims Verkstadsväg 9	Gothenburg	1978/1994	—	—	—	5 612	—	—	5 612	9 726	HAR	
Kobbegården 208:6	Askims Verkstadsväg 16	Gothenburg	1973/1979	480	—	—	1 264	—	—	1 744	3 352	HAR	
Kobbegården 209:1	Askims Verkstadsväg 15	Gothenburg	1973/1996	—	—	—	2 538	—	—	2 538	5 741	HAR	
Kobbegården 6:180	Datavägen 20	Gothenburg	1980	1 704	—	1 078	—	—	—	2 782	12 095	HAR	
Kobbegården 6:360	Datavägen 31	Gothenburg	1979	648	—	1 580	—	—	—	2 228	8 458	HAR	B
Kobbegården 6:724	Ekonomivägen 11	Gothenburg	1978/1986	—	—	—	6 290	—	—	6 290	12 565	HAR	
Tynnared 1:10	Kontrabasgatan 12	Gothenburg	1969	429	140	—	2 152	—	—	2 721	3 868	HAR	T
Gamlestaden 48:10	Waterloogatan 6	Gothenburg	1946/1987	—	—	1 762	—	—	—	1 762	3 219	EKL	T
Kallebäck 3:4	Mejerigatan 1	Gothenburg	1962	5 704	—	25 877	—	—	—	31 581	49 800	EKL	
Gaslyktan 2	Argogatan 20–22	Mölndal	1989	—	—	—	2 740	—	—	2 740	7 813	HAR	B
Generatorn 2	Aminogatan 20–22	Mölndal	1991	164	—	2 938	—	—	—	3 102	7 453	HAR	
Heliumgasen 7	Kryptogatan 5B	Mölndal	1975	4 560	—	—	5 793	—	—	10 353	20 210	HAR	*
Kryddpepparn 3	Östergårdsgatan 8	Mölndal	1992	—	—	—	4 140	—	—	4 140	—	HAR	B
Lindome 2:40	Elementvägen 2	Mölndal	1966	160	—	9 954	—	—	—	10 114	11 709	EKL	
Lindome 2:47	Elementvägen 2	Mölndal	1966	—	—	2 273	—	—	—	2 273	4 308	EKL	
Pottegården 2	Kråketorpsgatan 18	Mölndal	1964	—	—	1 800	—	—	—	1 800	3 789	HAR	B
Skinntickan 1	Ålegårdgatan 5	Mölndal	1989	1 221	—	—	4 720	—	—	5 941	12 411	HAR	

Greater Gothenburg

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsidi- ary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Syrgasen 8	Kryptogatan 14	Mölndal	1979	—	—	—	3 055	—	—	3 055	7 838	HAR B
Syrgasen 9	Kryptogatan 16	Mölndal	1974	—	—	—	800	—	—	800	3 560	HAR B
Tjärblomman 2	Wolfgangatan 2	Mölndal	1960	2 495	—	5 248	—	—	—	7 743	11 568	HAR B
Tjärblomman 3	Sallarängsgatan 3	Mölndal	1970	1 225	—	7 533	—	—	—	8 758	12 146	HAR
Tulpanen 1	Bergfotsgatan 5	Mölndal	1961	1 812	—	2 954	—	—	—	4 766	7 708	HAR
Tusenskönan 2	Flöjelbergsgatan 6	Mölndal	1960	3 767	—	1 323	—	—	—	5 090	7 821	HAR
Tusenskönan 4	Bergfotsgatan 3	Mölndal	1961	2 038	—	2 924	—	—	—	4 962	11 511	HAR B
Törnrosen 3	Flöjelbergsgatan 10	Mölndal	1964	1 791	—	1 791	—	—	—	3 582	5 598	HAR
Vallmon 2	Flöjelbergsgatan 13	Mölndal	1965	662	—	2 518	—	—	—	3 180	4 835	HAR
Vallmon 3	Flöjelbergsgatan 11	Mölndal	1965	676	—	2 570	—	—	—	3 246	4 957	HAR
Vallmon 6	Flöjelbergsgatan 7B	Mölndal	1965	1 629	—	6 685	—	—	—	8 314	12 564	HAR
Vallmon 7	Föjelbergsgatan 7 A	Mölndal	1930	960	—	3 844	—	—	—	4 804	7 684	HAR
Ängsviolen 1	Flöjelbergsgatan 18	Mölndal	1960/1965	1 765	180	—	3 655	—	—	5 600	11 143	HAR
Gjutaren 26	Metallgatan 2-4	Alingsås	1933/1989	1 383	—	9 082	—	—	—	10 465	9 523	HAR
Konfektasken 15	Kolavägen 2-8/Sidenvägen 7	Alingsås	1929/1969	3 769	—	6 927	—	—	—	10 696	8 049	HAR B
Hinden 2	Sagagatan 17	Borås	1956	692	—	—	5 748	—	—	6 440	6 034	HAR
Kilsund 3	Evedalsgatan 5	Borås	1935	709	260	—	9 847	—	—	10 816	8 356	HAR B
Lagern 8	Hällingsgatan 15	Borås	1948/1961	239	—	—	8 753	—	—	8 992	5 793	HAR

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Eastern Hisingen/Ringön, Backa, Aröd



Greater Gothenburg

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Trucken 4	Viaaredsvägen 14	Borås	2001	700	—	4 800	—	—	—	5 500	10 600	HAR B
Kåbäcken 11:7	Gamla Alingsåsvägen 29	Partille	1961/1964	—	—	2 227	—	—	—	2 227	3 593	HAR
Flottören 6	Motorgatan 1	Kungälv	1991	367	—	1 138	—	—	—	1 505	4 209	EKL B
Hede 3:131	Tryckarevägen 8	Kungsbacka	1991	170	—	1 347	—	—	—	1 517	3 172	HAR
Kungsbacka 4:47	L Verkstadsgatan 7	Kungsbacka	1978/1990	1 516	—	2 475	—	—	—	3 991	7 820	HAR B
Varla 2:388	Energigatan 21	Kungsbacka	1983/1995	—	—	1 907	—	—	—	1 907	3 801	HAR */B
Total Warehouse/Industrial				61 137	2 525	262 888	76 152	0	1 150	403 852	726 194	

RESIDENTIAL

Lorensberg 59:3	Chalmersgatan 27	Gothenburg	1910/1981	434	312	15	—	1 767	12	2 540	20 543	EKL
Inom Vallgraven 1:6	Stora Nygatan 3	Gothenburg	1909/1974	366	—	—	—	787	—	1 153	7 183	EKL
Heden 25:9	Sten Sturegatan 17	Gothenburg	1910/1987	—	190	—	—	1 634	—	1 824	16 372	EKL
Lorensberg 59:4	Chalmersgatan 29	Gothenburg	1909/1980	55	110	—	—	1 193	—	1 358	11 231	EKL
Inom Vallgraven 35:16 B	Magasinsg 11–13/Vallg 4–6	Gothenburg	1991	251	54	—	—	1 146	—	1 451	13 461	EKL
Lorensberg 59:2	Chalmersgatan 25	Gothenburg	1900/1994	—	148	—	—	1 151	—	1 299	13 981	EKL
Vasastaden 7:15	Viktorigatan 8	Gothenburg	1878/1983	289	—	—	—	1 045	—	1 334	11 179	EKL
Inom Vallgraven 41:13	Arsenalsgatan 4	Gothenburg	1908/1990	197	—	54	—	2 774	—	3 025	27 583	EKL
Kommendantsängen 10:5	Övre Husargatan 27	Gothenburg	1900/1980	—	155	—	—	1 165	—	1 320	11 495	EKL
Kommendantsängen 6:7	Övre Husargatan 19	Gothenburg	1900/1984	233	102	149	—	2 336	—	2 820	22 641	EKL
Kommendantsängen 2:3	Djupedalsgatan 2	Gothenburg	1908/1978	99	221	35	—	1 853	—	2 208	16 117	EKL
Vasastaden 17:2	Vasagatan 23	Gothenburg	1888/1981	320	200	—	—	2 315	—	2 835	22 054	EKL
Vasastaden 17:13	Erik Dahlbergsgatan 24	Gothenburg	1900/1979	—	94	32	—	925	—	1 051	7 631	EKL
Vasastaden 17:12	Erik Dahlbergsgatan 26	Gothenburg	1886/1980	—	99	31	—	903	—	1 033	7 654	EKL
Kommendantsängen 2:2	Djupedalsgatan 4	Gothenburg	1900/1977	86	—	—	—	877	—	963	7 469	EKL
Vasastaden 17:6	Aschebergsgatan 9	Gothenburg	1888/1979	—	—	22	—	1 047	—	1 069	8 148	EKL
Vasastaden 17:7	Aschebergsgatan 11	Gothenburg	1891/1979	—	110	—	—	1 079	—	1 189	9 396	EKL
Vasastaden 17:8	Aschebergsgatan 13	Gothenburg	1892/1979	106	—	—	—	1 070	—	1 176	8 895	EKL
Vasastaden 17:14	Erik Dahlbergsgatan 22	Gothenburg	1886/1980	—	94	—	—	1 020	—	1 114	8 057	EKL
Vasastaden 17:11	Erik Dahlbergsgatan 28	Gothenburg	1890/1981	—	102	—	—	887	—	989	7 727	EKL
Lorensberg 49:12	Vasaplatsen 6	Gothenburg	1900/1980	—	288	34	—	2 995	—	3 317	25 434	EKL
Masthugget 9:18	Nordhemsgatan 18	Gothenburg	1917/1983	111	—	—	—	494	—	605	4 551	EKL
Masthugget 9:15	Andra Långgatan 13	Gothenburg	1917/1983	—	171	—	—	643	—	814	6 168	EKL
Masthugget 9:19	Nordhemsgatan 16	Gothenburg	1917/1983	—	—	40	—	614	—	654	4 898	EKL
Masthugget 8:2	Andra Långgatan 10	Gothenburg	1929	—	201	—	—	834	—	1 035	7 572	EKL
Masthugget 8:6	Andra Långgatan 4 B	Gothenburg	1929	202	—	—	—	962	—	1 164	9 379	EKL
Bö 13:5–6	Dalatorpsgratan 23–25	Gothenburg	1939/1980	—	—	—	—	1 033	20	1 053	7 607	EKL
Källtorp 27:18	Kallkällegatan 16	Gothenburg	1938/1986	62	—	—	—	830	—	892	7 031	EKL
Källtorp 109:1	Hjalmar Selandersgatan 3	Gothenburg	1946/1987	—	—	—	—	1 876	—	1 876	15 766	EKL T
Källtorp 109:2	Ättekullen 1	Gothenburg	1991	—	—	—	—	1 575	215	1 790	14 100	EKL
Källtorp 120:3	Virginsgatan 7	Gothenburg	1947/1986	—	—	—	—	1 105	—	1 105	10 027	EKL T
Källtorp 38:18	Björcksgatan 30	Gothenburg	1935/1985	—	—	—	—	744	229	973	6 413	EKL
Källtorp 43:11	Sanatoriegatan 29	Gothenburg	1938/1987	—	38	—	—	501	—	539	4 370	EKL
Total Residential				2 811	2 689	412	0	41 180	476	47 568	382 133	

DEVELOPMENT PROJECTS

Solsten 1:109	Företagsparken	Härnäs	—	—	—	—	—	—	—	—	220	EKL
Total Developments Projects				0	0	0	0	0	0	0	220	

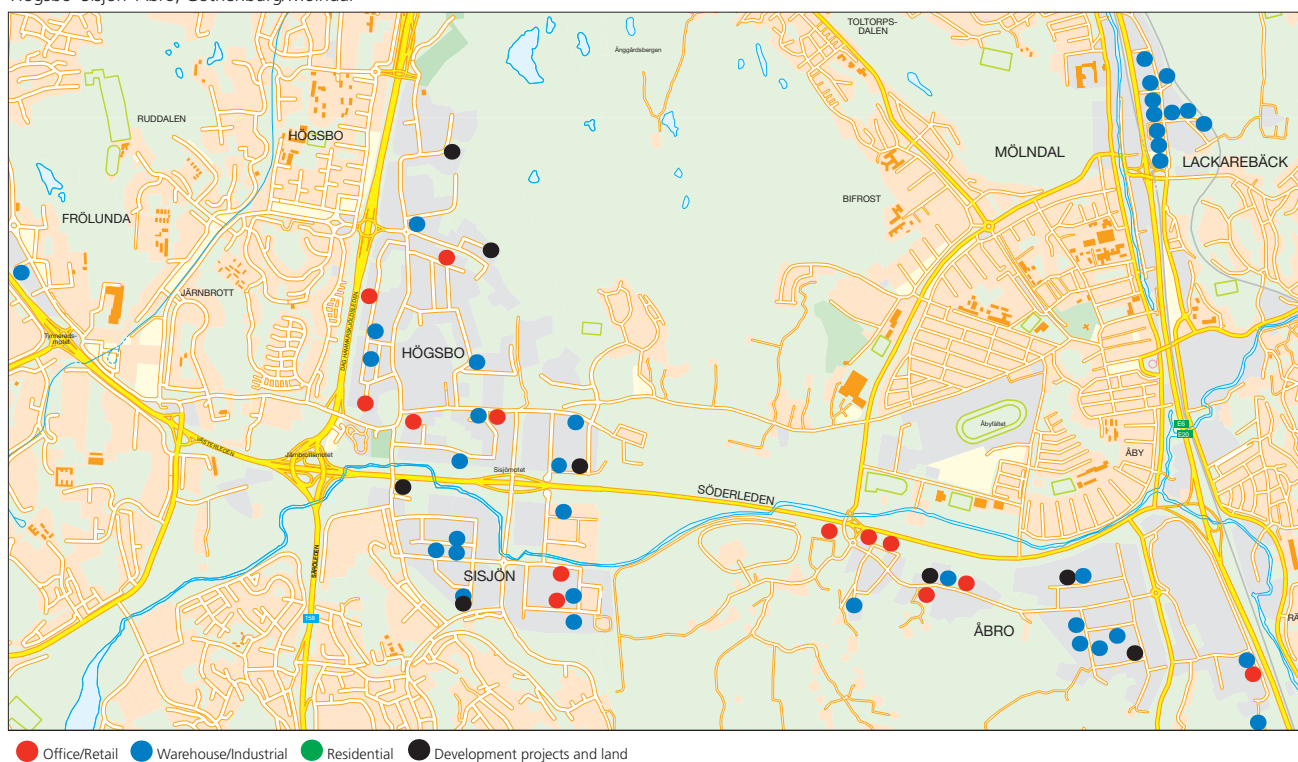
Greater Gothenburg

Greater Gothenburg

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsidi- ary	Note	
				Office	Retail	Warehouse	Industrial	Residential	Other				Total
UNDEVELOPED LAND													
Annedal 21:9	Haraldsgatan	Gothenburg	—	—	—	—	—	—	—	—	—	EKL	B
Kallebäck 2:5	Grafiska vägen 2–4	Gothenburg	—	—	—	—	—	—	—	—	36 000	EKL	B
Högsbo 33:1	Gruvgatan 29	Gothenburg	—	—	—	—	—	—	—	—	707	HAR	B
Högsbo 36:9	Hulda Mellgrens gata 7	Gothenburg	—	—	—	—	—	—	—	—	1 342	HAR	B
Högsbo 39:3	Ingela Gathenheilms gata 8	Gothenburg	—	—	—	—	—	—	—	—	273	HAR	B
Kobbegården 152:1	Industrivägen 4–6	Gothenburg	—	—	—	—	—	—	—	—	6 800	HAR	B
Kobbegården 6:7	Ekonomivägen 11	Gothenburg	—	—	—	—	—	—	—	—	876	HAR	B
Kärra 28:10	Transportgatan 37	Gothenburg	—	—	—	—	—	—	—	—	—	EKL	B
Kärra 74:2	Tagenevägen 29	Gothenburg	—	—	—	—	—	—	—	—	—	EKL	B
Kärra 75:3	Transportgatan 33	Gothenburg	—	—	—	—	—	—	—	—	—	EKL	B
Gaslyktan 11	Argongatan 26	Mölnadal	—	—	—	—	—	—	—	—	413	HAR	B
Generatorn 1	Aminogatan 24	Mölnadal	—	—	—	—	—	—	—	—	4 603	HAR	B
Heliumgasen 4	Neongatan 4B	Mölnadal	—	—	—	—	—	—	—	—	1 806	HAR	B
Kyllared 1:112	Tvinnaregatan 27	Borås	—	—	—	—	—	—	—	—	255	HAR	B
Skällared 3:49	Lysekulevägen	Kungsbacka	—	—	—	—	—	—	—	—	530	EKL	B
Solsten 1:108	Företagsparken	Härryda	—	—	—	—	—	—	—	—	3 451	EKL	B
Total Undeveloped Land				0	0	0	0	0	0	0	57 056		
Total Greater Gothenburg				267 837	34 545	302 253	79 601	48 266	2 511	735 013	2 754 504		

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Högsbo–Sisjön–Åbro, Gothenburg/Mölnadal



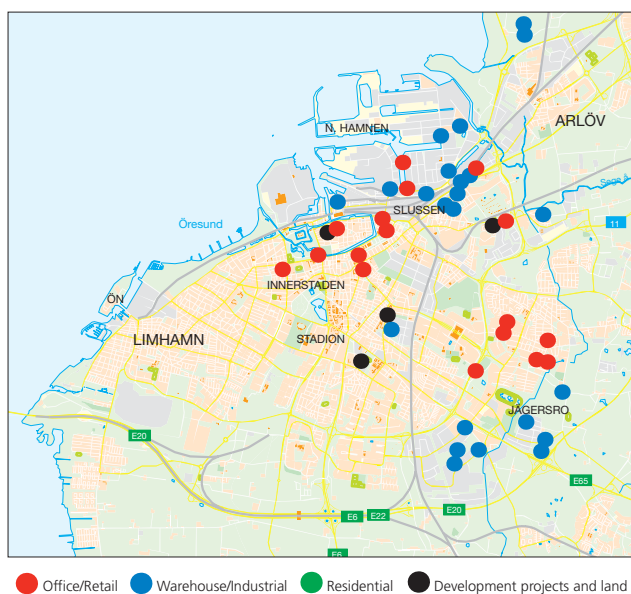
Öresund Region

Öresund Region

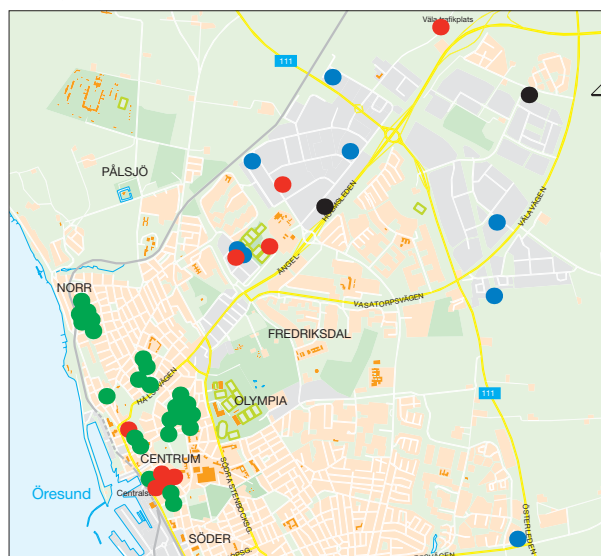
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note	
				Office	Retail	Warehouse	Industrial	Residential	Other				Total
OFFICE/RETAIL													
Betongen 11	Krangan 4	Malmö	1991	5 496	—	17	—	—	—	5 513	23 640	BRI	T
Björnen 6	Davidhallsgatan 20	Malmö	1920/1988	1 781	378	67	—	—	—	2 226	22 976	BRI	
Brandnåvan 1, 2	Stenbärgsgatan 1	Malmö	1989	2 690	—	—	—	—	—	2 690	10 214	BRI	B
Flygvärdinnan 4	Höjdrodergatan 30–34	Malmö	1935/1987	5 679	—	3 883	—	—	—	9 562	56 147	BRI	T
Folke 3	Fredriksbergsgatan 1 A–C	Malmö	1988	1 868	—	163	—	2 125	—	4 156	21 382	BRI	
Hälsingland 19 A	Fosievägen 9–19	Malmö	1950/1995	—	4 639	—	—	—	—	4 639	49 613	BRI	
Lybeck 10	Stora Nygatan	Malmö	1964/1992	6 651	8 973	—	—	5 032	9 998	30 654	275 906	BRI	
Malte 23	Fredriksbergsgatan 1 A–C	Malmö	1965	5 250	1 445	567	533	—	—	7 795	33 274	BRI	
Murman 8	Krusegatan 27	Malmö	1960/1989	5 308	—	1 788	—	—	27	7 123	14 969	BRI	
Norsen 12	Föreningsgatan 27	Malmö	1930/1990	2 401	—	147	54	140	363	3 105	—	BRI	
Nötskrikan 5	S Förstadsgatan 66	Malmö	1800/1989	581	483	—	—	—	—	1 064	7 992	BRI	
Påskbuketten 10	Hästvägen 4E	Malmö	1987	796	—	—	—	—	—	796	3 111	BRI	
Påskbuketten 5	Amiralsgatan 115	Malmö	1987/1987	949	—	—	—	—	171	1 120	3 535	BRI	B
Sadelknappen 4	Ridspögatan 10	Malmö	1985	1 010	—	—	—	—	511	1 521	3 513	BRI	
Spännbucklan 16	Nya Agnesfridsvägen 178	Malmö	1972/1987	—	3 545	—	—	—	—	3 545	11 079	BRI	
Svedjenåvan 3	Stenbärgsgatan 4	Malmö	1991	2 131	—	—	—	—	—	2 131	10 007	BRI	
Tuborg 1	Tuborgsgatan 2	Malmö	1945/1980	6 918	—	221	403	—	207	7 749	—	BRI	
Vårbuketten 3	Husievägen 21	Malmö	1987	2 710	—	—	—	—	—	2 710	8 940	BRI	B
Forskaren 2 A	Scheelevägen	Lund	2001	18 499	—	—	—	—	1 500	19 999	107 000	BRI	
Jöns Petter Borg 9	Landerigränd 21	Lund	1990	4 442	—	6 794	—	—	—	11 236	46 236	BRI	B
Kvartsen 2	Skiffervägen 15	Lund	1991	695	—	943	—	—	—	1 638	6 254	BRI	B
Reuter Dahl 11	Scheelevägen 16	Lund	1990	3 108	—	—	—	—	—	3 108	27 824	BRI	
Smörkärnan 1	Kaprifolievägen 1	Lund	1968/1995	5 967	—	136	—	—	1 322	7 425	42 888	BRI	
St Botulf 11	Botulfsgatan 5/Skomakaregatan 4	Lund	1931/1990	—	1 359	—	—	3 139	380	4 878	57 779	BRI	
St Clemens 22	Stortorget 6	Lund	1832/1981	667	1 551	—	—	847	—	3 065	46 252	BRI	B
St Clemens 27	Stortorget 4	Lund	1846/1999	148	1 383	—	—	—	—	1 531	38 495	BRI	
Stockholmsledet 8	Scheelevägen 30	Lund	1991	11 677	333	643	—	—	—	12 653	112 136	BRI	
Trumlan 1	Traktorvägen 19	Lund	1990	—	1 183	1 337	—	—	—	2 520	7 569	BRI	
Erik Dahlberg 2	Kullagatan 21	Helsingborg	1890/1987	400	442	—	—	—	—	842	8 648	BRI	
Kavalleristen 9	Berga Allé	Helsingborg	1920/1993	11 278	—	517	—	—	677	12 472	49 468	BRI	
Musköten 5	Bergavägen 8	Helsingborg	1970/1985	1 634	540	889	—	—	816	3 879	6 165	BRI	
Rustningen 1	Rundgången 26–32	Helsingborg	1989	7 234	487	2 201	372	—	150	10 444	38 410	BRI	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Malmö



Helsingborg



Öresund Region

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Snårskogen 1	Kanongatan 157	Helsingborg	1991	1 885	3 841	2 830	72	—	—	8 628	24 220	BRI
Vikingen 12	L Strandgatan 7	Helsingborg	1912/1988	610	—	—	—	—	600	1 210	8 538	BRI
Vikingen 4	L Strandgatan 5	Helsingborg	1900/1983	—	—	—	—	—	800	800	4 705	BRI
Vikingen 6	Mariagatan 10	Helsingborg	1878/1984	535	159	—	—	—	—	694	4 250	BRI
Motorblocket 1	Ringvägen 170	Landskrona	1972/1992	—	8 758	100	—	—	130	8 988	26 537	BRI T
Total Office/Retail				120 998	39 499	23 243	1 434	11 283	17 652	214 109	1 219 672	
WAREHOUSE/INDUSTRIAL												
Bjurö 12	Flintränegatan 21	Malmö	1960/1974	1 400	—	9 697	8 586	—	3 581	23 264	44 008	BRI T
Bjälken 2	Skruvgatan 4	Malmö	1962/1990	448	—	2 418	—	—	650	3 516	4 141	BRI T
Bjälken 3	Skruvgatan 4–8	Malmö	1962	420	—	2 211	—	—	—	2 631	2 895	BRI
Dubbelknappen 17	Risxegatan 6	Malmö	1989	—	—	2 380	—	—	—	2 380	5 368	BRI B
Finngrundet 1	Bjurögatan 29	Malmö	1966	—	—	7 490	—	—	—	7 490	8 659	BRI T
Flygfynen 1	Flygfältsvägen	Malmö	1940/2002	860	1 905	10 135	—	—	—	12 900	38 971	BRI B
Gulshippan 1	Källvattengatan 5	Malmö	1988	4 259	—	10 941	—	—	—	15 200	45 241	BRI B
Hamnen 22:27	Jörgen Kockgatan 11	Malmö	1952/1976	266	—	954	—	—	—	1 220	1 004	BRI T
Holkynan 5	Bronsyxegatan 11	Malmö	1994/1994	—	—	6 510	—	—	—	6 510	11 796	BRI T
Kalkgrundet 5	Borrgatan 15	Malmö	1935/1985	669	—	6 741	—	—	—	7 410	13 195	BRI T
Kampen 25	Lantmannagatan 22–26	Malmö	1940/1990	4 415	—	23 466	1 650	—	10 652	40 183	43 820	BRI
Lillgrund 5	Borrgatan 31	Malmö	1952/1998	—	—	4 430	—	—	—	4 430	8 834	BRI *
Långdansen 1	Sångelekgatan 9	Malmö	1980	—	—	1 200	—	—	—	1 200	4 398	BRI
Murman 11	Krusegatan 21	Malmö	1960	2 354	—	6 028	—	—	260	8 642	14 443	BRI T
Murman 7	Murmansgatan 124	Malmö	1959/1987	1 048	—	5 393	162	—	—	6 603	12 225	BRI T
Revolversvarven 9	Jägershillsgratan 16	Malmö	1985	—	—	3 900	—	—	—	3 900	13 427	BRI T
Ringspännet 1	Kantyxegatan 5	Malmö	1979	—	—	3 900	—	—	—	3 900	8 983	BRI *
Sadelknappen 1	Sadelgatan 9	Malmö	1979	—	—	2 000	—	—	—	2 000	3 907	BRI
Skjutsstallslyckan 3	Lundavägen 62	Malmö	1946	—	1 391	—	1 705	—	—	3 096	3 668	BRI
Stångbettet 1	Travbanegatan 1	Malmö	1989	250	—	1 493	—	—	—	1 743	4 160	BRI
Tågarp 16:22	Företagsvägen 14	Malmö	1968/1993	—	—	9 937	—	—	—	9 937	16 013	BRI
Tågarp 16:72	Företagsvägen 25	Malmö	1973/1988	—	—	3 086	—	—	—	3 086	6 652	BRI
Bergakungen 1	Måndagsgatan 6	Helsingborg	1990	618	—	2 325	—	—	—	2 943	7 932	BRI
Grusbädden 2	Mogatan 2–6	Helsingborg	1989	1 826	—	7 578	—	—	—	9 404	25 634	BRI
Hyveljärnet 3	Lastgatan 9	Helsingborg	1990	—	—	2 276	—	—	—	2 276	5 148	BRI
Kulan 1	Garnisionsgatan 51	Helsingborg	1985/1996	0	—	9 414	—	—	—	9 414	18 624	BRI */B
Mimer 12	S Tvärgången 3	Helsingborg	1960	0	—	159	336	—	2 602	3 097	—	BRI B
Nide 2	Rundgången 10	Helsingborg	1955/1985	2 485	—	5 538	1 730	—	304	10 057	19 552	BRI
Studsaren 4	Bergavägen 21	Helsingborg	1970	—	—	—	—	—	1 049	1 049	3 018	BRI
Värjan 3	Garnisionsgatan 9	Helsingborg	1969	1 112	695	3 025	—	—	—	4 832	3 252	BRI */B
Annedal 9	Annedalsvägen 7	Lund	1990	—	—	1 296	—	—	—	1 296	3 329	BRI
Kvartsen 3	Porfyrgatan 10	Lund	1985	—	—	222	—	—	450	672	2 456	BRI
Råbyholm 5	Landerigränd 2–4	Lund	1984	2 486	—	7 908	—	—	—	10 394	36 181	BRI
Årdret 12	Höstbruksvägen 14	Lund	1990	—	—	2 049	—	—	—	2 049	5 278	BRI
Tryckaren 4	Helsingborgsv 31, 33/Metallg 12	Ängelholm	1965	1 615	—	4 026	800	—	2 809	9 250	13 868	BRI B
Total Warehouse/Industrial				26 531	3 991	170 126	14 969	0	22 357	237 974	460 080	
RESIDENTIAL												
Ehrensärd/De la Gardie	Cederströmshgatan 6–8	Helsingborg	1943/1985	—	40	206	—	5 656	—	5 902	37 241	BRI
Garvaren 14	N Stenbocksgatan 44, 46, 48	Helsingborg	1940/1990	—	95	—	—	4 078	15	4 188	26 635	BRI
Gjuteriet 14	Hjälmhultsgatan 10–12	Helsingborg	1940/1992	—	—	0	—	2 390	—	2 390	16 369	BRI
Hallen 21	Drottninggatan 96–98	Helsingborg	1956	—	371	0	—	899	—	1 270	5 856	BRI
Hamilton 1	Ehrensärdsgatan 6–8	Helsingborg	1939/1996	—	—	0	—	1 551	8	1 559	14 140	BRI
Hammaren 24	Stampgatan 13	Helsingborg	1938/1991	—	—	0	—	1 169	—	1 169	7 189	BRI
Kaplanen 9	Kopparmöllegatan 15 A–C	Helsingborg	1944/1988	—	—	0	—	2 331	15	2 346	14 998	BRI
Karl XI Norra 29	Bruksgratan 17	Helsingborg	1929/1986	—	106	0	—	375	—	481	3 428	BRI
Karl XI Norra 30	Bruksgratan 13/Möllegränd 10–20	Helsingborg	1930/1988	—	691	20	—	4 340	—	5 051	34 163	BRI
Kullen Västra 44	Fågelsångsg 23/St Jörgens Plats 8	Helsingborg	1929/1987	—	248	—	—	2 399	131	2 778	17 044	BRI
Kullen Västra 6	Fågelsångsgatan 23	Helsingborg	1929/1987	55	—	—	—	992	—	1 047	6 653	BRI

Öresund Region

Öresund Region

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other			
Långvinkeln Västra 47	N Långvinkelsgatan 47–57	Helsingborg	1960	219	614	—	—	6 136	—	6 969	35 759	BRI
Långvinkeln Östra 2	Rektorsgatan 8–10	Helsingborg	1946/1986	—	—	—	—	2 926	—	2 926	18 592	BRI
Munken 2	Rektorsgatan 5	Helsingborg	1945	302	1 184	180	—	11 954	80	13 700	55 534	BRI
Parkvarteret 7	Krabbegatan 14	Helsingborg	1943/1987	—	—	—	—	983	—	983	6 162	BRI
Pastorn 1	Rektorsgatan 12–16	Helsingborg	1947/1986	—	—	—	—	2 702	—	2 702	17 025	BRI
Ugglan 11	Dämmegatan 6	Helsingborg	1936/1989	—	—	—	—	1 277	—	1 277	7 738	BRI
Ugglan 13	Dämmegatan 10	Helsingborg	1937/1989	—	—	—	—	1 188	—	1 188	7 511	BRI
Ugglan 5	Mellersta Stenbocksgatan 39	Helsingborg	1929/1987	—	29	—	—	1 108	5	1 142	7 091	BRI
Unionen 25	S Strandgatan 5–7	Helsingborg	1907/1986	—	177	—	—	2 351	314	2 842	15 851	BRI
Yxan 8	Hälsov 39/Möllebäcksg 2–4	Helsingborg	1950/1987	99	—	—	—	4 186	10	4 295	26 598	BRI
Total Residential				675	3 555	406	0	60 991	578	66 205	381 577	

DEVELOPMENT PROJECTS

Hälsingland 19 B	Fosievägen 9–19	Malmö	1950/1995	7 948	1 919	55	—	—	—	9 922	—	BRI	
Stadt Hamburg 14	Stadt Hamburgsgatan 1	Malmö	1900/1991	5 216	4 095	—	—	—	347	9 658	109 762	BRI	
Tistlarna 9	Styrsögatan 3	Malmö	1964/1991	2 508	—	13 105	—	—	—	15 613	24 333	BRI	B
Pilbågen 6	Garnisonsgatan 6A–6B	Helsingborg	1968/1977	—	711	3 465	—	—	1 175	5 351	7 993	BRI	
Total Developments Projects				15 672	6 725	16 625	0	0	1 522	40 544	142 088		

UNDEVELOPED LAND

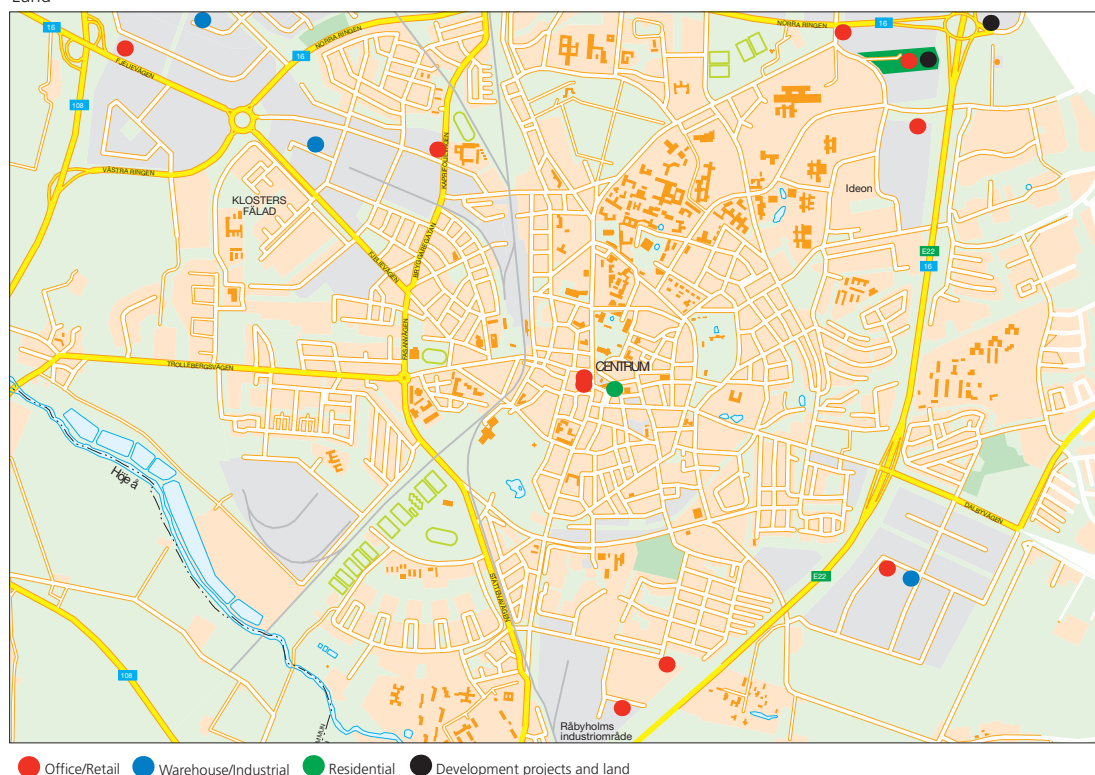
Intäkten 5	Lantmannag 20/Ystadsg 49	Malmö	—	—	—	—	—	—	—	—	2 165	BRI	B
Moränen 1, 2	Borrgatan 1	Malmö	—	—	—	—	—	—	—	—	2 257	BRI	B
Akvamarin 1	Diabasgatan	Helsingborg	—	—	—	—	—	—	—	—	540	BRI	B
Forskaren 2 B	Scheelevägen	Lund	—	—	—	—	—	—	—	—	—	BRI	B
Höjdpunkten 2	Brunnshög	Lund	—	—	—	—	—	—	—	—	3 769	BRI	B
Total Undeveloped Land				0	0	0	0	0	0	0	8 731		

Total Öresund Region

163 876 53 770 210 400 16 403 72 274 42 109 558 832 2 212 148

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Lund



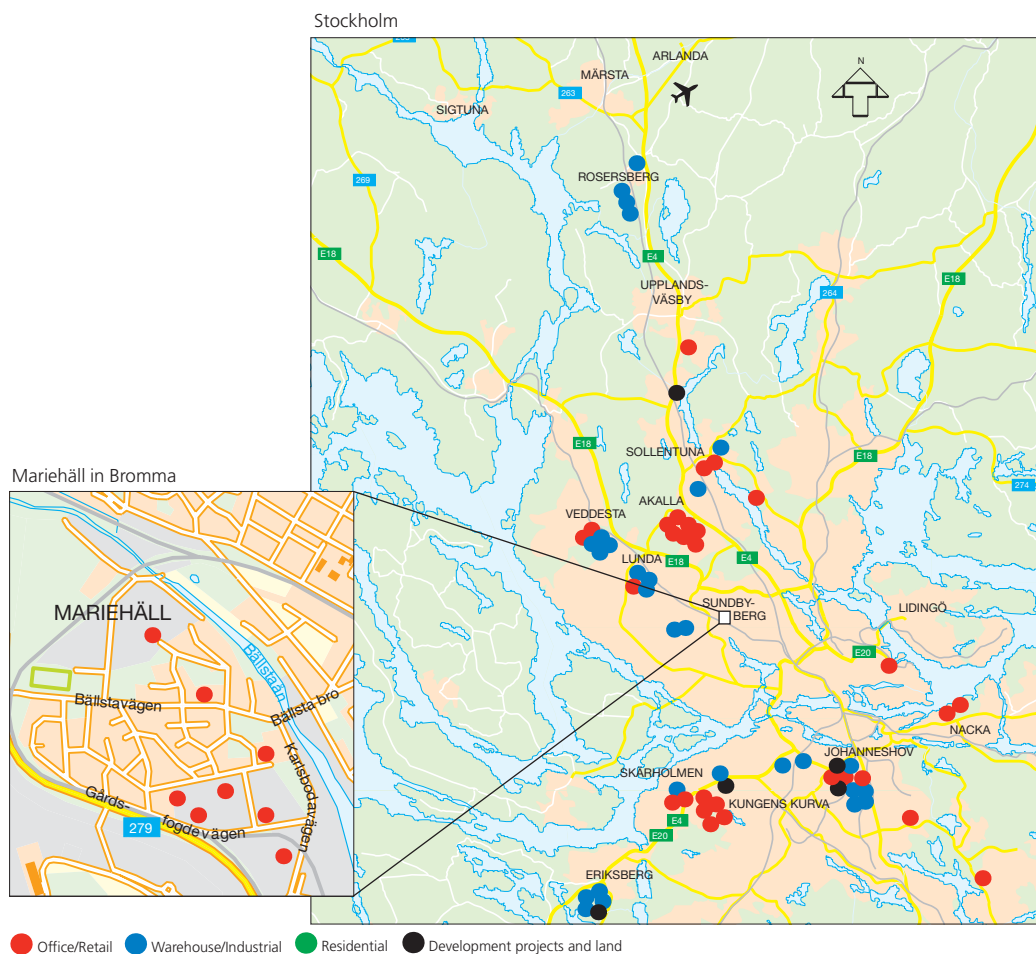
Greater Stockholm

Greater Stockholm											Tax assess-	Manage-	
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	ment value	subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
OFFICE/RETAIL													
Alphyddan 11	Bällstavägen 28–36	Stockholm	1964	4 203	—	—	—	—	—	4 203	10 734	BRO	
Archimedes 1	Gårdsfogdevägen 2–6	Stockholm	1979	11 922	1 829	3 730	388	—	—	17 869	127 840	BRO	
Betongblandaren 12	Gårdsfogdevägen 18B	Stockholm	1972	6 640	—	735	—	—	—	7 375	57 722	BRO	
Betongblandaren 13	Adolfbergsvägen 15, 25–31	Stockholm	1965/1989	7 678	1 086	2 020	—	—	—	10 784	91 504	BRO	
Betongblandaren 3	Gårdsfogdevägen 16	Stockholm	1971	3 305	—	2 880	—	—	—	6 185	39 368	BRO	
Fredsfors 11	Karlsbodavägen 39–41	Stockholm	1960	12 428	—	2 277	400	—	—	15 105	109 060	BRO	
Linaberg 15	Alpvägen 17	Stockholm	1973	3 274	—	1 123	—	—	—	4 397	13 653	BRO	T
Vallonsmidet 8	Gårdsfogdevägen 1–7	Stockholm	1957/1992	13 375	2 957	6 833	—	—	—	23 165	212 800	BRO	B
Ekenäs 1	Finlandsgatan 24–48	Stockholm	1990	7 793	—	—	—	—	—	7 793	85 386	BRO	T
Ekenäs 1 B	Finlandsgatan 26	Stockholm	2003	10 215	—	—	—	—	490	10 705	127 680	BRO	T
Ekenäs 2	Finlandsgatan 12–14	Stockholm	1989	4 573	—	40	—	—	—	4 613	39 368	BRO	T
Ekenäs 3	Finlandsgatan 10	Stockholm	1989	3 195	310	790	—	—	—	4 295	31 243	BRO	T
Ekenäs 4	Finlandsgatan 16–18	Stockholm	1991	7 835	100	60	—	—	—	7 995	68 362	BRO	T
Karis 3	Finlandsgatan 62	Stockholm	1989	3 141	—	40	—	—	—	3 181	24 845	BRO	T
Karis 4	Finlandsgatan 50–60	Stockholm	1985	4 583	460	202	—	—	—	5 245	32 452	BRO	T
Renseriet 25–26	Bolidenv 14–16/Tjurhornsränd 3	Stockholm	1970	2 619	—	763	167	—	—	3 549	27 678	BRO	B
Renseriet 7	Bolidenvägen 12	Stockholm	1910	320	—	221	80	—	—	621	—	BRO	B
Tjurhornet 15	Huddingevägen 103–109	Stockholm	1986	20 211	575	1 850	—	—	—	22 636	183 464	BRO	
Getholmen 2	Måsholmstorget 1–13	Stockholm	1990	5 692	—	—	—	—	—	5 692	42 427	BRO	T
Hästholmen 2	Ekholmsvägen 23	Stockholm	1985	1 220	—	—	—	—	—	1 220	9 975	BRO	T
Mandelblomman 15	Avestag 29/Kronofogdev 56	Stockholm	1950/1990	3 517	—	191	—	—	—	3 708	13 951	BRO	
Drevern 1 & Dvärgsp. 1	Gråhundsvägen 82–84	Stockholm	1970/1995	1 226	2 735	—	—	—	—	3 961	27 372	BRO	
Haifa 1	Tegeludsvägen 97	Stockholm	1962	3 749	—	—	—	—	—	3 749	—	BRO	
Solkraften 11	Solkraftsvägen 18 C	Stockholm	1991	975	—	490	—	—	—	1 465	5 722	BRO	T
Ekplantan 4	Djupdalsvägen 1–7	Sollentuna	1990	8 627	1 301	254	—	—	—	10 182	63 574	BRO	
Ekstubbarna	Djupdalsvägen	Sollentuna	1989	6 481	—	52	—	—	—	6 533	52 633	BRO	
Ringpärmen 4	Bergskällavägen 32	Sollentuna	1987	10 330	870	1 284	—	—	—	12 484	72 352	BRO	
Sjöstugan 1	Sidensvansvägen 8–10	Sollentuna	1990	4 327	—	2 013	—	—	—	6 340	38 836	BRO	
Altartorpet 22	Jägerhorns väg 6	Huddinge	1986	818	1 477	420	—	—	—	2 715	21 123	BRO	T
Altartorpet 23	Jägerhorns väg 8	Huddinge	1987	4 221	—	—	—	—	—	4 221	28 528	BRO	T
Arrendatorn 15	Jägerhorns väg 3–5	Huddinge	1987	509	860	—	—	—	—	1 369	5 758	BRO	
Arrendatorn 16	Jägerhorns väg 1	Huddinge	1987	884	418	—	—	—	—	1 302	9 177	BRO	
Ellipsen 3	Ellipsvägen 11	Huddinge	1993	1 723	—	1 367	—	—	—	3 090	10 501	BRO	
Veddesta 2:22	Nettovägen 7	Järfälla	1965/1975	—	—	600	—	—	—	600	2 086	BRO	
Veddesta 2:23	Nettovägen 1	Järfälla	1971/1985	—	5 065	699	—	—	—	5 764	24 498	BRO	
Sicklaön 393:4	Vikdalsvägen 50	Nacka	1990	3 528	—	516	—	—	—	4 044	40 166	BRO	
Sicklaön 394:5	Vikdalsgränd 10	Nacka	1991	1 914	—	—	—	—	—	1 914	20 008	BRO	
Total Office/Retail				187 051	20 043	31 450	1 035	0	490	240 069	1 771 846		
WAREHOUSE/INDUSTRIAL													
Charkuteristen 5	Hallvägen 21	Stockholm	1955	—	—	7 175	—	—	—	7 175	16 661	BRO	T
Charkuteristen 6	Slakthusgatan 20	Stockholm	1955	—	—	2 557	—	—	—	2 557	5 397	BRO	T
Charkuteristen 8	Slakthusgatan 22	Stockholm	1968	—	—	5 359	—	—	—	5 359	10 564	BRO	T
Linde Torp 8 A	Bolidenvägen 8–10	Stockholm	1929	—	—	1 919	—	—	—	1 919	9 277	BRO	B
Sandhagen 6	Slakthusgatan 9	Stockholm	1967	1 597	—	2 668	—	—	—	4 265	9 365	BRO	T
Domnarvet 27	Fagerstagatan 19 B	Stockholm	1982	—	—	—	1 950	—	—	1 950	6 796	BRO	T
Domnarvet 39	Gunnebogatan 24–26	Stockholm	1989	1 209	—	1 493	—	—	—	2 702	15 949	BRO	T
Domnarvet 4	Domnarvsgatan 27–29	Stockholm	1987	1 657	—	—	6 493	—	—	8 150	23 872	BRO	T
Getholmen 1	Ekholmsvägen 32–36	Stockholm	1975/1982	4 551	—	—	3 424	—	—	7 975	36 255	BRO	T
Stensåtra 7	Strömsåtravägen 16	Stockholm	1974	958	—	4 330	—	—	—	5 288	16 647	BRO	T
Elektra 3	Västbergavägen 25	Stockholm	1946	907	235	5 895	—	—	—	7 037	15 858	BRO	
Godståget 7	Transportvägen 7–9	Stockholm	1985	2 169	—	10 789	—	—	—	12 958	43 400	BRO	
Törnsluggen 1–3	Bällstav 159/Törnväktargränd 1–9	Stockholm	1963/1983	—	—	1 900	—	—	—	1 900	5 275	BRO	T/A
Törnluckan 1	Törnväktargränd 6	Stockholm	1960	—	—	810	—	—	—	810	1 653	BRO	T
Rosersberg 11:12	Tallbacksgatan 6–12	Sigtuna	1988	1 121	—	17 327	—	—	—	18 448	34 448	BRO	
Rosersberg 11:34	Tallbacksgatan 14	Sigtuna	1987/1989	—	—	5 930	—	—	—	5 930	15 070	BRO	
Rosersberg 11:35	Tallbacksgatan 18	Sigtuna	1990	—	—	8 139	—	—	—	8 139	20 231	BRO	
Rosersberg 2:21–22	Rosersbergsvägen 43–45	Sigtuna	1990	—	—	2 126	—	—	—	2 126	5 148	BRO	

Greater Stockholm

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Hantverkaren 2	Hantverkärvägen 9	Botkyrka	1976/1979	—	—	—	5 790	—	—	5 790	10 299	BRO
Kumla Hage 13	Kumla Gårdsväg 24 C	Botkyrka	1990	—	—	1 630	—	—	—	1 630	3 081	BRO
Kumla Hage 3	Kumla Gårdsväg 24 A–B	Botkyrka	1985	—	690	1 200	—	—	—	1 890	3 622	BRO
Mästaren 1	Kumla Gårdsväg 21	Botkyrka	1974/1986	360	—	9 820	10 814	—	—	20 994	41 724	BRO
Veddesta 2:19	Girovägen 9	Järfälla	1964	—	—	2 700	—	—	—	2 700	6 014	BRO
Veddesta 2:21	Nettovägen 5	Järfälla	1965/1988	163	—	1 805	0	—	—	1 968	3 439	BRO
Veddesta 2:26	Nettovägen 11	Järfälla	1968	775	190	1 938	0	—	—	2 903	6 004	BRO
Veddesta 2:50	Kontov 7/Veddestav 23–25	Järfälla	1964	614	—	2 675	536	—	—	3 825	9 227	BRO B
Elementet 4	Bäckvägen 18	Sollentuna	1960	595	190	6 700	—	—	—	7 485	13 238	BRO
Tidskriften 2	Kuskvägen 2	Sollentuna	1976	1 158	3 650	5 173	—	—	—	9 981	30 847	BRO
Total Warehouse/Industrial				17 834	4 955	112 058	29 007	0	0	163 854	419 361	
UNDEVELOPED LAND												
Linde Torp 8	Bolidenv 2–6/Huddingev 101	Stockholm	—	—	—	—	—	—	—	—	1 518	BRO B
Rensriet 1	Bolidenvägen	Stockholm	—	—	—	—	—	—	—	—	—	BRO B
Smista Park	Smista Allé	Huddinge	—	—	—	—	—	—	—	—	30 250	BRO B
Saltmossen 3	Kumla Gårdsväg 21	Botkyrka	—	—	—	—	—	—	—	—	2 975	BRO B
Rankan 3–4	Sollentunaholmsvägen 1–7	Sollentuna	—	—	—	—	—	—	—	—	19 800	BRO B
Total Undeveloped Land				0	0	0	0	0	0	0	54 543	
Total Greater Stockholm				204 885	24 998	143 508	30 042	0	490	403 923	2 245 750	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission



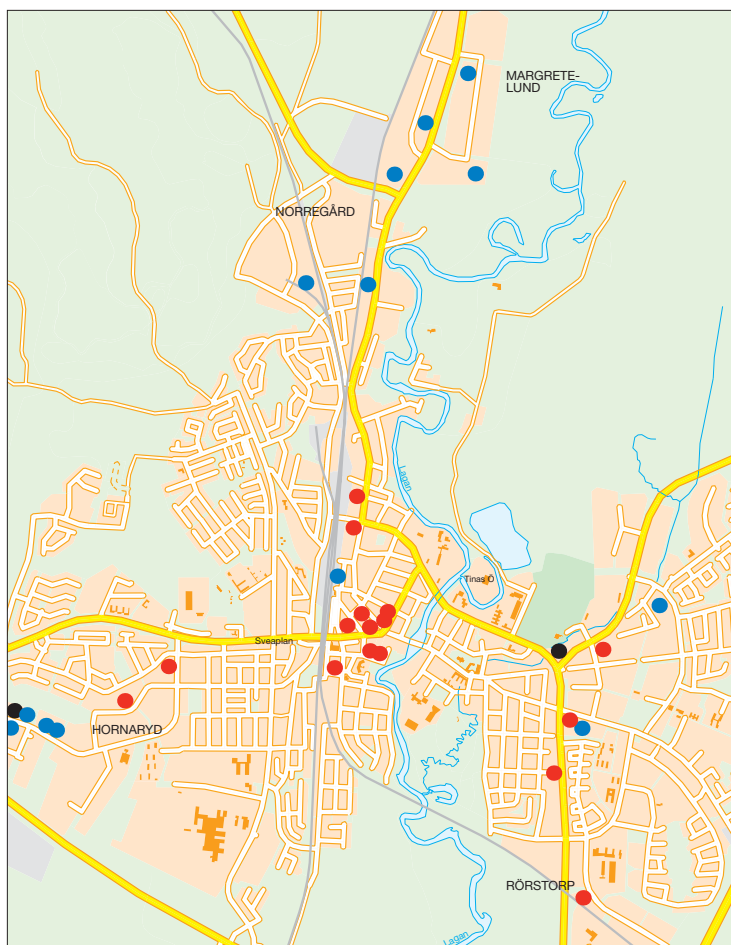
Western Småland

Western Småland

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	Tax assess- ment value	Manage- ment subsidi- ary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
OFFICE/RETAIL													
Droskan 12	Slottsgatan 14	Jönköping	1990	9 650	—	—	—	—	23	9 673	57 324	COR	
Hotellet 8	V Storgatan 9–13	Jönköping	1963/1999	2 948	15 184	649	—	—	—	18 781	95 676	COR	
Vagnmakaren 7	Hästhovsvägen 2	Jönköping	1983	—	8 100	—	—	—	—	8 100	32 640	COR	
Valutan 11	Kompanigatan 1–2	Jönköping	1992	2 897	2 030	170	—	—	80	5 177	21 828	COR	
Vattenpasset 6	Kungsängsvägen 7	Jönköping	1971/1990	1 638	—	571	—	—	—	2 209	4 633	COR	
Vilan 7	Huskvarnavägen 58–64	Jönköping	1955/1999	8 238	565	6 747	—	—	—	15 550	27 114	COR	
Almen 9	Malmövägen 12–14	Värnamo	1957/1989	1 070	11 309	—	—	—	40	12 419	39 577	COR	
Bodarna 2	Myntgatan 8, 10	Värnamo	1934/1991	1 329	373	104	—	—	—	1 806	8 584	COR	
Bokbindaren 20	Västbovägen 56	Värnamo	1975/1991	1 977	—	584	—	—	—	2 561	4 228	COR	
Drabanten 1	Nydalavägen 16	Värnamo	1940/1986	230	1 028	—	—	—	—	1 258	2 547	COR	
Gamla Gåsen 4	Boagatan 1	Värnamo	1907	—	—	—	—	—	200	200	513	COR	
Gillet 1	Flanaden 3–5	Värnamo	1974	2 698	636	—	—	1 701	—	5 035	20 442	COR	
Golvläggaren 2	Silkesvägen 30	Värnamo	1991	—	—	740	—	—	—	740	1 508	COR	
Jungfrun 11	Köpmansgatan 3,5,7/Luddögatan 1	Värnamo	1950/1982	329	4 174	—	—	478	—	4 981	17 896	COR	
Knekten 15	Jönköpingsvägen 21	Värnamo	1971/1989	459	559	31	240	—	6	1 295	3 868	COR	
Lejonet 11	Lasarettsgatan 1	Värnamo	1961/1987	4 218	846	141	—	89	—	5 294	23 483	COR	
Linden 1	Malmövägen 3	Värnamo	1961	—	130	—	—	—	—	130	617	COR	
Linden 3	Växjövägen 24–26	Värnamo	1960/1989	2 281	560	2 304	—	—	—	5 145	10 951	COR	
Mon 13	Karlsdalsgatan 2	Värnamo	1983	1 986	—	—	—	—	—	1 986	6 663	COR	
Rågen 1	Expovägen 6	Värnamo	1965/1990	2 876	—	2 314	—	—	—	5 190	5 139	COR	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Värnamo



● Office/Retail ● Warehouse/Industrial ● Residential ● Development projects and land

Western Småland

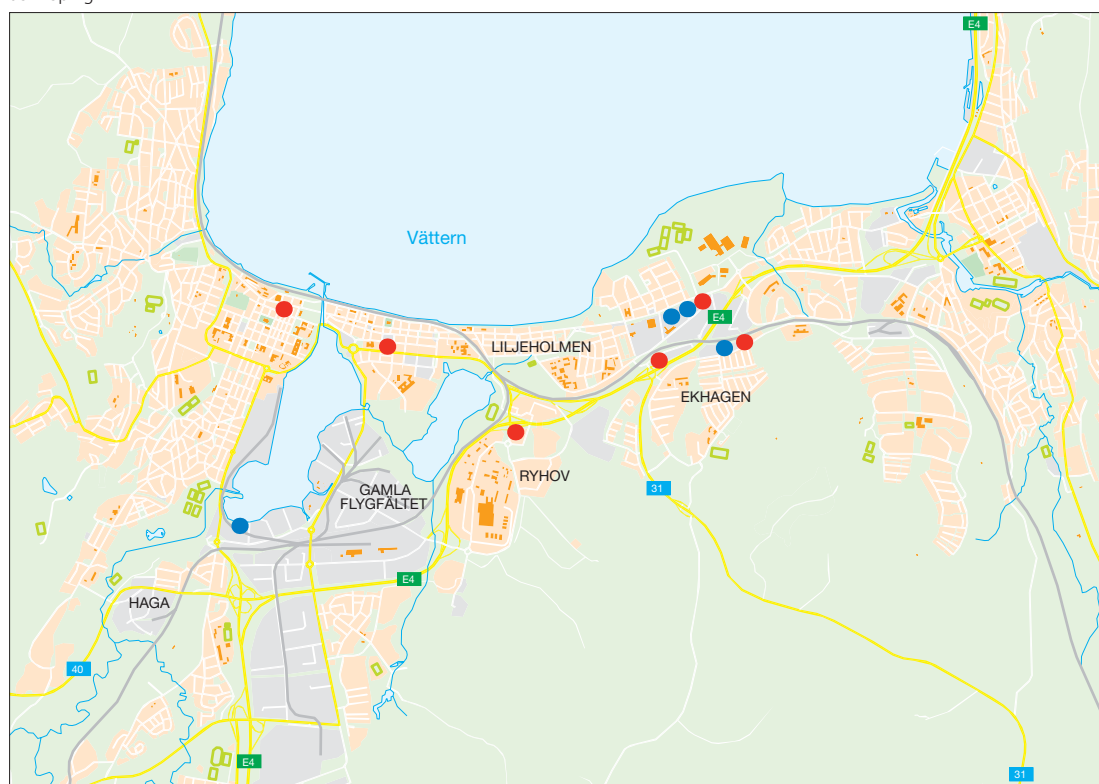
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Vindruvan 15	Storgatsbacken 12	Värnamo	1989	904	1 150	—	—	—	—	2 054	7 803	COR
Vindruvan 4	Storgatsb 14–20/Myntg 13 m fl	Värnamo	1982	1 131	11 078	30	—	2 162	20	14 421	51 314	COR
Garvaren 4	Hjalmar Petris väg 32	Växjö	1981	2 487	—	—	—	—	—	2 487	7 529	COR B
Nordstjärnan 1	Kronobergsgatan 18–20	Växjö	1971/2000	4 633	1 009	—	—	—	23	5 665	23 520	COR *
Plåtslagaren 4	Verkstads-gatan 5	Växjö	1967/1988	2 304	765	660	—	—	1 943	5 672	5 116	COR *
Rimfrosten 1	Solängsvägen 4	Växjö	1972	728	4 337	4 051	—	—	—	9 116	17 014	COR B
Segerstad 4	Segerstadsvägen 7	Växjö	1990	910	—	—	—	—	—	910	3 209	COR
Sotaren 4	Arabygatan 82	Växjö	1992	2 298	457	247	—	—	—	3 002	13 018	COR *
Svea 8	Lineborgsplan 3	Växjö	1982	2 044	—	—	—	—	—	2 044	9 568	COR
Ödman 15	Storgatan 29	Växjö	1972	2 370	1 943	—	—	—	—	4 313	26 947	COR
Total Office/Retail				64 633	66 233	19 343	240	4 430	2 335	157 214	550 269	

WAREHOUSE/INDUSTRIAL

Elefanten 3	Rådjursvägen 6	Växjö	1988	—	—	1 074	1 244	—	—	2 318	3 596	COR
Illern 5	Isbjörnsvägen 11–13	Växjö	1987	1 050	—	192	904	—	—	2 146	4 278	COR
Isbjörnen 4	Isbjörnsvägen 6	Växjö	1993	—	—	—	10 933	—	—	10 933	18 086	COR
Modellen 9	Blådingevägen 40	Alvesta	1962/1987	—	—	—	6 880	—	—	6 880	4 659	COR
Sjömärket 3	Annnavägen 3	Växjö	1981/1989	1 767	341	969	6 317	—	—	9 394	16 380	COR B
Snickaren 12	Smedjegatan 10	Växjö	1972/1989	568	650	16 580	—	—	—	17 798	17 087	COR
Draken 1	Ingelundsvägen 1	Värnamo	1968/1988	—	—	1 750	—	—	—	1 750	2 348	COR B
Flundran 4	Runemovägen 1	Värnamo	1963/1992	—	—	3 349	6 936	—	—	10 285	10 136	COR B
Karpen 1, 3	Jönköpingsvägen 105–107	Värnamo	1956/1990	513	1 078	2 330	793	—	—	4 714	5 173	COR B
Krukmakaren 6	Silkesvägen 2	Värnamo	1961	1 090	—	748	—	—	—	1 838	1 965	COR
Mattläggaren 1	Silkesvägen 24	Värnamo	1989	—	—	2 700	—	—	—	2 700	7 607	COR

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Jönköping

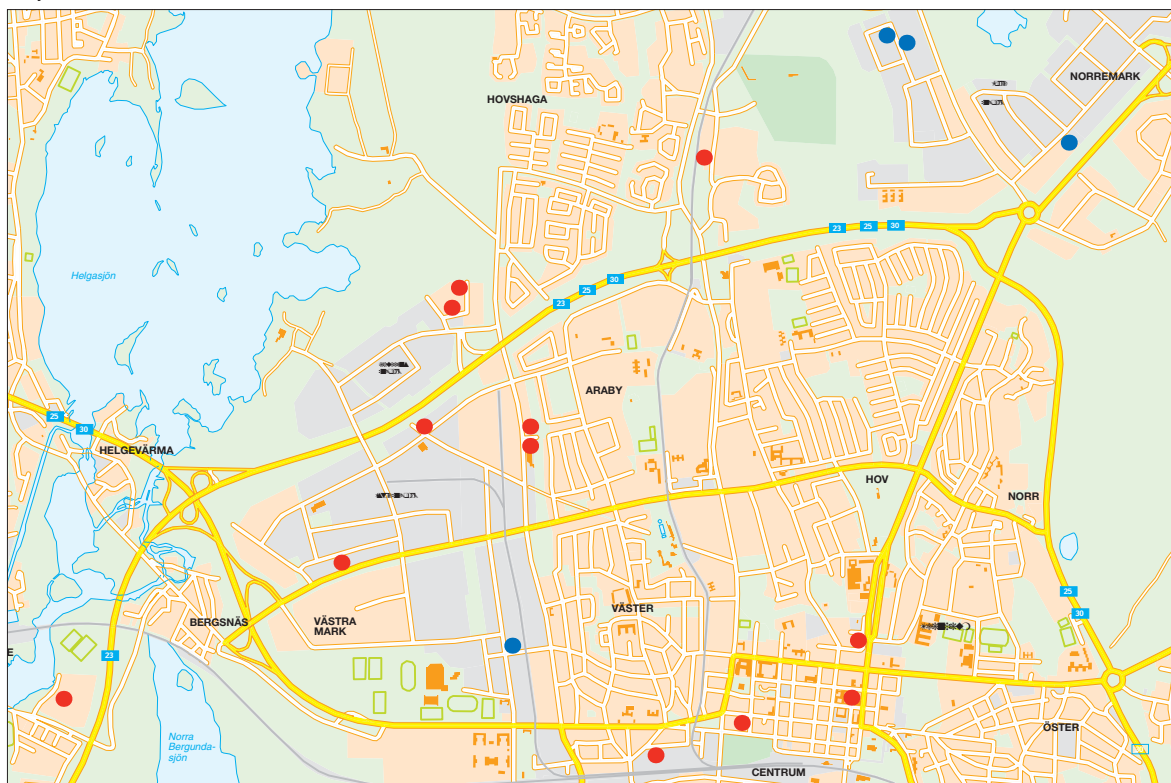


Western Småland

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsidi- ary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Mattläggaren 2	Silkesvägen 24	Värnamo	1989/1997	—	—	2 580	—	—	—	2 580	4 644	COR
Posten 4	Postgatan 3-5	Värnamo	1929	414	810	346	2 480	159	—	4 209	9 253	COR
Rödspättan 4	Runemovägen 4	Värnamo	1980	—	—	2 960	—	—	—	2 960	3 262	COR
Sandskäddan 4	Margretelundsvägen 7	Värnamo	1982	—	—	2 780	—	—	—	2 780	3 195	COR
Sjötungan 3	Margretelundsvägen 6	Värnamo	1976/1989	—	—	2 570	—	—	—	2 570	3 849	COR B
Takläggaren 4	Rörläggarevägen 8/Silkesvägen 39	Värnamo	1991	—	—	8 907	—	—	—	8 907	11 470	COR B
Värnamo 14:11	Jönköpingsvägen 41-43	Värnamo	1917/1982	2 225	—	2 321	—	—	—	4 546	10 051	COR
Yxan 6	Fabriksgratan 1	Värnamo	1978/1990	—	—	1 170	—	—	—	1 170	2 275	COR B
Flahult 21:12	Alfavägen 4	Jönköping	1989	0	—	77	975	—	—	1 052	2 049	COR B
Flahult 21:3	Momarken 42	Jönköping	1980	0	—	4 147	—	—	—	4 147	8 356	COR B
Flahult 78:2	Momarken 12	Jönköping	1986/1990	419	—	—	3 294	—	—	3 713	7 758	COR B
Vattenpasset 2	Ekhagsringen 17	Jönköping	1980	359	—	1 343	2 489	—	—	4 191	9 793	COR
Vingen 4	Linnegatan 1	Jönköping	1970	—	1 130	—	—	—	2 815	3 945	8 194	COR *
Österbotten 4	Skeppsbrogatan 6	Jönköping	1930/1991	595	—	—	2 065	—	118	2 778	3 977	COR
Gårö 1:395	Västergatan 19	Gnosjö	1963/1991	—	—	—	6 230	—	—	6 230	9 353	COR
Hillerstorp 4:116	Brogatan 19	Gnosjö	1985	—	—	—	5 900	—	—	5 900	7 835	COR
Marås 1:26, 1:12	Maråsliden 7, 10	Gnosjö	1930/1975	—	—	—	8 800	—	—	8 800	4 017	COR
Töllstorp 1:561	Mobäcksvägen 2	Gnosjö	1946	—	—	—	4 290	—	—	4 290	5 212	COR
Törestorp 2:51	Kulltorpsvägen 25	Gnosjö	1946	—	—	—	14 310	—	—	14 310	13 768	COR B
Balder 2	Ödestuguvägen 42	Vaggeryd	1953	—	—	—	5 770	—	870	6 640	7 845	COR
Källemo 1	Källemovägen 21	Vaggeryd	1956/1988	406	—	7 146	—	—	—	7 552	7 749	COR B
Yggen 1	Krokvägen 1	Vaggeryd	1985/1989	—	—	—	6 291	—	—	6 291	8 215	COR
Total Warehouse/Industrial				9 406	4 009	66 039	96 901	159	3 803	180 317	243 435	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Växjö



● Office/Retail ● Warehouse/Industrial ● Residential ● Development projects and land

Western Småland

Western Småland											Tax assess- ment value	Manage- ment subsid- iary	Note
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total			
				Office	Retail	Warehouse	Industrial	Residential	Other				
DEVELOPMENT PROJECTS													
Ljuset 8	Nydalavägen 1–9	Värnamo	—	—	—	2 590	—	—	—	2 590	1 171	COR	
Glasmästaren 1	Arabygatan 80	Växjö	1966/1988	6 390	1 150	155	—	—	—	7 695	21 832	COR	
Total Development Projects				6 390	1 150	2 745	0	0	0	10 285	23 003		
UNDEVELOPED LAND													
Värnamo 13:308	Myntgatan 2	Värnamo	—	—	—	—	—	—	—	—	—	COR	
Golvläggaren 3	Silkesvägen 30	Värnamo	—	—	—	—	—	—	—	—	—	COR	B
Värnamo Torp 1:11	Skogsmark	Värnamo	—	—	—	—	—	—	—	—	1 237	COR	
Värnamo 14:86	Myntgatan 6	Värnamo	—	—	—	—	—	—	—	—	—	COR	
Hornabo 1:15	Rosendalsgatan 4	Gnosjö	—	—	—	—	—	—	—	—	165	COR	
Gårö 1:4	Skogsmark	Gnosjö	—	—	—	—	—	—	—	—	588	COR	
Total Undeveloped Land				0	0	0	0	0	0	0	1 990		
Total Western Småland				80 429	71 392	88 127	97 141	4 589	6 138	347 816	818 697		

Mälardalen

Mälardalen

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
OFFICE/RETAIL													
Boländerna 35:2	Bolandsgatan 20	Uppsala	1981	—	4 108	—	—	—	—	4 108	26 731	ASP	
Dragarbrunn 20:2	Kungsgatan/S:t Persgatan	Uppsala	1963	1 862	690	—	—	—	—	2 552	—	ASP	
Kungsängen 24:3	Kungsgatan 95	Uppsala	1998	726	5 733	—	—	—	—	6 459	41 920	ASP	
Kungsängen 29:1	Kungsgatan 70	Uppsala	1985	2 444	1 663	295	—	—	—	4 402	14 506	ASP	
Kungsängen 35:3	Kungsgatan 76	Uppsala	2001	3 200	—	—	—	—	—	3 200	8 182	ASP	
Kvarngärdet 64:3	Sportfältsvägen 3	Uppsala	1991	1 962	—	—	—	—	—	1 962	11 903	ASP	
Svartbäcken 19:1	Svartbäcksgatan 86	Uppsala	1973	1 286	1 920	—	—	—	—	3 206	13 980	ASP	
Årsta 67:1	Stålgatan 8–12	Uppsala	1988	750	8 816	—	623	—	—	10 189	32 587	ASP	
Årsta 72:3	Svederusgatan 1–4	Uppsala	1985/1990	2 157	2 817	2 716	1 628	—	—	9 318	21 604	ASP	
Årsta 74:1	Fyrilundsgatan 68	Uppsala	1985	—	7 786	—	—	—	—	7 786	34 846	ASP	
Årsta 74:3	Axel Johanssons gata 4–6	Uppsala	1990	14 008	—	—	—	—	—	14 008	90 914	ASP	
Almen 3	Släggargatan 1	Västerås	1964/1986	2 140	—	—	—	—	—	2 140	4 479	ASP	
Blåsterugnen 2	Kokillgatan 7	Västerås	1977/1991	—	1 990	—	—	—	—	1 990	5 530	ASP	T
Dagsländen 11	Jonasborgsvägen 26	Västerås	1990	1 106	—	—	—	—	—	1 106	3 158	ASP	T
Degeln 1	Kokillgatan 1–3	Västerås	1984	4 662	1 194	428	—	—	—	6 284	19 878	ASP	T
Elledningen 4	Tunbytorpsgatan 31	Västerås	1991	3 620	—	—	—	—	—	3 620	8 158	ASP	
Fallhamaren 1	Fallhammargatan 3	Västerås	1989	3 127	—	1 232	185	—	—	4 544	12 708	ASP	
Friledningen 13	Tunbytorpsgatan 10	Västerås	1978/1985	945	—	940	—	—	—	1 885	3 945	ASP	T/B
Gjutjärnet 7	Gjutjärnsgatan 5	Västerås	1989	—	4 885	—	148	—	—	5 033	11 587	ASP	
Hjulsmeden 1	Gjutjärnsgatan 8	Västerås	1990	—	1 414	623	—	—	—	2 037	4 452	ASP	
Kokillen 1	Kokillgatan 2	Västerås	1977/1988	1 782	—	1 145	—	—	—	2 927	6 612	ASP	T
Kopparlunden	Kopparlunden	Västerås	1890/2000	17 950	—	—	—	—	—	17 950	951	ASP	
Kyrkobacksgärdet 9	Arosvägen 32	Västerås	1920/1986	—	377	—	—	140	—	517	2 105	ASP	
Ringborren 8, 16	Tallmätargatan 1	Västerås	1956/1988	1 640	582	1 605	—	108	—	3 935	8 245	ASP	
Basen 10	Fridhemsgatan 2–4	Örebro	1900/1990	5 912	—	402	—	—	—	6 314	31 234	ASP	
Lantmannen 7	Boställsvägen 10	Örebro	1985	310	2 050	215	—	—	—	2 575	7 395	ASP	
Lången 20	Fabriksgatan 8	Örebro	1959/1993	3 465	—	112	—	—	—	3 577	15 601	ASP	
Motormannen 1	Radiatorvägen 1	Örebro	1966	956	2 779	675	—	—	—	4 410	11 611	ASP	
Röda rummet	Radiatorvägen 17	Örebro	2000	3 295	—	—	—	—	—	3 295	13 820	ASP	
Rörmokaren 5	Elementvägen 1	Örebro	1984	1 725	440	230	—	—	—	2 395	6 877	ASP	
Svetsaren 4	Elementvägen 12	Örebro	1976/1984	—	1 790	2 590	—	—	—	4 380	6 890	ASP	
Svetsaren 5	Elementvägen 14	Örebro	1977/1988	2 625	—	430	—	—	—	3 055	8 071	ASP	
Svetsaren 7	Elementvägen 16	Örebro	1960/1983	855	—	—	—	—	—	855	1 842	ASP	
Svetsaren 8	Elementvägen 4	Örebro	1977	560	3 070	220	—	—	—	3 850	10 024	ASP	T
Vindrutan 1	Västhagagatan 3	Örebro	1992	—	1 295	—	20	—	—	1 315	7 531	ASP	
Virkeshandlaren 10	Radiatorvägen 13–15	Örebro	1979	2 930	3 280	1 213	—	—	—	7 423	22 888	ASP	
Virkeshandlaren 7	Radiatorvägen 11	Örebro	1970/1987	4 844	1 620	96	—	—	—	6 560	21 232	ASP	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Örebro



Mälardalen

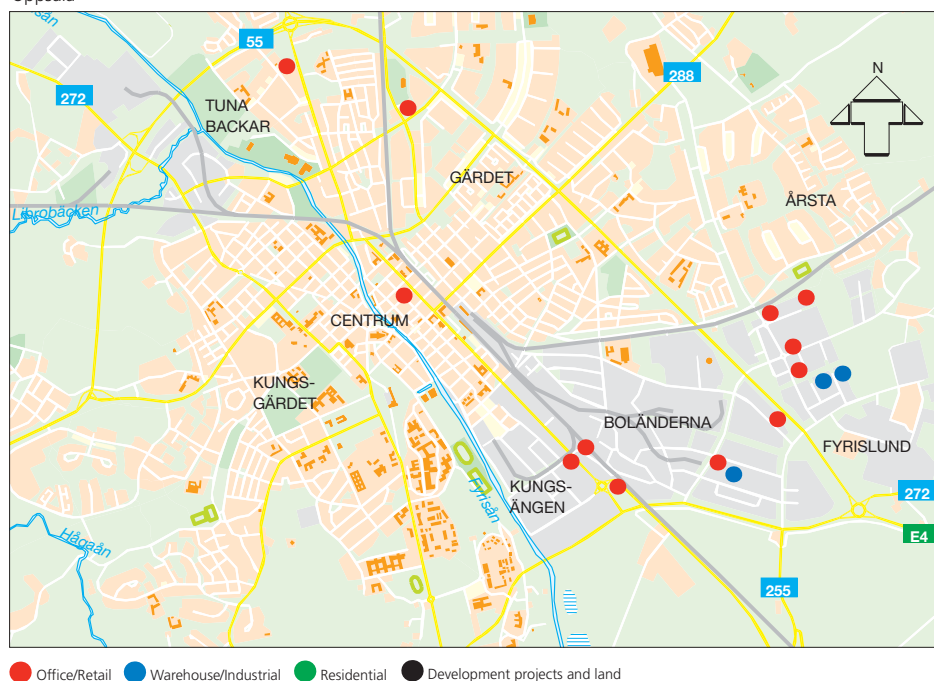
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other	Total		
Ånsta 20:117	Aspholmsvägen 9	Örebro	1990	675	—	—	—	—	—	675	2 242	ASP
Märsta 1:219	Raisogatan 1–27	Sigtuna	1993	2 795	—	—	—	883	—	3 678	24 802	ASP B
Märsta 16:3	Maskingatan 3	Sigtuna	1992	2 463	—	385	—	—	—	2 848	12 768	ASP
Märsta 17:6	Maskingatan 8	Sigtuna	1970/1988	649	—	—	2 053	—	—	2 702	6 997	ASP
Odin 1	Hökartorget/Glasgatan 8 A–B	Köping	1933/1994	—	710	—	—	719	—	1 429	4 804	ASP
Total Office/Retail				99 426	61 009	15 552	4 657	1 850	0	182 494	605 610	

WAREHOUSE/INDUSTRIAL

Chauffören 2	Stuvargatan 3	Örebro	1991	1 150	—	5 950	—	—	—	7 100	13 301	ASP
Gällersta-Gryt 4:9	Gällerstavägen	Örebro	1969	1 170	—	—	10 000	—	—	11 170	11 384	ASP
Konstruktören 10	Söderleden 12	Örebro	1987	—	—	3 665	—	—	—	3 665	6 906	ASP
Konstruktören 11	Söderleden 14	Örebro	1987	—	—	1 715	—	—	—	1 715	3 757	ASP
Konstruktören 9	Söderleden 10	Örebro	1987	—	—	1 260	—	—	—	1 260	2 349	ASP
Radion 2	Radiogatan 1	Kumla	1991/1995	—	—	—	4 140	—	—	4 140	7 512	ASP
Rörläggaren 1	Aspholmsvägen 4	Örebro	1963/1992	—	—	—	5 225	—	—	5 225	6 811	ASP
Rörmokaren 1	Elementvägen 13–15	Örebro	1963/1986	110	185	—	3 550	—	—	3 845	7 674	ASP
Barkborren 3	Barkborregatan 3	Västerås	1970/1989	—	—	—	2 950	—	—	2 950	3 501	ASP T
Elledningen 1	Tunbytorpsgatan 31	Västerås	1982	—	—	—	1 910	—	—	1 910	3 753	ASP T
Jordlinan 2	Stenbygatan 6	Västerås	1991	—	2 450	5 494	—	—	—	7 944	18 425	ASP
Köpmannen 1	Kranbyggargatan 1	Västerås	1984	400	—	—	1 050	—	—	1 450	2 560	ASP
Köpmannen 3	Kranbyggargatan 3	Västerås	1982	—	—	—	2 370	—	—	2 370	4 540	ASP T
Lufthammaren 1	Ånghammargatan 2–4	Västerås	1977	3 787	—	3 193	—	—	—	6 980	20 510	ASP T
Ånghammaren 2	Ånghammargatan 1–9	Västerås	1972/1994	2 946	40	8 165	1 750	—	—	12 901	14 935	ASP T
Boländerna 30:2	Verkstadsgatan 9	Uppsala	1971	2 226	—	21 868	—	—	—	24 094	52 628	ASP B
Årsta 36:2	Möllersvärdsgatan 12	Uppsala	1978/1989	1 110	—	1 460	—	—	—	2 570	7 819	ASP
Årsta 38:1	Möllersvärdsgatan 5	Uppsala	1979	270	—	1 035	1 650	—	—	2 955	7 552	ASP
Broby 11:8	Östra Bangatan 14	Sigtuna	1989	230	—	601	—	—	—	831	2 039	ASP
Märsta 16:2	Maskingatan 5–7	Sigtuna	1969/1989	600	—	1 013	—	—	—	1 613	4 150	ASP
Märsta 21:51	Elkraftsgatan 11–13	Sigtuna	1990	—	—	—	2 200	—	—	2 200	7 314	ASP
Märsta 23:8	Servogatan 16	Sigtuna	1986	35	—	—	615	—	—	650	2 237	ASP
Sjötullen 1:9	Kungsängsvägen 11	Köping	1974	515	—	—	6 400	—	—	6 915	6 742	ASP
Ögir 6	Järnvägsgränd 5	Köping	1940/1969	100	—	—	4 340	—	—	4 440	4 397	ASP
Total Warehouse/Industrial				14 649	2 675	55 419	48 150	0	0	120 893	222 796	

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Uppsala



Mälardalen

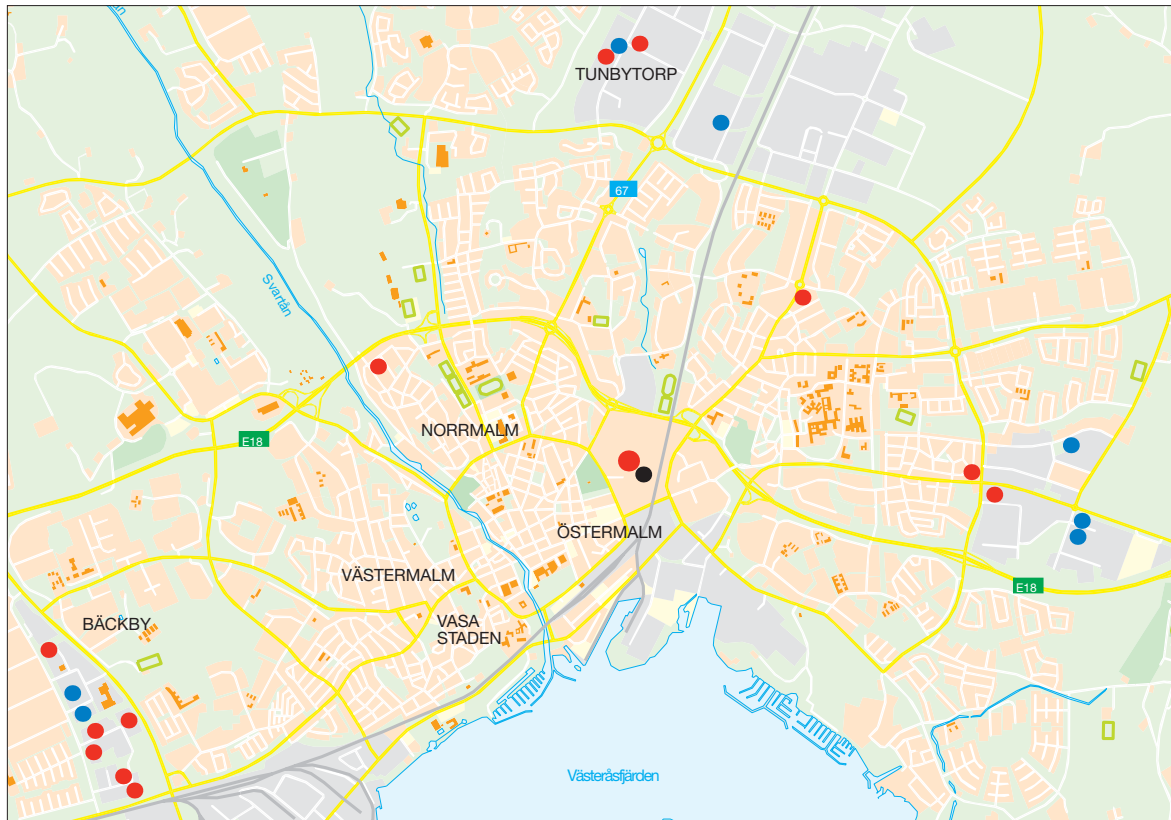
Mälardalen											Tax assess- ment value	Manage- ment subsidi- ary	Note
Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total			
				Office	Retail	Warehouse	Industrial	Residential	Other				
DEVELOPMENT PROJECTS													
Svetsaren 6	Radiatorvägen 14	Örebro	1962	270	—	—	570	—	—	840	1 822	ASP	B
Lagerchefen 3	Aspholmsvägen 3	Örebro	1957/1985	—	1 900	—	—	—	—	1 900	901	ASP	
Grosshandlaren 1, 2	Nastagatan 6–8	Örebro	1968/1977	1 000	—	21 443	—	—	—	22 443	25 678	ASP	B
Verkstaden 14	Kopparlunden	Västerås	1890	—	—	—	—	—	4 216	4 216	—	ASP	B
Boländerna 30:2 B	Verkstadsgatan 11	Uppsala	2002	2 150	—	—	—	—	—	2 150	—	ASP	
Total Development Projects				3 420	1 900	21 443	570	0	4 216	31 549	28 401		
Total Mälardalen				117 495	65 584	92 414	53 377	1 850	4 216	334 936	856 807		

Summary

	Per type of premises (sq.m.)						Total	Tax assess- ment value
	Office	Retail	Warehouse	Industrial	Residential	Other		
Greater Gothenburg	267 837	34 545	302 253	79 601	48 266	2 511	735 013	2 754 504
Öresund Region	163 876	53 770	210 400	16 403	72 274	42 109	558 832	2 212 148
Greater Stockholm	204 885	24 998	143 508	30 042	—	490	403 923	2 245 750
Western Småland	80 429	71 392	88 127	97 141	4 589	6 138	347 816	818 697
Mälardalen	117 495	65 584	92 414	53 377	1 850	4 216	334 936	856 807
Total Castellum	834 522	250 289	836 702	276 564	126 979	55 464	2 380 520	8 887 906

Note: * = Acquired in 2002 T = Ground rent A = Lease B = Additional building permission

Västerås



● Office/Retail ● Warehouse/Industrial ● Residential ● Development projects and land

Properties Sold in 2002

Name of Property	Address	Municipality	Build/ refurb. year	Square metres per type of premises						Total	Tax assess- ment value	Manage- ment subsid- iary	Note
				Office	Retail	Warehouse	Industrial	Residential	Other				
Greater Gothenburg													
Kobbegården 6:141	Datavägen 6	Gothenburg	1983	4 700	555	—	—	—	—	5 255	24 610	HAR	
Renen 1	Stenbocksgatan 20	Borås	1929/1987	1 249	—	243	—	150	—	1 642	3 519	HAR	
Byalaget 9	Kristineholmsvägen 2-5	Alingsås	1984	—	1 677	—	—	—	—	1 677	4 589	HAR	
Kommendantsången 2:1	Linnégatan 40	Gothenburg	1908/1977	—	211	15	—	1 909	—	2 135	14 488	EKL	
Kommendantsången 4:1	Linnégatan 52	Gothenburg	1905/1993	194	104	—	—	2 437	—	2 735	20 229	EKL	
Kommendantsången 4:11	Linnégatan 60	Gothenburg	1927/1993	—	133	—	—	1 106	—	1 239	8 962	EKL	
Kommendantsången 4:13	Linnégatan 56	Gothenburg	1926/1993	88	45	—	—	1 059	—	1 192	8 536	EKL	
Kommendantsången 4:14	Linnégatan 54	Gothenburg	1927/1993	176	—	—	—	1 063	—	1 239	9 018	EKL	
Gårda 69:2	Gradmanspl 3/N Gubberog 3	Gothenburg	1937/1994	—	126	—	—	2 516	—	2 642	23 181	EKL	
Lunden 8:10	Lundg 8/Karlag 28 A	Gothenburg	1934/1974	—	59	—	—	846	260	1 165	7 313	EKL	
Lunden 8:5	Schéeleg 9/Karlag 36	Gothenburg	1932/1975	—	—	—	—	1 143	—	1 143	7 569	EKL	
Olskroken 16:6	Ånåsvägen 56	Gothenburg	1926/1982	—	—	—	—	1 174	—	1 174	6 136	EKL	
Stampen 15:19	Friggagatan 25 B	Gothenburg	1937/1987	—	201	—	—	1 403	—	1 604	10 634	EKL	
Stampen 19:7	Ranängsgatan 12	Gothenburg	1928/1988	—	163	—	—	1 126	—	1 289	8 886	EKL	
Torp 32:3	Birkagatan 45–47	Gothenburg	1946/1986	181	449	106	—	1 949	—	2 685	17 335	EKL	T
Chauffören 7	Trollhättevägen 10–12	Kungälv	1970	55	2 148	460	—	—	—	2 663	2 523	EKL	
Svetsen 10	Lamellgatan 10	Borås	—	—	—	—	—	—	—	—	170	HAR	B
Total Greater Gothenburg				6 643	5 871	824	0	17 881	260	31 479	177 698		
Öresund Region													
Spännbucklan 16 (part of)	Nya Agnesfridsvägen 178	Malmö	—	—	—	—	—	—	—	—	—	BRI	
Mörsaren Mellersta 7	Mörsaregatan 3	Helsingborg	1972	—	—	1 013	—	—	—	1 013	1 725	BRI	
Näktergalen Södra 16	Farmgränden 6	Helsingborg	1985	—	—	—	—	146	—	146	1 600	BRI	
Pålsjö Södra 13	Drottninggatan 119–123	Helsingborg	1938/1996	—	—	—	—	1 867	—	1 867	15 422	BRI	
Ugglan 25	Bankgatan 15 A–B	Lund	1990	131	538	27	—	2 237	—	2 933	22 650	BRI	
Total Öresund Region				131	538	1 040	0	4 250	0	5 959	41 397		
Greater Stockholm													
Veddesta 2:22 (part of)	Nettovägen 7	Järfälla	1965/1975	—	—	500	—	—	—	500	1 155	BRO	
Tornluckan 3	Tornväktargränd 8	Stockholm	1962	—	—	840	—	—	—	840	1 422	BRO	T
Smista Park (parts of)	Smista Allé	Huddinge	—	—	—	—	—	—	—	—	—	BRO	B
Total Greater Stockholm				0	0	1 340	0	0	0	1 340	2 577		
Western Småland													
Piggvaren 2	Margretelundsvägen 20	Värnamo	1990	554	—	352	—	—	—	906	2 920	COR	B
Vinkeln 14	Österängsvägen 4	Jönköping	1959/1969	1 168	—	7 799	—	—	—	8 967	13 260	COR	
Vågskålen 8	Huskvarnavägen 38	Jönköping	1956	1 211	150	5 044	—	—	—	6 405	9 432	COR	
Norden 6	Mårtensgatan 26	Gislaved	1950/1992	270	—	415	957	70	—	1 712	1 974	COR	
Balder 2 (part of)	Ödestuguvägen 42	Vaggeryd	—	—	—	—	—	—	—	—	—	COR	
Dressinen 4	Hokvägen 6	Vaggeryd	1956/1988	—	—	—	2 143	—	—	2 143	2 867	COR	B
Håven 1	Flintgatan 2,4	Värnamo	1988	—	—	—	—	892	—	892	3 985	COR	
Värnet 11	Jönköpingsvägen 3, 5, 7, 9	Värnamo	1990	152	—	20	—	2 864	25	3 061	12 871	COR	
Ljuset 8 (part of)	Nydalavägen 1–9	Värnamo	—	—	—	—	—	—	—	—	—	COR	B
Nordstjärnan 1 (part of)	Kronobergsgatan 18–20	Växjö	—	—	—	—	—	—	—	—	—	COR	
Total Western Småland				3 355	150	13 630	3 100	3 826	25	24 086	47 309		
Mälardalen													
Mosås 4:61	Firmavägen 2	Örebro	1991	—	1 600	—	—	—	—	1 600	3 678	ASP	
Bronsspännat 4 o 5	Nyckelbergsv 46 A–B	Köping	1952/1984	—	—	—	—	1 870	—	1 870	3 985	ASP	
Total Mälardalen				0	1 600	0	0	1 870	0	3 470	7 663		
Total Castellum				10 129	8 159	16 834	3 100	27 827	285	66 334	276 644		

Definitions

Borrowing ratio

Interest-bearing liabilities as a percentage of the properties' book value with deduction for acquired properties not taken in possession, and with addition for properties disposed of, still in possession, at the year-end.

Cash flow management

Income from property management after reversal of depreciation and deduction for paid tax referring to income from property management.

Data per share

In calculating income and cash flow per share the average number of shares has been used, whereas in calculating assets, shareholders' equity and adjusted equity per share the number of outstanding shares has been used.

Dividend pay out ratio

Proposed dividend as a percentage of net income excluding items affecting comparability and after standard tax deduction of 28 %.

Dividend yield

Proposed dividend as a percentage of the share price at the year-end.

Economic occupancy rate

Rental income accounted for during the period as a percentage of rental value for properties owned at the end of the period. Properties acquired/completed during the period have been restated as if they had been owned or completed during the whole year, while properties disposed of have been excluded entirely. Development projects and undeveloped land have been excluded.

Equity/assets ratio

Disclosed equity as a percentage of total assets at the end of the period.

Equity/assets ratio, adjusted

Net asset value as a percentage of total assets with the addition of surplus value.

Income from property management

Net income for the year after reversal of capital gain from property sales, items affecting comparability and tax.

Interest coverage ratio

Income before net financial items after reversal of depreciation, capital gain from property sales and items affecting comparability as a percentage of net financial items.

Net asset value

Disclosed equity with the addition of surplus value after the deduction of 28 % tax.

Net operating income margin

Net operating income as a percentage of rental income.

Number of shares

The registered number of shares – the number of shares registered at a given point in time.

Outstanding number of shares – the number of shares registered with a deduction for the company's own shares that were repurchased at a given point in time.

Average number of shares – the weighted average number of outstanding shares during a given period.

Operating expenses, maintenance, etc.

This item includes direct property costs, i.e. operating expenses, maintenance, tenant improvements, ground rent and real estate tax.

P/E ratio

Share price at the year-end in proportion to net income for the year excluding items affecting comparability and after a standard tax deduction of 28 % per share.

P/CE ratio

Share price at the year-end in proportion to cash flow from management per share.

Property type

The property's primary rental value with regard to the type of premises. Areas for purposes other than the primary use may therefore be found within a property type.

Rental income

Rents debited plus supplements such as reimbursement of heating costs and real estate tax.

Rental value

Rental income plus estimated market rent for vacant areas.

Return on equity

Income after tax as a percentage of average (opening balance + closing balance/2) equity. In the interim accounts yield has been recalculated on an annual basis, disregarding seasonal variations normally occurring in operations and excluding property sales and items affecting comparability.

Return on total capital

Income before net financial items as a percentage of average (opening balance + closing balance/2) total capital. In the interim accounts yield has been recalculated on an annual basis, disregarding seasonal variations normally occurring in operations and excluding property sales and items affecting comparability.

SEK per square metre

Property-related ratios, expressed in terms of SEK per square metre, based on properties owned at the end of the year. Properties acquired/completed during the year have been restated as if they had been owned or completed for the whole year, while properties disposed of have been excluded entirely. Development projects and undeveloped land have been excluded. In the interim accounts key ratios have been recalculated on an annual basis, disregarding seasonal variations normally occurring in operations.

Surplus value

The properties' long-term value determined on an earnings basis minus their book value.

Yield

Net operating income on properties owned at the end of the period (properties acquired/completed during the period have been restated as if they had been owned or completed for the whole year, while properties disposed of have been excluded entirely) as a percentage of book value at the end of the period. Development projects and undeveloped land have been excluded. Yield is accounted for both at area and property type level, excluding non property-specific leasing and property administration costs, and at portfolio level, where such costs are included. In the interim accounts yield has been recalculated on an annual basis, disregarding seasonal variations normally occurring in operations.





Castellum AB (publ)

(Corporate identity no. 556475-5550)
Kaserntorget 5
Box 2269, 403 14 SE-Göteborg, Sweden
Phone: +46 (0)31 60 74 00
Fax: +46 (0)31 13 17 55
E-mail: info@castellum.se
Website: www.castellum.se

Aspholmen Fastigheter AB

(Corporate identity no. 556121-9089)
Elementvägen 14
SE-702 27 Örebro, Sweden
Phone: +46 (0)19 27 65 00
Fax: +46 (0)19 27 42 50
E-mail: orebro@aspholmenfastigheter.se
Website: www.aspholmenfastigheter.se

Fastighets AB Corallen

(Corporate identity no. 556226-6527)
Flanaden 3
Box 148
SE-331 21 Värnamo, Sweden
Phone: +46 (0)370 69 49 00
Fax: +46 (0)370 475 90
E-mail: varnamo@corallen.se
Website: www.corallen.se

Fastighets AB Briggen

(Corporate identity no. 556476-7688)
Fredriksbergsgatan 1
Box 3158
SE-200 22 Malmö, Sweden
Phone: +46 (0)40 38 37 20
Fax: +46 (0)40 38 37 37
E-mail: fastighets.ab@briggen.se
Website: www.briggen.se

Eklandia Fastighets AB

(Corporate identity no. 556122-3768)
Ringölgatan 12
Box 8725
SE-402 75 Göteborg, Sweden
Phone: +46 (0)31 744 09 00
Fax: +46 (0)31 744 09 50
E-mail: info@eklandia.se
Website: www.eklandia.se

Fastighets AB Brostaden

(Corporate identity no. 556002-8952)
Bolidenvägen 14
Box 5013
SE-121 05 Johanneshov, Sweden
Phone: +46 (0)8 602 33 00
Fax: +46 (0)8 602 33 30
E-mail: info@brostaden.se
Website: www.brostaden.se

Harry Sjögren AB

(Corporate identity no. 556051-0561)
Kråketorpsgatan 20
SE-431 53 Mölndal, Sweden
Phone: +46 (0)31 706 65 00
Fax: +46 (0)31 706 65 29
E-mail: info@harrysjogren.se
Website: www.harrysjogren.se

ANNUAL GENERAL MEETING

Castellum AB's Annual General Meeting will take place on Thursday March 20th 2003 at 5 pm in the Stenhammar Room, the Gothenburg Concert Hall, Götaplatsen in Gothenburg.

Shareholders wishing to participate in the meeting must be registered in the register of shareholders kept by VPC AB ("VPC") [Swedish Securities Register Centre] on Monday March 10th 2003.

Applications to participate in the meeting must be made to Castellum AB no later than Friday March 14th 2003 at 4 pm, either in writing, by phone to +46 (0)31-60 74 00, by fax to +46 (0)31-13 17 55 or by e-mail to info@castellum.se. When applying, state name, personal ID/corporate identity number, address and phone number.

Shareholders with nominee registered shares must temporarily have the shares registered in their own name at VPC AB if they are to be entitled to participate in the AGM. Such registration must be completed by Monday March 10th 2003.

The Board of Directors proposes Tuesday March 25th 2003 as the record day for payment of dividends. If the AGM passes a resolution in accordance with this proposal, it is estimated that the dividend will be paid by VPC AB on Friday, March 28th 2003.

FINANCIAL REPORTING

Interim Report, January–March
Half-year Report, January–June
Interim Report, January–September
Year-end Report

April 23rd 2003
August 13th 2003
October 21st 2003
January 27th 2004

Further information may be obtained from the company's CEO Lars-Erik Jansson or Chief Financial Officer/Deputy CEO Håkan Hellström, phone +46 (0)31-60 74 00 and from www.castellum.se

CASTELLUM

