



PRESS RELEASE 2011-01-24

Fastighets AB Balder contemplates private placement

Fastighets AB Balder ("Balder" or the "Company" - OMX: BALD B) has retained First Securities AS and Swedbank AB to manage a private placement of up to 6.7 million new shares, series B, corresponding to an increase of 7.1% of the Company's registered shares of series B. The private placement will be directed towards Swedish and international institutional investors.

The subscription price for the new shares will be set through a book-building process within the range of SEK 42 to SEK 44 per share, corresponding to 6,7-2,2 % discount compared to close 24 January 2011 and a 3,0 % discount to 1,7 % premium compared with VWAP last 30 trading days. The minimum order and allocation in the private placement has been set to the number of shares that equals an aggregate purchase price of at least SEK 500,000. The price and allocation will be published before opening of NASDAQ OMX Stockholm 25 January at 09:00 CET.

The proceeds from the private placement will be used to fund property acquisitions and for general corporate purposes. The board of directors has decided to deviate from a rights issue to enable a further diversification in the ownership structure and hence increase the liquidity in the share and the shareholder value.

The book-building period commences 24 January 2011 at 17:30 CET and will close on 25 January 2011 at 08:30 CET. The board of directors may at its own discretion resolve to close or extend the book-building period at any time.

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About Balder

Balder is a real estate company listed on the NASDAQ OMX Stockholm, Mid Cap. As of Q3 2010 Balder had assets worth approximately SEK 14.2 billion and a portfolio consisting of 54% commercial and 46% residential property, with 2/3 of the portfolio located in the Stockholm and Gothenburg regions.

Balder publishes this information in accordance with the Swedish Securities Markets Act and/or the Swedish Financial Instruments Trading Act. The information was published on 24 January 2011 at 17.45 CET.

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