



PRESS RELEASE
2011-01-25

Successful completion of private placement

Gothenburg, 25 January 2011: Fastighets AB Balder ("Balder" or the "Company" - OMX: BALD B) has, in accordance with the press release 24 January 2011, completed a private placement of SEK 284,75 million. The shares in the private placement were subscribed by above 60 Swedish and international institutional investors. More than 70 % of the shares were subscribed by international institutional investors, mainly Norwegian, British and Finnish. The share issue was heavily oversubscribed.

Balder issued 6 700 000 new shares, series B, at a price of SEK 42,50 per share. The subscription price is 5,6 % lower than the share price at close of NASDAQ OMX Stockholm 24 January 2011, and 1,8% lower than VWAP last 30 trading days. The private placement increases the number of shares of series B from 94,078,280 to 100 778 028, and the total share capital increases from SEK 101 564 568 to SEK 108 264 568.

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 the subscription right principle to enable a diversification of the ownership structure and hence increase the liquidity in the share and the shareholder value.

The private placement was managed by First Securities AS and Swedbank AB.

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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 25 January 2011 at 08.50 CET.

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