CASTELLUM

Castellum AB (publ), Box 2269, SE-403 14 Göteborg
Org nr/Corp Id no SE 556075-5550 Tel +46 31 60 74 00 Fax +46 31 13 17 55

PRESS RELEASE No 11 – July 12, 2011

Castellum's first half-year 2011:

Continued improvement of income from property management and net leasing

- **Rental income for the period January-June 2011 amounted to SEKm 1,447 (SEKm 1,367 corresponding period previous year).**
- **Income from property management amounted to SEKm 555 (537), corresponding to SEK 3.38 (3.27) per share, an increase with 3%.**
- **The changes in value on properties amounted to SEKm 388 (366) and on interest rate derivatives to SEKm 67 (-89).**
- **Net income after tax for the period amounted to SEKm 757 (603), corresponding to SEK 4.62 (3.68) per share.**
- **The investments amounted to SEKm 841 (456) of which SEKm 528 (373) were new constructions, extensions and reconstructions and SEKm 313 (83) acquisitions.**

The net leasing during the period amounted to SEKm 57 (11). The gross leasing during the period were SEKm 189 (115), of which SEKm 38 (13) were leases for new constructions, extensions and reconstructions. Notices of termination amounted to SEKm 132 (104), of which bankruptcies were SEKm 7 (3).

"The net leasing continues to develop positively" comments CEO Håkan Hellström. "That gives a good starting point for higher rental income in 2012" adds Hellström.

Enclosure: Half-year Report January-June 2011

For further information, please contact
Håkan Hellström, CEO, phone +46 31 60 74 00 / mobile +46 705-60 74 56
Ulrika Danielsson, Finance Director, phone +46 31 60 74 00 / mobile +46 706-47 12 61

www.castellum.se

Castellum is one of the major listed real estate companies in Sweden. The fair value of the real estate portfolio amounts to approx. SEK 33 billion, and comprises premises for office, retail, warehouse and industrial purposes with a total lettable area of approx 3.3 thousand sq.m. The real estate portfolio is owned and managed by six wholly owned subsidiaries with strong local roots in five growth regions: Greater Gothenburg, the Öresund Region, Greater Stockholm, Mälardalen and Eastern Götaland.
Castellum is listed on NASDAQ OMX Stockholm AB Large Cap.