

Press release

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NCC to sell office and retail project in Hagastaden, Stockholm for SEK 1,618 million

NCC has sold the office and retail property Torsplan in Hagastaden, Stockholm for SEK 1,618 million. The buyer is KLP Fastigheter AB and the preliminary date of occupancy is scheduled for the end of the fourth quarter, 2013. The sale will have a positive impact on earnings on both the date of occupancy and as tenants move in. The current leasing rate is 84 percent.

The transaction will be implemented as a company divestment with an underlying property value of SEK 1,618 million, net of deferred tax. NCC will be responsible for leasing the remaining floor space for a further three years.

“[Torsplan](#) is one of the first buildings in Hagastaden, Stockholm’s major new development area, and by focusing on sustainability, our aim is to achieve a BREEAM Excellent rating. I am very happy that several very strong companies have chosen NCC as their supplier of specific office and retail solutions,” says Carola Lavén, Business Area President for NCC Property Development.

The total leasable floor space is about 30,000 square meters, comprising some 22,000 square meters for offices, 8,000 square meters for retail activities and a garage with almost 280 parking spaces. The total leasing rate is currently 84 percent. Some of the companies that have chosen to establish their operations at Torsplan (property designations: Fraktalen 1, 2, 3) are Axfood, Structor, the Health and Social Care Inspectorate, Max Hamburger Restaurant, Systembolaget and Hemköp.

[Hagastaden](#), located between Norra Stationsgatan and Karolinska Hospital, will be one of Stockholm’s totally new city districts with world-class research, advanced care and a combination of offices, housing, green areas and retail activities. NCC Property Development has advanced plans to develop an additional office property adjacent to Torsplan.

NCC develops Torsplan to be environmentally certified in level Excellent according to the international environmental certification system [BREEAM](#). This means that the building’s environmental performance, in terms of the indoor environment, ecology, lifecycle, waste, energy and water usage, for example, have all been taken into account. The property will also be a [GreenBuilding](#).

The sale will be recognized in profit in the [NCC Property Development](#) business area.

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This is the type of information that NCC could be obligated to disclose pursuant to the Securities Market Act. The information was issued for publication on July 9, 2013 at 16.00 CET.

All of NCC's press releases are available on www.ncc.se/press.

NCC is one of the leading construction and property development companies in the Nordic region. In 2012, NCC reported sales of SEK 57 billion and had 18,000 employees. NCC Property Development develops and sells commercial properties in defined growth markets in the Nordic region, the Baltic countries and St. Petersburg.