

Properties

Property designation	Address	Site area, sq. m.	Year of purchase	Year of construction/ redevelopment	Tax assessment 2010, SEK m	Rentable space, sq. m.							Total	
						Offices	Stores	Restaurants	Cinemas	Storage	Garage	Residential		Other
Stockholm City East Business Area														
<i>Kungsgatan Management Area</i>														
Hästhuvudet 13	Sveavägen 21–23, Kungsgatan 40–42, Apelbergsgatan 35–37, Olofsgatan 2–4	1,302	1929/99	1919/32/94/2001	297.0	4,962	1,959			239			7,160	
Järnplåten 28	Sveavägen 24–26, Oxtorgsgatan 18–20, Kungsgatan 39	1,085	1928/54	1958/95	302.0	6,391	1,809			1,028			9,228	
Kåkenhusen 39	Kungsgatan 4 A–B–10, Brunngatan 5–9, Norrlandsgatan 29	3,788	1921	1926/28/30/84/85/89/91	575.0	11,605	3,336	548		500			15,989	
Oxhuvudet 18 ¹⁾	Kungsgatan 32–38, Sveavägen 28–30, Apelbergsgatan 29–33, Malmskillnadsgatan 39	4,509	1926	1931/85/89/91	1,013.0	20,900	5,102			1,985	1,643	5	29,635	
Total		10,684			2,187.0	43,858	12,206	548		3,752	1,643	5	62,012	
<i>Norrmalmstorg Management Area</i>														
Kvasten 2	Norrlandsgatan 16, Jakobsbergsgatan 11	934	1966	1987	173.0	2,861	765			285	792		4,703	
Kvasten 6 ¹⁾	Biblioteksgatan 5, Mäster Samuelsgatan 6–8	2,075	1915	1917/90	309.0	3,523	2,751	243		170	206		6,893	
Kvasten 9	Biblioteksgatan 7, Jakobsbergsgatan 5–9	822	1955	1978/95	175.0	2,469	534	192		256			3,451	
Norrmalm 2:63 ²⁾	Norrmalmstorg, Café Palmhuset		1992	1993	6.0		52	137					189	
Packarhuset 4 ¹⁾³⁾	Norrmalmstorg 1, Hamngatan 8, Norrlandsgatan 2, Smålandsgatan 11	2,195	2000	1932/2003	920.0	10,883	3,269	704		406			15,262	
Pumpstocken 10 ¹⁾	Birger Jarlsgatan 13–15, Mäster Samuelsgatan 2–4, Biblioteksgatan 10–12, Jakobsbergsgatan 1–3	2,886	1917/78 91/2000	1865/97/1901/29/84 96/97/2006	676.2	7,753	3,845	513		64	192	1	12,368	
Rännilen 8	Birger Jarlsgatan 11, Mäster Samuelsgatan 1	645	1917	1900/90	143.0	1,917	561	167					2,645	
Rännilen 11	Biblioteksgatan 8, Mäster Samuelsgatan 5	775	1958	1902/85	144.0	1,598	876	539		2			3,015	
Rännilen 18 ¹⁾	Birger Jarlsgatan 7–9, Smålandsgatan 8–10	1,677	1963	1888/1986/2009	366.0	5,393	895	444		437			7,169	
Rännilen 19	Norrmalmstorg 12–14, Biblioteksgatan 2–4, Mäster Samuelsgatan 3	2,169	1931/39 2007	1902/42/64/90/2002	601.0	7,756	2,319			748	1,058		11,881	
Skären 9	Smålandsgatan 20, Norrlandsgatan 10	2,195	1917	1984/2001	543.0	7,710	1,642			411	1,139		10,902	
Vildmannen 7 ¹⁾	Biblioteksgatan 9, Jakobsbergsgatan 6	1,290	1918	1897/1996	189.6	1,935	1,517			10		898	4,361	
Total		17,663			4,245.8	53,798	19,026	2,939		2,789	3,195	1,090	2	82,839
Total, Stockholm City East Business Area		28,347			6,432.8	97,656	31,232	3,487		6,541	4,838	1,090	7	144,851
Stockholm City West Business Area														
<i>NK Management Area, Stockholm</i>														
Hästen 19 ¹⁾ och 20, Spektern 14 ⁴⁾	Hamngatan 18–20, 29–33, Regeringsgatan 26–32, 36–40	8,875	1998	1915/91	2,057.0	11,291	21,932	2,041		3,540		15	38,819	
<i>NK Management Area, Gothenburg</i>														
Inom Vallgraven 10:9 ⁵⁾	Östra Hamngatan 42, Kyrkogatan 54, Fredsgatan 5–7, Drottninggatan 39, 45	4,520	1998	1964/94	614.0	5,172	9,727	367		1,258		12	16,536	
<i>Parkaden Management Area</i>														
Hästskon 10 ⁶⁾	Regeringsgatan 49–53, Mäster Samuelsgatan 29–33	4,921	1977	1964/95	323.0		2,696	512		8,670	24,482	1	36,361	
<i>West Management Area</i>														
Achilles 1 ⁷⁾	Slussplan 5–9, Skeppsbron 48, Södra Dryckesgränd 1, Järntorgsgatan 7	1,046	1979	17th Century/1974	143.0	4,000	351			604			4,955	
Grönlandet Södra 11	Drottninggatan 92–94, Wallingatan 5, Adolf Fredriks Kyrkogata 12	1,662	1923	1911/91	208.0	7,563	378	263		863			9,067	
Kungl Trädgården 5	Västra Trädgårdsgatan 8	673	1984	1984/95	107.0	2,617							2,617	
Medusa 1 ¹⁾⁸⁾	Kornhamnstorg 61, Slussplan 1–3, Järntorgsgatan 6	547	1980	1878/1991	73.1	1,282	242	271		101		303	2,199	
Orgelpipan 7 ⁹⁾	Klarabergsgatan 56–64, Vasagatan 24–26, Mäster Samuelsgatan 65–73, Klara Norra Kyrkogata 3–5	6,294	1979	1964/2001	674.0	9,913	3,780	1,919		2,610	13,421	1	31,644	
Svärdfisken 2 ¹⁾	Drottninggatan 82, Apelbergsgatan 50–52, Olof Palmes gata 13	1,853	1921	1851/1987	192.0	3,893	175		1,893	391	1,106		7,458	
Total		12,075			1,397.1	29,268	4,926	2,453	1,893	4,569	14,527	303	1	57,940
Total, Stockholm City West Business Area		30,391			4,391.1	45,731	39,281	5,373	1,893	18,037	39,009	303	29	149,656
Gothenburg Business Area														
Inom Vallgraven 12:8 ¹¹⁾	Drottninggatan 50-52, Södra Hamngatan 45, Fredsgatan 2-4	1,712	1967/2010	1875/1929/1930	133.0	2,104	1,659			459		779	5,001	
Inom Vallgraven 12:10	Södra Hamngatan 49–57, Östra Larmgatan 1, Drottninggatan 54–60	4,157	1967	1975	221.0	10,269	3,218	404		1,014	1,250		16,155	
Inom Vallgraven 20:4	Kungsgatan 46, Kyrkogatan 21	982	1974	1914	63.0	757	1,690			31			2,478	
Nordstaden 8:24	Postgatan 26–32, Nordstadstorget 6, Spannmålgatan 19, Niils Ericssonsgatan 17	8,404	1979	1972	1,212.0	20,438	15,957	740		2,185		82	39,402	
Nordstaden GA:5 ¹⁰⁾	Nordstadstorget and others				187.3									
Total, Gothenburg Business Area		15,255			1,816.3	33,568	22,524	1,144		3,689	1,250	779	82	63,036
TOTAL		73,993			12,640.2	176,955	93,037	10,004	1,893	28,267	45,097	2,172	118	357,543

1) The property is classified as being of cultural and historical importance.

2) The property is held on a lease. The previous property designation was Norrmalm 2:62.

3) Owned by the subsidiary Fastighetsaktiebolaget Stockholms City.

4) Owned by the subsidiary AB Nordiska Kompaniet. Hästen 20 och Spektern 14 are leaseholds. The ground rent for Hästen 20 is SEK 2.5 million and is fixed until May 1, 2012. The ground rent for Spektern 14 is SEK 0.5 million and is fixed until October 1, 2015. Both ground rents are regulated every 10 years. The tax assessment value of the land is included to the amount of SEK 686.0 million.

5) Owned by the subsidiary AB Nordiska Kompaniet.

6) Owned by the subsidiary AB Hamngatsgaraget. Leasehold. The ground rent is SEK 4.4 million, fixed until August 31, 2014 and reviewed every 10 years. The tax assessment value of the land is included to the amount of SEK 93.0 million.

7) The property is a listed building.

8) Owned by the subsidiary Fastighetsaktiebolaget Medusa.

9) Leasehold. The ground rent is SEK 7.9 million, fixed until November 1, 2014 and reviewed every 10 years. The tax assessment value of the land is included to the amount of SEK 284.0 million.

10) The property is jointly owned and includes parking operations, some leasing of premises as well as servicing and maintenance of pedestrian precincts, loading areas, cooling and emergency power supplies. The tax assessment value refers to Hufvudstaden's share of 29.6 per cent, equivalent to 25,359 square metres.

11) Following a property settlement, the newly acquired former properties Inom Vallgraven 12:1 and Inom Vallgraven 12:9 are included.