

Property designation

Property designation	Address	Site area, m ²	Year of purchase	Year of construction/redevelopment	Tax assessment 2009, SEK m	Rentable space, m ²									
						Offices	Stores	Restaurants	Cinemas	Storage	Garage	Residential	Other	Total	
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	276.0	4,957	1,959			239					7,155
Järnplåten 28	Sveavägen 24-26, Oxtorgsgatan 18-20, Kungsgatan 39	1,085	1928/54	1958/95	301.0	6,624	1,588			1,028					9,240
Kåkenhusen 39	Kungsgatan 4 A-B-10, Brunngatan 5-9, Norrlandsgatan 29	3,788	1921	1926/28/30/84/85/89/91	545.0	11,879	3,108	548		500					16,035
Oxhuvudet 18 ¹⁾	Kungsgatan 32-38, Sveavägen 28-30, Apelbergsgatan 29-33, Malmskillnadsgatan 39	4,509	1926	1931/85/89/91	1,017.0	21,366	4,676			1,982	1,643		5		29,672
Total		10,684			2,139.0	44,826	11,331	548		3,749	1,643		5		62,102
<i>Normalmstorg Management Area</i>															
Kvasten 2	Norrlandsgatan 16, Jakobsbergsgatan 11	934	1966	1987	161.0	2,858	765			287	792				4,702
Kvasten 6 ¹⁾	Biblioteksgatan 5, Mäster Samuelsgatan 6-8	2,075	1915	1917/90	270.0	3,533	2,751	243		165	204				6,896
Kvasten 9	Biblioteksgatan 7, Jakobsbergsgatan 5-9	822	1955	1978/95	168.0	2,469	534	192		256					3,451
Norrmalm 2:63 ²⁾	Norrmalmstorg, Café Palmhuset		1992	1993	8.0		52	137							189
Packarhuset 4 ¹⁾³⁾	Norrmalmstorg 1, Hamngatan 8, Norrlandsgatan 2, Smålandsgatan 11	2,195	2000	1932/2003	810.0	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	593.9	7,753	3,835	513		129		192	1		12,423
Rännilen 8	Birger Jarlsgatan 11, Mäster Samuelsgatan 1	645	1917	1900/90	120.0	2,031	438	167							2,636
Rännilen 11	Biblioteksgatan 6-8, Mäster Samuelsgatan 5	775	1958	1902/85	120.0	1,598	876	539							3,013
Rännilen 18 ¹⁾	Birger Jarlsgatan 7-9, Smålandsgatan 8-10	1,677	1963	1888/1986/2009	355.0	5,393	620	850		386					7,249
Rännilen 19	Norrmalmstorg 12-14, Biblioteksgatan 2-4, Mäster Samuelsgatan 3	2,169	1931/39 2007	1902/42/64/90/2002	546.0	8,044	2,320			738	1,069				12,171
Skären 9	Smålandsgatan 20, Norrlandsgatan 10	2,195	1917	1984/2001	478.0	7,710	1,642			402	1,156				10,910
Vildmannen 7 ¹⁾	Biblioteksgatan 9, Jakobsbergsgatan 6	1,290	1918	1897/1996	164.8	1,935	1,517			10		796	1		4,259
Total		17,663			3,794.7	54,207	18,619	3,345		2,779	3,221	988	2		83,161
Total, Stockholm City East Business Area		28,347			5,933.7	99,033	29,950	3,893		6,528	4,864	988	7		145,263
Stockholm City West Business Area															
<i>NK Management Area, Stockholm</i>															
Hästen 19 ¹⁾ and 20, Spektern 14 ⁴⁾	Hamngatan 18-20, 29-33, Regeringsgatan 26-32, 36-40	8,875	1998	1915/91	1,893.0	11,291	22,239	1,828		3,533			15		38,906
<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	632.0	5,158	9,563	532		1,321			12		16,586
<i>Parkaden Management Area</i>															
Hästsken 10 ⁶⁾	Regeringsgatan 49-53, Mäster Samuelsgatan 29-33	4,921	1977	1964/95	322.0		2,696	512		8,659	24,482		1		36,350
<i>West Management Area</i>															
Achilles 17 ⁷⁾	Slussplan 5-9, Skeppsbron 48, Södra Dryckesgränd 1, Järntorgsgatan 7	1,046	1979	17th Century/1974	118.0	3,993	351			607					4,951
Grönlandet Södra 11	Drottninggatan 92-94, Wallingatan 5, Adolf Fredriks Kyrkogata 12	1,662	1923	1911/91	203.0	7,574	378	263		863					9,078
Kungl Trädgården 5	Västra Trädgårdsgatan 8	673	1984	1984/95	99.0	2,617									2,617
Medusa 1 ¹⁾⁸⁾	Kornhamnstorg 61, Slussplan 1-3, Järntorgsgatan 6	547	1980	1878/1991	57.2	1,282	242	271		101		298			2,194
Orgelpipan 7 ⁹⁾	Klarabergsgatan 56-64, Vasagatan 24-26, Mäster Samuelsgatan 65-73, Klara Norra Kyrkogata 3-5	6,294	1979	1964/2001	723.0	9,897	3,909	1,919		2,694	13,421		1		31,841
Svärdfisken 2 ¹⁾	Drottninggatan 82, Apelbergsgatan 50-52, Olof Palmes gata 13	1,853	1921	1851/1987	170.5	3,893	175		1,893	391	1,107				7,459
Total		12,075			1,370.7	29,256	5,055	2,453	1,893	4,656	14,528	298	1		58,140
Total, Stockholm City West Business Area		30,391			4,217.7	45,705	39,553	5,325	1,893	18,169	39,010	298	29		149,982
Gothenburg Business Area															
Inom Vallgraven 12:8	Drottninggatan 52	398	1967	1875	16.1	414	186			341					941
Inom Vallgraven 12:10	Södra Hamngatan 49-57, Östra Larmgatan 1, Drottninggatan 54-60	4,157	1967	1975	217.0	10,269	3,218	404		1,014	1,250				16,155
Inom Vallgraven 20:4	Kungsgatan 46	982	1974	1914	63.6	754	1,690								2,444
Nordstan 8:24	Postgatan 26-32, Nordstadstorget 6, Spannmålsgränd 19, Nils Ericssonsgatan 17	8,404	1979	1972	1,215.0	20,388	15,951	740		2,117			82		39,278
Nordstan GA:5 ¹⁰⁾	Nordstadstorget and others				196.4										
Total, Gothenburg Business Area		13,941			1,708.1	31,825	21,045	1,144		3,472	1,250		82		58,818
TOTAL		72,679			11,859.5	176,563	90,548	10,362	1,893	28,169	45,124	1,286	118		354,063

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

2) The property is held on a lease.

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 0.2 million and was fixed until October 1, 2005. The ground rent after October 1, 2005 is the subject of negotiation. Both ground rents are regulated every 10 years. The tax assessment value of the land is included to the amount of SEK 574.0 million.

5) Owned by the subsidiary AB Nordiska Kompaniet.

6) Owned by the subsidiary AB Hamngatgaraget. 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 75.0 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 232.0 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.