



AURATUM

PRESS RELEASE

For immediate release

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Property fund managed by Auratum Real Estate Oy purchased four retail properties.

The AKR Suomi Ky property fund managed by Auratum Real Estate has purchased four retail and logistics properties in Lahti, Kemi, Vaasa and Helsinki. The Lahti, Kemi and Helsinki sites were sold by KVH Liikekiinteistöt Oy, and the Vaasa site by KVH Liikekiinteistöt Oy and Veritas Life Insurance.

The properties have leasable area of about 34,000 m². The main tenant in the Kemi and Vaasa sites is Tradeka's Euromarket, while the Lahti site is occupied by Transpoint, DHL, and Olvi.

Tuloskiinteistöt Oy acted as advisors to the selling party.

Auratum Real Estate Oy is part of the Auratum Group, which has asset management services, capital investment and real estate activities. Auratum Real Estate handles property development activities that focus on quality residential sites. The company also manages properties and property funds. AKR Suomi Ky is a closed-end property fund that owns, among others, the Tradeka headquarters property in Helsinki's Sörnäinen district.

"All existing lease agreements will continue on the same terms," states Matti Äijälä, Managing Director of Auratum Real Estate. "The properties purchased now complement our office portfolio and are an interesting combination of income and development sites.

Our aim is to further increase our property portfolio and ensure our tenants' satisfaction through active development."

Kiinteistövarainhoito-Yhtiöt has operated as a risk financier and property developer in the capital region since 2000. For example, it has implemented new construction projects providing workstations for about 1,300 people in expert organisations. In addition, Kiinteistövarainhoito has invested in residential, retail and logistics properties in Helsinki, Vantaa and other important regional cities.

"Success in the recently upbeat real estate market would have required a significant growth-oriented strategy. However, in 2004 the management decided to refrain from new investments and gradually sell off investments. This process has now reached its conclusion.

A key factor in the approval of this deal was the fact that ownership of our tenants' facilities is being transferred to a reliable, domestic investor," explains Timo Vastamäki, Chairman of the Board.

For more information:

Auratum Real Estate Oy

Matti Äijälä, Managing Director

+358 45 634 4400

E-mail: matti.ajjala@auratum.com

Auratum Real Estate Oy

Jukka Lämsä

+358 45 634 4300

E-mail: jukka.lamsa@auratum.com

Kiinteistövarainhoito-Yhtiöt

Timo Vastamäki

+358 40 521 1750

E-mail: timo.vastamaki@kiinteistovarainhoito.fi