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PRESS RELEASE

SEB starts sale process for its Baltic real estate portfolios

SEB has decided to sell its property holdings in Estonia, Latvia and Lithuania. This is in line with SEB's strategy of not owning properties and outsourcing non-core operations.

The property holdings comprise one sale and leaseback portfolio of 47 properties, in which SEB intends to lease premises over a long period of time, and one commercial portfolio of 16 properties. The commercial portfolio consists primarily of larger properties with significant development potential in attractive locations. These properties will mainly be let to other tenants or in which SEB intends to lease only for a limited period of time.

The total book value amounts to EUR 104 million.

"This is a unique opportunity for real estate investors to invest in a broad portfolio with properties in all the three Baltic countries. In addition, the strong economic growth in the Baltic countries creates favourable conditions for long-term rental growth together with an increasing demand for office space," says Anders Arozin, deputy head of Eastern European Banking.

SEB has retained Catella Corporate Finance, SEB Enskilda and SEB Vilfima as exclusive advisors in the sale process. The bids shall be submitted before 16 January 2007, and the sale is expected to be completed during the first quarter of 2007.

Interested investors can contact any of the following advisors:

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Since the Bank opened in 1856, generations of customers and employees have made SEB what it is today. This year the Group is celebrating 150 years of longstanding customer relationships, entrepreneurship and international outlook.

The SEB Group is a North European financial group for 400,000 corporate customers and institutions, and 5 million private customers. SEB has local presence in the Nordic and Baltic countries, Germany, Poland, the Ukraine and Russia and has a global presence through its international network in another 10 countries. On 30 June 2006, the Group's total assets amounted to SEK 1,986bn while its assets under management totalled SEK 1,086bn. The Group has about 20,000 employees. Read more about SEB at www.sebgroup.com.

For further information, please contact:

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