

The board of directors' of Russian Real Estate Investment Company AB (publ) proposal for a resolution on a new issue of shares with preferential rights for the shareholders

The board of directors of Russian Real Estate Investment Company AB (publ) (the "company") proposes that the general meeting of shareholders resolve to increase the share capital of the company by a total of no more than SEK 1,216,740 from SEK 8,111,600 to SEK 9,328,340 through a new issue of no more than 608,370 shares, of which no more than 96,000 shares of series A and no more than 512,370 shares of series B, and on the following terms and conditions.

1. The company's shareholders shall have preferential rights to subscribe for the new shares.

For each existing share of series A three (3) subscription rights are obtained. Twenty (20) such subscription rights give a right to subscribe for one (1) new share of series A.

For each existing share of series B three (3) subscription rights are obtained. Twenty (20) such subscription rights give a right to subscribe for one (1) new share of series B.

In case not all shares are subscribed for with primary preferential rights, the board of directors shall, within the maximum amount of the new issue, resolve on allocation of shares, which shall be distributed among the shareholders who have subscribed for shares in addition to their primary preferential right (subsidiary preferential right). In case the number of shares thus offered is less than the number of shares subscribed for with subsidiary preferential rights, the shares shall be distributed among the subscribers in proportion to the number of shares previously owned, and to the extent this cannot be made, through the drawing of lots.

In case not all shares are subscribed for with primary and/or subsidiary preferential rights in accordance with the above, the board of directors shall – within the maximum amount of the new issue – have a right to resolve on allocation of shares to any other party who has subscribed for shares without preferential rights, and the shares shall be distributed among the subscribers in proportion to the number of shares subscribed for.

Any excess subscription rights not corresponding to a whole new share shall be sold through the company in accordance with the Swedish Companies Act (2005:551) Chapter 11, Section 9. The sale shall be carried out by a securities institution. The proceeds from the sale of subscription rights, less the sales costs, shall be allocated between the persons who would have been entitled to receive or

subscribe for the new shares.

2. The record date for establishing who shall have a right to subscribe for shares with preferential rights shall be 13 October 2006.
3. For each share subscribed for shall be paid a cash amount of SEK 250.
4. Subscription of new shares with preferential rights for the shareholders shall be made during the period from and including 20 October 2006 up to and including 3 November 2006, through simultaneous cash payment. Subscription of new shares without preferential rights shall be made during the subscription period on a subscription list and payment for shares subscribed for shall be made in cash no later than three bank days after information on the allocation has been sent to the subscriber.
5. The new issued shares shall give a right to receive dividends as from for the financial year 2006.
6. The new shares issued shall be subject to a proviso under the Swedish Companies Act Chapter 4, Section 6 (conversion).
7. The managing director is authorized to make the minor adjustments with respect to the resolution of the general shareholders meeting as required in connection with the registration with the Swedish Companies Registration Office or the VPC.

Documentation

The following documents are enclosed to the proposal: (i) a copy of the 2005 annual report including a note on the shareholders meeting's resolution on the company's result, (ii) a copy of the auditor's report for the same period, (iii) the statement of the board of directors over matters of material importance for the company's position which have occurred since the annual report was given, and (iv) the auditor's statement over the board of directors' statement.

Stockholm, 19 September 2006

The board of directors