

Press Release**21 December 2011**

Kungsleden sells properties for SEK 55 m

Listed Swedish property company Kungsleden AB (publ) is selling three commercial properties for a total purchase price of approx. SEK 55 m including transaction costs. The sales price is consistent with book value and exceeds acquisition cost by about SEK 11 m. This latter amount is included in Kungsleden's profit for calculating dividends for 2011.

The properties are located in Malmö and have leasable area of about 7,300 sq.m.

Completion is scheduled for 1 February 2012

"I'm really satisfied with this transaction, which yields a good profit. We are always on the look-out for good deal opportunities and are working to improve our risk-adjusted returns," commented Kungsleden's Chief Executive Thomas Erséus.

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Detta pressmeddelande finns tillgängligt på svenska på www.kungsleden.se/press

Kungsleden AB (publ) discloses the information in this press release according to the Swedish Securities Markets Act and/or the Swedish Financial Trading Act. The information was provided for public release on 21 December 2011 at 1:00 p.m.

Kungsleden's strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through purchases and sales. As of 30 September 2011, the property portfolio comprised 639 properties with a book value of SEK 26.5 bn. The holding was located in a total of 142 municipalities, mainly in southern and central Sweden. Kungsleden has been quoted on OMX Nordic Exchange since 1999.