

PRESS RELEASE**13 03 2018**

Kungsleden acquires the concept property STUDIO in central Malmö

Kungsleden acquires the LEED Platinum-certified STUDIO property for SEK 1 billion. STUDIO is a unique building designed to create meetings and contribute to creativity and innovation. Modern offices are mixed with hotel, blackbox and public and social spaces, such as restaurants, cafes and a sky bar. The property becomes part of Kungsleden's core holdings and strengthens our high-quality customer offer in Malmö.

“We are very pleased to have finalized another acquisition of a state-of-the-art property with the highest sustainability rating from Skanska. The property becomes part of our core holdings with stable and long term cash flows from good tenants that raise Kungsleden's earnings at a low risk”, says Henrik Gerdin, Head of Transactions at Kungsleden.

The property Tyfonen 1 was completed in 2017 and is 14 storeys high with approximately 18 250 sq.m of rentable space. The property is located at Universitetsholmen close to the central station, with a fantastic view both towards the port and the city. STUDIO is a house built for meetings, which, with its mix of business, restaurants, hotels and culture, creates a vibrant, creative and active environment that is open 24 hours a day. The largest tenants are Story Hotel, EY, United Spaces, Scan Coin and Altitude Meetings. The average rental contract duration amounts to almost seven years and the total rental value to around SEK 60 million. Access will be gained in May 2018.

“STUDIO strengthens our qualitative customer offering in Malmö with an exciting concept where small and large companies can meet in an international environment that creates dynamics and creativity. Kungsleden's vision is to create attractive and sustainable places that enrich people's working day and STUDIO is an excellent example of what this can mean”, says Ulrica Sjöswärd, Head of Real Estate Gothenburg / Malmö at Kungsleden.

“We are proud to have developed STUDIO that, with the Work, Stay, Play concept, has created a new meeting place in the city that invites creativity and unexpected meetings. The willingness to invest in Malmö is strong and we are especially pleased with the fine cooperation with Kungsleden. We are now looking forward to our continued venture at Universitetsholmen with the projects Epic and Citadellsstaden”, says Camilla Wieslander, CEO at Skanska Öresund.



If you have any questions, please contact:

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

The information was provided for public release on March 13, 2018 at 07:00 a.m.

Kungsleden is a long term property-owner that provides attractive, functional premises that enrich people's working days. We create value by owning, managing and developing offices and other commercial properties in Stockholm and Sweden's other growth regions. A large portion of our properties belong to attractively located clusters where we also engage in the development of the whole area. Kungsleden's goal is to deliver an attractive total return on our properties and for our shareholders. Kungsleden is listed on NASDAQ Nordic Large Cap.