

# KUNGSLEDEN

**Press Release**  
**10 September 2007**

## **Kungsleden in property swap with Akelius**

Listed Swedish property company Kungsleden AB (publ) is acquiring six properties for a purchase price of SEK 63 m and an estimated property yield of just over 7%. Simultaneously, two properties are sold for almost SEK 64 m, at a property yield of approximately 5%. The counterparty in both transactions is property company Akelius Fastigheter AB.

The acquired properties are located in Helsingborg, Lund, Linköping and Borås. The properties have total lettable floor-space of almost 14,400 sq.m., the majority being retail and industrial space, with total rental value just over SEK 10 m.

The divested properties are two residential properties located in the southern Swedish cities Malmö and Karlskrona, with lettable floor-space of almost 5,000 sq.m. and rental value just over SEK 5 m. The sales price is nearly SEK 5 m above book value and exceeds acquisition value by almost SEK 5 m. This latter amount will be posted to Kungsleden's profit for calculating dividends for 2007.

All properties change possession on 30 September 2007.

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*Detta pressmeddelande finns tillgängligt på svenska på [www.kungsleden.se](http://www.kungsleden.se)*

*Kungsleden's strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through acquisitions and divestments. As of 30 June 2007, the property portfolio comprised 606 properties with a book value of SEK 25.4 bn. The holding was located in a total of 128 municipalities, although concentrated on the Swedish provinces of Götaland and Svealand, and the Öresund region. Kungsleden has been quoted on the OMX Nordic Exchange Stockholm since 1999.*