

- Profit after financial items was SEK 129 (83) m and net profit was SEK 114 (142) m, equivalent to SEK 6.00 (7.50) per share.
- Kungsleden's rental revenues and operating net increased by 4 per cent and 4 per cent, to SEK 382 (369) m and SEK 264 (253) m respectively.
- Six properties were divested for SEK 155 m in the period, generating profits of SEK 20 m and a cash flow of SEK 30 m; 70 properties were acquired for SEK 2,357 m.
- Kungsleden is reiterating its forecast of profit for calculating dividends of SEK 600 m for the financial year 2005.

KUNGSLEDEN'S BUSINESS CONCEPT, VISION AND STRATEGY

Kungsleden owns and manages properties, generating high and stable long-term returns.

Kungsleden's vision is that by means of skilled entrepreneurship and a high level of expertise, Kungsleden will become Sweden's most profitable and successful property company.

We intend to achieve our objectives by:

- Enhancing our skilled and businesslike organisation;
- Pursuing customer satisfaction through the active management and enhancement of our property holding;
- Proceeding from our existing holding, and through acquisitions and disposals, assuring high long-term returns.

Kungsleden pursues the objective of continuously enhancing its portfolio's risk-adjusted returns. The corporation strives to constantly maintain high and stable cash flow from operations. Moreover, Kungsleden minimises operating risk by diversification in terms of property type, geographical market, tenants and by spreading rental contract maturities over time. Kungsleden avoids development projects, because typically, they imply significant cash flow uncertainty. Kungsleden utilises property trading, which by experience can be successful regardless of general economic conditions, to enhance its portfolio's risk-adjusted returns.

PROFIT

Earnings capacity

The continuous realignment of our property holding means at any given time, the Income Statement does not offer the most accurate impression of earnings capacity. Instead, earnings capacity indicates the appearance of the Income Statement as if the properties owned as of 31 March 2005 had been owned for the previous 12 months. The intention is to illustrate the impact of changes to the property holding, and to create

the most accurate possible impression of the present situation and earnings capacity.

	31 Mar.	SEK/ sq.m	31 Dec.	SEK/ sq.m
Earnings capacity, SEK m	2005		2005	
Rental revenues	1,754	773	1,450	737
Operating and maintenance costs	-436	-192	-334	-171
Property tax	-50	-22	-43	-22
Ground rent	-21	-9	-19	-10
Operating net	1,247	550	1,054	536
Book value	15,766		13,291	
Property yield, %	7.9		7.9	
Economic occupancy, %	93.2		93.4	
Profit margin, %	71.0		72.7	
Floor-space, 000 sq.m.	2,268		1,966	

Property trading in the period exerted a positive impact on earnings capacity. In terms of sales price, divested properties' property yields were 4.9 per cent, while the estimated property yield of acquired properties was 7.9 per cent.

The divested properties' risk-adjusted returns were lower than, and acquired properties' higher than, the portfolio average risk-adjusted return.

Property management had a neutral impact on earnings capacity.

Kungsleden's results

Profit for the period was SEK 114 m, a SEK 28 m decrease on the previous year. Return on equity was 11 (16) per cent. The property yield was 7.2 per cent in actual terms and 7.9 per cent in terms of earnings capacity. The actual property yield should be viewed in the context of the first quarter normally being Kungsleden's worst.

The operating net increased by SEK 11 m, because Kungsleden's profit margin grew from 68.6 per cent to 69.0 per cent, and due to the holding being somewhat larger. The profit from property trading increased by SEK 37 m. Administration costs grew by SEK 4 m, and the net financial position improved by SEK 3 m. The tax cost increased by SEK 45 m, mainly because

of accounted tax revenues in the previous year. The progress of the net financial position is explained by lower interest levels than in the previous year:

Adjusted net financial position, SEK m	2005	2004
	Jan–Mar	Jan–Mar
Accounted net financial position	-114.8	-117.6
Freedom from interest coincident with property acquisitions	-	-4.4
Adjusted net financial position	-114.8	-122.0

THE PROPERTY HOLDING

As of 31 March 2005, the property holding comprised 433 properties with floor-space of 2,268,000 sq.m. and a book value of SEK 15,766 m. The properties were located in 104 municipalities, with the three major city regions of Greater Stockholm, Greater Gothenburg and the Öresund region representing 63 per cent of property book value. SEK 2,357 m-worth of properties were acquired in the period, while Kungsleden made SEK 78 m of investments in existing properties. In terms of book value, divestments were SEK 136 m, and SEK 125 m in terms of acquisition value.

PROPERTY TRADING

In the interim period, 70 properties with floor-space of 320,000 sq.m. were acquired for SEK 2,357 m. These transactions were effected at an estimated property yield of 7.9 per cent. Meanwhile, six properties were divested for a total of SEK 155 m, with profits of SEK 20 m and cash flow of SEK 30 m. These divestments were effected at an estimated property yield of 4.9 per cent. The prices received were SEK 20 m above internal valuations and SEK 10 m above external valuations as of 31 December 2004. For two of these properties, the sales value was below SEK 10 m.

Profit effect of divested properties	Sales, SEK m	Profit, SEK m	No.
Positive	101.9	20.9	3
Zero	7.5	0	1
Negative	46.0	-1.3	2
Total	155.4	19.6	6

The reporting period

Property divestments of SEK 155 m were made in the first quarter, generating profits of SEK 20 m; acquisitions were SEK 2,357 m. The divestments were three office properties, two retail properties and one industrial/warehouse property. The properties were divested at an estimated property yield of 4.9 per cent. In the first quarter, Kungsleden acquired 42 properties in the new care category, 12 office properties, nine retail properties, four industrial/warehouse properties, two retirement home properties and one of the 'other' type. The properties were acquired at an estimated property yield of 7.9 per cent. Certain properties were re-classified in the period because the previous classification is no longer applicable.

FUNDING

The funding portfolio totalled SEK 9,363 m, and including the market values of financial derivatives, SEK 9,602 m.

Average interest was 4.90 per cent, against 4.93 per cent as of 1 January. Meanwhile, the interest fixing period changed from 2.41 to 2.26 years.

Interest fixing period as of 31 December 2004

Maturity	Nom. amt., SEK m	Prop., %	Ave. int., %
2005	4,649	49.7	3.70
2006	650	6.9	5.52
2007	475	5.1	6.56
2008	686	7.3	6.22
2009	628	6.7	5.12
2010	1,375	14.7	6.61
2011	400	4.3	6.56
2012	200	2.1	5.74
2013	200	2.1	5.41
2014	100	1.1	5.42
Total, loans	9,363	100.0	4.90
Derivatives	239		
Total	9,602		

SHAREHOLDERS' EQUITY

The closing balance of shareholders' equity was SEK 4,174 m or SEK 220 per share, equivalent to an equity ratio of 24.9 per cent.

THE SHARE AND SHAREHOLDERS

The closing price on 31 March 2005 was SEK 321. Accordingly, compared to the year-end 2004 closing price of SEK 251, the share had risen by 28 per cent.

As of 31 March 2005, the number of shareholders was approximately 14,300, an increase of 900 since the previous year-end.

Shareholder	No. of shares	% of vote and capital
Robur Funds	453,150	2.4
Olle Florén with companies	448,000	2.4
Crafoord Foundation	342,000	1.8
Mellom	336,546	1.8
SHB/SPP Funds	332,622	1.8
Nordea Funds	331,110	1.7
JP Morgan Chase Bank, W9	329,109	1.7
FSO Försäkringsföreningen	298,550	1.6
Baltic Foundation	260,000	1.4
Swedish Red Cross	256,700	1.3
Total, 10 largest shareholders	3,387,787	17.9
Board and management	236,200	1.2
Foreign shareholders, other	2,653,443	14.0
Other shareholders	12,681,190	66.9
Total	18,958,620	100.0

HUMAN AND ORGANISATIONAL RESOURCES

A new business area, Care Properties, was created coincident with acquisitions of such properties from the western Götaland regional authority and Stena fastigheter.

Lars Thagesson, COO, has been appointed Deputy Chief Executive, effective 7 April 2005.

Effective 8 April 2005, Åke Kaur left the group management, and his position as regional manager for East region, to become manager of the Care Properties business area.

Henry Fors has been appointed Project Manager for Care Properties; his assignment is to acquire properties in the health, schools and care sectors from 1 April 2005. He joins Kungsleden from Nordisk Renting.

The average number of employees was 80 (84).

Care Properties

With the formation of a new business area, Care properties, Kungsleden intends to become a natural discussion partner for Swedish county councils that are seeking the private ownership of their care properties. The county councils', which are democratic organisations, main objective is to ensure that its residents have access to health care and public transport.

At present, most of the country's hospital properties are owned by county councils and contain large amounts of healthcare centres and premises for dental care, rehabilitation and similar purposes, as well as privately operated medical care and other related activities. Kungsleden has, however, concluded that county councils are increasingly considering abandoning their role as a property owner, in part to release capital for their core activities such as specialist and emergency care. This development offers opportunities for further acquisitions in this sector.

As a result of Kungsleden's experience in the retirement home segment for example, and its organization, the company has excellent potential to successfully implement acquisitions of care properties and to manage the properties efficiently. Like retirement homes, care properties is a real estate category that fits in well with the company's business concept of owning and managing properties generating high and stable returns.

PARENT COMPANY

The parent company generated a net profit of SEK -14 (-24) m; its sales were SEK 0 (0) m. Assets primarily comprise the funding of subsidiaries' property holdings, divided between shares in subsidiaries, at SEK 1,235 (1,705) m, and interest-bearing internal funding of SEK 1,482 (1,692) m. Funding was mainly through shareholders' equity of SEK 2,677 (2,283) m and external debt of SEK 300 (1,306) m.

ACCOUNTING PRINCIPLES

This Interim Report is structured pursuant to IFRS, implying relatively extensive changes in structure of the Income Statement, Balance Sheet and Cash Flow Statement, and accounted figures.

The new accounting principles have resulted in a review of the definitions on page 9, and the following changes to risk limits and objectives.

Risk limits regarding the portfolio composition remain unchanged—a maximum of 30 per cent of rental revenues from industrial and warehouse properties and a maximum of 30 per cent of rental revenues from properties located in municipalities with populations of less than 25,000. However, the equity ratio limit has been replaced with a target of the interest coverage ratio of multiple 2. The minimum interest coverage ratio is 1.5.

Kungsleden's objective of a return on equity of 15 per cent remains unchanged. Kungsleden has discarded its objective of 8.5 per cent property yield on the property portfolio.

Dividend policy

The Board's ambition is for Kungsleden to achieve stable dividends with a high pay-out ratio. The policy implies Kungsleden paying out at least 50 per cent of profit for calculating dividends.

Profit for calculating dividends means net profit excluding items not affecting cash flow such as unrealised value changes, depreciation and amortization and deferred tax, although realised value changes are included. Profit for calculating dividends corresponds to the cash flow statement item cash flow from operations.

FORECAST 2005

The Board of Directors expects a profit for calculating dividends of SEK 600 m.

SIGNIFICANT EVENTS AFTER THE END OF THE PERIOD

No significant events have occurred.

Jens Engwall
Chief Executive

Stockholm, Sweden, 19 April 2005

FORTHCOMING REPORTS

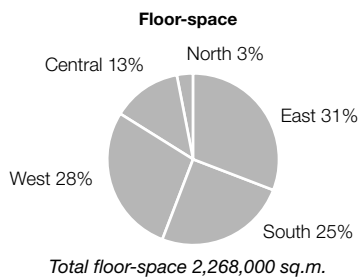
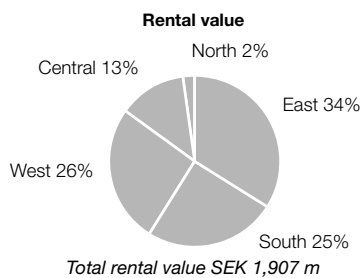
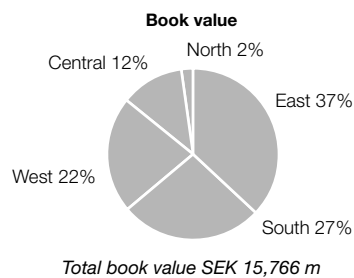
Interim Report for January – June 2005, 16 August 2005
Interim Report for January – September 2005, 20 October 2005

FOR MORE INFORMATION, PLEASE CONTACT:

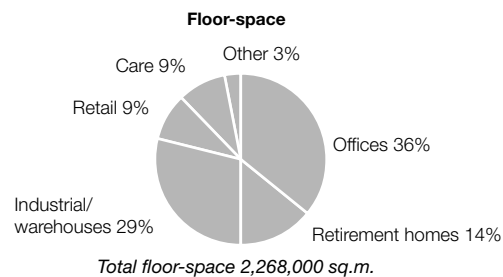
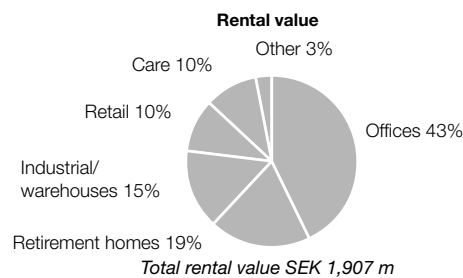
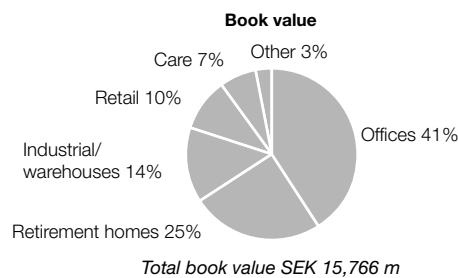
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Kungsledens geographical presence in Sweden



Kungsleden's property categories



The Property holding and earnings capacity in summary

Geographical division	East	South	West	Central	North	Total
Number	114	147	102	60	10	433
Lettable floor-space 000m ²	713	574	630	292	59	2,268
Book value, SEK m	5,921	4,213	3,511	1,856	265	15,766
Rental value, SEK m	656	483	497	241	30	1,907
Rental revenues, SEK m	607	428	469	221	29	1,754
Operating net, SEK m	444	309	317	156	21	1,247
Economic occupancy, %	93.5	91.1	95.1	92.1	98.7	93.2
Property yield, %	7.5	7.3	9.0	8.4	8.1	7.9
Profit margin, %	73.1	72.1	67.5	70.6	73.6	71.0

Category	Offices	Retirement homes	Industrial/warehouse	Retail	Care	Other	Total
Number	160	67	88	38	54	26	433
Lettable floor-space 000m ²	807	326	654	213	202	66	2,268
Book value, SEK m	6,556	3,893	2,181	1,523	1,186	427	15,766
Rental value, SEK m	822	360	291	195	186	53	1,907
Rental revenues, SEK m	722	357	269	182	179	45	1,754
Operating net, SEK m	510	279	214	120	99	25	1,247
Economic occupancy, %	89.1	99.7	94.9	94.8	96.5	87.6	93.2
Property yield, %	7.8	7.2	9.8	7.9	8.4	5.8	7.9
Profit margin, %	70.5	77.8	79.8	66.2	55.4	55.6	71.0

INCOME STATEMENT

SEK m	Reporting period		Interim period		12 months 2004/2005 Apr-Mar
	2005 Jan-Mar	2004 Jan-Mar	2005 Jan-Mar	2004 Jan-Mar	
Property management					
Rental revenue	382.3	368.6	382.3	368.6	1,442.3
Operating and maintenance costs	-103.5	-100.3	-103.5	-100.3	-347.4
Property tax	-10.2	-12.7	-10.2	-12.7	-47.3
Ground rent	-5.0	-2.9	-5.0	-2.9	-19.6
Operating net	263.6	252.7	263.6	252.7	1,028.0
Property trading					
Sales revenues, net	155.4	500.7	155.4	500.7	2,358.7
<i>Book value</i>					
Acquisition value	-125.0	-468.0	-125.0	-468.0	-2,176.9
Realised value changes	-10.8	-50.0	-10.8	-50.0	-78.0
	-135.8	-518.0	-135.8	-518.0	-2,254.9
Trading net	19.6	-17.3	19.6	-17.3	103.8
Administration costs	-39.1	-34.8	-39.1	-34.8	-143.2
Operating profit	244.1	200.6	244.1	200.6	988.6
Net financial position	-114.8	-117.6	-114.8	-117.6	-453.2
Profit after financial items	129.3	83.0	129.3	83.0	535.4
Unrealised value changes					
Investment property	15.3	122.3	15.3	122.3	9.7
Derivatives	-13.8	-91.5	-13.8	-91.5	-21.1
	1.5	30.8	1.5	30.8	-11.4
Profit after value changes	130.8	113.8	130.8	113.8	524.0
Tax	-16.4	28.7	-16.4	28.7	330.1
Net profit	114.4	142.5	114.4	142.5	854.1
Average number of shares	18,958,620	18,958,620	18,958,620	18,958,620	18,958,620
Earnings per share	6.00	7.50	6.00	7.50	45.10

BALANCE SHEET

SEK m	31 Mar 2005	31 Mar 2004	31 Dec 2004
ASSETS			
Properties	15,766.4	13,202.5	13,452.2
Receivables, etc.	826.9	215.6	953.3
Liquid assets	201.8	159.3	67.3
TOTAL ASSETS	16,795.1	13,577.4	14,472.8
LIABILITIES AND SHAREHOLDERS' EQUITY			
Shareholders' equity	4,174.1	3,566.4	4,059.7
Interest-bearing liabilities	9,602.0	9,102.0	9,685.3
Operating liabilities, etc.	3,019.0	909.0	727.8
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	16,795.1	13,577.4	14,472.8

CHANGES IN SHAREHOLDERS' EQUITY

SEK m	31 Mar 2005	31 Mar 2004	31 Dec 2004
Closing balance, prev. year			2,827.9
Adoption of IFRS			596.1
Opening balance	4,059.7	3,424.0	3,424.0
Dividends	0.0	0.0	-246.5
Net profit	114.4	142.5	882.2
Closing balance	4,174.2	3,566.5	4,059.7

CASH FLOW STATEMENT

SEK m	Reporting period		Interim period		12 months
	2005 Jan-Mar	2004 Jan-Mar	2005 Jan-Mar	2004 Jan-Mar	2004/2005 Apr-Mar
Operations					
Profit after financial items	129.3	83.0	129.3	83.0	535.5
Realised value changes, properties	10.8	50.0	10.8	50.0	78.0
Adjustment for items not included in cash flow from operations	0.5	0.6	0.5	0.6	3.2
Tax paid	-0.5	-2.6	-0.5	-2.6	-20.9
Cash flow from operations	140.1	131.0	140.1	131.0	595.8
<i>Change in working capital</i>					
Increase(-)/decrease(+) in operating receivables	13.6	30.6	13.6	30.6	-126.7
Increase(+)/decrease(-) in operating liabilities	58.1	310.4	58.1	310.4	-229.2
	71.7	341.0	71.7	341.0	-355.9
Cash flow from operations after change in working capital	211.8	472.0	211.8	472.0	239.9
Investment activity					
Acquisitions of properties	-2,434.7	-307.4	-2,434.7	-307.4	-4,809.2
Disposals of properties (acquisition value)	125.0	467.9	125.0	467.9	2,177.0
Net investments in machinery/equipment	-0.7	-0.9	-0.7	-0.9	-1.6
Net investments in long-term receivables	-0.6	-10.7	-0.6	-10.7	-8.1
Cash flow from investment activity	-2,311.0	148.9	-2,311.0	148.9	-2,641.9
Financing activity					
Loans drawn down	2,722.0	0.0	2,722.0	0.0	2,713.9
Loans amortised	-488.3	-465.4	-488.3	-465.4	-22.9
Dividends	0.0	0.0	0.0	0.0	-246.5
Cash flow from financing activity	2,233.7	-465.4	2,233.7	-465.4	2,444.5
Cash flow for the period	134.5	155.5	134.5	155.5	42.5
Liquid assets, opening balance	67.3	3.8	67.3	3.8	159.3
Liquid assets, closing balance	201.8	159.3	201.8	159.3	201.8

KEY FIGURES

	Reporting period		Interim period		12 months 2004/2005 Apr-Mar
	2005 Jan-Mar	2004 Jan-Mar	2005 Jan-Mar	2004 Jan-Mar	
Property-related					
Earnings capacity					
Property yield					7.9
Economic occupancy, %					93.2
Profit margin					71.0
Actuals					
Property yield	7.2	7.6	7.2	7.6	7.1
Economic occupancy, %	93.1	93.2	91.4	93.5	92.1
Profit margin	69.0	68.6	69.0	68.6	71.3
Financial					
Return on total capital, %	6.4	6.0	6.4	6.0	6.5
Return on equity, %	11.2	16.4	11.2	16.4	22.1
Interest cover, multiple	2.1	1.7	2.1	1.7	2.2
Equity ratio, %					24.9
Gearing, multiple					2.3
Mortgage ratio, %					60.9
Data per share					
Share price					321.00
Dividend, SEK					15.00
Total yield, %					48.4
Dividend yield, %					5.8
P/E ratio, multiple					8.4
P/CE ratio, multiple					7.2
Operating surplus, SEK	13.90	13.30	13.90	13.30	54.20
Profit, SEK	6.00	7.50	6.00	7.50	45.10
Cash flow from operations, SEK	7.40	6.90	7.40	6.90	31.40
Property book value, SEK					831.90
Shareholders' equity, SEK					220.30
No. of outstanding shares					18,958,620
Average number of shares					18,958,620

Earnings capacity: properties disposed of as of the balance sheet date are excluded, and properties acquired by no later than the same date are included as if they had been owned for 12 months. Otherwise, the calculation is based on the following assumptions:

- For those properties where 12 months have passed since Kungsleden took possession, actuals for the last 12 months are included;
- For those properties where more than six months but less than 12 months have passed since Kungsleden took possession, actuals are recalculated to 12-month equivalents;
- For properties where less than six months have passed since Kungsleden took possession, data from acquisition calculations are used.

Property terminology

Property yield: the operating surplus for the year in relation to the average book value of properties. However, the property yield for the earnings capacity is calculated as earnings capacity in relation to the book value of properties at year-end.

Operating net: rental revenue less operation and maintenance costs, ground rent and property tax.

Operation costs: costs for electricity, heating, water, property care, cleaning, insurance and ongoing maintenance.

Economic occupancy: rental revenue, rental discounts and rental losses in relation to rental value.

Economic vacancy: assessed market rent for un-occupied floor-space in relation to rental value.

Property type: the properties' primary usage (see "Distribution of floor-space").

Rental revenues: rent invoiced, plus supplementary items such as remuneration for heating, property tax, insurance claims and other revenues, less rental losses and rental discounts.

Rental value: rental revenues plus assessed market rent for un-let floor-space, rental discounts and rental losses, less other revenue.

Accommodation type: floor-space distributed by usage.

Maintenance: measures intended to maintain a property and its technical systems. Relates to planned measures entailing the replacement or renovation of parts of a building or technical systems. Also includes tenant adaptations.

Distribution of floor-space: distribution by accommodation type implies that the floor-space in a property is distributed by usage. There is a division between office, housing, retail, hotel, development, industrial and warehousing. Distribution by property type means the property is defined by that type of floor-space that represents the greatest proportion of total. Accordingly, a property with 51 per cent of its floor-space used as offices is considered an office property.

Area-based occupancy: let floor-space in relation to total lettable floor-space at the end of the period.

Area-based vacancy: vacant floor-space in relation to total lettable floor-space at the end of the period.

Financial terminology

Return on equity: profit in relation to average shareholders' equity. Stated for profit before and after tax. Average shareholders' equity is calculated as the total of opening and closing balances divided by two.

Return on total capital: profit after financial items plus interest costs less interest subsidies in relation to average assets. Average assets are calculated as the total of opening and closing balances divided by two.

Beta value: the share's correlation with the market's average performance. A beta value of less than one implies that a share price has fluctuated less than the SAX (Stockholm All-share Index). Beta value is a key component of the CAPM (Capital Asset Pricing Model) used to calculate the market's required rate of return on the share. The CAPM indicates that a low beta value implies a low required rate of return. Beta values relate to a period of 12 months.

Mortgage ratio: interest-bearing liabilities in relation to property book value at year-end.

Dividend yield: dividends paid in the year in relation to the share price at the beginning of the year.

Shareholders' equity per share: shareholders' equity in relation to the number of shares at year-end.

Book value of property per share: book value of property in relation to the number of shares at year-end.

Cash flow from operations: operating profit less net financial items adjusted for value adjustments and items not included in cash flow from operations, and for changes in working capital and tax paid.

P/E ratio: share price at the end of the period in relation to earnings per share, in accordance with prevailing forecasts. Year-end share prices in relation to the following year's EPS are used for historical values.

P/CE ratio: share prices at the beginning of the year in relation to cash flow from operations.

Earnings per share: profit after tax at year-end divided by the number of shares at year-end.

Interest cover: profit before net financial items in relation to net financial position.

Gearing: interest-bearing liabilities at year-end in relation to shareholders' equity.

Equity ratio: shareholders' equity including minority shares at year-end in relation to total assets.

Total yield: the total of the share's price gains and dividends paid in the year in relation to the closing share price at the beginning of the year.

Profit for calculating dividends: net profit excluding items not affecting cash flow such as unrealised value changes, depreciation and amortization and deferred tax, although realised value changes are included. Profit for calculating dividends corresponds to the cash flow statement item cash flow from operations.

Profit margin: operating surplus in relation to total rental revenue.

DIVESTED PROPERTIES JANUARY–MARCH 2005

Name	Municipality	Locality	Address	Year of construction/ conversion	Lettable floor-space, m ²						Total floor-space	
					Offices	Industrial/ warehouse	Retirement homes	Retail	Residential	Hotel		Other
Market Area East												
<i>Retail property</i>												
Bif Midas 5	Stockholm	Stockholm	Lilla Nygatan 16	1929, 1979	–	420	–	766	–	–	–	1,186
Market Area South												
<i>Office property</i>												
Apoteket 2	Eksjö	Eksjö	Nybrogatan 4	1929, 1963	797	–	–	206	749	–	–	1,752
Söderport 7	Malmö	Malmö	Gustav Adolfs Torg 43	1885	927	24	–	558	556	–	–	2,065
Herkules 34	Trelleborg	Trelleborg	C B Friisgatan 4	1970	4,041	30	–	–	341	–	–	4,412
<i>Industrial/warehouse property</i>												
Strömma 1:1	Karlshamn	Karlshamn	Strömmavägen	1929, 1950	5,082	12,070	–	–	–	–	312	17,464
<i>Retail property</i>												
Bokhandeln 2	Eksjö	Eksjö	Nybrogatan 6	1929	–	–	–	809	683	–	–	1,492

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