

KUNGSLEDEN

Press Release
17 December 2007

Kungsleden: SEK 98 m of property acquisitions

Listed Swedish property company Kungsleden AB (publ) is acquiring 2 properties from Swedish toy and baby product company Brio AB for a purchase price of SEK 98 m including transaction costs.

The acquired properties are located in Osby, southern Sweden. They have total lettable floor-space of approximately 36,000 sq.m., primarily consisting of warehouse premises. The properties will be fully let by Brio AB with a contract term of 10 years. Total rental value is just over SEK 11 m and the estimated property yield is about 9,5%.

Kungsleden takes possession February 1, 2007.

These are properties that fit well into our property portfolio with high and stable yields and long-term contracts, commented Kungsleden's Chief Executive Thomas Erséus.

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Kungsleden 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 17 December 2007 at 09:45 a.m.

Detta pressmeddelande finns tillgängligt på svenska på 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 September 2007, the property portfolio comprised 597 properties with a book value of SEK 25.9 bn. The holding was located in a total of 125 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.