

**Press Release****24 November 2011**

## **Hemsö purchases three properties for SEK 52 m**

Through Hemsö, its joint venture with AP3 (the Swedish Third Pension Insurance Fund), listed Swedish property company Kungsleden AB (publ) is purchasing three properties for a total purchase price of SEK 52 m excluding transaction costs. The property yield is 6.7%.

This property portfolio consists of a retirement home with an office section, a day centre and sheltered housing with gross leasable area of approximately 3,500 sq.m. The properties are located in Täby, a suburb of Stockholm, with all areas let to the Municipality of Täby. Total rental value is SEK 4.5 m.

Completion is scheduled for 1 January 2012.

“This transaction involves long leases with the Municipality of Täby, which ensures long-term stable returns,” commented Kungsleden’s Chief Executive Thomas Erséus.

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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 24 November 2011 at 8:00 a.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.