

KUNGSLEDEN

**Press Release
24 January 2008**

Kungsleden acquires over SEK 1 bn of public properties

Listed Swedish property company Kungsleden AB (publ) is signing a letter of intent with the City of Vasteras regarding the acquisition of 13 public properties. The acquisition price of these properties is SEK 1,050 m including transaction costs. Total rental value is SEK 87 m.

Nine of these properties are retirement homes and sheltered housing, with the City of Vasteras renting all properties over 20 years. The lettable floor-space is 16,708 sq.m., and possession is scheduled to change hands on 1 June 2008. For four of the properties, with lettable floor space of 46,686 sq.m., the main tenant is Malardalen University. Kungsleden is scheduled to take possession on 1 April 2008. Total lettable floor-space amounts to 63,394 sq.m.

These deals are subject to approval by the municipal council.

Kungsleden's Chief Executive, Thomas Erséus, commented: "I view this as a good investment in an expansive region, where Kungsleden already owns retirement homes, schools and pre-schools. We're delighted to expand our assignments, which advances our positioning in the municipality."

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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 24 January 2008 at 3.15 p.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.