

Press Release**21 December 2010**

Kungsleden publishes prospectus and applies for listing of issued bond loan on NASDAQ OMX Stockholm

Kungsleden AB (publ) disclosed on 12 October 2010 that the company had issued a five-year, unsecured, bond loan of SEK 600 million on the Swedish market. In accordance with the terms and conditions of the bond loan, Kungsleden has undertaken to apply for listing of the bonds on NASDAQ OMX Stockholm. The board of Kungsleden has therefore prepared a prospectus.

The prospectus has been approved by the Swedish Financial Supervisory Authority and Kungsleden has applied for listing of the bonds on NASDAQ OMX Stockholm. The prospectus is now published on Kungsleden's webpage www.kungsleden.se and will be made available on the Swedish Financial Supervisory Authority's webpage www.fi.se. The information is only available in Swedish.

The announcement of the prospectus and the application for listing of the bonds on NASDAQ OMX Stockholm is not in any part an offer to subscribe or acquire the bonds from Kungsleden, but a consequence of the conditions of the bond loan.

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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 21 December 2010 at 11:30 a.m.

Detta pressmeddelande finns tillgängligt på svenska på www.kungsleden.se/pressmeddelanden

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 2010, the property portfolio comprised 559 properties with a book value of SEK 21.8 bn. The holding was located in approximately 130 municipalities, although concentrated on the Swedish provinces of Gotaland and Svealand, and the Öresund region. Kungsleden has been quoted on the Nasdaq OMX Stockholm since 1999.