

KUNGSLEDEN

Press Release
13 December 2007

Kungsleden completes divestment to Orkla, upgrades forecast

Listed Swedish property company Kungsleden AB (publ) has completed the sale of 82 commercial properties in Sweden to asset manager Orkla Finans Kapitalförvaltning ASA in Norway and Norwegian investment bank DnB NOR Markets. This deal was previously reported in press releases and in the Third-quarter Interim Report 2007.

The transaction had been conditional on the buyer's funding, which is now in place.

The sales price of the property portfolio, whose size has changed somewhat, is SEK 4,750 m, which is SEK 375 m above book value and SEK 710 m above acquisition value. This latter amount will be posted to Kungsleden's profit for calculating dividends for 2007.

The properties are in diverse locations in Sweden. The lettable floor-space, comprising office, industrial and warehouse premises, is just over 751,000 sq.m with rental value of just over SEK 473 m.

Kungsleden will relinquish possession of the properties at the latest 15 January 2008.

With this deal, Kungsleden is also upgrading its forecast profit for calculating dividends for the financial year 2007 from SEK 1,400 m previously to SEK 1,800 m.

Commenting, Kungsleden's Chief Executive, Thomas Erséus said: "I am delighted to be able to complete this deal with Orkla with very satisfactory profits. I still see attractive opportunities for high transaction levels in commercial properties, and expansion in care, school and retirement home properties."

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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 13 December 2007 at 08.50 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.