

# KUNGSLEDEN

**Press Release  
19 December 2007**

## **Kungsleden acquires and builds public properties**

Listed Swedish property company Kungsleden AB (publ) is acquiring properties in Katrineholm, Mariestad, Nyköping (all south-west of Stockholm) and Ystad (southern Sweden) in three separate transactions. In addition, three pre-schools are being built for the Municipality of Linköping (south-west of Stockholm). They will be complete in summer 2008.

Total investment cost amounts to SEK 188 m, with an estimated property yield of 8.3%.

The properties have lettable floor-space of 23,370 sq.m. Total rental value amounts to SEK 24.3 m, of which 70% is sourced from the public sector. The average contract term is ten years.

“Having more public properties to consolidate our positioning feels very positive. This contract offers us high and stable returns for many years ahead,” 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 19 December 2007 at 9:00 a.m. CET.

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*Detta pressmeddelande finns tillgängligt på svenska på [www.kungsleden.se](http://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.*