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02 02 2017

Notice to attend the Extraordinary General Meeting of Kungsleden AB (publ)

The shareholders of Kungsleden AB (publ) are hereby invited to attend the Extraordinary General Meeting, to be held on Monday 6 March 2017 at 11:00 a.m. at Kungsleden AB (publ):s offices, Warfvinges väg 31, Stockholm, Sweden. Registration for the General Meeting will commence at 10:00 a.m.

Participation

Shareholders who wish to participate in the Extraordinary General Meeting

shall be registered in the shareholders' register maintained by Euroclear Sweden AB on Tuesday 28 February 2017, and

shall notify the company of their intention to attend the Extraordinary General Meeting not later than on Tuesday 28 February 2017:

- on www.kungsleden.se/egm2017
- by regular mail to Kungsleden AB, Att: Sinikka Arfwidsson, P.O. Box 70414, SE-107 25 Stockholm, Sweden or
- by telephone, +46 (0)8 503 052 00 between 10:00 a.m. and 4:00 p.m.

Upon notification, shareholders should state their name, personal-/corporate identity number, address, daytime telephone number and the number of assistants, if any.

Representative, power of attorney etc.

Shareholders represented by proxy or a representative should, in order to facilitate the entering at the Extraordinary General Meeting, submit powers of attorney, certificates of registration or other documents of authorisation to the company not later than on Tuesday 28 February 2017. Please note that any powers of attorney must be dated and submitted in original. A template proxy form is available for download on the company's website at www.kungsleden.se/egm2017.

Nominee-registered shares

Shareholders whose shares are registered in the name of nominees must temporarily register their shares in their own name in the shareholders' register maintained by Euroclear Sweden AB, to be entitled to participate in the Extraordinary General Meeting. Such procedure, so-called voting right registration, must be effected not later than on Tuesday 28 February 2017, which means that the shareholder must inform the nominee well in advance before this date.

Proposed agenda

1. Opening of the Extraordinary General Meeting.
2. Election of Chairman of the Extraordinary General Meeting.
3. Drawing up and approval of the voting list.
4. Approval of the agenda.
5. Election of one or more persons to verify the minutes.
6. Determination as to whether the Extraordinary General Meeting has been duly convened.
7. Approval of the resolution by the Board of Directors on a rights issue of ordinary shares.
8. Closing of the Extraordinary General Meeting.

Proposals

Item 2 Election of Chairman of the Extraordinary General Meeting

The Board of Directors proposes that the Chairman of the Board of Directors, Göran Larsson, is elected Chairman of the Extraordinary General Meeting.

Item 7 Approval of the Board's resolution on a new share issue of ordinary shares with preferential rights for the company's shareholders

The Board of Directors proposes that the meeting approves the resolution by the Board of Directors on a new share issue of ordinary shares with preferential rights for the shareholders on the following terms:

1. The Board of Directors, or whomever the Board of Directors may appoint among its members, is authorized to resolve, no later than five business days before the record date, on the maximum amount by which the share capital shall be increased, the maximum number of ordinary shares to be issued, the number of existing ordinary shares that shall entitle to subscription for a certain number of new shares and the subscription price per new ordinary share.
2. The company's shareholders shall have pre-emptive rights to subscribe for the new ordinary shares in proportion to the ordinary shares previously owned.
3. The record date for entitlement to participate in the rights issue with pre-emptive right shall be 8 March 2017.
4. If not all of the shares are subscribed for by exercise of subscription rights, the Board of Directors shall, up to the maximum amount of the share issue, resolve on allotment of ordinary shares subscribed for without the exercise of subscription rights where in such case, allotment shall be made in the following order:
 - (a) Those who have subscribed for new ordinary shares by the exercise of subscription rights (irrespective of whether or not they were

- shareholders on the record date) *pro rata* in relation to the number of new ordinary shares subscribed for by exercise of subscription rights.
- (b) Others who have notified the company of their interest in subscribing for ordinary shares without the exercise of subscription rights, *pro rata* in relation to such declared interest.
 - (c) Those who have made an underwriting guarantee regarding subscription of new ordinary shares.

To the extent allotment according to the above cannot be made *pro rata*, allotment shall be made by drawing of lots.

- 5. Subscription of shares shall be made during the period as from 10 March 2017 up to and including 24 March 2017, or, as regards those who have guaranteed the rights issue, up to and including 31 March 2017. The Board of Directors shall be entitled to extend the period for subscription.
- 6. Subscription for ordinary shares by exercise of subscription rights shall be made by simultaneous cash payment. Subscription for ordinary shares without subscription rights shall be submitted on a separate subscription list where allotted ordinary shares shall be paid in cash no later than three (3) banking days from dispatch of the contract note to the subscriber setting forth the allotment of shares.
- 7. The new ordinary shares shall entitle to dividend as from the first record date for dividend to occur after the registration of the new share issue with the Swedish Companies Registration Office.

The Board of Directors, or whomever the Board of Directors may appoint, shall be authorized to make such minor adjustments of the above resolution as may prove necessary in connection with the registration with the Swedish Companies Registration Office or Euroclear Sweden AB.

Documents in accordance with Chapter 13, Section 6, of the Swedish Companies Act have been prepared.

Documentation

The Board of Directors' resolution under item 7 above together with the documents prepared in accordance with Chapter 13, Section 6, of the Swedish Companies Act will be held available at the company's premises and on the company's website at www.kungsleden.se/egm2017 on 13 February 2017 at the latest. The documents will be sent by post to those shareholders who so request and state their postal address.

Number of shares and votes

The company has 182,002,752 ordinary shares representing one vote each, and thus the total number of votes is 182,002,752. The company does not hold any treasury shares.

Shareholders' right to request information

The Board of Directors and the CEO shall, if any shareholder so requests and the Board of Directors believes that it can be done without material harm to the company, provide information regarding circumstances that may affect the assessment of an item on the agenda or the company's relation to other companies within the group.

Stockholm in February 2017

Kungsleden AB (publ)
The Board of Directors

For more information, please contact:

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Kungsleden is a long term property-owner that provides attractive, functional premises that enrich people's working days. We create value by owning, managing and developing offices and other commercial properties in Stockholm and Sweden's other growth regions. A large portion of our properties belong to attractively located clusters where we also engage in the development of the whole area. Kungsleden's goal is to deliver an attractive total return on our properties and for our shareholders. Kungsleden is listed on NASDAQ Nordic Large Cap.