

KUNGSLEDEN

Press Release

6 December 2001

Kungsleden makes acquisitions

Listed property company Kungsleden AB (publ) is acquiring 22 properties for a total price of SEK 395 m including transaction costs. The lettable floor-space comprises 107,000m².

The majority of these properties, priced at approximately SEK 300 m, are located in Malmö and consist of office and warehouse premises at Jägersro and Fosie; the remaining properties are located in Gothenburg and Västerås. The initial property yield after property administration exceeds the company's financial target of 8.5%.

The vendors are Skandia and Fastighetsrenting.

Kungsleden will take possession of the majority of the properties on 1 February 2002.

Jens Engwall, Kungsleden's Chief Executive, commented on the transaction: "This high-quality holding consolidates our position in Malmö, while some of the properties are suitable for onward sale."

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Kungsleden's business concept is to own and manage properties with high and stable long-term property yield. Kungsleden is an active participant in the change processes on the Swedish property market, by utilizing and enhancing its competencies in structuring heterogeneous property holdings. This implies Kungsleden's property holding frequently changing through acquisitions and disposals. Kungsleden's portfolio comprises some 400 properties with a book value of nearly SEK 9 bn. The holding is located in approximately 130 municipalities, and is concentrated on the Swedish provinces of Götaland and Svealand. Kungsleden has been quoted on the OM Stockholm Exchange O-list since 14 April 1999.