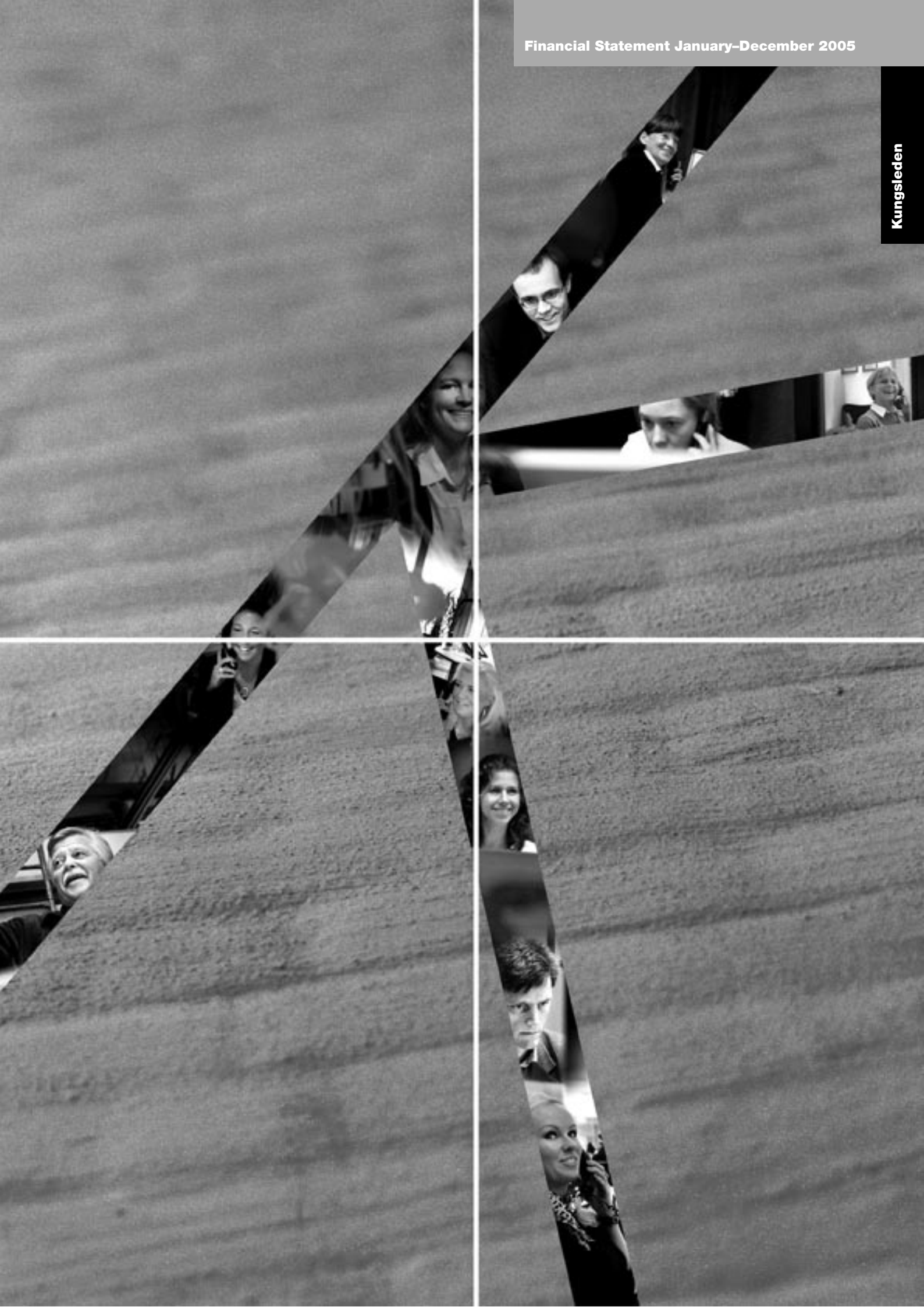




- Profit before tax was SEK 2,116 (500) m and net profit was SEK 1,987 (877) m, equivalent to SEK 48,1 (21.7) per share.
- Kungsleden's rental revenues increased to SEK 1,845 (1,429) m and operating net increased by 28 per cent to SEK 1,304 (1,017) m.
- Earnings for calculating dividends amounts to SEK 1,001 m, corresponding to SEK 22 (14) per share. The Board proposes that dividend is raised by 56 per cent to SEK 11 (7) per share.
- The Board intends to propose the AGM a share split 3:1.
- During the year, 56 properties were divested for SEK 2,917 m generating profits of SEK 318 m and cash flow of SEK 403 m; 466 properties were acquired for SEK 13,351 m.
- Kungsleden is forecasting profit of SEK 1,500 m for the financial year 2006.

KUNGSLEDEN'S BUSINESS CONCEPT, VISION AND STRATEGY

Kungsleden owns and manages properties, generating high and stable long-term returns.

Kungsleden's vision is that by means of skilled entrepreneurship and a high level of expertise, Kungsleden will become Sweden's most profitable and successful property company.

We intend to achieve our objectives by:

- Enhancing our skilled and businesslike organisation;
- Pursuing customer satisfaction through the active management and enhancement of our property holding;
- Proceeding from our existing holding, and through acquisitions and disposals, assuring high long-term returns.

Kungsleden pursues the objective of continuously enhancing its portfolio's risk-adjusted returns. The corporation strives to constantly maintain high and stable cash flow from operations. Moreover, Kungsleden minimises operating risk by diversification in terms of property type, geographical market, tenants and by spreading rental contract maturities over time.

Kungsleden avoids development projects, because typically, they imply significant cash flow uncertainty. Kungsleden utilises property trading, which by experience can be successful regardless of general economic conditions, to enhance its portfolio's risk-adjusted returns.

PROFIT

Earnings capacity

The continuous realignment of our property holding means at any given time, the Income Statement does not offer the most accurate impression. Instead, earnings capacity indicates the

appearance of the Income Statement as if the properties owned at 31 December 2005 had been owned for the previous 12 months. The intention is to illustrate the impact of changes to the property holding, and to create the most accurate possible impression of the current situation.

Earnings capacity, SEK m	31 Dec. '05	SEK/ sq.m.	31 Dec. '05	SEK/ sq.m.
Rental revenues	2,737	722	1,997	756
Operating and maintenance costs	-801	-211	-519	-196
Property tax	-73	-19	-57	-22
Ground rent	-18	-5	-23	-9
Operating net	1,845	487	1,398	529
Book value	25,750		19,231	
Property yield, %	7.2		7.3	
Economic occupancy, %	90.0		92.7	
Profit margin, %	67.4		70.0	
Floor-space, 000 sq.m.	3,790		2,642	

Property trading in the year exerted a positive impact on earnings capacity. In terms of sales price, divested properties' property yields were 5.8 per cent, while the estimated property yield of acquired properties was 7.3 per cent.

The divested properties' risk-adjusted returns were lower than, and acquired properties' higher than, the portfolio average risk-adjusted return.

Property management had a negative impact on earnings capacity.

Kungsleden's results

Net profit for the year was SEK 1,987 m, a SEK 1,110 m increase on the previous year. Return on equity was 38 (24) per cent. The property yield was 6.7 per cent in actual terms and 7.2 per cent in terms of earnings capacity.

The operating net increased by SEK 287 m, mainly due to the holdings being larger. The operating net has also been affected by a decrease in the profit margin from 71.2 per cent to 70.7 per cent. The profit from property trading increased by SEK 252 m. Administration costs grew by SEK 13 m, and financial costs increased by SEK 90 m. Unrealised value changes were SEK 1,191 m, a SEK 1,181 m increase on the previous year. The tax cost for the year was SEK 129 m, a SEK 506 m increase on the previous year's SEK 377 m tax revenue.

Unrealised value changes are explained by changed market value of the properties SEK 1,122 (117) m and changed market values on interest derivatives of SEK –9 (–99) m, and on interest-bearing liabilities of SEK 77 (–7) m. The assessment of actual property values is based on Kungsleden's business plans, which are updated continuously for all properties at least once annually, and in addition, specific properties are updated if there are special circumstances. This increase to actual values is primarily dependent on declining required rates of return, a consequence of progress on bond and property markets. Average funding rates were 3.91 per cent as of 31 December. The market yield of a new funding portfolio with the corresponding maturity structure was less than 3 per cent. Kungsleden has the ambition to alleviate the uncertainty inherent in future interest payments by fixing interest terms on an ongoing basis by utilising interest derivatives, mainly swaps. The market value of Kungsleden's interest derivatives—SEK –234 (–225) m as of 31 December—is directly related to yields, but is also due to the duration of derivatives. The change in the year is primarily due to declining market yields in the period. The market valuation of other financial instruments increased on the back of the value of outstanding liabilities by SEK 68 (146) m in the Balance Sheet.

The tax cost/revenue in the period was SEK –129 (377) m, with the tax cost affected by a revised assessment of temporary differences on shares in subsidiaries and the possibility to incorporate properties, to subsequently divest shares.

THE PROPERTY HOLDING

As of 31 December 2005, the property holding comprised 779 (371) properties with floor-space of 3,790,000 (1,966,000) sq.m. and a book value of SEK 25,750 (13,452) m. The properties were located in 148 municipalities, with the three major city regions of Greater Stockholm, Greater Gothenburg and the Öresund region representing 54 per cent of property book value. SEK 13,351 m-worth of properties were acquired in the year, while Kungsleden made SEK 339 m of investments in existing properties. In terms of book value, divestments were SEK 2,599 m, and SEK 2,514 m in terms of acquisition value.

PROPERTY TRADING

In the year, 466 (64) properties with floor-space of 2,117,000 (417,000) sq.m. were acquired for SEK 13,351 (2,490) m. These transactions were effected at an estimated property yield of 7.3 per cent. Meanwhile, 56 properties were divested for a total of SEK 2,917 m, with profits of SEK 318 m and cash flow of SEK 403 m. These divestments were effected at an estimated property yield of 5.8 per cent. The prices received were SEK 348 m above internal valuations and SEK 280 m above external valuations. For 17 of these properties, the sales value per property was below SEK 10 m.

Profit effect on divested properties	Sales, SEK m	Profit, SEK m	No.
Positive	2,233.6	376.8	31
Zero	374.6	0	16
Negative	339.2	–28.6	9
Sales overheads	–30.2	–30.2	
Total	2,917.2	318.0	56

The reporting period

In the fourth quarter, 32 properties were divested for SEK 1,731 m, generating profits of SEK 112 m; 251 properties were acquired for SEK 7,600 m. The divestments were ten retail properties, eight office properties, three retirement home properties, three industrial/warehouse properties and eight of the 'other' type. The properties were divested at an estimated property yield of 5.7 per cent. Kungsleden acquired 52 office properties, 47 industrial/warehouse properties, 40 retail properties, five care properties, seven school properties, one retirement home property and 99 of the 'other' type. The estimated property yield of acquired properties was 6.9 per cent.

The above amounts include a property holding of a total of 183 properties with corresponding operations and an aggregated property value of SEK 5.4 bn, acquired from Weland Fastigheter and Fogelviks Holding, which became effective on 1 December 2005. The holding encompassed 1 000 000 sq.m of lettable floor space. The acquired holding in the acquisition had a total rental value of SEK 834 m, rental revenues of SEK 681 and an operating net of SEK 357 m, which was equivalent to a property yield of 6.6 per cent.

FUNDING

The funding portfolio totalled SEK 17,701 m, and including the market values of financial instruments, was SEK 18,003 m.

Average interest was 3.91 per cent, against 4.93 per cent as of 1 January. Meanwhile, the interest fixing period changed from 2.41 to 2.15 years.

Interest fixing period as of 31 December 2005

Maturity	Nom. amt., SEK m	Prop., %	Ave. int., %
2006	10,553	59.6	3.02
2007	1,028	5.8	4.95
2008	1,162	6.6	5.28
2009	643	3.6	5.11
2010	1,614	9.1	6.26
2011	800	4.5	5.02
2012	1,100	6.2	4.01
2013	500	2.8	5.07
2014	300	1.7	5.16
Total, loans	17,701	100.0	3.91
Derivat	234		
Market valuation other financial instruments	68		
Total	18,003		

SHAREHOLDERS' EQUITY

The closing balance of shareholders' equity was SEK 6,649 m or SEK 146 per share, equivalent to an equity ratio of 24.2 per cent.

THE SHARE AND SHAREHOLDERS

The closing price on 31 December 2005 was SEK 230.0. Accordingly, compared to the year-end 2004 closing price of SEK 125.5, the share had risen by 83.3 per cent. These figures have been adjusted for the 2:1 split consummated in May 2005, whereupon the closing price in 2004 was recalculated for the new number of outstanding shares. The EPS calculations factor in the new number of outstanding shares retroactively for the corresponding period of the previous year and the bonus issue element of the new issue.

The share capital at year-end was SEK 56,875,860 divided between 45,500,688 shares, each with a nominal amount of SEK 1.25, against 18,958,620 shares as of 1 January. The aforementioned share split increased the number of shares by 18,958,620. A SEK 1,001 m new issue in October 2005 to existing shareholders increased the number of outstanding shares by another 7,583,448. As of 31 December 2005, Kungsleden had some 18,100 shareholders, an increase of approximately 34 per cent on the previous year-end.

Shareholder	No. of shares	% of vote and capital
Robur	1,528,204	3.4
JP Morgan Chase Bank	1,268,801	2.8
Olle Florén with companies	950,000	2.1
SHB/SPP funds	764,562	1.7
State Street Bank and Trust	747,934	1.6
FSO Försäkringsföreningen	716,520	1.6
SIS Sega Intersectle AG	703,082	1.5
DFA-Intl SML Cap Val Port	587,400	1.3
Swedish Red Cross	568,080	1.2
Mellon Omnibus	487,002	1.1
Total, 10 largest shareholders	8,321,585	18.3
Board and management	458,290	1.0
Foreign shareholders, other	7,662,853	16.8
Other shareholders	29,057,960	63.9
Total	45,500,688	100.0

HUMAN AND ORGANISATIONAL RESOURCES

On 8 April 2005, Åke Kaur left the group management, and his position as Regional Manager for East region, to become Manager of the Care Properties business area.

In May, Eva Eriksson was employed as Regional Manager for East region. Eva joined Kungsleden from construction group JM, took up her position as regional manager in August 2005, thereby becoming a member of the group management.

In the business acquisition, which became effective on 1 December, Kungsleden took on existing staffing of some 100 full-time employees, half of whom are janitors. The management of this holding will be integrated into Kungsleden's existing regions and service centres.

The average number of employees was 100 (82).

PARENT COMPANY

The parent company generated a net profit of SEK 3,655 (535) m; its sales were SEK 0 (0) m. Assets primarily comprise the funding of subsidiaries' property holdings, divided between shares in subsidiaries of SEK 5,257 (1,235) m, and interest-bearing internal funding of SEK 1,787 (1,631) m. Funding was mainly through shareholders' equity of SEK 5,574 (2,691) m and external debt of SEK 800 (300) m.

ACCOUNTING PRINCIPLES

This Interim Report has been structured pursuant to IAS 34 Interim Financial Reporting. The group adopted IFRS (International Financial Reporting Standards) on 1 January 2005, which have been endorsed by the EU Commission, and the additional mandatory information for legal entities pursuant to RR's (Redovisningsrådet, the Swedish Financial Accounting Standards Council) recommendation RR 32. Comparative figures for 2004 have been re-calculated pursuant to IFRS, and

thus the same accounting principles have been applied in 2004 and 2005. The effects of the re-calculation of profits for 2004 and the opening and closing balances of shareholders' equity in 2004 are summarised below. Overall, Kungsleden considers that cash flow from management is not affected by the new standards, while accounted profits including value changes will vary.

Primary changes resulting from the adoption of IFRS:

- Re-classification of properties pursuant to IAS 40, valuing them at actual value;
- Accounting financial items at actual value pursuant to IAS 39;
- Accounting the effects of deferred tax on these changes.

Income Statement – previous/new principles 2004

SEK m	2004 Jan-Mar	2004 Apr-Jun	2004 Jul-Sep	2004 Oct-Dec
Profit, previous accounting principles	156.2	124.1	82.6	565.2
Actual value of properties divested	-50.0	-54.3	-11.4	-1.4
Unrealised value changes, properties	122.3	-20.9	29.2	21.4
Unrealised value changes, derivatives	-135.5	138.0	-35.3	-73.4
Deferred tax	17.7	-17.6	4.9	15.0
Profit, IFRS	110.7	169.3	70.0	526.8

Balance Sheet – previous/new principles

SEK m	2004 31 Dec	2003 31 Dec
Shareholders' equity, previous accounting principles	3,509.7	2,827.9
Actual value, properties	989.3	954.5
Actual value, derivatives	-371.5	-265.3
Deferred tax	-173.1	-193.0
Shareholders' equity, IFRS	3,954.4	3,324.1

IFRS has resulted in fairly extensive revisions to the structure of Income Statements, Balance Sheets, Cash Flow Statements and reported figures. The adoption of IFRS in the first quarter of 2005 has also resulted in a review of the definitions on page 11, and the amendment of risk limits and objectives stated below.

The parent company's accounts have been prepared pursuant to RR recommendations and its Emerging Issues Task Force statements pursuant to legislation and generally accepted accounting practice in Sweden.

More data on the group's accounting principles will be published in the Annual Report for 2005.

Revised accounting principles for 2005

In November 2005, the EU Commission endorsed all financial instruments of a corporate group being valued at actual value pursuant to IAS 39. Kungsleden has chosen to adopt market

valuations pursuant to IAS 39 for all financial instruments. Previously accounted figures have been re-calculated. The effects of previous previously published reports are apparent in the tables below. The comparative figures for 2004 and the above table regarding the re-calculations of previous years' profits coincident with the adoption of IFRS take this revised principle into consideration.

Income Statement – previous/new principles 2005

SEK m	2005 Jan-Mar	2005 Apr-Jun	2005 Jul-Sep
Profit IFRS, previous accounting principles	114.4	649.8	255.7
Financial instruments, unrealised value changes	6.0	-21.2	26.3
Deferred tax	-1.7	5.9	-7.4
Profit IFRS, new principles	118.7	634.5	274.6
Average number of shares	40,430,117	40,430,117	40,430,117
Earnings per share, previous principles	2.60	15.00	5.90
Earnings per share, new principles	2.70	14.60	6.30

Risk limits and objectives

The risk limits for portfolio composition are unchanged—a maximum of 30 per cent of rental revenues sourced from industrial and warehouse properties and a maximum of 30 per cent of rental revenues from properties in municipalities with populations of less than 25,000. However, the equity ratio limit has been replaced with an interest coverage objective of a multiple of 2. The interest coverage ratio should not fall below a multiple of 1.5. The objective of a 15 per cent return on equity has been retained, although the objective of an 8.5 per cent property yield on the property portfolio has been discarded.

Interest cover multiple amounts to 2.7 (2.1) for the financial year. The return on equity amounts to 37.5 (24.1) per cent.

FORECAST FOR 2006

The Board of Directors estimates that profit for calculating dividends for 2006 will be SEK 1,500 m. Profit for calculating dividends means net profit excluding items not affecting cash flow such as unrealised value changes, depreciation, amortization and deferred tax, with a supplement for realised value changes. Profit for calculating dividends corresponds to the cash flow statement item cash flow from operations.

SIGNIFICANT EVENTS AFTER THE END OF THE PERIOD

In January, Kungsleden divested 71 retail properties for SEK 1,721 m, which comprise over 185,000 sq.m. of lettable floor-space, 157,000 sq.m. of which was retail premises with a rental value of SEK 162 m. The sales price exceeded book value by SEK 7 m. One additional property was divested as of the end of the financial year, generating a profit of SEK 2 m. Overall, these divestments will provide additional cash flow of approximately SEK 215 m in 2006. Kungsleden also acquired a care property for SEK 75 m.

In January 2006, Jens Engwall announced his resignation as Kungsleden's Chief Executive; the search for his successor has begun. Mr. Engwall will remain as Chief Executive until the mid-point of the year, and the Board of Directors has agreed that after his six-month notice period, his services will be at the disposal of the company until 1 January 2007.

This Financial Statement has not been reviewed by the company's auditors.

Jens Engwall
Chief Executive

Stockholm, Sweden, 15 February 2006

FORTHCOMING REPORTS

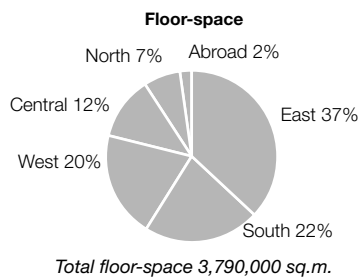
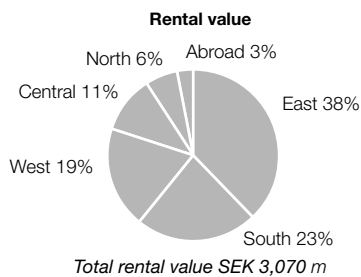
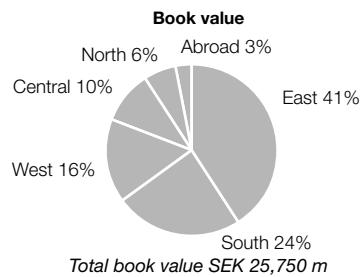
- Annual Report for the financial year 2005, 10 March 2006
- Annual General Meeting for the financial year 2005, 6 April 2006
- Interim Report for January—March, 25 April 2006
- Interim Report for January—June, 15 August 2006
- Interim Report for January—September, 24 October 2006

The Annual Report will be sent to new shareholders, and those shareholders that have requested a copy. The Annual Report and Financial Statement will be available from the company and be uploaded to its Website.

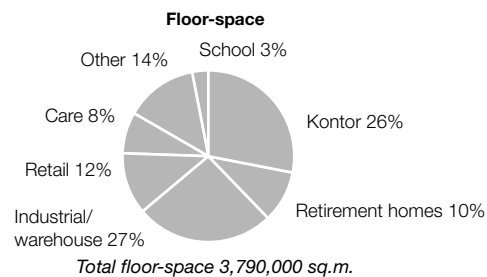
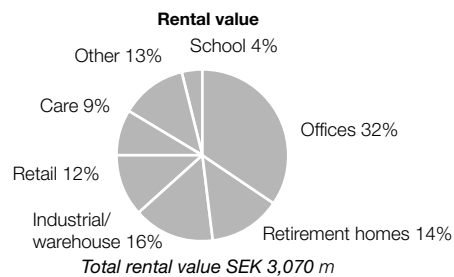
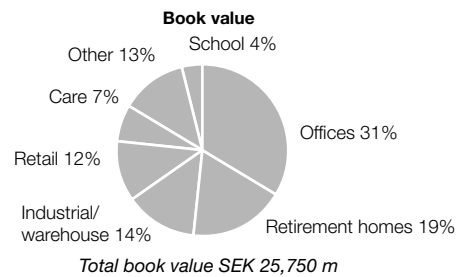
FOR MORE INFORMATION, PLEASE CONTACT:

Jens Engwall, Chief Executive,
tel: +46 (0)8 503 05204, mobile: +46 (0)70 690 6550
Johan Risberg, Deputy Chief Executive, CFO,
tel: +46 (0)8 503 05206, mobile: +46 (0)70 690 6565.

Kungsleden's geographical presence



Kungsleden's property categories



The property holding and earnings capacity in summary

Geographical division	East	South	West	Central	North	Abroad	Total
Number	268	182	130	112	79	8	779
Lettable floor-space, 000 sq.m.	1,413	830	743	467	261	76	3,790
Book value, SEK m	10,438	6,146	4,219	2,619	1,478	850	25,750
Rental value, SEK m	1,183	692	570	330	194	101	3,070
Rental revenues, SEK m	1,069	618	529	299	175	47	2,737
Operating surplus, SEK m	714	426	379	187	109	30	1,845
Economic occupancy, %	91.1	90.5	93.2	92.4	90.5	47.1	90.0
Property yield, %	6.8	6.9	9.0	7.2	7.4	3.6	7.2
Profit margin, %	66.7	68.9	71.8	62.6	62.5	64.1	67.4

Category	Offices	Retirement homes	Industrial/warehouse	Retail	Care	School	Other	Total
Number	204	73	161	131	50	20	140	779
Lettable floor-space, 000 sq.m.	992	374	1,049	449	294	116	516	3,790
Book value, SEK m	7,781	4,922	3,650	3,086	1,808	1,114	3,389	25,750
Rental value, SEK m	966	422	501	378	268	124	411	3,070
Rental revenues, SEK m	789	418	451	334	256	118	371	2,737
Operating surplus, SEK m	520	326	326	229	170	93	181	1,845
Economic occupancy, %	82.8	99.3	91.5	89.0	96.0	95.3	91.0	90.0
Property yield, %	6.7	6.6	8.9	7.4	9.4	8.3	5.4	7.2
Profit margin, %	66.0	78.1	72.3	68.4	66.3	78.5	48.9	67.4

INCOME STATEMENT

SEK m	Reporting period		Financial year	
	2005 Oct-Dec	2004 Oct-Dec	2005	2004
Property management				
Rental revenue	586.8	316.8	1,845.1	1,428.6
Operating and maintenance costs	-170.4	-41.7	-468.4	-344.2
Property tax	-18.1	-11.5	-54.1	-49.8
Ground rent	-5.4	-9.4	-18.5	-17.5
Operating net	392.9	254.2	1,304.1	1,017.1
Property trading				
Sales revenues, net	1,730.8	945.3	2,917.2	2,704.0
Book value				
Acquisition value	-1,575.3	-851.8	-2,513.9	-2,519.9
Realised value changes	-43.1	-1.4	-85.3	-117.2
	-1,618.3	-853.2	-2,599.2	-2,637.1
Trading net	112.4	92.1	318.0	66.9
Administration costs	-45.6	-47.9	-151.5	-138.9
Financial net	-162.4	-113.5	-545.6	-456.0
Unrealised value changes				
Investment property	605.3	-13.9	1,122.1	116.7
Financial instruments	156.4	-73.4	68.8	-106.3
	761.7	-87.3	1,190.9	10.4
Profit before tax	1,059.0	97.6	2,115.9	499.5
Tax	-100.0	429.2	-129.1	377.3
Net profit	959.0	526.8	1,986.8	876.8
Average number of shares	44,289,554	40,430,117	41,282,128	40,430,117
Earnings per share SEK, before and after dilution	21.70	13.00	48.10	21.70

BALANCE SHEET

SEK m	31 Dec 2005	31 Dec 2004	31 Dec 2003
ASSETS			
Properties	25,750.4	13,452.3	13,290.8
Receivables, etc.	1,555.9	994.2	375.1
Liquid assets	163.8	67.2	3.8
TOTAL ASSETS	27,470.1	14,513.7	13,669.7
LIABILITIES AND SHAREHOLDER'S EQUITY			
Shareholder's equity	6,649.3	3,954.4	3,324.1
Interest-bearing liabilities	18,003.4	9,831.5	9,744.9
Operating liabilities, etc.	2,817.4	727.8	600.7
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY	27,470.1	14,513.7	13,669.7

CHANGES IN SHAREHOLDER'S EQUITY

SEK m	31 Dec 2005	31 Dec 2004	31 Dec 2003
Closing balance, previous year	3,954.4	3,324.1	2,310.2
Adoption of IFRS			496.2
Opening balance	3,954.4	3,324.1	2,806.4
Dividends	-284.4	-246.5	-227.5
Issue of new shares	987.0		
Currency exchange rate differences	5.5		
Net profit	1,986.8	876.8	745.2
Closing balance	6,649.3	3,954.4	3,324.1

CASH FLOW STATEMENT

SEK m	Reporting period		Financial year	
	2005 Oct-Dec	2004 Oct-Dec	2005	2004
Operations				
Profit before tax	1,059.0	97.6	2,115.9	499.5
Realised value changes	43.2	1.4	85.3	117.2
Unrealised value changes	-761.6	87.3	-1,190.9	-10.4
Adjustment for items not included in cash flow from operations	0.8	1.7	2.1	3.3
Tax paid	-14.3	-22.0	-11.3	-23.0
Cash flow from operations	327.1	166.0	1,001.1	586.7
<i>Change in working capital</i>				
Increase (-)/decrease (+) in operating receivables	-31.1	-103.5	62.2	-109.7
Increase (+)/decrease (-) in operating liabilities	-33.0	77.6	137.4	23.1
Cash flow from operations after change in working capital	263.0	140.1	1,200.7	500.0
Investment activity				
Acquisitions of properties	-2,147.8	-1,337.1	-8,390.6	-2,681.9
Disposals of properties	1,575.0	851.8	2,513.9	2,519.9
Acquisition of subsidiaries, net of impact on liquidity	-1,412.4	-	-1,412.4	-
Net investments in machinery/equipment	-0.3	-0.2	-8.4	-2.8
Disposals of machinery/equipment	-	-	1.0	1.0
Increase of long term receivables	-0.6	-	-6.6	-18.2
Re-payment of long term receivables	8.1	9.0	42.2	-
Cash flow from investment activity	-1,978.0	-476.5	-7,260.9	-182.0
Financing activity				
Loans drawn down	1,600.3	5,286.6	7,314.6	5,921.7
Loans amortised	-733.8	-4,932.0	-1,860.5	-5,929.8
Issue of new shares	987.0		987.0	
Dividends	-	-	-284.4	-246.5
Cash flow from financing activity	1,853.5	354.6	6,156.7	-254.6
Cash flow for the period	138.5	18.2	96.5	63.4
Liquid assets, opening balance	25.3	49.0	67.3	3.8
Liquid assets, closing balance	163.8	67.2	163.8	67.2

KEY FIGURES

SEK m	Reporting period		Financial year	
	2005 Oct-Dec	2004 Oct-Dec	2005	2004
Property-related				
Earnings capacity				
Property yield			7.2	7.8
Economic occupancy, %			90.0	93.7
Profit margin			67.4	72.7
Actuals				
Property yield	7.0	7.7	6.7	7.6
Economic occupancy, %	92.5	92.0	91.4	93.2
Profit margin	67.0	69.0	70.7	71.2
Financial				
Return on total capital, %	7.6	8.8	7.0	6.7
Return on equity, %	66.8	57.2	37.5	24.1
Interest cover, multiple	2.8	2.6	2.7	2.1
Equity ratio, %			24.2	27.2
Gearing, multiple			2.7	2.5
Mortgage ratio, %			69.9	73.1
Data per share				
Share price			230.0	125.5
Dividend, SEK			7.0	6.5
Total yield, %			88.9	36.8
Dividend yield, %			5.6	6.7
P/E-ratio, multiple			4.2	2.6
P/CE-ratio, multiple			3.8	5.2
Operating surplus, SEK	8.6	6.3	31.6	25.2
Profit, SEK	21.7	13.0	48.1	21.7
Cash flow from operations, SEK	7.4	7.5	24.3	14.5
Property book value, SEK			565.9	354.8
Shareholders' equity, SEK			146.1	104.30
Number of outstanding shares				
Number of outstanding shares	45,500,688	37,917,240	45,500,688	37,917,240
Average number of shares	44,289,554	40,430,117	41,282,128	40,430,117

Earnings capacity: properties disposed of as of the balance sheet date are excluded, and properties acquired by no later than the same date are included as if they had been owned for 12 months. Otherwise, the calculation is based on the following assumptions:

- For those properties where 12 months have passed since Kungsleden took possession, actuals for the last 12 months are included;
- For those properties where more than six months but less than 12 months have passed since Kungsleden took possession, actuals are recalculated to 12-month equivalents;
- For properties where less than six months have passed since Kungsleden took possession, data from acquisition calculations are used.

Property terminology

Property yield: the operating surplus for the year in relation to the average book value of properties. However, the property yield for the earnings capacity is calculated as earnings capacity in relation to the book value of properties at year-end.

Operating net: costs for electricity, heating, water, property care, cleaning, insurance and ongoing maintenance less billed operation and maintenance supplements.

Operation costs: costs for electricity, heating, water, property care, cleaning, insurance and ongoing maintenance.

Economic occupancy: rental revenue, rental discounts and rental losses in relation to rental value.

Economic vacancy: assessed market rent for un-occupied floor-space in relation to rental value.

Property type: the properties' primary usage (see "Distribution of floor-space").

Rental revenues: rent invoiced, plus supplementary items such as remuneration for heating, property tax, insurance claims and other revenues, less rental losses and rental discounts.

Rental value: rental revenues plus assessed market rent for un-let floor-space, rental discounts and rental losses, less other revenue.

Accommodation type: floor-space distributed by usage.

Maintenance: measures intended to maintain a property and its technical systems. Relates to planned measures entailing the replacement or renovation of parts of a building or technical systems. Also includes tenant adaptations.

Distribution of floor-space: distribution by accommodation type implies that the floor-space in a property is distributed by usage. There is a division between office, housing, retail, hotel, development, industrial and warehousing. Distribution by property type means the property is defined by that type of floor-space that represents the greatest proportion of total. Accordingly, a property with 51 per cent of its floor-space used as offices is considered an office property.

Area-based occupancy: let floor-space in relation to total lettable floor-space at the end of the period.

Area-based vacancy: vacant floor-space in relation to total lettable floor-space at the end of the period.

Financial terminology

Return on equity: profit in relation to average shareholders' equity. Stated for profit before and after tax. Average shareholders' equity is calculated as the total of opening and closing balances divided by two.

Return on total capital: profit before tax less unrealised values and financial net in relation to average assets. Average assets are calculated as the total of opening and closing balances divided by two.

Beta value: the share's correlation with the market's average performance. A beta value of less than one implies that a share price has fluctuated less than the SAX (Stockholm All-share Index). Beta value is a key component of the CAPM (Capital Asset Pricing Model) used to calculate the market's required rate of return on the share. The CAPM indicates that a low beta value implies a low required rate of return. Beta values relate to a period of 12 months.

Mortgage ratio: interest-bearing liabilities in relation to property book value at year-end.

Dividend yield: dividends paid in the year in relation to the share price at the beginning of the year.

Shareholders' equity per share: shareholders' equity in relation to the number of shares at year-end.

Book value of property per share: book value of property in relation to the number of shares at year-end.

Cash flow from operations: operating profit less net financial items adjusted for value adjustments and items not included in cash flow from operations, and for changes in working capital and tax paid.

P/E ratio: share price at the end of the period in relation to earnings per share, in accordance with prevailing forecasts. Year-end share prices in relation to the following year's EPS are used for historical values.

P/CE ratio: share prices at the beginning of the year in relation to cash flow from operations.

Earnings per share: profit after tax at year-end divided by the weight average number of outstanding shares for the period.

Interest cover: profit before tax less unrealised values and financial net in relation to financial position.

Gearing: interest-bearing liabilities at year-end in relation to shareholders' equity.

Equity ratio: shareholders' equity including minority shares at year-end in relation to total assets.

Total yield: the total of the share's price gains and dividends paid in the year in relation to the closing share price at the beginning of the year.

Profit for calculating dividends: net profit excluding items not affecting cash flow such as unrealised value changes, depreciation and amortization and deferred tax, although realised value changes are included. Profit for calculating dividends corresponds to the cash flow statement item cash flow from operations.

Profit margin: operating surplus in relation to total rental revenue.

DIVESTED PROPERTIES JANUARY–DECEMBER 2005

Name	Municipality	Locality	Address	Year of construction/ conversion	Lettable floor-space, sq.m.							Total
					Offices	Industrial/ warehouse	Retirement homes	Retail	Residential	Hotel	Other floor-space	
Market Area East												
Office properties												
Gnistan 7	Bollnäs	Bollnäs	Långgatan 7	1972	1 160	-	-	888	-	-	-	2 048
Sigtuna 2:171	Sigtuna	Sigtuna	Väringavägen 11	1965/1994	1 265	-	-	-	90	-	-	1 355
Göta Ark 18	Stockholm	Stockholm	Medborgarplatsen 25	1984	17 811	848	-	-	-	-	-	18 659
Stenskarven 8	Stockholm	Vällingby	Siktgatan 2	1963, -71, -80, -87	7 946	1 746	-	-	-	-	-	9 692
Industrial/warehouse properties												
Brynäs 125:1	Gävle	Gävle	Södra Skeppsbron 21	1984	-	700	-	-	-	-	-	700
Brynäs 125:2	Gävle	Gävle	Södra Skeppsbron 23	1960	-	297	-	-	-	-	-	297
Magasinet 3	Södertälje	Järna	Tuna Industriväg 35	1970	-	21 375	-	-	-	-	-	21 375
Retail properties												
Torlunda 1:276	Eskilstuna	Eskilstuna	Folkestaleden 40	2000	-	-	-	13 216	-	-	-	13 216
Brl Midas 5	Stockholm	Stockholm	Lilla Nygatan 16	1929/1979	-	420	-	766	-	-	-	1 186
Vagnhallen 15	Stockholm	Vällingby	Jämtlandsgatan 153	1953	550	1 025	-	6 850	-	-	-	8 425
Viby 19:13	Upplands-Bro	Kungsängen	Energivägen 3	1981	-	2 080	-	-	-	-	-	2 080
Other												
Centrum 13:1	Enköping	Enköping	Kungsg 26/Källg 11	1977/1995	-	337	-	804	-	1 910	122	3 173
Market Area South												
Office properties												
Apoteket 2	Eksjö	Eksjö	Nybrogatan 4	1929/1963	797	-	-	206	749	-	-	1 752
Hägelåkra 3:48	Hultsfred	Målilla	Vetlandavägen 2 a	1967	190	-	-	-	-	-	-	190
Äldermannen 24	Kalmar	Kalmar	Storgatan 25	1970	4 300	-	-	227	-	-	-	4 527
Kamelen 14	Malmö	Malmö	Storgatan 43	1934	13 500	-	-	-	-	-	-	13 500
Masugnen 22	Malmö	Malmö	Annelundsgatan 59	1948	1 064	681	-	-	-	-	625	2 370
Söderport 7	Malmö	Malmö	Gustav Adolfs Torg 43	1885	927	24	-	558	556	-	-	2 065
Söderport 9	Malmö	Malmö	Gustav Adolfs Torg 47	1910	1 697	6	-	397	-	-	-	2 100
Herkules 34	Trelleborg	Trelleborg	C B Friisgatan 4	1970	4 041	30	-	-	341	-	-	4 412
Retirement homes												
Bardisanen 14	Malmö	Malmö	Norra Bulltoftav 61–63	1993	-	-	822	-	-	-	-	822
Sånekulla 16	Malmö	Malmö	Limhamnsvägen 74	1990/1995	-	-	2 240	-	-	-	-	2 240
Vannagården 2	Malmö	Malmö	Husie Kyrkoväg 1	1992	-	-	741	-	-	-	-	741
Industrial/warehouse properties												
Strömma 1:1	Karlshamn	Karlshamn	Strömmavägen	1929/1950	5 082	12 070	-	-	-	-	312	17 464
Haken 6	Malmö	Malmö	Vinkelgatan 15	1970	-	8 620	-	-	-	-	-	8 620
Retail properties												
Bokhandeln 2	Eksjö	Eksjö	Nybrogatan 6	1929	-	-	-	809	683	-	-	1 492
Tranan 7	Vimmerby	Vimmerby	Stora Torget 2-4	1962	-	-	-	2 606	205	-	216	3 027
Other												
Gladan 1	Vimmerby	Vimmerby	Drottninggatan 20	1986	-	-	-	374	1 002	-	-	1 376
Lärkan 3	Vimmerby	Vimmerby	Sevedeg 38, Storg 37	1957	73	-	-	1 783	2 618	-	-	4 474
Brukspatronen 1 och 7	Västervik	Västervik	Smugglärögänd	1910/1974	60	-	-	272	1 879	-	9	2 220
Flaggan 17	Västervik	Västervik	Hallströmsgatan 42-50	1962	-	-	-	-	2 900	-	158	3 058
Lärkan 12	Västervik	Västervik	Esplanaden 19	1969	-	-	-	-	1 623	-	31	1 654
Skäran 2 och 3	Västervik	Västervik	Albert T v 55-61,65	1956	-	-	-	558	7 110	-	50	7 718
Yxan 1	Västervik	Västervik	Perugatan 35-47	1969	-	-	-	-	14 423	-	92	14 515
Market Area West												
Office properties												
Landvetter 4:36	Härnäs	Landvetter	Brattåsvägen 5-8	1978/1988	2 020	386	-	1 098	-	-	-	3 504
Landvetter 4:37	Härnäs	Landvetter	Brattåsvägen 14	1977/1999	430	-	-	268	563	-	-	1 261
Vässjö 1:108	Munkedal	Hällebadsholm	N Bohusvägen 2 A	1975	230	-	-	128	-	-	-	358
Annestorp 24:5	Mölnådal	Lindome	Almåsängan 5	1974/1991	2 506	-	-	325	-	-	-	2 831
Lindome 2:43	Mölnådal	Lindome	Almåsängan 1	1974	814	-	-	653	-	-	-	1 467
Retail properties												
Angered 94:2	Göteborg	Angered	Angered Centrum	1978	20 308	1 335	-	14 627	-	-	3 439	39 709
Backa 171:4	Göteborg	Göteborg	Backavägen 3	1990	2 969	180	-	4 589	-	-	-	7 738
Hindås 1:450	Härnäs	Hindås	Hindås Stationsv 41-47	1978/1996	783	-	-	840	-	-	-	1 623
Floda 3:833	Lerum	Floda	Rurik Holms väg 1 A	1960/1991	2 695	-	769	4 168	3 847	-	-	11 479
Annestorp 24:2	Mölnådal	Lindome	Almåsängan 2	1974/1987	-	19	-	3 443	-	-	-	3 462
Market Area Central												
Office properties												
Duvan 3	Karlstad	Karlstad	Järnvägsgatan 6	1987	2 455	-	-	1 963	-	-	15	4 433
Kanoten 7	Karlstad	Karlstad	Lagergrens Gata 7	1988, 1989, 1996	9 291	144	-	-	-	-	731	10 166
Klas 11	Västerås	Västerås	Hantverkargatan 5	1955/1987	5 434	818	-	2 962	-	-	-	9 214
Retail properties												
Duvan 13	Karlstad	Karlstad	Järnvägsgatan 2	1986, 1987, 2001	3 271	75	-	5 136	-	-	122	8 604
Duvan 5	Karlstad	Karlstad	Drottninggatan 21	1990, 2003	2 354	66	-	2 655	-	-	-	5 075
Höken 11	Karlstad	Karlstad	Drottninggatan 13	1963, 1982, 1988	957	100	-	5 718	277	506	212	7 770
Other												
Energin 6	Västerås	Västerås	Omformargatan 22	-	-	-	-	-	-	-	-	-
Market Area North												
Office properties												
Knuten 4	Härjedalen	Sveg	Fjällvägen 4	1991	350	-	-	285	298	-	-	933
Knuten 6	Härjedalen	Sveg	Kyrkogatan 20	1920	576	-	-	-	103	-	-	679
Retail properties												
Firman 2	Skellefteå	Skellefteå	-	2005	-	-	-	8 223	-	-	-	8 223
Varulagret	Skellefteå	Skellefteå	-	2005	-	-	-	-	-	-	-	-
Thor 6	Umeå	Umeå	Storgatan 55	1972	631	-	-	2 184	-	-	-	2 814

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %	
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other					
Market Area East																
Office properties																
Alderholmen 18:1	Gävle	Gävle	Hamntorget 6, 2:a Magasinsg 1	-	1 999	639	-	-	-	-	-	2 638	1 219	1 474	17	
Alderholmen 19:3	Gävle	Gävle	1:a Magasinsg.3/2:a Magasinsg.4, Järnvägsgatan 3	1929	789	-	-	-	-	-	-	789	513	542	0	
Alderholmen 24:3	Gävle	Gävle	Norra Skeppsbron 5	-	1 001	154	-	-	-	-	-	1 155	526	771	29	
Hemlingsby 61:1	Gävle	Gävle	Kryddstigen 24	-	1 343	679	-	348	-	-	-	2 370	851	1 278	33	
Norr 23:5	Gävle	Gävle	N Rådmansg 8 A-C, Nyg 22	-	2 479	40	-	2 167	1 378	-	-	6 064	4 765	5 714	16	
Norr 26:1	Gävle	Gävle	Hattmakargatan 8, Nygatan 34	1891/1985	1 044	-	-	-	78	-	234	1 356	876	1 077	14	
Norr 26:3	Gävle	Gävle	Drottningg 33, Hattmakarg 6	1992	3 007	-	-	-	-	-	-	3 007	1 559	2 773	44	
Norr 44:1	Gävle	Gävle	Hattmakarg 2, Kyrkog 28	1901/1983	4 158	281	-	533	-	-	-	4 972	2 597	3 960	34	
Närigen 15:6	Gävle	Gävle	Beckasinv 16, Kanalv 11	-	2 269	1 432	-	408	-	-	-	4 109	2 191	2 377	4	
Sätra 107:7	Gävle	Gävle	Bromsargatan 3	1991	2 570	-	-	-	-	-	-	2 570	1 609	2 059	22	
Öster 10:1	Gävle	Gävle	Östra Hantverkargatan 62	-	1 279	-	-	-	-	-	-	1 279	1 493	1 493	0	
Bäckgården 8	Huddinge	Huddinge	Vårby Allé 8,10,14-22	1974	3 394	1 681	-	2 143	-	-	1 005	8 223	6 946	7 414	3	
Bågaren 3	Norrköping	Norrköping	Luntgatan 28	-	4 066	-	-	-	-	-	-	4 066	1 697	3 458	51	
Bågaren 5	Norrköping	Norrköping	Norra Promenaden 135	-	5 548	-	-	-	-	-	10	5 558	5 281	5 281	0	
Lokatten 14	Norrköping	Norrköping	Drottningg 11-17, Hospitalsg 5, Trädgårdsg 6A, 8	-	3 056	1 037	-	-	355	-	-	4 448	3 254	3 510	7	
Pelikanen 24	Norrköping	Norrköping	Drottninggatan 19, 21	1909/1984	926	-	-	425	-	-	40	1 391	676	928	27	
Skeppet 10	Norrköping	Norrköping	Generalsg 12, Hospitalsg 30	1977	8 233	-	-	86	-	-	27	8 346	8 472	8 490	0	
Ritmallen 2	Sollentuna	Sollentuna	Kung Hans Väg 6-8	1980	6 328	-	-	-	-	-	1 210	7 538	6 734	6 734	0	
Tackan 9	Sollentuna	Sollentuna	-	1971/1999	6 329	-	-	-	-	-	-	6 329	6 799	7 749	0	
Träboden 1	Sollentuna	Sollentuna	Sofielundsvägen 2-6	1990	4 472	-	-	-	753	-	-	5 225	7 148	7 451	4	
Puman 3 och 5	Solna	Solna	Bang 11-19, Storg 20-26, Järnväsg 4	1975/1985	3 622	309	-	-	2 841	-	740	7 512	5 046	6 788	22	
Ugnen 5	Solna	Solna	Industrivägen 7	1980	3 671	-	-	-	-	-	-	3 671	4 290	4 352	1	
Blåsåsen 5:3	Söderhamn	Söderhamn	Kungsgatan 75	1988	417	-	-	-	-	-	-	417	0	255	100	
Gränen 3	Söderhamn	Söderhamn	Köpmang 10, N:a Hamng 9	1992	1 657	-	-	1 140	1 176	-	600	4 573	3 364	3 764	11	
Skomakaren 10	Söderhamn	Söderhamn	Norralagatan 4	1984	414	-	-	400	-	-	-	814	204	385	47	
Retirement homes																
Ruddammen 29	Stockholm	Stockholm	Ruddammsbacken 28	-	-	-	5 188	-	-	-	-	5 188	6 386	6 386	0	
Marknaden 1	Täby	Täby	Attundafältet 16 A-B	-	5 557	-	9 730	125	-	-	-	15 412	16 458	16 650	0	
Industrial/warehouse properties																
Ren 30:473	Bollnäs	Bollnäs	Renslyckan 1	1991	-	1 455	-	-	-	-	-	1 455	781	781	0	
Tegelängen 1	Botkyrka	Botkyrka	Tegelängsvägen 10	-	-	1 356	-	-	-	-	-	1 356	828	828	0	
Tumba 7:150	Botkyrka	Botkyrka	Hans Stahles väg	1961/64	31 455	38 984	-	-	-	-	7 491	77 930	35 416	45 998	23	
Danderyd	Danderyd	Djursholm	Fatnerstigen 10	1942/1968	721	1 204	-	228	-	-	60	2 213	1 319	1 319	0	
Forsbacka 13:49	Gävle	Forsbacka	Margrethillsvägen 4	-	-	-	-	-	-	-	-	-	66	66	0	
Brynäs 125:1	Gävle	Gävle	Södra Skeppsbron 21	1984	-	700	-	-	-	-	-	700	389	389	0	
Brynäs 125:2	Gävle	Gävle	Södra Skeppsbron 23	1960	-	297	-	-	-	-	-	297	98	98	0	
Lillhagen 2:11	Gävle	Gävle	Korsnäsavägen 172	-	-	305	-	-	-	-	-	305	294	294	0	
Närigen 3:2	Gävle	Gävle	Strömsbrovägen 35	-	-	2 851	-	-	-	-	-	2 851	1 528	1 528	0	
Närigen 4:3	Gävle	Gävle	-	1960-tal	700	10 085	-	-	-	-	80	10 865	3 819	3 819	0	
Närigen 6:4	Gävle	Gävle	Lötängsgatan 13	1963/1985	470	1 038	-	-	-	-	-	1 508	896	896	0	
Närigen 8:5	Gävle	Gävle	Strömsbrovägen 13, 19	1965	-	5 462	-	-	-	-	-	5 462	2 245	2 345	0	
Närigen 11:3	Gävle	Gävle	Strömsbrovägen 18	1978/1982	722	3 225	-	-	-	-	-	3 947	1 668	1 851	10	
Närigen 12:1	Gävle	Gävle	Snäppv 2, Strömsbrov 16	1956/1980	118	583	-	-	-	-	-	701	195	289	32	
Närigen 12:2	Gävle	Gävle	Strömsbrovägen 12	-	-	592	-	-	-	-	-	592	361	385	0	
Närigen 12:6	Gävle	Gävle	Beckasinvägen 3	-	535	1 227	-	-	-	-	-	1 762	173	488	65	
Sörby Urfjäll 27:2	Gävle	Gävle	Rälsgränd 2-4	1972	682	4 156	-	-	-	-	-	4 838	2 577	2 739	6	
Sörby Urfjäll 28:3	Gävle	Gävle	Utmarsvägen 35	-	-	2 198	-	-	-	-	-	2 198	797	1 085	27	
Sörby Urfjäll 37:3	Gävle	Gävle	Utmarsvägen 10	-	-	14 000	-	-	-	-	-	14 000	4 195	6 953	36	
Jordbromalm 6:16	Haninge	Haninge	-	1977/2003	-	7 274	-	-	-	-	-	7 274	4 159	4 184	1	
Jordbromalm 6:60	Haninge	Haninge	-	1983	-	6 801	-	-	-	-	-	6 801	4 167	4 338	0	
Åby 1:152	Haninge	Haninge	-	1989,-91, 2003	-	4 366	-	-	-	-	-	4 366	2 619	3 015	6	
Grottan 7	Hudiksvall	Hudiksvall	Kullgatan 6, 8	-	1 837	110	-	-	-	-	5 861	7 808	7 539	8 044	6	
Norrängat 6:7	Hudiksvall	Hudiksvall	Hyggesvägen 4	-	-	4 223	-	-	-	-	-	4 223	1 678	1 678	0	
Jakobsberg 2:2283	Järfälla	Järfälla	Debetvägen 8	1976/1985	1 040	3 920	-	-	-	-	-	4 960	3 167	3 167	0	
Veddesta 2:7, 2:33	Järfälla	Järfälla	Äggelundavägen 6	1967	700	4 300	-	-	-	-	700	5 700	3 015	3 015	0	
Upplaget 3	Katrineholm	Katrineholm	Högmossevägen 6	-	140	1 376	-	-	-	-	-	1 516	29	234	88	
Valvakan 3	Linköping	Linköping	Strids gata 25, 27	1978/1987-95	430	1 956	-	-	-	-	-	2 386	1 270	1 439	12	
Bågaren 6	Norrköping	Norrköping	Slottsgatan/Kungsgatan	-	-	269	-	-	-	-	-	269	5	82	94	
Åttersta 19:1	Sandviken	Åshammar	Kylsvägen 11	1961	-	6 643	-	-	-	-	-	6 643	663	663	0	
Väsby 5:1	Sollentuna	Sollentuna	-	1973	-	2 544	-	-	-	-	-	2 544	1 357	1 357	0	
Forellen 1	Solna	Solna	Björnstigen 4	1954	324	1 039	-	-	-	-	-	1 363	702	714	0	
Generatorm 16	Stockholm	Hägersten	Lintavägen 4	1958	-	2 060	-	-	-	-	-	2 060	1 317	1 399	0	
Gulldragaren 24	Stockholm	Stockholm	Storsvängen 165, 167	1956/1994	548	959	-	-	-	-	-	1 507	1 587	1 815	13	
Parthallen 1	Stockholm	Årsta	Uppköparvägen 1,3,5,7	1968	3 519	14 696	-	-	-	-	2 483	20 698	13 019	13 691	5	
Enen 8	Södertälje	Södertälje	Badhusgatan 5, 7	1939/1990	1 395	1 861	-	-	-	-	1	3 257	3 558	3 667	0	
Fotografen 5	Tyresö	Tyresö	Mediavägen 7	-	-	1 060	-	-	-	-	-	1 060	661	673	0	
Törnby 2:2	Uppl-Väsby	Upplands Väsby	Jupitervägen 10-12	1976/1982	3 854	15 465	-	-	-	-	144	19 463	14 213	14 213	0	

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other				
Market Area East															
Retail properties															
Vretåker 2	Bollnäs	Bollnäs	Apoteksgatan 14,16	1965	-	-	-	5 136	-	-	-	5 136	4 009	4 778	16
Botvidsgymnasiet 1 och 4-6	Botkyrka	Botkyrka	Fågelviksvägen 1-7	1971/2000	11 565	598	-	14 564	-	-	16 831	43 558	24 136	43 515	44
Mullvadén 10,12	Botkyrka	Tumba	Björkvägen 2	1985	-	-	-	1 925	-	-	-	1 925	1 042	1 042	0
Lillsidan 3:1	Enköping	Enköping	Västerleden 152, 154	1967	-	-	-	2 032	-	-	-	2 032	1 464	1 534	2
Laxen 2	Eskilstuna	Eskilstuna	Stenbygatan2, 4	1986, 2002	-	-	-	1 529	-	-	-	1 529	1 960	1 960	0
Slagsta 1:21	Eskilstuna	Eskilstuna	Brusengatan 11	1974, 1998	-	-	-	1 698	-	-	-	1 698	1 524	1 524	0
Torlunda 1:276	Eskilstuna	Eskilstuna	Folkestaleden 40	2000	-	-	-	13 216	-	-	-	13 216	11 663	11 663	0
Stådet 15	Flen	Flen	Norra Kungsgatan 8, 10	1982, 1990	510	-	-	3 767	-	-	-	4 277	3 575	3 962	10
Såtra 104:5	Gävle	Gävle	Lokförargatan 3,5	1974	-	-	-	4 840	-	-	-	4 840	3 203	3 203	0
Sörby 5:4	Gävle	Gävle	Parkvägen 50	1950/-70/-79/-97	-	-	-	1 982	-	-	-	1 982	1 312	1 629	0
Valbo-Backa 6:13	Gävle	Gävle	Johanneslövsvägen 22	1990	608	1 911	-	912	-	-	-	3 431	1 976	1 976	0
Söderby 2:60, 2:61	Haninge	Haninge	Jungfruns Gata 416-419	-	1 934	107	-	6 467	-	-	6 368	14 876	12 069	13 163	7
Ribby 1:128	Haninge	Västerhaninge	Tungelstavägen 24	1940, 2002	-	-	-	1 354	-	-	-	1 354	1 923	1 923	0
Telegrafén 1	Huddinge	Huddinge	Kommunalvägen 27B	1943	1 336	-	-	-	-	-	-	1 336	1 609	1 609	0
Vinkeln 8	Huddinge	Kungens Kurva	Tangentvägen 20, 22	1997	200	795	-	1 925	-	-	-	2 920	5 478	5 774	0
Ringnyskeån 1	Huddinge	Skogås	Svarvarvägen 6	1973	395	3 242	-	3 354	-	-	149	7 140	3 350	3 600	0
Ede 20:9	Hudiksvall	Delsbo	Edevägen 9	1966/1976	-	-	-	858	-	-	-	858	813	813	0
Rådmannen 9	Hudiksvall	Hudiksvall	Trädgårdsgatan 7	1665	-	184	-	5 380	-	-	-	5 564	5 144	5 926	13
Bredgården 1:11	Järfälla	Järfälla	Kaminvägen 1	1990/1991	2 290	2 991	-	1 402	-	-	-	6 683	5 525	5 525	0
Öje 9:87	Ljusdal	Järvsö	Turistvägen 45	1973, 1998	-	-	-	1 031	-	-	-	1 031	846	846	0
Nyckelharpan 2	Norrköping	Norrköping	Moa Martinssons Gata 24	1985	-	-	-	2 409	-	-	-	2 409	812	812	0
Rapsbagen 1	Norrköping	Norrköping	Bigatan 101	1980	-	-	-	700	-	-	-	700	649	649	0
Vaktnästarén 4	Norrköping	Norrköping	Baldersgatan 21	1960/2000	-	-	-	1 200	-	-	-	1 200	629	629	0
Hotelet 25	Nyköping	Nyköping	Bagaregatan 42-48	1976	-	-	-	6 561	-	-	-	6 561	8 632	8 632	0
Utmålet 6	Nyköping	Nyköping	Gustafsbergssgatan 12	1991	163	316	-	753	-	-	-	1 232	1 390	1 390	0
Södra Edsbyn 13:174	Ovanåker	Edsbyn	Västergatan 18	1947, 2002	-	-	-	2 102	-	-	-	2 102	2 026	2 026	0
Västanå 2:59	Ovanåker	Ovanåker	Västanågatan 3	1970/1987	-	-	-	1 145	-	-	-	1 145	1 130	1 601	29
Dalbacken 21	Sandviken	Sandviken	Dalagatan 2-6	1961	245	854	-	5 768	-	-	-	6 867	4 294	4 470	3
Förmannen 1	Sandviken	Sandviken	Högbövägen 2	1951	-	-	-	943	858	-	-	1 801	1 116	1 169	5
Strået 1	Solna	Solna	Odlingssvägen 4	1988, 1997	-	-	-	922	-	-	-	922	1 222	1 222	0
Diariet 7	Stockholm	Bromma	Registervägen 38	1959	58	1 055	-	805	-	-	-	1 918	2 337	2 337	0
Lönnen 10	Söderhamn	Söderhamn	Köpmangatan 7, 9, 11	1975	3 512	38	-	3 599	-	-	-	7 149	7 299	7 614	4
Söderala-Sund 1:29	Söderhamn	Söderhamn	Stickvägen 5	1993, 2003	-	-	-	4 739	-	-	-	4 739	4 801	4 801	0
Kyrktuppen 10	Södertälje	Södertälje	Storgatan 4-6	1970	592	-	-	2 329	1 436	-	588	4 945	4 924	4 966	1
Luktviolen 2	Södertälje	Södertälje	Erikshällsgatan 40	1963	-	-	-	895	-	-	-	895	826	826	0
Kumla 69:33	Tyresö	Tyresö	Vendelsövägen 43 - 45	1999	-	-	-	1 025	-	-	-	1 025	1 489	1 489	0
Näntuna 5:45	Uppsala	Uppsala	Nämndemansvägen 1	1990, 2002	-	-	-	1 888	-	-	-	1 888	2 390	2 390	0
Kyrklätten 2:5	Älvkarleby	Älvkarleby	Östra Vägen 49	1964	-	-	-	3 800	-	-	-	3 800	1 877	2 149	13
Care properties															
Tappström 1:50	Ekerö	Ekerö	Bryggavägen 8	-	2 686	-	-	-	-	-	-	2 686	2 830	2 943	4
Vendelsö 3:1716	Haninge	Haninge	Skomakarvägen 20	-	1 525	-	-	-	-	-	-	1 525	1 617	1 617	0
Ribby 1:451	Haninge	Västerhaninge	Klockargatan 13-27	-	6 518	23	-	540	-	-	-	7 081	5 591	6 178	5
Illem 9	Huddinge	Huddinge	Stuvsta Torg 4-6, 10-14	-	2 856	-	-	363	-	-	-	3 219	3 866	3 982	1
Medicinaren 14	Huddinge	Huddinge	Diagnosvägen 8	-	2 137	-	-	-	-	-	-	2 137	2 579	2 579	0
Kallhäll 1:32	Järfälla	Järfälla	Kopparvägen 2B	-	2 184	22	-	-	-	-	-	2 206	1 628	1 836	11
Exemplet 2	Sollentuna	Sollentuna	Edsbergs Torg 1, Yxvägen 37	-	1 918	-	353	-	-	-	-	2 271	2 235	2 260	0
Akka 8	Stockholm	Bromma	Tranebergsgatan 1-3	-	3 743	-	-	231	-	-	-	3 974	4 829	4 836	0
Jullovet 1	Stockholm	Älvsjö	Annebodavägen 4-6	-	1 310	-	-	23	-	-	-	1 333	1 227	1 267	0
Forellen 2	Tyresö	Tyresö	Bollmoravägen 14-20	-	6 032	16	-	557	-	-	-	6 605	6 384	6 608	0
Ösby 1:76	Värmdö	Gustavsberg	Gustavsbergs Centrum	-	3 774	7	-	809	-	-	-	4 590	5 706	5 706	0
School properties															
Isskäpet 1	Linköping	Linköping	Tröskaregatan 73 - 75	2003	-	-	-	-	-	-	2 735	2 735	5 390	5 390	0
Sicklaön 126:3	Nacka	Nacka	-	-	-	-	-	-	-	-	2 400	2 400	4 792	4 792	0
Befästringskullen 8	Solna	Solna	Anders Lundströms gata 3 - 5	2004	-	-	-	-	-	-	3 388	3 388	6 000	6 000	0
Sandbacken Mindre 42	Stockholm	Stockholm	Sandbacksgatan 10	-	-	-	-	-	-	-	8 000	8 000	17 600	17 600	0
Karleby 2:2	Södertälje	Södertälje	Gärtunavägen 4	2004	-	-	-	-	-	-	2 950	2 950	5 350	5 350	0
Bällsta 2:1087	Vallentuna	Vallentuna	Bällsta	-	-	-	-	-	-	-	-	-	1 513	1 513	0
Other															
Hyrstallet 1	Botkyrka	Botkyrka	-	-	-	-	-	-	-	-	-	-	-	-	-
Tumba 7:231 och 7:237	Botkyrka	Botkyrka	-	-	-	-	-	-	-	-	-	-	-	-	-
Alderholmen 10:1	Gävle	Gävle	Drottninggatan 46	1930	669	317	-	-	-	-	-	986	297	473	37
Holmsund 11:1-3	Gävle	Gävle	Korsnäsavägen 104-108	1958	-	-	-	-	1 200	-	260	1 460	898	1 064	16
Holmsund 7:6	Gävle	Gävle	Holmsundsavägen 3-7, 17-29	1929	-	-	-	-	3 067	-	160	3 227	2 156	2 174	1
Kastet 6:1-6:4	Gävle	Gävle	Korsnäsavägen 136-142	1926	-	-	-	-	870	-	20	890	339	354	4
Lillhagen 2:1-10, 2:12, Kastet 5:8, 8:1, 12:1	Gävle	Gävle	Forskarvägen 23 - 27, Korsnäsavägen 170	-	1 337	250	-	329	12 407	-	2 504	16 827	7 632	10 014	24
Lillhagen 5:3, 5:18-19	Gävle	Gävle	Forskarvägen, Norra Nyvallevägen, Kastsjöstrand, Torkavägen	1958	-	-	-	-	3 027	-	-	3 027	1 831	2 073	12
Norr 17:6	Gävle	Gävle	Ruddammsg 38/N Kopparsl 13	1988	-	-	-	-	3 726	-	-	3 726	3 234	3 260	1
Norr 18:6	Gävle	Gävle	Hattmakarg 11-13, Nygatan 37-39, Kopparslagargatan 12	-	973	-	-	832	1 732	-	-	3 537	3 037	3 189	5
Norr 19:3	Gävle	Gävle	N Centralgatan 9, Nygatan 43	-	-	-	-	321	2 072	-	-	2 393	2 271	2 274	0
Norr 27:2	Gävle	Gävle	Norr 27:2, Stora Esplanadg 9	-	297	-	-	480	2 015	-	-	2 792	2 190	2 293	4
Norr 34:3	Gävle	Gävle	Kyrkog 25/N Kopparslagarg 3	1995	89	-	-	-	-	-	5 991	6 080	770	770	0
Näringen 22:3	Gävle	Gävle	Beckasinvägen 15	-	-	-	-	-	-	-	-	-	151	151	0
Söder 58:7	Gävle	Gävle	Kaserng 65, S Kungsg 44	-	321	-	-	1 462	2 004	-	-	3 787	2 495	2 614	5
Sörby 10:9	Gävle	Gävle	Falkvägen 5 A,B	1994	-	-	-	-	512	-	-	512	485	485	0
Väster 30:2	Gävle	Gävle	Nygatan 8	-	-	233	-	386	2 823	-	-	3 442	2 742	3 283	16
Vårby Gård 1:16	Huddinge	Huddinge	Nygårdsvägen 2-30, 1-23, Krongårdsvägen 2-24, 3-35, Vårby Alle 32-58	1973	4 064	-	-	-	52 269	-	-	56 333	47 290	47 868	1
Gärdet 1	Norrköping	Norrköping	Rågången 71-73	1958	-	-	-	490	4 609	-	-	5 099	3 641	3 868	6
Knäppingsborg 3	Norrköping	Norrköping	Strömparken 22, Järnbrog 1 B	1930/1985	637	-	-	-	1 370	-	169	2 176	1 251	1 503	17
Lammet 2	Norrköping	Norrköping	Norra Promenaden 102, Kungstorget 2	1940/1980	113	-	-	1 950	2 405	-	34	4 502	2 596	3 712	30
Lokatten 12	Norrköping	Norrköping	Hospitalsgatan 9-11, Trädgårdsgatan 8-14	-	52	-	-	380	4 804	-	2 711	7 947	7 834	8 583	9

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other				
Market Area East															
Other															
Pelikanen 25	Norrköping	Norrköping	Hospitalsgatan 6-8	1918/1975	912	-	-	405	-	-	1 935	3 252	490	633	23
Planket 20	Norrköping	Norrköping	Bråddgatan 54	1983	-	-	-	-	1 139	-	-	1 139	944	944	0
Planket 23	Norrköping	Norrköping	Plankgatan 46	1940/1978	25	-	-	60	940	-	600	1 625	822	912	10
Prinsen 18	Norrköping	Norrköping	Knäppingsborgsg 63, Hospitalsgatan 42-52	1967	-	-	-	30	9 558	-	5	9 593	6 635	7 409	10
Sprutan 8	Norrköping	Norrköping	Gamla Rådstugugatan 52	1940/1978	168	-	-	178	1 318	-	92	1 756	1 269	1 466	13
Stenhuggaren 25	Norrköping	Norrköping	Sandgatan 28	1960	-	-	-	-	2 914	-	-	2 914	2 071	2 251	8
Storgatan 10	Norrköping	Norrköping	Drottninggatan 10-12	-	484	139	-	-	1 213	-	549	2 385	1 453	1 482	2
Storgatan 9	Norrköping	Norrköping	Drottninggatan 14, Gamla Rådstugugatan 3-7, Nya Rådstugugatan 2-4	-	252	231	-	355	5 968	-	-	6 806	5 988	6 005	0
Ståvan 2	Norrköping	Norrköping	Rösgången 32	1959	-	-	-	-	3 639	-	-	3 639	2 742	2 834	3
Tullhuset 1	Norrköping	Norrköping	G:a Rådstugugatan 11, Trädgårdsgatan 4A	-	-	-	-	273	1 320	-	-	1 593	1 099	1 324	14
Gysingen 1:13	Sandviken	Gysinge	Kölnarvägen 19-23	1965	-	12	-	-	289	-	573	874	199	199	0
Gysingen 1:27	Sandviken	Gysinge	Kjellins väg 7-11	1975	-	-	-	-	703	-	-	703	424	455	7
Bredmosstorpet 4	Sandviken	Sandviken	Bryggaregatan 2	1958	168	20	-	251	1 426	-	-	1 865	1 369	1 380	1
Maskinisten 23	Sandviken	Sandviken	Sveavägen 31A-F	1957	-	81	-	-	1 069	-	-	1 150	869	874	1
Storhamnaren 1	Sandviken	Sandviken	Malmgatan 4	1929	357	-	-	-	976	-	-	1 333	1 195	1 195	0
Framnäs 16:1 & 20:1	Sandviken	Österfärnebo	Framnäsgratan 23	1970	-	-	-	-	596	-	-	596	392	392	0
Klappsta 3:29	Sandviken	Österfärnebo	Äsvägen 3	1978	764	-	-	246	1 229	-	-	2 239	1 632	1 914	15
Klappsta 6:8	Sandviken	Österfärnebo	Äsvägen 2-4	1965	42	-	-	70	1 147	-	-	1 259	656	792	17
Klappsta 7:17	Sandviken	Österfärnebo	Solängsvägen 2-8	1972	-	-	-	-	688	-	-	688	495	495	0
Ås 25:3	Sandviken	Österfärnebo	Framnäsgratan 29-31	1965	-	-	-	-	482	-	-	482	328	328	0
Bananen 8	Stockholm	Stockholm	Bergsgatan 5 A-C	1908/1985	1 204	-	-	-	1 552	-	260	3 016	3 887	4 020	3
Bodbetjänten 1	Stockholm	Stockholm	Kryddgränd 4-6	1985	2 709	-	-	-	2 964	-	-	5 673	4 314	5 166	16
Vårholmen 4	Stockholm	Stockholm	Fjäderholmsgränd, Vårbergstorget	1968/83	5 911	5 799	-	3 954	7 545	-	1 342	24 551	15 915	17 447	9
Alen 4	Söderhamn	Söderhamn	Köpmangatan 12,14, N:a Hamngatan 11,13	1989	-	-	-	2 456	4 746	-	-	7 202	6 333	7 006	10
Elefanten 4	Söderhamn	Söderhamn	Brädgårdsgatan 38, Kyrkogatan 1	1888	-	-	-	-	546	-	-	546	303	447	23
Närby 1:72, 1:74-85, 1:88-89, 1:91-92, 1:94-106, 1:108-111, 1:115	Söderhamn	Söderhamn	-	-	-	-	-	-	-	-	-	-	-	-	-
Pärönet 1	Söderhamn	Söderhamn	Kungsgatan 27	1929	65	-	-	55	634	-	-	754	565	565	0
Söderala Sunnanå 3:132	Söderhamn	Söderhamn	Lappstadsvägen 7-15	1910/1987	-	-	-	-	1 653	-	20	1 673	722	1 082	17
Vannsätter 29:19	Söderhamn	Söderhamn	Björkhagsvägen 3-10	1910/1988	-	-	-	-	1 392	-	-	1 392	337	817	42
Vannsätter 29:62	Söderhamn	Söderhamn	Hagstigen	1900/1989	-	-	-	-	1 166	-	140	1 306	411	705	27
Venus 1, 2	Söderhamn	Söderhamn	Rådmansgatan 2	1990	-	-	-	-	988	-	-	988	606	611	1
Östansjö 16:22	Söderhamn	Söderhamn	Grindvägen 1-23, Bläckhornsgatan 8-16	1910/1956	-	-	-	-	2 171	-	580	2 751	1 034	1 362	24
Furuvik 100:18	Älvkarleby	Älvkarleby	-	-	-	-	-	-	-	-	-	-	-	-	-
Harnäs 11:327, 11:325, 11:1	Älvkarleby	Älvkarleby	Harnäsgratan 5-36	1900/1988	-	-	-	-	4 051	-	-	4 051	2 356	2 504	6
Medora 1 (renting)	Älvkarleby	Älvkarleby	Klamparvägen 1	1990	-	-	-	-	-	-	2 500	2 500	2 077	2 077	0
Berga 10:6	Österåker	Österåker	Storängsvägen 16 A-B	1991	1 491	-	-	-	3 363	-	-	4 854	3 302	4 742	30
Market Area South															
Office properties															
Stenen 1	Landskrona	Landskrona	Industrigatan 68	1977	2 924	804	-	-	-	-	194	3 922	652	1 358	52
Kolet 2	Landskrona	Landskrona	Omnibusgatan 1	1989	460	-	-	-	-	-	-	460	126	126	0
Flintan 4	Lund	Lund	Skiffervägen 20	1990	3 550	1 342	-	-	-	-	-	4 892	3 799	3 927	3
Masugnen 3	Malmö	Malmö	Kopparbergsgatan 29	1970	2 007	450	-	-	-	-	-	2 457	1 086	1 530	29
Rosquist 1	Malmö	Malmö	Amiralsgatan 25	1986	2 270	74	-	-	-	-	-	2 344	2 341	2 726	14
Storken 32	Malmö	Malmö	Norregatan 27	1988	2 285	252	-	-	-	-	-	2 537	2 948	2 948	0
Vårsången 7	Malmö	Malmö	Gånglättsvägen 87	-	1 544	-	-	-	-	-	-	1 544	765	765	0
Dockan 9	Växjö	Växjö	Västra Esplanaden 9 A	1971	12 951	290	-	437	-	-	724	14 402	15 362	15 631	2
Lyktan 4	Växjö	Växjö	Kronobergsgatan 12-14	1960/1996	3 167	2 275	-	408	-	-	237	6 087	4 793	5 939	19
Retirement home															
Byrådirektören 4	Malmö	Malmö	Von Troils väg 2-8	1972	7 868	-	-	190	8 155	-	-	16 213	23 502	23 549	0
Industrial/warehouse properties															
Röinge 37:6	Hässleholm	-	-	1970/-83/-94	210	1 010	-	-	-	-	-	1 220	815	815	0
Förgasaren 1	Landskrona	Landskrona	Faktorigatan 6	1967	-	-	-	-	-	-	5 000	5 000	325	325	0
Motellet 2	Landskrona	Landskrona	Hjalmar Brantings väg 11	1989	867	1 230	-	-	-	-	-	2 097	1 087	1 185	8
Pedalen 18	Landskrona	Landskrona	Kamg 15-27, Ramg 14-22	1989	-	3 733	-	-	-	-	-	3 733	1 526	1 526	0
Skeppsvarvet 9	Landskrona	Landskrona	Profilgatan 67	1952	477	898	-	-	-	-	-	1 375	165	195	15
Ratten 2	Oskarshamn	Oskarshamn	Gyllings Väg 9	1967	1 858	15 046	-	-	-	-	955	17 859	859	5 788	85
Möllarp 3:2	Svalöv	Oskarshamn	-	-	1 406	5 070	-	-	-	-	-	6 476	3 268	3 268	0
Älvdalen 1	Ängelholm	Ängelholm	Brandsvågsgatan 6	-	11 672	-	-	-	-	-	-	11 672	1 836	1 836	0
Retail properties															
Hjorten 10	Alvesta	Alvesta	Värnamovägen 4	1966	-	-	-	2 658	-	-	-	2 658	1 275	1 275	0
Jungfrun 5	Eksjö	Eksjö	Österlånggatan 28	1966	-	-	-	4 149	-	-	-	4 149	3 137	3 137	0
Formminnet 2	Helsingborg	Helsingborg	Torbornavägen 30	1975	-	-	-	1 598	-	-	-	1 598	829	829	0
Karl XI Södra 18	Helsingborg	Helsingborg	-	1900/1970	4 619	2 742	-	-	-	-	-	7 361	5 939	7 528	21
Bajonetten 2	Kristianstad	Kristianstad	Kanalgatan 50	1963	-	-	-	1 915	-	-	-	1 915	757	757	0
Karl XV 16	Landskrona	Landskrona	Järnvägsgratan 4	1964	790	-	-	2 855	-	-	695	4 340	3 519	4 456	21
Välten 8	Lund	Landskrona	-	1974/1985	650	1 455	-	-	-	-	665	2 770	1	1 293	100
Kloren 1	Malmö	Malmö	Scheelegatan 49	1970	-	870	-	5 257	-	-	-	6 127	3 837	3 950	0
Trekanten 3	Nässjö	Nässjö	Bandygatan 7	1929	318	61	-	314	-	-	-	693	486	486	0
Kronan 6	Vaggeryd	Vaggeryd	Järnvägsgratan 2 B	1972	-	-	-	2 356	-	-	-	2 356	1 319	1 319	0
Trucken 1	Vetlanda	Vetlanda	Stålvägen 11	1975	-	-	-	924	-	-	-	924	460	460	0
Tranen 7	Vimmerby	Vimmerby	Stora Torget 2-4	1962	-	-	-	2 606	205	-	216	3 027	1 528	1 532	0
Fogden 1	Västervik	Västervik	Västra Kyrkogatan 34	1976	-	-	-	5 579	-	-	-	5 579	4 838	4 838	0
Zephyr Västra 7	Ystad	Ystad	Klostergatan 16	1976	512	-	-	4 546	-	-	643	5 701	5 136	5 136	0

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %	
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other					
Market Area South																
Care properties																
Hunnerup 1	Lund	Lund	S:t Lars väg 41-54	1947	13 149	2 300	-	-	-	-	376	15 825	24 795	28 153	12	
Klostergård 2:6, 2:9, 2:14	Lund	Lund	S:t Lars väg 1-38, 70-90	-	56 297	979	-	-	879	-	3 814	61 969	46 218	47 211	2	
Vårdrådet 7	Jönköping	Gränna	Hävdsvägen 13	1999	-	-	-	129	-	-	1 517	1 646	2 736	2 736	0	
Norrahammar 28:108	Jönköping	Norrahammar	Postgatan 1-9	1971/2003	-	-	-	178	-	-	2 439	2 617	3 937	3 937	0	
School properties																
Rödjan 7	Kävlinge	Österåker	-	1988	-	2 019	-	-	-	-	9 813	11 832	6 295	6 595	5	
Spillepengsmarken 7	Malmö	Malmö	-	1966/1990	-	-	-	-	-	-	4 670	4 670	6 073	6 073	0	
Blåbäret 10	Oskarshamn	Oskarshamn	Sörviksvägen 15A	1966	67	321	-	481	-	-	4 513	5 382	2 274	2 658	14	
Other																
Norrahammar 28:110	Jönköping	Norrahammar	Postgatan 8 A-D	1948	-	107	-	739	1 751	-	-	2 597	1 690	1 890	11	
Östra Roten 21 och 22	Landskrona	Landskrona	Järnvägsgränd 7 A-B	1931	182	-	-	857	1 926	-	217	3 182	1 776	1 942	6	
Östra Roten 35	Landskrona	Landskrona	Nygatan 2-4	1988	-	-	-	2 505	4 782	-	105	7 392	4 287	4 928	10	
Styrkan 22	Malmö	Malmö	Spånehusvägen 89	1998	-	-	978	-	1 120	-	-	2 098	3 406	3 407	0	
Gladan 1	Vimmerby	Vimmerby	Drottninggatan 20	1986	-	-	-	374	1 002	-	-	1 376	965	1 016	5	
Lärkan 3	Vimmerby	Vimmerby	Sevedegatan 38, Storgatan 37	1957	73	-	-	1 783	2 618	-	-	4 474	2 970	3 240	8	
Brukspatronen 1 och 7	Västervik	Västervik	Smugglaregänd	1910/1974	60	-	-	272	1 879	-	9	2 220	1 459	1 460	0	
Flaggan 17	Västervik	Västervik	Hallströmsgatan 42-50	1962	-	-	-	-	2 900	-	158	3 058	1 961	2 148	9	
Lärkan 12	Västervik	Västervik	Esplanaden 19	1969	-	-	-	-	1 623	-	31	1 654	1 152	1 225	6	
Skärnan 2 och 3	Västervik	Västervik	Albert Tengerns väg 55-61,65	1956	-	-	-	558	7 110	-	50	7 718	5 393	5 781	7	
Yxan 1	Västervik	Västervik	Perugatan 35-47	1969	-	-	-	-	14 423	-	92	14 515	8 017	9 812	18	
Market Area West																
Office properties																
Frigga 10	Borås	Borås	Skolgatan 21	1905/00-04	900	-	-	-	-	-	-	900	605	851	1	
Åkemyntan 5	Borås	Borås	Rosendalsgatan 2-10	1960-tal/00-04	4 806	-	-	1 796	-	-	951	7 553	3 503	3 788	6	
Landvetter 2:11	Härnäs	Landvetter	Idrottsvägen 5	1950/1996	417	175	-	-	-	-	-	592	89	356	75	
Hönekulla 1:599	Härnäs	Mölnlycke	Rådastocksvägen 1	1967	1 379	1 344	-	-	-	-	-	2 723	2 487	2 487	0	
Skraven 3	Kungälv	Kungälv	Bultgatan 40	1991	8 144	-	-	-	-	-	-	8 144	6 310	7 210	12	
Björnen 1 och 2	Mariestad	Mariestad	Esplanaden 1, Västerlångg 1	1965	2 855	-	-	102	119	-	682	3 758	3 022	3 173	4	
Murmeldjuret 3	Mölnådal	Mölnådal	Krokslätts Torg 1-7	1991	2 264	-	-	937	-	-	-	3 201	2 643	2 643	0	
Murmeldjuret 4	Mölnådal	Mölnådal	Fredåsgatan 13	1980/1990	6 975	-	-	-	-	-	-	6 975	10 162	10 162	0	
Gastuben 4	Mölnådal	Mölnådal	Argongatan 2 C	1985	2 388	-	-	-	-	-	-	2 388	3 572	3 572	0	
Ugglum 7:131	Partille	Sävedalen	Industrivägen 41	1991	1 871	1 756	-	150	-	-	948	4 725	2 917	2 934	1	
Aminoff 15	Uddevalla	Uddevalla	Kungsgatan 35	1962	1 909	-	-	1 323	537	-	217	3 986	1 257	2 553	51	
Hvitfeldt 22	Uddevalla	Uddevalla	Västerlånggatan 18-22	1980	9 400	-	-	96	-	-	272	9 768	7 296	7 812	2	
Stake 1	Uddevalla	Uddevalla	Lagerbergsgatan 16-18	1917/1965	3 466	867	-	99	-	-	119	4 551	2 111	3 003	30	
Industrial/warehouse properties																
Pantängen 14	Borås	Borås	Getängsvägen 14	1960-tal, 1992/02-04	2 710	-	-	-	-	-	602	3 312	1 677	1 677	0	
Sexdälarn 1	Borås	Borås	Trandaredsgatan 200	1960-tal/1980- tal, 00-04	4 433	5 354	-	-	-	-	-	9 787	4 599	4 834	2	
Källbäcksryd 1:400	Borås	Brännhult	Tvinnargatan 11	1979	1 928	-	-	-	-	-	30	1 958	1 095	1 103	0	
Bergsjön 44:1	Göteborg	Göteborg	Bergsjödalen 57, 59	1973/1980	546	-	-	-	-	-	2 334	2 880	1 214	1 304	7	
Kortedala 36:23	Göteborg	Göteborg	Dagjämningssgatan 2	1961	-	8 620	-	-	-	-	-	8 620	4 785	4 785	0	
Källtorp 103:3	Göteborg	Göteborg	Torpagatan 8	1950	775	1 116	-	-	-	-	-	1 891	1 176	1 218	3	
Kärna 74:1	Göteborg	Hisingen-kärna	Tagenevägen 25-27	1976/90-98	1 236	5 060	-	-	-	-	782	7 078	4 219	4 219	0	
Krukan 1	Halmstad	Halmstad	Spikgatan 12	1980/89/00	218	1 071	-	-	-	-	-	1 289	605	605	0	
Hulebäck 1:505	Härnäs	Mölnlycke	Bäckvägen 3	1973/1996	-	426	-	-	-	-	380	806	555	555	0	
Jonsered 1:12	Partille	Jonsered	William Gibsons Väg 1-4	1929/1957	7 950	9 800	-	60	-	-	3 851	21 661	6 821	9 459	24	
Bäckaskog 3	Skövde	Skövde	Bäckaskogsvägen 17	1988	100	427	-	-	-	-	-	527	345	345	0	
Retail properties																
Hinden 2	Falköping	Falköping	Fahlegatan 11	1968	-	-	-	1 925	-	-	-	1 925	1 653	1 653	0	
Betslet 1	Mariestad	Mariestad	Storegårdsvägen 64	1989	145	384	-	1 124	-	-	-	1 653	775	1 170	34	
Lajonet 3 och 9	Mariestad	Mariestad	Hamngatan 4	1929	193	-	-	2 080	900	-	1 918	5 091	2 164	2 421	10	
Knallen 1	Mark	Mark	Boråsvägen 28	1969/90	1 333	-	-	2 384	-	-	-	3 717	1 857	2 970	34	
Koljan 1	Mölnådal	Mölnådal	Brogatan 21	1976	552	-	-	3 922	-	-	-	4 474	5 079	5 079	0	
Ståplatsen 5	Mölnådal	Mölnådal	Frolundagatan 37	1978/1988	550	424	-	706	-	-	-	1 680	1 077	1 131	5	
Ugglum 2:328	Partille	Partille	Skolvägen 7	1972	-	-	-	1 523	-	-	-	1 523	1 558	1 560	0	
Ugglum 1:76	Partille	Sävedalen	Göteborgsvägen 88	1988	1 144	-	-	3 119	-	-	-	4 263	3 571	3 745	5	
Sjöhästen 2	Varberg	Varberg	Birger Svenssons väg 4	1963	-	-	-	924	-	-	-	924	349	349	0	
Månglaren 6	Töreboda	Töreboda	Drottninggatan 2	1971	-	-	-	2 185	-	-	2 060	4 245	4 588	4 588	0	
Care properties																
Nödinge 38:25	Äle	Nödinge	Klockarevägen 16	1985	817	-	32	-	-	-	-	849	800	800	0	
Skepplanda 2:118	Äle	Skepplanda	Albotorget 5	1985	1 283	-	-	-	-	-	-	1 283	1 328	1 328	0	
Tollered 4:1	Äle	Älvängen	Göteborgsvägen 26	1964, 77, 88	1 558	-	-	-	-	-	-	1 558	2 119	2 119	0	
Fonden 1	Borås	Borås	Sörmarksgatan 199-205	1978, 1998	3 370	-	1 176	-	-	-	-	4 546	3 229	3 229	0	
Milstolpen 2	Borås	Borås	Smörhulegatan 2	1981, 1995	2 420	-	-	103	-	-	-	2 523	2 369	2 369	0	
Osdal 3:4	Borås	Borås	Pickesjövägen 1-5	2005-2006	-	-	-	-	-	-	720	720	1 490	1 490	0	
Samariten 4	Borås	Borås	Klinikvägen 48	-	12 009	-	-	-	-	-	-	12 009	10 482	10 482	0	
Stenhuggaren 1	Borås	Borås	Kindsgatan 1	1995	53	-	-	-	-	-	1 393	1 446	1 384	1 384	0	
Kräkhult 1:32	Borås	Dalsjöfors	Uppesgårdsgatan 2	1977, 1978	2 502	-	3 650	89	-	-	-	6 241	4 463	4 463	0	
Sik 1:142	Borås	Fristad	Tärnavägen 6	1977	2 499	-	-	136	-	-	-	2 635	2 304	2 304	0	
Sandhults-Rydet 1:230	Borås	Sandared	Strandvägen 11	1989	1 434	-	-	60	-	-	-	1 494	1 615	1 615	0	
Rydboholm 1:145	Borås	Viskafors	Hagkällvägen 2	1981, 2000	2 065	-	-	96	-	-	-	2 161	1 833	2 128	14	
Misteln 10	Essunga	Nossebro	Ångsgatan 3	1985	1 433	-	197	134	-	-	-	1 764	1 578	1 578	0	
Läkaren 1	Falköping	Falköping	Sankt Olofsgatan 8	1948, 95, 03	2 757	-	-	-	-	-	-	2 757	3 301	3 301	0	
Njord 32	Falköping	Falköping	Parkgatan 49	1945	613	-	-	-	-	-	-	613	506	506	0	
Dyrtorp 1:77	Färgelanda	Färgelanda	Hävestensvägen 1	1977, 91, 01	1 918	-	4 851	-	-	-	-	6 769	4 793	4 882	2	
Flugsvampen 1	Herrljunga	Herrljunga	Horsbyvägen 16	1978, 99, 01	2 652	-	-	214	-	-	-	2 866	2 704	2 704	0	
Norr 5:3	Hjo	Hjo	Karlsborgsvägen 4	1965, 1991	3 045	-	2 702	-	-	-	-	5 747	4 834	4 888	0	
Björken 7	Karlsborg	Karlsborg	Björkstigen 2	1972, 2000	2 213	-	-	-	-	-	-	2 213	1 915	1 915	0	
Kullen 18	Lilla Edet	Lilla Edet	Järnvägsgränd 8	1980, 1985	4 197	-	3 230	243	-	-	-	7 670	7 942	7 942	0	
Passagjärden 1:32	Lilla Edet	Lödöse	Långgatan 11-13	1985	436	-	-	-	-	-	-	436	173	173	0	
Tuntorp 4:34	Lysekil	Brastad	Lärkvägen 4	1981	1 478	-	-	-	-	-	-	1 478	1 325	1 325	0	
Slätten 18:6 m.fl	Lysekil	Lysekil	Lasarettsgatan 1	1932, 48, 02	16 903	-	-	-	-	-	-	16 903	14 610	15 556	6	
Pilen 12 m.fl	Mariestad	Mariestad	Drottninggatan 1	1946, 60, 83	13 114	-	-	-	-	-	-	13 114	11 843	11 843	0	
Dingle 1:87	Munkedal	Dingle	Trädgårdsgatan 9	1984	628	-	-	-	-	-	-	628	543	543	0	
Sälgen 19	Skara	Skara	Målgatan 36	1967,71,80,82	8 355	-	4 768	233	-	-	528	13 884	11 568	11 568	0	
Dunshult 7:1	Skövde	Skövde	Hästkövägen 2	1983	679	-	-	-	-	-	30	709	570	570	0	
Klockstapeln 4	Skövde	Skövde	Knoppaliden 3	1986	688	-	-	-	-	-	-	688	442	442	0	
Helleröd 1:15	Sotenäs	Hunne														

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Municipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %	
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other					
School properties																
Backa 245:1	Göteborg	Hisings Backa	Sankt Jörgens Väg 14-20	1961/1976	-	-	-	-	-	-	-	-	5 700	6 032	6	
Sinclair 12	Uddevalla	Uddevalla	Klintvägen 3	1949	1 647	1 025	-	-	124	-	15 788	18 584	14 513	14 896	3	
Other																
Magne 1	Borås	Borås	Kungsgatan 46	1904/2001	-	-	-	-	-	-	900	900	566	1 018	0	
Market Area Central																
Office properties																
Björnen 1	Karlstad	Karlstad	Drottninggatan 30	1940, 76, 90 1876, 1906, 1953, 1962, 1975, 1989, 1994	1 287	308	-	635	-	-	-	2 230	928	2 156	57	
Björnen 13	Karlstad	Karlstad	Fredsgatan 10	1958, 1959, 1964, 1968, 1988, 1991	3 025	4 415	-	-	-	-	87	7 527	4 036	5 743	30	
Bälgen 9-11	Karlstad	Karlstad	Elverumsgatan 27	1958, 1959, 1964, 1968, 1988, 1991	2 780	-	-	-	-	-	-	2 780	2 088	2 088	0	
Duvan 3	Karlstad	Karlstad	Järnvägsgatan 6	1987	2 455	15	-	1 963	-	-	-	4 433	4 907	5 392	9	
Ekorren 11	Karlstad	Karlstad	Malm Morgsg 4-6, Växnäs 4	1890/1951	4 466	-	-	-	4 118	-	360	8 944	7 850	8 230	5	
Freja 13	Karlstad	Karlstad	Drottninggatan 6	1963, 1965, 1991, 1993	3 890	55	-	1 743	923	-	-	6 611	6 489	7 210	9	
Gruvan 1	Karlstad	Karlstad	Kungsgatan 6	1909, 1929, 1967, 1996	1 623	44	2 140	647	539	-	-	4 993	4 484	4 730	0	
Grästegen 2	Karlstad	Karlstad	Stråtgatan 3	1990	2 688	-	-	-	-	-	-	2 688	1 701	2 031	16	
Hybelejen 17	Karlstad	Karlstad	Verkstadsgatan 20	1929, 1993	2 915	10	-	-	-	-	-	2 925	1 787	2 344	24	
Hyttan 11	Karlstad	Karlstad	Nygatan 17	1978	2 288	-	-	214	1 140	-	-	3 642	3 036	3 114	2	
Kanoten 7	Karlstad	Karlstad	Lagergrens Gata 7	1988, 89, 96	9 147	585	-	434	-	-	-	10 166	7 143	8 610	16	
Loke 1	Karlstad	Karlstad	Sveagatan 12	1920, 1950, 1986, 1991	2 120	262	-	-	495	-	-	2 877	1 128	1 786	37	
Släggen 13	Karlstad	Karlstad	Sågverksgatan 20	1981	860	349	-	640	-	-	-	1 849	621	765	18	
Styrmanen 5	Karlstad	Karlstad	Hamntorget 1-3	1990	6 996	60	-	-	-	-	1 060	8 116	5 180	6 153	16	
Trätälja 10	Karlstad	Karlstad	Fredsgatan 3 A	1961, 1962	1 428	39	-	586	645	-	-	2 698	2 880	3 163	8	
Tvätten 2	Karlstad	Karlstad	Romstadsvägen 2	1929	2 050	499	-	-	-	-	-	2 549	1 885	1 984	5	
Industrial/warehouse properties																
Planeraren 3	Borlänge	Borlänge	Planerargatan 1	1994/1999	300	1 519	-	-	-	-	-	1 819	1 148	1 148	0	
Blåsten 3	Karlstad	Karlstad	Stormgatan 6	1975, 1995	535	1 112	-	-	-	-	500	2 147	691	985	26	
Bromsen 6	Karlstad	Karlstad	Ramgatan 7	1967, 1973, 1990, 1991	1 041	2 140	-	200	-	-	-	3 381	1 507	1 593	4	
Fallvinden 3	Karlstad	Karlstad	Dagvindsgatan 4	1981/2003/ 2005	121	788	-	-	-	-	-	909	469	469	0	
Spärren 7	Karlstad	Karlstad	Rattgatan 6	1968	661	1 294	-	187	-	-	-	2 142	592	1 156	48	
Mobyarna 113:4	Malung	Malung	Västra Industrigatan	1971	15	16 230	-	-	-	-	-	16 245	4 690	5 043	7	
Verkstaden 20	Västerås	Västerås	Metalverksgratan 1-13	-	7 637	15 685	-	-	-	-	-	23 322	11 651	11 651	0	
Böle 1:183	Hofors	Hofors	Hästskovägen 4	1960/1992	-	505	-	-	-	-	-	505	0	62	100	
Retail properties																
Kuriren 1	Arboga	Arboga	Ahlöfsgatan 26	1970/1979	24	-	-	3 049	-	-	-	3 073	2 332	2 338	0	
Lastaren 1 & 2	Avesta	Avesta	Prästgatan 39	1960	-	-	-	1 349	-	-	-	1 349	449	455	0	
Vinden 1	Avesta	Avesta	Axel Johanssons väg 102	1967/1987	-	-	-	2 555	-	-	-	2 555	2 401	2 401	0	
Hammaren 6	Borlänge	Borlänge	Hammargatan 4-6	1973	250	2 355	-	3 272	-	-	-	5 877	2 896	3 780	23	
Trästen 12	Filipstad	Filipstad	Viktoriegatan 2, Torget 2	1970	139	-	-	1 738	-	-	14	1 891	1 151	1 499	23	
Björken 11 och 15	Hedemora	Hedemora	Åsgatan 62-66	1959	1 429	-	-	1 780	-	-	410	3 619	1 379	3 036	55	
Björnen 7	Karlstad	Karlstad	Järnvägsgatan 7	1965, 2001	1 825	89	-	1 361	-	-	-	3 275	4 290	4 482	4	
Druvan 13	Karlstad	Karlstad	Tingvallagatan 17	1947, 49, 88	1 750	52	-	2 094	347	-	35	4 278	4 664	5 008	7	
Duvan 13	Karlstad	Karlstad	Järnvägsgatan 2	1986, 87, 01	3 281	139	-	5 136	-	-	58	8 614	15 311	16 256	5	
Duvan 5	Karlstad	Karlstad	Drottninggatan 21	1990, 2003	2 354	66	-	2 641	-	-	-	5 061	5 869	7 154	17	
Gripen 11	Karlstad	Karlstad	Herrgårdsgatan 20	1962, 2002	3 770	-	-	162	366	-	-	4 298	3 733	4 188	11	
Höken 11	Karlstad	Karlstad	Drottninggatan 13	1963, 82, 88	957	100	-	5 718	277	506	212	7 770	9 274	9 521	2	
Mercurius 1	Karlstad	Karlstad	Drottninggatan 14	1905, 29, 95	13	341	-	1 796	1 201	-	-	3 351	3 890	4 446	10	
Mercurius 2	Karlstad	Karlstad	Västra Torggatan 10	1929	200	-	-	811	-	-	-	1 011	1 980	1 980	0	
Mercurius 3	Karlstad	Karlstad	Västra Torggatan 12	1870, 1929	712	62	-	741	-	-	-	1 514	1 202	1 452	15	
Fenja 10	Köping	Köping	V Åpromenaden 20, Ö Långg 3	1965	109	-	-	2 030	1 124	-	702	3 965	1 980	2 772	28	
Nifelhem 6	Köping	Köping	Stora Gatan 12	1968	399	-	-	1 199	-	-	1 085	2 683	1 945	2 015	3	
Njord 6 & 7	Köping	Köping	Stora gatan 16-18	1951/1969	553	-	-	3 763	1 085	-	-	5 401	2 082	2 416	13	
Kvasta 9:2	Lindesberg	Fellingsbro	Bergsvägen 37	1950	114	-	-	1 600	255	-	-	1 969	671	688	2	
Fisken 5	Malung		-	1967	93	-	-	2 593	-	-	95	2 781	2 447	2 447	0	
Myrbacka 80	Vansbro	Dala Järna	Myrbacka	1976	-	-	-	1 237	-	-	-	1 237	1 333	1 333	0	
Skomakaren 3	Vansbro	Vansbro	-	1976	307	-	-	1 194	-	-	-	1 501	1 538	1 538	0	
Myrjället 1	Västerås	Västerås	Bäckby Torg 3	1971	522	-	-	1 929	-	-	-	2 451	2 133	2 184	2	
Skyttegillet 6	Västerås	Västerås	Hästhovsgatan 19	1988, 1989	-	-	-	1 051	-	-	-	1 051	1 198	1 198	0	
Traversöraren 3	Västerås	Västerås	Traversergatan 4	1990	-	546	-	2 026	-	-	-	2 572	2 321	2 321	0	
Merkurius 10	Kristinehamn	Kristinehamn	Kungsgatan 44	1964	370	-	-	946	-	-	831	2 147	1 200	1 408	15	
Tvillingarna 17, Bro 1:3, 1:7-8	Kristinehamn	Kristinehamn	Spelmansg 25, Kungsg 52	1962	78	-	-	1 592	960	-	99	2 729	1 810	1 964	8	
Flygfältet 1	Hagfors	Hagfors	Skolgatan 2	1961	429	-	-	997	910	-	-	2 336	1 261	1 529	18	
Hofors 36:2	Hofors	Hofors	Skolgatan 16	-	-	50	-	2 921	-	-	-	2 971	1 428	1 802	21	
Other																
Helge And 16	Arboga	Arboga	Järntorget 8-10	1971	305	-	-	328	1 035	-	-	1 668	1 143	1 419	19	
Kvarnsveden 3:196	Borlänge	Borlänge	Källgatan 3-5	1952	-	34	-	22	1 392	-	-	1 448	949	995	5	
Kvarnsveden 3:197	Borlänge	Borlänge	Källgatan 6 - 28	1955	-	-	-	-	7 518	-	-	7 518	5 294	5 507	4	
Brunna 52:1	Hedemora	Hedemora	Ringvägen 1-7, 4-6	1952	2 312	112	-	-	2 983	-	-	5 407	3 524	3 783	7	
Anden 9	Karlstad	Karlstad	Ättkantslunden 1-3, Långg 65	1938/1983	-	-	-	-	1 472	-	180	1 652	1 321	1 378	4	
Braxen 34	Karlstad	Karlstad	Nygatan 1, Östra Kanalgratan 8	1944	172	185	-	215	1 199	-	270	2 041	1 433	1 433	0	
Ekorren 9	Karlstad	Karlstad	Sandbäcksg 5, S Klarag 1	1910/95	712	-	-	46	1 833	-	-	2 591	1 913	1 963	2	
Furan 5	Karlstad	Karlstad	Gillbergsgatan 3	1951/1986	-	-	-	119	1 710	-	140	1 969	1 639	1 639	0	
Furan 7	Karlstad	Karlstad	Jössegatan 3	1986	-	-	-	97	925	-	-	1 022	949	949	0	
Granatkastaren 4	Karlstad	Karlstad	Artillerigatan 1-5	1945/1986	-	-	-	-	748	-	120	868	715	715	0	
Gruvan 12	Karlstad	Karlstad	V Kanalgratan 3	1991	-	-	-	126	2 525	-	-	2 651	2 541	2 544	0	
Gruvan 2	Karlstad	Karlstad	Ö Kyrkogatan 4	1929/1985	-	-	-	-	1 064	-	102	1 166	1 047	1 051	0	
Grävlingen 3	Karlstad	Karlstad	Sundbergsgatan 20	1929/1985	-	-	-	138	1 040	-	-	1 178	1 017	1 017	0	
Höken 13	Karlstad	Karlstad	Drottninggatan 9	1983	459	17	-	1 670	5 584	-	-	7 730	5 892	6 690	7	
Lantmätaren 7	Karlstad		Herrgårdsg 2-4, N Kyrkog 4-6, N Strandg 1-3, V Kanalgr 9-11	-	3 026	63	-	448	15 623	-	2 480	21 640	18 710	19 349	3	

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space								Total floor-space	Rental revenue	Rental value	Vacancy %
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other					
Market Area Central																
Other																
Pilbågen 1	Karlstad	Karlstad	Sandelsgatan 2-8	1944/1986	-	-	-	-	2 184	-	-	2 184	1 821	1 941	6	
Registratör 1	Karlstad	Karlstad	Norra Allén 26	-	-	56	-	-	502	-	-	558	495	499	1	
Registratör 8	Karlstad	Karlstad	Norra Allén 30	-	-	-	-	-	456	-	61	517	454	454	0	
Registratör 9	Karlstad	Karlstad	Norra Allén 28	-	100	-	-	-	466	-	29	595	496	502	1	
Spiran 1-6	Karlstad	Karlstad	Lignellsgatan 1-11	1942/1988	-	59	-	-	4 456	-	95	4 610	4 200	4 225	1	
Trätälja 11	Karlstad	Karlstad	Drottningg 37, Pihlgrensgatan 4	1959/92	-	-	-	294	4 574	-	220	5 088	4 579	4 581	0	
Tusenskönan 1	Karlstad	Karlstad	Älvdalsgatan 8	1950/1986	-	-	-	69	1 288	-	240	1 597	1 247	1 247	0	
Vädduren 3	Karlstad	Karlstad	Rudsvägen 1	1942/83	-	-	-	-	1 344	-	-	1 344	1 234	1 241	1	
Disa 1	Köping	Köping	Stora Torget 3, Torggatan 11	1916/75	110	-	-	713	924	-	-	1 747	1 183	1 286	8	
Freja 11	Köping	Köping	Östra Långg 8-10, Stora Gatan 8	1909/75	245	-	-	631	1 736	-	107	2 719	1 933	2 032	4	
Freja 3	Köping	Köping	Stora Gatan 6	1979	-	-	-	416	1 324	-	-	1 740	1 374	1 436	4	
Immanuel 2	Köping	Köping	Tunadalsgatan 28-34	1966	133	-	-	-	11 131	-	127	11 391	7 781	8 431	8	
Inga 1	Köping	Köping	S:T Olovsgatan 52-56	1945/76	253	-	-	34	2 271	-	166	2 724	1 899	2 025	6	
Tunadal 6-9	Köping	Köping	Tunadalsgatan 4-8	1971	1 171	-	-	-	8 226	-	34	9 431	7 964	8 053	1	
Apotekaren 1	Malung	Malung	Gröndalsvägen 38	1969	-	-	-	736	762	-	77	1 575	818	1 105	26	
Växlaren 5	Malung	Malung	Gröndalsvägen 37	1966	127	-	-	706	753	-	-	1 586	702	1 099	34	
Market Area North																
Office properties																
Stadsön 8:43	Piteå	Piteå	Källbogatan 77	1980	901	-	-	-	-	-	-	901	512	512	0	
Serviceen 1	Skellefteå	Skellefteå	Servicegatan 1	1987	5 989	-	-	-	-	-	-	5 989	3 154	3 684	14	
Ejdern 17	Strömsund	Strömsund	Ramsselevägen 10	1992	675	-	-	-	-	-	-	675	301	499	40	
Veterinären 6	Sundsvall	Sundsvall	C A Svenssons Väg 4	1989	1 912	10	-	813	-	-	-	2 735	2 135	2 389	11	
Kofoten 14 och 19	Sundsvall	Sundsvall	Södra Allén 5-7	1954/1989	1 732	-	-	-	-	-	-	1 732	357	1 026	65	
Dingersjö 4:10	Sundsvall	Sundsvall	Sommarvägen 3	1944/1989	260	-	-	-	-	-	-	260	117	117	0	
Fliten 10	Sundsvall	Sundsvall	Skolhusallén 9	-	3 112	18	-	-	-	-	-	3 130	2 312	2 910	20	
Mars 2	Sundsvall	Sundsvall	Bankgatan 16	1890/1976	1 758	2 320	-	274	103	-	-	4 455	2 648	2 951	10	
Norrberge 1:74	Timrå	Sörberge	Sundsvalls-Härnösand flygplats Sörberge	1992	725	-	-	-	-	-	-	725	658	658	0	
Norrberge 1:74, (Arrende)	Timrå	Sörberge	Sundsvall-Härnösands flygplats	-	3 077	-	-	-	-	-	-	3 077	2 769	3 591	23	
Vivsta 3:39	Timrå	Timrå	Köpmangatan 44	1983	2 398	-	-	490	-	-	-	2 888	2 062	2 096	2	
Ånge 30:6 & 9	Ånge	Ånge	Järnvägsgränd 3	1992	3 587	278	-	140	-	-	-	4 005	6 289	6 527	4	
Industrial/warehouse properties																
Kopparslågaren 1	Härjedalen	Sveg	Korskällsgatan 15	1976	386	2 885	-	-	-	-	-	3 271	1 001	1 201	17	
Svartön 18:28	Luleå	Luleå	Viktorivägen 1, 3	1987	-	2 567	-	-	-	-	-	2 567	700	700	0	
Bergnåset 3:38, 3:39	Luleå	Luleå	Industrivägen 19, 21	-	80	970	-	-	-	-	-	1 050	504	504	0	
Förrådet 1	Lycksele	Lycksele	-	1990	-	626	-	-	-	-	-	626	225	267	16	
Stadsön 8:41	Piteå	Piteå	Källbogatan 69	1978	-	2 282	-	-	-	-	-	2 282	1 237	1 237	0	
Öjebyn 33:211	Piteå	Öjebyn	Hammarvägen 20	1981	-	850	-	-	-	-	-	850	0	311	100	
Mossarotträsk 1:326	Skellefteå	Jörn	Idrottsgatan 11	1986	-	562	-	-	-	-	-	562	107	107	0	
Anläggaren 1	Skellefteå	Skellefteå	Servicegatan 29	1991	-	1 441	-	-	-	-	-	1 441	754	754	0	
Gruvögden 1	Skellefteå	Skellefteå	Gruvgatan 12	1995	-	855	-	-	-	-	-	855	316	400	21	
Motorn 18	Skellefteå	Skellefteå	Plåtvägen 3	1990	1 028	3 018	-	-	-	-	-	4 046	1 984	2 288	13	
Motorn 8	Skellefteå	Skellefteå	Verkstadsvägen 17	1980	-	1 455	-	-	-	-	-	1 455	656	736	11	
Motorn 9	Skellefteå	Skellefteå	Verkstadsvägen 15	1972	-	545	-	-	-	-	-	545	175	239	27	
Muttern 3	Skellefteå	Skellefteå	Verkstadsvägen 14	1989	360	560	-	-	-	-	-	920	442	442	0	
Dingersjö 3:58, Kvissle 1:124	Sundsvall	Njurunda	Njurundavägen 103, 105	1974/1980/1985	300	4 767	-	-	-	-	-	5 067	798	1 698	53	
Blän 1	Sundsvall	Sundsvall	Ortviksvägen 8	1968	309	6 231	-	220	-	-	-	6 760	4 558	4 606	1	
Rälen 3, Fläkten 4	Umeå	Umeå	Förrådsvägen 14	1986/99-00	450	4 890	-	-	-	-	-	5 340	2 921	2 921	0	
Retail properties																
Bävern 3	Boden	Boden	Svartbyvägen 2	1980, 1987	-	-	-	1 546	-	-	-	1 546	1 512	1 512	0	
Fyren 9	Haparanda	Haparanda	Västra Esplanaden 45	1962, 1994	-	-	-	2 599	-	-	-	2 599	2 020	2 020	0	
Yrkesskolan 5	Härnösand	Härnösand	Gångviksvägen 6, 8	1977, 2002	-	-	-	3 760	-	-	-	3 760	3 319	3 439	4	
Blän 22	Luleå	Luleå	Delfingatan 4	1965, 2003	-	-	-	4 540	-	-	-	4 540	4 549	4 549	0	
Storheden 1:45	Luleå	Luleå	Betongvägen 5	1990	255	342	-	848	-	-	-	1 445	468	668	0	
Lögdeå 23:1	Nordmaling	Lögdeå	Rundviksvägen 1	1958	-	50	-	480	328	-	-	858	327	348	6	
Haren 10	Skellefteå	Skellefteå	Nygatan 38, 40	1958	1 996	15	-	2 867	2 041	-	-	6 919	7 302	7 686	5	
Idun 10	Skellefteå	Skellefteå	Kanaligatan 38	1985, 1994	-	-	-	2 517	-	-	-	2 517	2 616	2 616	0	
Regulus 22	Skellefteå	Skellefteå	Skeppargatan 20	1970/1991	-	-	-	1 935	-	-	-	1 935	1 544	1 544	0	
Vargen 2	Strömsund	Strömsund	Bredgårdsgatan 2	1956	-	-	-	1 083	907	-	-	1 990	860	1 060	19	
Apollo 3, 7 och 8	Sundsvall	Sundsvall	Strandgatan 16	1956	320	1 037	-	1 130	933	-	-	3 420	1 392	2 008	31	
Dingersjö 3:135	Sundsvall	Sundsvall	Kustvägen 51	-	-	227	-	1 450	-	-	-	1 677	597	609	0	
Köpingen 1	Sundsvall	Sundsvall	Medborgargatan 33	1967	-	-	-	2 668	-	-	-	2 668	1 701	1 701	0	
Vivsta 3:14, 3:97	Timrå	Timrå	Köpmangatan 37	1973	252	-	-	1 940	-	-	-	2 192	1 447	1 453	0	
Vivstamon 1:17	Timrå	Timrå	Terminalsövägen 24	1985	-	-	-	1 285	-	-	-	1 285	502	524	0	
Motormannen 10	Umeå	Umeå	Verkstadgatan 1	1974, 1996	-	-	-	1 548	-	-	-	1 548	2 341	2 341	0	
Singeln 13	Umeå	Umeå	Formvägen 8C	1990	-	633	-	1 735	-	-	-	2 368	2 505	2 670	6	
Thor 6	Umeå	Umeå	Storgatan 55	1972	-	-	-	2 477	-	-	-	2 477	1 232	1 232	0	
Ånge 60:132	Ånge	Ånge	Norra Börgsjövägen 24	1991, 1999	-	-	-	1 879	-	-	-	1 879	1 674	1 674	0	
Köpmannen 1	Äre	Järpen	Strandvägen 12	1977, 1997	-	-	-	1 085	-	-	-	1 085	798	798	0	
Norrungångar 2:42	Ömsköldsvik	Ömsköldsvik	Björnavägen 45	-	-	-	-	1 817	-	-	-	1 817	1 028	1 028	0	
Brunflo-Backen 1:178	Östersund	Brunflo	Centrumvägen 15	1987, 1997	181	-	-	1 926	-	-	-	2 107	1 506	1 515	0	
Kräftan 3 & 7	Östersund	Östersund	Bangårdsgatan 11	1970	-	-	-	4 989	130	-	-	5 119	2 064	2 619	21	
Snickarboden 2	Östersund	Östersund	Hemvägen 28	1975	348	711	-	835	-	-	-	1 894	-	-	-	
Tröskan 12	Östersund	Östersund	Slättervägen 31	1969, 2001	-	-	-	2 912	-	-	-	2 912	2 996	2 996	0	

ACQUIRED PROPERTIES JANUARY–DECEMBER 2005

Name	Muni- cipality	Locality	Address	Year of construction/ conversion	Lettable floor-space							Total floor-space	Rental revenue	Rental value	Vacancy %
					Office	Industrial/ warehouse	Retirement homes	Retail	Resi- dential	Hotel	Other				
Market Arae North															
Other															
Hammaren 1:247	Ragunda	Hammarstrand	Gulldalen 1-17, 21-41, 2-18, 22-40	1988	-	-	-	-	2 544	-	-	2 544	1 540	1 641	6
Mimer 10	Skellefteå	Skellefteå	Hörrnellgatan 16, 18	1987	586	7	-	-	2 426	-	-	3 019	2 528	2 571	2
Aspen 9	Strömsund	Strömsund	Amaliagatan 30-32/Storgatan 33	1975	-	-	-	-	1 841	-	-	1 841	1 357	1 418	4
Bävern 3	Strömsund	Strömsund	Lövbergavägen 20	1940	-	-	-	81	462	-	-	543	437	490	11
Stenbitten 3	Strömsund	Strömsund	Pumphusgatan 2	1992	-	-	-	-	812	-	-	812	665	728	9
Sköle 2:52, 96, 97, 35 & 98-110	Sundsvall	Matfors	Egnahemsvägen 12	1972	-	-	-	-	3 695	-	-	3 695	2 728	3 053	11
Västland 26:3	Sundsvall	Sundsbruk	Finstavägen 36	1968	512	-	-	688	1 076	-	-	2 276	1 602	1 990	19
Aeolus 1	Sundsvall	Sundsvall	Nybrogatan 19	1944/75	89	30	-	501	872	-	-	1 492	1 011	1 021	1
Bredsand 1:2, 1:3, 1:7, 1:19, 1:20, 1:21, 1:22, 2:1, Dingersjö 31:3, 31:4	Sundsvall	Sundsvall	Appelbergsg, Kustv, Mellanv, Plastv, Strandv, Vinkelv	-	-	-	-	-	7 127	-	-	7 127	5 493	5 922	5
Bredsand 1:4, 1:8, 1:9, 1:10, 1:11, 1:12, 1:13, 1:14, 1:16	Sundsvall	Sundsvall	Appelbergsg, Kustv, Mellanv, Plastv, Strandv, Vinkelv	-	-	-	-	-	4 479	-	-	4 479	3 768	3 830	2
Dingersjö 3:131, 54:2-4, 52:5	Sundsvall	Sundsvall	Appelbergsg, Bergsv, Ejderv, Lärkv, Strandv, Tallv, Tärnv	-	117	333	-	-	24 736	-	-	25 186	13 911	20 369	31
Dingersjö 3:486 och 28:27	Sundsvall	Sundsvall	Appelbergsg, Bergsv, Ejderv, Lärkv, Strandv, Tallv, Tärnv	-	-	-	-	-	9 464	-	-	9 464	7 333	7 974	3
Fliten 11	Sundsvall	Sundsvall	Rådhusgatan 39 A-B, Trädgårdsgatan 40, Varvsg 10	-	214	-	-	-	3 372	-	-	3 586	3 231	3 338	2
Kvissle 2:53 och 2:43	Sundsvall	Sundsvall	Affärsgatan 26 A-D	1962	-	-	-	-	1 469	-	-	1 469	903	1 191	24
Kvissle 22:2, Nolby 39:1	Sundsvall	Sundsvall	Affärsgatan 22 A-C, 24 A-C, Brogatan 1-5	1969	105	20	-	224	6 310	-	-	6 659	4 589	5 085	9
Lagmannen 10	Sundsvall	Sundsvall	Esplanaden 18	1962	817	1 288	-	-	3 921	-	-	6 026	3 817	4 398	13
Nolby 1:48, 40:1, 1:108	Sundsvall	Sundsvall	Skolgatan 4, Affärsgatan 20 A,B, Affärsgatan 4 A-D	1983	1 070	36	-	441	4 054	-	-	5 601	4 639	5 205	11
Nolby 3:268	Sundsvall	Sundsvall	Brovägen 9	1990	-	-	-	-	997	-	-	997	903	915	0
Nolby 40:2	Sundsvall	Sundsvall	Affärsgatan 18 A-C	1964/1983	77	-	-	808	2 166	-	130	3 181	1 852	2 352	21
Nolby 41:3, 37:1	Sundsvall	Sundsvall	Affärsg 14 A-H, Affärsg 16 A-N	1975/1976	-	43	-	1 006	5 328	-	-	6 377	4 939	5 391	8
Prästbolet 1:46	Sundsvall	Sundsvall	Prästgatan 1	1990	-	-	-	-	330	-	-	330	283	283	0
Skönsmon 2:29, 2:83-87, 2:91, 2:95-96	Sundsvall	Sundsvall	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Area Abroad															
Office properties															
Avenue Hermann Debroux 15	Bryssel	Bryssel	-	-	4 942	-	-	-	466	-	-	5 408	2 603	5 784	55
Avenue Louise 350	Bryssel	Bryssel	-	-	6 670	-	-	-	-	-	-	6 670	10 175	10 490	3
Manhattan Center	Bryssel	Bryssel	-	-	37 250	-	-	8 270	-	-	5 044	50 564	20 000	69 000	71
Rue de Namur 72/74	Bryssel	Bryssel	-	-	2 879	-	-	-	770	-	-	3 649	3 525	3 711	5
Rue Montoyer 39	Bryssel	Bryssel	-	-	1 255	-	-	-	-	-	-	1 255	1 282	1 346	5
Lozenberg 17	Bryssel	Zaventem	-	-	2 788	-	-	-	-	-	-	2 788	3 003	3 003	0
Hogehilweg 7	Amsterdam	Amsterdam	-	-	2 863	-	-	-	-	-	-	2 863	4 400	4 845	9
Other															
Boulevard de la Cambre 28/30	Bryssel	Bryssel	-	-	1 295	-	-	-	1 320	-	-	2 615	2 457	2 586	5

Kungsleden AB (publ)
Corp.id.no. 556545-1217
Reg. office Stockholm
Headoffice

Medborgarplatsen 25
Box 70414
SE-107 25 Stockholm
Tel +46 8 503 052 00
Fax +46 8 503 052 01

Regional Office West

Spannmålsgatan 14
Box 11284
SE-404 26 Göteborg
Tel +46 31 755 56 00
Fax +46 31 755 56 01

Regional Office East

Medborgarplatsen 25
Box 70414
SE-107 25 Stockholm
Tel +46 8 503 052 00
Fax +46 8 503 052 01

Regional Office South

Elbegatan 5
SE-211 20 Malmö
Tel +46 40 17 44 00
Fax +46 40 17 44 19

Regional Office

Retirement homes

Medborgarplatsen 25
Box 70414
SE-107 25 Stockholm
Tel +46 8 503 052 00
Fax +46 8 503 052 01

Local offices West

Jönköping
Huskvarnavägen 40
SE-554 54 Jönköping
Tel +46 36 16 70 07
Fax +46 36 16 70 03

Växjö
Norrkatan 29
352 31 Växjö
Tel +46 470 405 90
Fax +46 470 74 09 20

Trollhättan

Polhemsgatan 2
SE-461 30 Trollhättan
Tel +46 520 47 63 50
Fax +46 520 47 63 51

Local offices East

Gävle
Hamntorget 6
SE-804 23 Gävle
Tel +46 26 54 55 70
Fax +46 26 54 55 80

Karlstad

Lantvärnsgatan 3B
Box 1037
SE-651 15 Karlstad
Tel +46 54 17 50 00
Fax +46 54 17 50 01

Norrköping

Hospitalgatan 11
SE-602 27 Norrköping
Tel +46 11 10 38 10
Fax +46 11 10 38 66

Västerås

Smedjegatan 13
SE-722 13 Västerås
Tel +46 21 12 52 70
Fax +46 21 12 52 90

KUNGSLEDEN

www.kungsleden.se