

**Press Release
19 February 2007**

Kungsleden makes SEK 82.5 m acquisition in Malmö

Swedish listed property company Kungsleden AB (publ) is acquiring a property in Malmö, southern Sweden, for approximately SEK 82.5 m at an estimated property yield of some 6.7%. The property's total lettable floor-space is about 8,800 sq.m. Approximately 62% of the property consists of hotel accommodation, 16% is offices, 22% other accommodation while about 7% of the space is vacant. The main tenant is Fosieby Hotell AB. The average term of rental contracts is around three years. The property has a rental value of slightly over SEK 8 m.

The property is to change hands on 1 March.

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Detta pressmeddelande finns tillgängligt på svenska på www.kungsleden.se

Kungsleden's strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through acquisitions and divestments. As of 30 September 2006, the property portfolio comprised 652 properties with a book value of SEK 24.3 bn. The holding was located in a total of 132 municipalities, although concentrated on the Swedish provinces of Götaland and Svealand, and the Öresund region. Kungsleden has been quoted on Nordiska Börsen since 14 April 1999.