



Kungsleden AB (publ) Interim Report January—September 2002

INTERIM REPORT

1 January—30 September 2002

- Profit before tax was SEK 364 (319) m, corresponding to earnings per share of SEK 19.2 (16.8).
- Kungsleden's operating surplus grew by 30 per cent to SEK 623 (479) m.
- In the period, 51 properties were divested for SEK 490 m, generating profits of SEK 61 (62) m; nine properties were acquired for SEK 345 m.

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.

Profit

Kungsleden's business concept and strategy implies a focus on low operating risk. Our intention is that in principle, cash flows from property management should be high and stable regardless of general economic conditions. We mainly achieve low operational risk by diversifying into multiple types of property, geographical markets and tenants, as well as by spreading rental contract terms over time—thereby the influence of general and specific events is reduced. Kungsleden also reduces operating risk by avoiding property development projects, because they generally mean considerable cash flow uncertainty. Our experience has taught us that property trading can be successful in good or bad times.

An analysis of our property holding's earnings capacity as of 30 September 2002 is provided below to illustrate the effects of Kungsleden's goal-oriented efforts.

Our rental revenues amounted to SEK 695/sq.m. Our rental values were SEK 760/sq.m., and as a proportion of rental values, discounting, vacancies and rental losses were 1.5, 6.5 and 0.7 per cent respectively—healthy levels for Kungsleden, demonstrating that our efforts on the composition and management of our property holding are achieving results.

Our property and property administration costs amounted to SEK 215 and 30/sq.m. respectively. In trend terms, property costs declined. In absolute terms, our property administration costs are in balance, although in per sq.m. terms, they also depend on the progress of the floor-space of our property holding.

Consequently, our operating surplus amounted to SEK 450/sq.m., or SEK 818 m, equivalent to a property yield of just over 8.6 per cent.

Overall, the situation of our property holding as of 30 September suggests that looking ahead, our property yield will remain above 8.5 per cent. Nevertheless, our holding is continuing to change as a consequence of trading and acquisitions. The efforts on our portfolio composition are pursued with the objective of increasing returns without raising risk levels. Kungsleden considers property yield in relation to the risk level of each property type on an ongoing basis, and at present, we consider that retirement homes offer the most attractive relationship, despite their property yield being below Kungsleden's average.

Largely, property trading is dependent on interest in local property markets. The interim period featured relatively stable interest in virtually all local property markets. Kungsleden has been able to effect disposals, helping to lift our returns in relation to risk levels, with healthy profits. We have observed rising interest subsequent to the summer, and accordingly, anticipate enhanced prospects of property trading.

The results of this interim period improved significantly year on year, with the primary explanation lying in our operating surplus, which was up 30 per cent to SEK 623 m. Otherwise, everything remains basically unchanged, apart from our financial costs, which rose 47 per cent to SEK 299 m.

Our increased operating net is mainly due to volume effects, because our average property holding was greater in the interim period than during previous years. We estimate that management enhancements generated SEK 20 m of the SEK 144 m total.

The main explanation for our increased interest costs lies in the same volume conditions as our operating surplus—a larger average property holding implies greater average borrowings. The freedom from interest payments amounted to SEK 21 (32) m, explaining SEK 11 m net. Remuneration for drawing down funding amounted to SEK 9 (7) m, exerting a SEK 2 m net influence. Average interest levels rose from 5.99 to 6.18 per cent, with an SEK 10 m impact. At the end of the interim period, our interest fixing period had risen from 2.6 to 3.1 years, which is one explanation for the higher interest level. In total, interest costs rose by SEK 91 m.

Property holding and earnings capacity

As of 30 September 2002, our property holding comprised 415 properties with floor-space of 1,821,000 sq.m. and a book value of SEK 9,497 m. These properties were located in 122 (132) municipalities. Of property book values, 60 (58) per cent was located in the major urban regions of Greater Stockholm, Greater Gothenburg and Öresund. During the period, Kungsleden acquired properties with a value of SEK 345 (1,937) m, while making SEK 93 (73) m of investments in existing properties. Properties with a book value of SEK 417 (731) m were divested.

The performance of our retirement homes business area fully satisfied expectations at the point of acquisition, with snap-shot property yields as of 30 September at 8.5 per cent, and a book value of SEK 1,290 m.

The table on page 5 entitled 'The earnings capacity of the property holding' illustrates the calculation of our snap-shot property yield, and is based on the following assumptions:

- Properties disposed up to and including the balance sheet date are excluded;
- Properties acquired by the balance sheet date at the latest are included as if they had been owned for 12 months.

Our calculation principles imply that the actuals for constituent properties for the last 12 months form the foundation of earnings capacity coincident with each report. We utilise a combination of actual and acquisition calculations for properties owned for shorter periods. These principles imply that alterations to our portfolio composition and management efficiency feed through consistently and quickly, while our calculated earnings capacity is highly representative.

Property trading

In the interim period, Kungsleden acquired 9 (44) properties with floor-space of 86,000 (262,000) sq.m. for SEK 345 (1,937) m. These transactions were effected at an estimated property yield of 11.0 (7.6) per cent. In the same period, 51 (78) properties were divested for a total of SEK 490 (804) m, and profits of SEK 61 (62) m. These properties were divested at an estimated property yield of 7.6 (6.1) per cent, with these transactions consummated at SEK 4 and 20 m above our external and internal valuations respectively (effected as of 31 December 2001). The majority of properties disposed of were small, with the value of 41 of them being less than SEK 10 m. The following table illustrates the distribution between profit and loss-making property divestments.

Properties divested	Sales, SEK m	Profit, SEK m	Number of properties
Profitable	418.4	78.1	26
At break-even	19.5	0.0	11
Loss-making	52.0	-5.4	14
Sales administration		-11.8	
Total	489.9	60.9	51

Of those disposals effected in the reporting period, one was a retail property, one was an office, two were industrial/warehousing and 14 were of other types. All properties were prioritised for sale, and not considered to satisfy the standards for inclusion in Kungsleden's property holding.

No acquisitions were made during the reporting period, although the number of properties owned rose from 413 to 415 as a consequence of one property acquired in the year being divided into three.

Funding

The funding portfolio totalled SEK 7,073 m as of 30 September; average interest increased slightly, to SEK 6.18 per cent. The average interest fixing period was 3.1 years. Our interest maturity structure has been achieved by a combination of multi-year loans with floating interest, and interest swaps, where we receive floating interest and pay at fixed rate. We consider this funding solution to be the most effective, against the background of Kungsleden's need to be able to amortise subsequent to property disposals without interest penalties, partly because it is possible to increase or decrease interest fixing periods when considered optimal.

Interest fixing periods as of 30 September 2002

Interest maturity	Nom.amt., SEK m	Proportion, %	Ave. interest, %
2002	3,132	44.3	5.69
2003	341	4.8	6.64
2004	200	2.8	5.26
2005	350	5.0	7.45
2006	450	6.4	5.96
2007	475	6.7	6.56
2008	450	6.4	6.15
2009	100	1.4	6.12
2010	1,275	18.0	6.92
2011	300	4.2	6.60
Total	7,073	100.0	6.18

Shareholders' equity

The closing balance of shareholders' equity was SEK 2,250 (2,150) m, or SEK 118.7 (113.4) per share, equivalent to an equity ratio of 22.8 (25.5) per cent.

The share and ownership structure

Our share price sustained its positive progress: on 31 December 2001, Kungsleden's share price was SEK 117; on 30 September 2002, it was SEK 125. Dividends of SEK 10.50 per share were paid. Total returns in the period were 16 per cent.

As of 30 September 2002, Kungsleden had approximately 12,800 shareholders, a 25 per cent increase on the number as of 31 December 2001.

Shareholders as of 30 September 2002

Shareholder	Number of shares	% of votes and capital
Olle Florén with companies	458,300	2.4
Crafoord Foundation	442,000	2.3
Management and board	389,200	2.1
Swedish Red Cross	300,000	1.6
Agria	260,000	1.4
Baltic Foundation	260,000	1.4
Robur small-cap fund	226,300	1.2
2nd AP (National Pension Insurance) fund	212,465	1.1
Elin fastigheter HB	115,200	0.6
3rd AP (National Pension Insurance) fund	110,900	0.6
Total, ten largest shareholders	2,774,365	14.6
Foreign owners	2,766,030	14.6
Other shareholders	13,237,925	70.8
Total	18,958,620	100.0

Human resources

The average number of employees in the period was 71 (79).

Parent company

Parent company profits after financial items were SEK –9 (–10) m for the period. As of 30 September 2002, liquid assets were SEK 0 (0) m.

Accounting principles

Kungsleden's accounting principles are unchanged since the previous year. Kungsleden observes RR's (the Swedish Financial Accounting Standards Council) recommendations and the RR Task Force statements.

Forecast 2002

Kungsleden reiterates its forecast of profit before tax of SEK 450 m for 2002, equivalent to SEK 23.7 per share.

Jens Engwall

Chief Executive

Kungsleden AB (publ)

Stockholm, Sweden 23 October 2002

This interim report has not been reviewed by the Kungsleden's auditors.

Forthcoming reports

- Financial Statement, February 2003
- Annual Report for the financial year 2002, March 2003

For more information, please contact:

Jens Engwall, Chief Executive

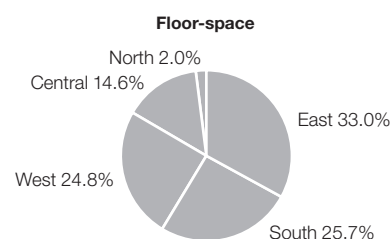
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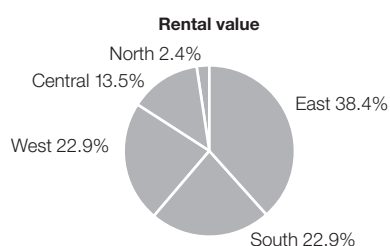
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PROPERTY HOLDING

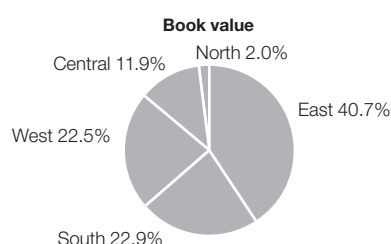
Kungsleden's geographical presence in Sweden



Total floor-space 1,820,700 m²

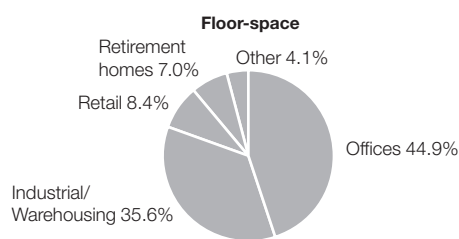


Total rental values SEK 1,382.8 m

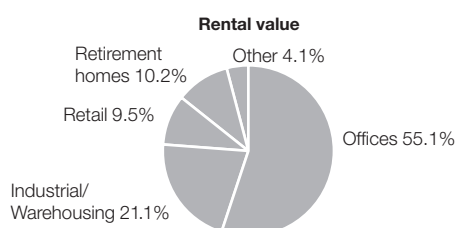


Total book value SEK 9,496.9 m

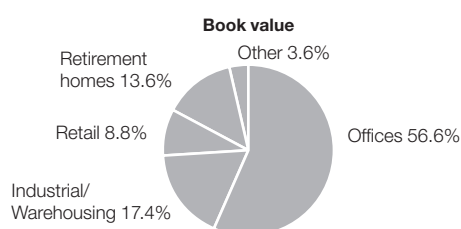
Kungsleden's property categories



Total floor-space 1,820,700 m²



Total rental values SEK 1,382.8 m



Total book value SEK 9,496.9 m

The earnings capacity of the property holding as of 30 September 2002

Total	East	South	West	Central	North	Total
Number	101	134	102	64	14	415
Lettable floorspace, 000 m ²	600.2	468.5	451.0	265.1	35.9	1,820.7
Book value, SEK m	3,861.9	2,172.2	2,140.8	1,134.6	187.4	9,496.9
Rental value, SEK m	530.3	317.3	316.6	186.0	32.6	1,382.8
Rental revenues, SEK m	482.3	294.1	296.1	160.6	29.7	1,262.7
Operating surplus, SEK m	328.9	186.3	201.4	84.3	17.1	818.1
Economic occupancy, %	92.9	94.5	94.4	91.5	93.3	93.5
Property yield, %	8.5	8.6	9.4	7.4	9.1	8.6

Total	Offices	Industrial/ Warehousing	Retail	Retirement homes	Other	Total
Number	188	97	44	24	62	415
Lettable floorspace, 000 m ²	817.5	648.2	152.8	128.3	74.1	1,820.7
Book value, SEK m	5,372.9	1,651.9	838.2	1,289.6	344.3	9,496.9
Rental value, SEK m	762.5	291.2	131.6	140.7	56.8	1,353.6
Rental revenues, SEK m	696.0	258.3	117.9	140.3	50.2	1,244.3
Operating surplus, SEK m	451.1	166.8	64.6	109.5	26.1	809.9
Economic occupancy, %	92.9	92.0	93.5	99.6	92.4	93.5
Property yield, %	8.4	10.1	7.7	8.5	7.6	8.6

INCOME STATEMENT

	Interim period		Reporting period		
SEK m	2002 Jan—Sept	2001 Jan—Sept	2002 June—Sept	2001 June—Sept	2001 Jan—Dec
Property management					
Rental revenues	967.0	764.4	316.3	266.8	1,038.7
Operating and maintenance costs	−250.3	−205.8	−67.1	−65.7	−293.5
Property tax	−36.4	−33.4	−11.6	−12.2	−44.7
Ground rent	−10.5	−8.1	−4.2	−2.6	−10.3
Property administration	−46.5	−38.1	−10.9	−12.0	−51.8
Operating surplus, property management	623.3	479.0	222.5	174.3	638.4
Property trading					
Sales proceeds, property	489.9	803.8	22.7	356.7	1,057.1
Sales administration including costs	−11.8	−11.0	−3.5	0.0	−16.3
Book value of divested properties	−417.2	−730.6	−22.5	−324.8	−940.6
Profit, property trading	60.9	62.2	−3.3	31.9	100.2
Gross profit	684.2	541.2	219.2	206.2	738.6
Central administration costs	−21.4	−19.6	−5.4	−6.0	−30.5
Value adjustments	0.0	0.0	0.0	0.0	−51.3
Operating profit	662.8	521.6	213.8	200.2	656.8
Profit from financial items					
Interest income, etc	3.2	8.2	0.1	4.4	18.5
Interest subsidies	0.1	0.6	0.0	0.4	1.2
Interest costs, etc	−301.9	−211.4	−110.3	−77.2	−296.2
Profit before tax	364.2	319.0	103.6	127.8	380.3
Tax					
Current tax	0.2	0.0	0.0	0.0	−2.0
Deferred tax	−102.7	−90.3	−28.7	−37.5	−112.5
Net profit	261.7	228.7	74.9	90.3	265.8
Average number of shares	18,958,620	18,958,620	18,958,620	18,958,620	18,958,620
Profit before tax per average number of shares, SEK	19.2	16.8	5.5	6.7	20.1
Profit after tax per average number of shares, SEK	13.8	12.1	4.0	4.8	14.0

BALANCE SHEET

SEK m	30 Sept 2002	30 Sept 2001	31 Dec 2001
Assets			
Fixed assets	15.2	89.5	56.1
Current property assets	9,496.9	7,766.1	9,476.9
Other current assets	155.7	391.8	260.2
Cash and bank balances	206.9	182.1	153.7
Total assets	9,874.7	8,429.5	9,946.9
Liabilities and shareholders' equity			
Shareholders' equity ¹	2,250.2	2,150.4	2,187.5
Provisions	65.1	2.9	2.2
Interest-bearing liabilities	7,073.5	5,240.0	5,926.2
Non-interest bearing liabilities	485.9	1,036.2	1 831.0
Total liabilities and shareholders' equity	9,874.7	8,429.5	9,946.9
¹ Change in shareholders' equity			
Opening balance	2,187.6	2,092.3	2,092.3
Dividends	-199.1	-170.6	-170.6
Net profit	261.7	228.7	265.8
Closing balance	2,250.2	2,150.4	2,187.5

Key figures

Financial key figures	30 Sept 2002	30 Sept 2001	31 Dec 2001
Property yield, earnings capacity, %	8.6	8.3	8.6
Economic occupancy, earnings capacity, %	93.5	91.5	93.4
Profit margin, %	64.5	62.7	61.5
Interest cover, multiple	2.2	2.6	2.4
Return on equity, profit before tax, %	16.4	15.0	17.8
Return on equity, profit after tax, %	11.8	10.8	12.4
Return on total capital, %	6.7	6.9	8.0
Gearing, multiple	3.1	2.4	2.7
Mortgage ratio, property, %	74.5	67.5	63.0
Equity ratio, %	22.8	25.5	22.0
Data per share			
Number of shares outstanding	18,958,620	18,958,620	18,958,620
Average number of shares	18,958,620	18,958,620	18,958,620
Operating surplus per share, SEK	32.9	25.3	33.7
Property book value per share, SEK	500.9	409.6	499.9
Shareholders' equity, SEK	118.7	113.4	115.4
Cash flow from operations per share, SEK	14.6	19.5	26.7

CASH FLOW STATEMENT

	Interim period		Reporting period		
SEK m	2002	2001	2002	2001	2001
	Jan—Sept	Jan—Sept	June—Sept	June—Sept	Jan—Dec
Ongoing operations					
Operating profit	662.8	521.5	213.8	200.1	656.7
Net financial position	-298.6	-202.6	-110.2	-72.4	-276.4
Value adjustments			0.0	0.0	51.3
Adjustments for items not included in cash flow, etc.	0.2	-1.0	-0.2	-0.3	-1.2
	364.4	317.9	103.4	127.4	430.4
Tax paid	0.2	-7.1	0.0	0.0	-7.1
Cash flow from operations before change in working capital	364.6	310.8	103.4	127.4	423.3
Cash flow from change in working capital					
Increase (-) / decrease (+) in operating receivables	-41.7	-42.7	10.3	-2.8	-52.9
Increase (+) / decrease (-) in operating liabilities	-46.8	102.3	-103.8	-49.8	135.4
Cash flow from operations	276.1	370.4	9.9	74.8	505.8
Investment activity					
Acquisitions of current property assets	-437.1	-2,010.0	-40.5	-22.7	-3,982.0
Disposals of current property assets	417.2	730.6	22.5	324.8	940.6
Net investments in tangible fixed assets	-3.0	-0.8	-0.7	0.2	-1.4
Net investments in financial fixed assets	3.9	2.2	-0.5	1.5	5.5
Cash flow from investment activity	-19.0	-1,278.0	-19.2	303.8	-3,037.3
Financing activity					
Borrowing/amortisation	-4.8	1,120.1	78.1	-410.0	2,715.6
Dividend paid	-199.1	-170.6	0.0	0.0	-170.6
Cash flow from financing activity	-203.9	949.5	78.1	-410.0	2,545.0
Cash flow for the period	53.2	41.9	68.8	-31.4	13.5
Liquid funds, opening balance	153.7	140.2	138.1	213.5	140.2
Liquid assets, closing balance	206.9	182.1	206.9	182.1	153.7

DEFINITIONS

Property terminology

Property yield: annual operating surplus from properties at the end of the period as a proportion of the properties' book value at the end of the period.

Operating surplus: rental revenue less operation and maintenance costs, ground rent, property tax and property administration. Interest subsidies not included.

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

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 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.

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

Economic vacancy: assessed market rent for un-let floor-space as a proportion of rental value.

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. The distribution is made between office, residential, retail, hotel, development, industrial and warehousing. Distribution by property type means the property is defined by that type of floor-space that represents the majority 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 as a proportion of total lettable floor-space at the end of the period.

Area-based vacancy: vacant floor-space as a proportion of 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 after financial items plus interest costs less interest subsidies in relation to average assets. Average assets are calculated as the total of opening and closing balances divided by two.

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

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 items not included in cash flow from operations, and for changes in working capital.

Interest cover: profit before net financial items in relation to net 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.

Earnings per share: profit after tax at year-end divided by the number of shares at year-end.

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

PROPERTY DISPOALS, JANUARY—SEPTEMBER 2002

Name	Municipality	Locality	Address	Year of construction/ conversion	Lettable floor-space m²						Total floor-space
					Offices	Industrial/ warehousing	Residential	Retail	Hotel	Other	
Market Area East											
Offices											
Standard 8	Nyköping	Nyköping	Bagareg 23	1975/1989	1,155	–	–	235	–	–	1,390
Gripen 2	Nyköping	Nyköping	V:a Storg 23	1929	1,299	77	301	923	–	–	2,600
Sörmlandsbanken 10	Nyköping	Nyköping	Slottsg 25	1992	3,120	120	419	75	–	–	3,734
Luna 4	Södertälje	Södertälje	S:t Ragnhildsg 1	1929	2,033	66	410	455	–	–	2,964
Industrial/Warehousing											
Vita Liljan 3	Stockholm	Stockholm	Bredängsv 205–209	1971	–	2060	40	–	–	–	2,100
Retail											
Diagonalen 1	Huddinge	Huddinge	Geometriv 3–7	1989	3,061	154	3467	–	–	–	6,682
Tackjärnet 3	Stockholm	Stockholm	Karlsbodav 12	1988	–	750	1010	–	–	–	1,760
Other											
Dikartorp 3:7	Järfälla	Järfälla	Slammertorpsv	–	–	–	–	–	–	–	–
Magasinet 2	Järna	Södertälje	Tuna Industriv 31	–	–	–	–	180	–	–	180
Magasinet 3	Järna	Södertälje	Tuna Industriv 33	–	–	–	–	180	–	–	180
Market Area South											
Offices											
Uttern 12	Alvesta	Alvesta	Storg 12	1930	789	–	–	230	–	–	1,019
Kalvamo 1:77	Broakulla	Emmaboda	Bruksg 11	1961	180	–	–	–	–	–	180
Sösdala 73:9	Sösdala	Hässleholm	Bankg 1	1929	463	–	145	303	–	–	911
Hästveda 96:2	Hästveda	Hässleholm	Ö Järnvägs 2	1969	284	–	–	–	–	–	284
Torstensson 9,10	Landskrona	Landskrona	Eriks 124, 126	1929/1979	840	–	–	–	–	–	840
Linneryd 5:2	Linneryd	Tingsryd	Kyrkv 22	1970	302	–	–	–	–	–	302
Trasten 2	Vimmerby	Vimmerby	Sevdeg 34	1978	1,560	–	40	–	–	–	1,600
Industrial/Warehousing											
Lyckebacken 1	Lund	Lund	Åkerlund & Rausing v 20	1939/1976	2,440	74,402	–	–	–	905	77,747
Other											
Köpmannen 9	Gränna	Jönköping	Braheg 51	1955	235	–	225	421	–	–	881
Hotellet 2	Vetlanda	Vetlanda	Stortorget 5	1935	–	–	–	–	2,863	–	2,863
Helmershus 6:5	Värnamo	Värnamo	Bänkformarv, Åminne	–	–	–	–	–	–	–	–
Market Area West											
Offices											
Lerum 32:1	Lerum	Lerum	Hedlunds Backe 1	1991	1,042	–	–	–	–	–	1,042
Planeten 5	Skara	Skara	Skaraborgsg 34 a–e	1978	2,139	–	–	2,388	–	1,741	6,268
Börsen 2 o 3	Ämål	Ämål	Kungsg 12–14	1940/1961	1,588	–	699	232	–	–	2,519
Industrial/Warehousing											
Öslanda 10:68,10:82	Stenkullen	Lerum	Snickarev 1	1960/1983	168	8,317	–	–	–	–	8,485
Retail											
Hovmästaren 8	Floby	Falköping	Storg 52	1960	170	–	290	–	–	–	460
Hallsås 2:133	Lerum	Lerum	Kring-Alles V 52	1988	–	–	600	–	–	–	600
Other											
Linden 12	Floby	Falköping	Centralg 1 a–d	1957	–	77	233	1,869	–	–	2,179
Linden 17	Floby	Falköping	Norra Kungsg 1 a–c	1960	–	40	–	1,474	–	–	1,514
Torrevalle 1:8 m.fl	Falköping	Falköping	Torrevalle	–	–	–	–	–	–	–	–
Svalörten 5	Floby	Falköping	Smältebäcksv 3	1946	–	–	–	123	–	–	123
Svalörten 6	Falköping	Falköping	Villag 13	–	–	–	–	–	–	–	–
Kläppa 1:77,79,90,91	Åsa	Kungsbacka	Gustav Alberts V 50, 54, 35, 37	–	–	–	–	–	–	–	–
Kläppa 1:75	Åsa	Kungsbacka	Gustav Alberts V 46	–	–	–	–	–	–	–	–
Kläppa 1:76	Åsa	Kungsbacka	Gustav Alberts V 48	–	–	–	–	–	–	–	–
Öslanda 10:84	Lerum	Lerum	Stenkullen	–	–	–	–	–	–	–	–
Aratorp 3:17;20;85	Kinna	Mark	Krusagårdsv 12	–	–	–	–	–	–	–	–
Planeten 7	Skara	Skara	Skaraborgsg 34 f	1929/1983	193	–	–	1,348	–	–	1,541
Market Area Central											
Offices											
Vägverket 9	Falun	Falun	Zettergrens v 14	1979	424	329	–	–	–	–	753
Smedjan 3	Säffle	Säffle	Sundsg 23	1936	815	–	–	207	–	–	1,022
Färgeriet 3	Örebro	Örebro	Åg 4–8	1989	1,860	–	–	–	–	–	1,860
Industrial/Warehousing											
Braxen 10	Arboga	Arboga	Norra Åg 17	1954/1963	116	7,438	–	–	–	–	7,554
Braxen 11	Norra Åg 21	Arboga	Arboga	1958/1962	164	3,390	–	–	–	–	3,554
Other											
Larsarvet 4:14	Grycksbo	Falun	Falun	–	–	–	–	–	–	–	–
Larsarvet 4:16	Grycksbo	Falun	Falun	–	–	–	–	–	–	–	–
Bengtsarvet 1:17	Grycksbo	Falun	Falun	–	–	–	–	–	–	–	–
Tjädern 12	Tegnér 8 a–b	Filipstad	Filipstad	1955	–	–	586	998	–	–	1,584
Västra Sälen 5:279	Transtrand	Malung	Malung	–	–	–	–	–	–	–	–
Market Area North											
Offices											
Berlin 8	Stora Torget 2	Örnsköldsvik	Örnsköldsvik	1929	2,229	–	–	–	–	–	2,229
Norrgrissjö 3:45, 3:68	Skollärarv 17	Gideå	Örnsköldsvik	1962	131	–	–	80	–	–	211
Other											
Petersburg 4	Nya 9	Örnsköldsvik	Örnsköldsvik	1940	201	–	–	–	–	–	201

PROPERTY ACQUISITIONS, JANUARY—SEPTEMBER 2002

Name	Municipality	Locality	Address	Year of construction/ conversion	Lettable floor-space m²						Total floor-space	Rental revenue	Rental value	Vacancy, %
					Offices	Industrial/ warehouse	Residential	Retail	Hotel	Other				
Market Area East														
Retirement homes														
Luthagen 81:1	Uppsala	Uppsala	Norlandsgatan 2	2001	—	—	—	2,740	—	—	2,740	2,141	2,141	0.0
Market Area South														
Retirement homes														
Norra Sjukhuset 1	Lund	Lund	N Gränsv 1; Skjutbanev 3	1975/1991	—	—	—	14,166	—	—	14,166	6,166	6,566	6.1
Nicktisteln 2	Malmö	Malmö	Ernst Jakobssons gata 7	1993	—	—	—	2,250	—	—	2,250	1,345	1,345	0.0
Bardisanen 14	Malmö	Malmö	N Bulltoftav 61–63	1993	—	—	—	822	—	—	822	720	720	0.0
Storskarven 9	Malmö	Malmö	Brunandavägen 32	1993	—	—	—	442	—	—	442	267	267	0.0
Storskarven 12	Malmö	Malmö	Norra vägen 7	1998	—	—	—	1,900	—	—	1,900	1,306	1,306	0.0
Storskarven 13	Malmö	Malmö	Norra vägen 1–5	1996	—	—	—	2,313	—	—	2,313	1,384	1,384	0.0
Tväråkern 16–17	Malmö	Malmö	Marieholmsvägen 3	1996	—	—	—	672	—	—	672	444	444	0.0
Other														
Hamnen 22:2	Malmö	Malmö	Jörgen Kocksgatan 3	1952/1964	3,411	265	—	—	4,361	—	8,037	6,415	7,215	11.1
Market Area West														
Industrial/Warehousing														
Hjulet 6	Trollhättan	Trollhättan	Kardarv 12B	1980/1984	—	1,710	—	—	—	—	1,710	866	866	0.0
Market Area Central														
Industrial/Warehousing														
Finnslätten 3	Västerås	Västerås	Bnr 340, Finnslätten	1959/1976–77	—	5,0727	—	—	—	—	50,727	29,665	35,510	13.7

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