

Press Release**14 February 2012**

Hemsö purchases six properties for SEK 396 m

Through Hemsö, its joint venture with AP3 (the Swedish Third Pension Insurance Fund), listed Swedish property company Kungsleden AB (publ) is purchasing six properties for a total purchase price of SEK 396 m excluding transaction costs. The property yield amounts to approximately 6.7%.

This property portfolio consists of a retirement home and three schools in the northern Swedish city of Umeå, one school in Eskilstuna, west of Stockholm, and a police station in Eksjö, south west of Stockholm. The tenants are the Municipality of Umeå, the International English School and Jönköping Police Authority. Total rental value amounts to about SEK 34 m.

Completion is scheduled for 30 March 2012.

“These properties fit well into Hemsö’s portfolio with long leases averaging ten years of remaining contract term, which ensures stable, long-term returns,” commented Kungsleden’s Chief Executive Thomas Erséus.

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

Kungsleden AB (publ) discloses the information in this press release according to the Swedish Securities Markets Act and/or the Swedish Financial Trading Act. The information was provided for public release on 14 February 2012 at 8:00 a.m.

Kungsleden’s strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through purchases and sales. As of 30 September 2011, the property portfolio comprised 639 properties with a book value of SEK 26.5 bn. The holding was located in a total of 142 municipalities, mainly in southern and central Sweden. Kungsleden has been quoted on OMX Nordic Exchange since 1999.