

Press release**4 July 2011**

Kungsleden divests properties to Hemsö

In the press release dated 12 April 2011, Kungsleden AB (publ) announced a property swap with Peab. In the transaction, Kungsleden divested its share in Kokpunktens Fastighets AB to Peab and acquired three development properties from Peab. These properties have now been sold on to Hemsö at unchanged terms. The net transaction value is a divestment of SEK 46 m. The transaction has no effect on profit for calculating dividends.

The public properties which are under construction have total leasable area of approximately 4,800 sq.m. and rental value of approximately SEK 10.5 m.

The properties are a police station in Köping in central Sweden which will be let to the Police over a 12-year contract, a pre-school in Sigtuna near Stockholm which will be let to pre-school Pyslingen over a 15-year contract and a retirement home let by the Municipality of Uppsala over a 20-year contract.

“These public properties with long contracts fit Hemsö’s profile extremely well,” commented Kungsleden’s Chief Executive Thomas Erséus.

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

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 4 July 2011 at 08:00 a.m.

Kungsleden’s strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through acquisitions and divestments. As of 31 March 2011, the property portfolio comprised 629 properties with a book value of SEK 25.5 bn. The holding was located in approximately 141 municipalities, although concentrated on the Swedish provinces of Gotaland and Svealand, and the Oresund region. Kungsleden has been quoted on the Nasdaq OMX Stockholm since 1999.