

Press Release**14 November 2011**

Hemsö purchases a public property for SEK 71 m

Through Hemsö, its joint venture with AP3 (the Swedish Third Pension Insurance Fund), listed Swedish property company Kungsleden AB (publ) is purchasing a public property for a total purchase price of SEK 71 m excluding transaction costs. The initial property yield amounts to 7.4%.

The property is in Krokslätt, just south of central Gothenburg. Leasable area is approximately 6,800 sq.m., the majority let to the International English School on a nine-year lease. The remaining area consists of offices and a small restaurant. Total rental value is about SEK 7 m.

Completion is scheduled for 1 December 2011.

“We’re purchasing this property at a good yield, and with the International English School as a stable, long-term tenant,” 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 November 2011 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.