

**Press Release****7 December 2011**

## **Kungsleden sells a property for SEK 385 m**

Listed Swedish property company Kungsleden AB (publ) is selling a commercial property for a total purchase price of SEK 385 m. The property yield amounts to 7,1%. The sales price exceeds book value by SEK 20 m and acquisition cost by SEK 18 m. This latter amount will be included in Kungsleden's profit for calculating dividends for 2011.

The property is located in Karlskrona, southern Sweden, and is 100% let to ABB. Leasable area amounts to approximately 37 000 sq.m., mainly consisting of industrial premises.

Completion will be on 7 December 2011 and the buyer is ABB.

“ABB has its own plans for this property, so it feels natural for them to realise them themselves. This is a good transaction, as well as the result of a positive collaboration with ABB,” commented Kungsleden's Chief Executive Thomas Erséus.

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*Detta pressmeddelande finns tillgängligt på svenska på [www.kungsleden.se/press](http://www.kungsleden.se/press)*

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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 7 December 2011 at 1:00 p.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.