

Press Release**17 February 2012**

Kungsleden sells two properties for approx. SEK 75 m

Listed Swedish property company Kungsleden AB (publ) is selling two properties for a total purchase price of SEK 75 m excluding transaction costs at a property yield of 6.5%. The sales price exceeds book value and acquisition cost by approximately SEK 4 m. This amount will be included in Kungsleden's profit for calculating dividends for 2012.

The properties are located in Linköping, south west of Stockholm, and leasable area amounts to approximately 7,100 sq.m. divided 50% retail, 41% care and 9% office and other accommodation. These properties are fully let to various tenants, the largest being northern European food provider ICA Sverige AB and Östergötland County Council.

Completion was on 16 February 2012

“I feel satisfied with this transaction, which yielded a good profit. With the sale earlier in the week, these transactions demonstrate that the transaction market remains liquid with strong local players.” 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 17 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 31 December 2011, the property portfolio comprised 636 properties with a book value of SEK 26.1 bn. The holding was located in a total of 143 municipalities, mainly in southern and central Sweden. Kungsleden has been quoted on OMX Nordic Exchange since 1999.