



Facilitating opportunities

Kungsleden is its people. Not the concrete, bricks or glass...Obviously, our fixed assets have value, but it's still our people that manage, regenerate and enhance that value. And everything is based on a close collaboration with our customers, who ultimately, are the people that can evaluate what we do and how well we deliver on our promises.

So what do we mean by Kungsleden—facilitating opportunities? For us, it means the way we stand out in the property sector. What our customers emphasise is all about our entrepreneurship. That we're there, innovative, focused on solutions and easy to deal with.

Our business concept lets us discover value in a property regardless of its location and type. With properties in some 130 Swedish municipalities and our offices nationwide, we're there geographically and in our actions. This means that we're also alert to needs wherever our customers are. Being driven by a strong entrepreneurial spirit, with decisions being taken at the edges of our organisation, promotes Kungsleden's innovation and drive.

Simply put, as the property company that facilitates opportunities, we see possibilities in properties, premises and places that others don't.



CHIEF EXECUTIVE'S STATEMENT

Going into 2010, we anticipated a weak increase in vacancies, and somewhat lower revenues due to a negative consumer price index. What we didn't anticipate was such a cold winter and the resulting increased costs. Summarising the year, I can conclude that profits for the quarter and year were stable, even if the winter weather and somewhat higher vacancy levels did impact our figures adversely.

Comparisons with the full year 2009 are affected by the part-sale of public properties to AP3 (the Swedish Third Pension Insurance Fund), and the fact that earlier in 2010, we were net sellers of property. In like-for-like terms, our rental revenues reduced by 2 per cent. At year-end, the average property yield was 6.4 per cent, against 7.0 per cent in the year before.

Net profit increased robustly, largely thanks to increased unrealised values on properties and financial instruments totalling SEK 617 m.

Transaction volumes expanded markedly in the fourth quarter, and this also applied to Kungsleden. The largest transactions included the now-unconditional acquisition of 36 properties for SEK 3.6 billion including transaction costs from NR Nordic & Russia Properties Ltd. at a property yield of approxi-

mately 10 per cent. The sale of six commercial properties in Ludvika, central Sweden, to ABB for SEK 800 m can be considered as Kungsleden relocating the ABB holding to Västerås, north west of Stockholm, reducing a potential location risk in Ludvika. In the fourth quarter, we also sold our retirement homes holding in Germany to Hemsö, our 50 per cent owned company, for SEK 1.3 billion.

With a stronger Swedish economy, the prospects of retail properties are improving, and in 2010, Kungsleden made some SEK 800 m of acquisitions of stores and shopping centres. Their tenants represent strong brands and these properties are in good retail locations. One example

is the acquisition of six retail properties, several of them in the Mälardalen region, for around SEK 520 m at a property yield of about 8 per cent.

With the transactions completed in 2010 and the formation of Hemsö, Kungsleden has undergone extensive change over the past year, and is now a company in good shape, and to some extent, a new form. But its foundation is the same business model that Kungsleden has always had.

The intensive activity of the quarter corroborates the transaction market has come back to life. I view our prospects of continuing to maintain higher activity levels, and thus getting Kungsleden's portfolio to grow, with confidence.

My view is that vacancy levels stabilised in late-2010. Looking forward, we are seeing a gradual improvement on the transaction and lettings markets. We are also seeing signs of inflation returning, and that there will be opportunities for some rent increases.

The proposed dividend for 2010 is SEK 2.00 (3.75) per share. The Board of Directors' estimate of profit for calculating dividends for 2011 is SEK 650 m.

Thomas Erséus
Chief Executive

1 January – 31 December 2010

- Net sales decreased by 11 per cent to SEK 2,304 (2,602) m, and gross profit decreased by 15 per cent to SEK 1,545 (1,817) m due to the previous year's transaction with AP3 (the Swedish Third Pension Insurance Fund) and increased costs relating to the severe winter.
- Profit before tax was SEK 1,186 (351) m. Profit after tax was SEK 841 (250) m, equivalent to SEK 6.20 (1.80) per share.
- As of 31 December 2010, the property portfolio comprised 592 (585) properties with a book value of SEK 21,501 (21,861) m.
- 64 (18) properties were acquired for SEK 2,356 (1,307) m. 63 (274) properties were also divested for SEK 2,929 (7,808) m, generating a profit of SEK 33 (–135) m. These investments affected profit for calculating dividends by SEK 53 (895) m. After the end of the interim period, a final agreement was signed to acquire 36 properties for SEK 3.6 bn from NR Nordic & Russia Properties Ltd.
- Profit for calculating dividends for 2010 was SEK 530 (1,022) m, equivalent to SEK 3.90 (7.50) per share.
- The Board of Directors is proposing a dividend of SEK 2.00 (3.75) per share.
- The estimated profit for calculating dividends for the full year 2011 is SEK 650 m, or SEK 4.80 per share.

FOURTH QUARTER (OCTOBER-DECEMBER)

- Net sales rose by 2 per cent to SEK 599 (588) m.
- Profit before tax was SEK 781 (41) m after the value of financial instruments increased. Net profit after tax was SEK 524 (–90) m, or SEK 3.80 (–0.70) per share.

1 January – 31 December 2010

THIS IS KUNGSLEDEN

Kungsleden is a property company that is always open to new business opportunities – regardless of the type of property or its location. With properties in some 130 municipalities and offices nationwide, Kungsleden is responsive to its

tenants' local needs. Kungsleden tenants are both small enterprises and large corporations, while school students and pensioners occupy and live in Kungsleden properties.

Kungsleden's business model focuses on continually enhancing its property portfolio with the objective of

improving portfolio risk-adjusted returns. Its ambition is that cash flow from operations will always remain high and stable. Thanks to its committed and skilled professionals, Kungsleden enables valuable solutions for customers, which help create high and stable returns for the long term.

KUNGSLEDEN'S STRATEGY

Enhance a skilled and businesslike organisation

Pursue customer satisfaction through the active management and improvement of the property portfolio

Assure high long-term returns proceeding from the existing portfolio, and through acquisitions and divestments

KUNGSLEDEN'S RESULTS FOR JANUARY–DECEMBER

Profit after tax for the year was SEK 841 (250) m. The higher figure is mainly due to unrealised value changes on properties and financial instruments.

Net sales in the year were SEK 2,304 (2,602) m, divided between rental revenues of SEK 2,120 (2,394) m and sales revenues from modular buildings of SEK 184 (208) m. The background to this reduction was the part-sale of Hemsö, which was still wholly owned during the first four months of 2009, negative rent indexation in 2010 as well as isolated vacancies, mainly in the commercial portfolio.

Gross profit decreased by 15 per cent to SEK 1,545 (1,817) m. If the public properties part-sold to the AP Fund in

2009 are included, rental revenues would have decreased by 2 per cent and operating net would have decreased by 6 per cent year on year. This reduction is mainly attributable to indexation and higher costs for heating and snow clearance early and late in the year.

Property trading generated a SEK 33 (–135) m profit. The divestments meant that value changes of SEK 21 (1,189) m for the whole holding period have now been realised.

Sales and administration costs decreased to SEK 260 (286) m. This reduction is partly a consequence of only half of Hemsö's administration costs now being charged to Kungsleden.

The net financial position changed positively by SEK 98 m, and was SEK

–749 (–847) m, primarily explained by lower loan volumes in 2010 compared to the corresponding period of 2009.

Value changes on properties and financial instruments in the year amounted to SEK 187 (–312) m and SEK 430 (113) m respectively, totalling SEK 617 (–198) m. The positive value change on properties is a net of new value appraisals and investments completed, corresponding to 1 per cent of book value. The value change is primarily attributable to public properties. Valuations of financial instruments were positively affected as a result of rising long yields.

Tax on net profit was SEK –345 (–101) m, which is somewhat more than 26.3 per cent of profit before tax.

Profit for calculating dividends

SEK m	2010 Jan–Dec	2009 Jan–Dec
Gross profit	1,545	1,817
Sales and administration costs	–260	–286
Net financial position	–749	–847
Sub-total	536	684
Realised items		
Trading net on divestment	33	–135
Realised value changes, property	21	1,189
Realised value changes, financial instruments	–8	–281
Sub-total	46	773
Tax payable	–52	–435
Profit for calculating dividends	530	1,022



Profit for calculating dividends for 2010 was a total of SEK 530 (1,022) m.

THE PROPERTY PORTFOLIO

As of 31 December 2010, the portfolio comprised 592 (585) properties, of which Kungsliden had 50 per cent ownership of 297, with area for Kungsliden's part of 2,510,000 (2,684,000) sq.m. and book value of SEK 21,501 (21,861) m.

Kungsliden values its properties from an internal valuation model, which is an integrated component of its business process, where every property has a business plan. A combination of the reconciliation of location pricing and present value calculations of cash flows with a five-year forecast period, plus subsequent residual values, form the basis of valuations. Factors considered include rent levels, vacancies, operation and maintenance costs, property age, status and usage. The transactions Kungsliden has conducted in the period corroborate the company's valuations. Previously, activity levels on the Swedish property market have been low. An increase in the number of transactions over the past year offers further guidance in valuation work.

Of book value, 45 (46) per cent related to Commercial Properties, 48 (47) per cent to Public Properties and 7 (7) per cent to Nordic Modular.

Of property book values, 41 per cent were located in the three major city regions of Greater Stockholm, Greater Gothenburg and the Öresund region. The properties were located in 133

municipalities, of which 54 per cent of book value was located in municipalities with populations of less than 100,000.

The property portfolio in Germany amounted to SEK 786 (1,739) m of total book value. Basically all the German properties were sold in December to 50 per cent-owned company Hemsö. This value also decreased as a consequence of the euro exchange rate in 2010. Property management in Germany differs from Sweden, with for example, tenants basically bearing all ongoing costs apart from tax and insurance, subject to what are termed triple net agreements. Accordingly, the operating surplus margin in the German operations is higher than in the Swedish.

Investments in existing properties amounted to SEK 215 (300) m. Investments are mainly conversions and extensions on existing properties in consultation with the tenant so the customer's operations can be conducted in a better, more efficient way. Investments increase property values through higher rent levels, and often, longer contract terms.

297 (244) of the public properties are 50 per cent owned by Kungsliden. They are all included in the number of properties, but only have a 50 per cent effect on Kungsliden's results of operations and financial position because they are part-owned via Hemsö.

PROPERTY TRADING

After a few weak years, the property market is showing clear signs of recovery in terms of the number of transactions completed.

64 properties were acquired in the period with area of 237,000 sq.m. for a value of SEK 2,356 m. Of these acquisitions, seven were of the Industrial/warehouse type, three were Offices, 11 were Retail, one was 'Other Commercial', one was a Retirement Home, 23 were Care, seven were School and 11 were 'Other Public' properties. The acquisitions were conducted at an estimated property yield of 7.6 per cent. The largest transaction was Hemsö's acquisition of four properties from Vasallen, which for Kungsliden's part was SEK 582 m.

63 properties with area of 414,000 sq.m. were sold for SEK 2,929 m. The book value of the divested properties was SEK 2,896 and acquisition cost was SEK 2,875 m. The divestment was conducted at a property yield of 7.8 per cent. The largest divestments were a portfolio sold to Corem Property Group, Ludvikafastigheter to ABB and German properties to Hemsö.

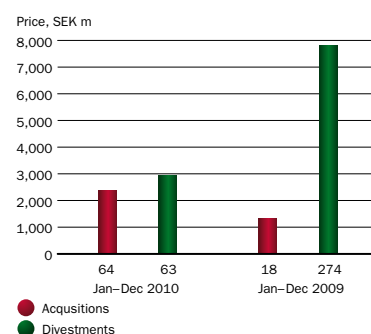
ONGOING ACQUISITIONS

In December, Kungsliden signed a letter of intent to acquire the majority of the properties held by NR Nordic & Russia Properties Ltd. (NRP). A definitive agreement was reached in February 2011 and the properties are scheduled for completion on 31 March 2011.

Property portfolio changes

SEK m	2010 Oct-Dec	2010 Oct-Dec
Properties at the beginning of the period	21,800	21,861
Acquisitions	1,517	2,356
Investments	6	215
Divestments	-1,881	-2,897
Exchange rate fluctuations	-22	-221
Value changes	81	187
Properties at the end of the period	21,501	21,501

Property trading



Earnings capacity

	31 Dec 2010 ¹	31 Dec 2009 ¹
No. of properties	592	585
Leasable area, 000 sq. m.	2,510	2,684
Book value of properties, SEK m	21,501	21,861
Rental value, SEK m	2,343	2,399
Rental revenues, SEK m	2,134	2,237
Operating net, SEK m	1,372	1,527
Economic occupancy, %	91.2	93.2
Property yield, %	6.4	7.0
Operating surplus margin, %	64.3	68.2

1. 297 (244) of the public properties are 50 per cent owned by Kungsliden. They are all included in the number of properties line, and 50 per cent on other lines, corresponding to their effect on the results of Kungsliden's operations and financial position.

1 January – 31 December 2010

This acquisition has an underlying gross property value of approximately SEK 3.6 bn, involves 36 properties, 33 of which are located in Sweden, one in Germany and two in Poland. The properties have gross leasable area of 825,000 sq.m., 93 per cent of which is located in Sweden. Total rental value of SEK 563 m corresponds to a property yield of about 10 per cent. After completion, this acquisition will annually contribute some SEK 200 m to Kungsleden's profit for calculating dividends.

The property portfolio consists of office and industrial premises and features stable returns and stable tenants. The current vacancy level corresponds to 5 per cent of total rental value. ABB, with 50 per cent of rental value, is the largest tenant, followed by Finnveden AB with some 10 per cent.

ABB's properties are in Västerås and have gross leasable area of approximately 38 per cent of the acquired portfolio. The average remaining contract term is six years, subject to a master lease contract, which expires on 31 December 2016.

As part of this agreement, Kungsleden will be issuing a five-year vendor note (EUR 27 m) in favour of Thomas Lindeborg, who is simultaneously acquiring the Russian properties directly from NRP. Kungsleden is free to dispose the note to any third party at any time during its term.

After completion, Kungsleden's total average property yield will increase from 6.4 per cent to 6.8 per cent.

EARNINGS CAPACITY

The normally high transaction rate in Kungsleden's operations means that the Income Statement does not offer the most accurate view of the group's future earnings capacity. Earnings capacity shows the outcome as if the portfolio as of 31 December 2010 had been held for the past 12 months.

Transactions in the year and progress of the existing portfolio resulted in a reduction in economic occupancy from 93.2 per cent to 91.2 per cent and an 8 per cent reduction of the operating net from SEK 1,527 m to SEK 1,372 m. This reduction related primarily to increased vacancies in six properties and modular buildings, negative rent indexation and

the severe winter. At the end of the period, the average property yield was 6.4 per cent (7.0) in earnings capacity.

MODULAR BUILDINGS

Nordic Modular is a unit within Kungsleden, alongside Commercial Properties and Public Properties. Flexible and cost-efficient modular buildings are a strong complement to Kungsleden's offering, mainly to the public sector.

As of 31 December, modular buildings had total area of 235,000 (226,000) sq.m. and book value of SEK 1,574 (1,467) m.

In the year, rental revenues from modular buildings were SEK 241 (250) m, with gross profit of SEK 194 (233) m.

The direct costs of modular lettings are significantly lower than those on static foundations. However, over time, the value impairment due to use is greater on modules in letting operations. Normally, the estimated lifespan is 15–20 years if the modules are relocated, and if not relocated, they can, in principle, have the same lifespan as conventional buildings. After standard depreciation, property yield at the end of the year was 4.6 per cent.

Sales of modules including changes in stock were SEK 184 (208) m with gross profit of SEK 24 (48) m. Interest and the number of enquiries about modules have increased over the past half-year.

CUSTOMERS

Kungsleden's success is based on satisfied customers and the company's ability to do good deals. Kungsleden's customers are a cross-section of the Swedish business community and public services. Its tenants are both small enterprises and large corporations, while school students and pensioners occupy and live in Kungsleden properties. Through the part-ownership or Hemsö, just over 40 per cent of the total property portfolio is let to tenants whose operations are publicly financed.

The commercial portfolio is divided into the Industrial/warehouse, Office and Retail types. Manufactured goods, transportation and retail are some other sectors where Kungsleden is active. Its

largest tenant is ABB Fastighets AB, which represents 6 per cent of total rental revenues.

Customers—key facts:

- New lettings: new agreements with total annual rental value of SEK 84 m.
- Remaining contract term: average 6.2 years. 8.2 years for Public Properties and 5.7 years for Commercial Properties respectively.
- Economic occupancy: 91.2 (93.2) per cent.

CUSTOMER SATISFACTION

Brand research conducted indicates that 98 per cent of Kungsleden's customers recognize the company. 70 per cent of customers have a fairly or very positive image of Kungsleden. In this research, the company ranked well for its commitment, responsiveness, service and uncomplicated manner.

When measuring Kungsleden's commitment, 53 per cent of customers stated that Kungsleden is generally respected and has a high level of credibility on the market. As many customers responded that Kungsleden is a company that customers have a close and personal relationship with. As many as 47 per cent are active ambassadors that are pleased to recommend Kungsleden to other people. These figures are very high scores in terms of brand ratings and are indicative of our people's close and strong customer relations in their day-to-day work.

FUNDING

Kungsleden's loan portfolio is based on agreements with banks and a syndicated credit facility. Loan agreements normally have three to seven-year maturities, which is market practice for property credits. Short interest fixings confer flexibility and the possibility of managing interest risk at an overall group level. The desired risk level in the interest fixing structure is achieved using instruments called interest swaps or interest caps. Currency forwards are only used to hedge foreign investments.

At the end of the period, the loan portfolio totalled a nominal SEK 13,990 (14,425) m, and SEK 14,707 (15,575) m with a market valuation of loans and

financial instruments. Un-utilised credit facilities were SEK 4,254 (2,960) m.

In the year, Kungsleden re-purchased all rights for its banks to cancel interest swaps and thus extended its average fixed interest term to 4.9 years as of 31 December, against 2.6 years as of 1 January. The re-purchases meant that Kungsleden's average interest increased by 9 basis points. The average interest rate on the loan portfolio was 5.3 per cent (5.0) as of 31 December, which is somewhat higher than at the beginning of the year. This was due partly to the aforementioned re-purchases, partly the difference between the size of the loan portfolio and the derivative portfolio increasing, as well as rising credit margins in tandem with re-financing and arranging new funding.

Kungsleden's derivative portfolio was SEK 14.5 (14.5) bn, which is somewhat more than loan principals. With its current derivative portfolio, interest costs are not significantly affected by changed market interest rates.

The short interest rate, 90-day Stibor, rose in the year, from 0.48 per cent to 1.95 per cent. As of 31 December, five-year yields were 3.20 per cent, against

2.88 per cent at the beginning of the year. Ten-year yields also rose marginally in 2010 and were at 3.64 per cent (3.60) on 31 December. Interest rate changes in the year affected the value of financial instruments, which resulted in a positive unrealised value change of SEK 430 m in the Income Statement.

Kungsleden works progressively on modifying the company's maturity structure and extending its credit portfolio. This is achieved partly through ongoing discussions with existing lenders regarding advance extensions, and partly by Kungsleden using alternative funding sources. In May, the company issued an unsecured bond in Norway with a nominal amount of SEK 399 m, which matures in 2015. In October, Kungsleden issued an unsecured bond in Sweden with a nominal amount of SEK 600 m, which matures in 2015. The AGM in May authorised the Board of Directors to take decisions on the issue of convertibles.

Loans and overdrafts of SEK 1,905 m mature in 2011, of which SEK 310 m are overdraft facilities. Of this, SEK 1,306 m are loans in Hemsö. Kungsleden's work on its loan maturi-

ties for 2011 and 2012 has begun.

Kungsleden is confident of being able to re-finance these loans on reasonable terms.

TAX POSITION

As previously reported, Kungsleden has received rulings from the Stockholm Administrative Court relating to transactions conducted in a similar manner to those covered by what is termed the 'Cyprus ruling', which the Swedish Supreme Administrative Court referred back to the Council for Advance Tax Rulings for consideration. The Administrative Court's rulings imply further tax claims on Kungsleden of some SEK 200 m including tax surcharge. Kungsleden has appealed against the rulings at the Stockholm Administrative Court of Appeal.

In 2010, the Swedish Tax Agency contended that the Administrative Court should consider whether the Swedish Tax Evasion Act is applicable to three transactions Kungsleden conducted. The Swedish Tax Agency contends that the Court should consider increasing assessed income corresponding to a tax claim of some SEK 920 m. In addi-

Maturity structure, interest fixing

As of 31 December 2010	Loan, SEK m	Interest derivatives, SEK m ¹	Average interest, %	Average fixed interest period, years
2011	13,990			
2012		300	4.5 ²	
2013		3,600	4.1 ²	
2014		2,100	4.2 ²	
2015		3,600	4.2 ²	
2016		1,000	4.3 ²	
2017		300	4.5 ²	
2018		3,550	4.3 ²	
Total, derivatives		14,450		4.9
Total, loans	13,990		5.3³	

Market valuation of loans and derivatives	716
Total	14,706

1 Kungsleden's interest derivatives involve the company receiving variable interest and paying fixed interest on the basis of longer maturities. The variable interest received in the derivatives matches the variable interest paid in the underlying bank loans, thus creating traditional fixed interest.

2 Average interest on derivatives excludes credit margin.

3 The group's average interest of 5.3 per cent is because Kungsleden fixed interest rates in market conditions where interest was higher than at present. The average interest rate on the table illustrates interest costs on loans and derivatives in relation to the relevant loan volumes as of the reporting date. Because the derivative portfolio (SEK 14.5 bn) exceeds the loan portfolio (SEK 14.0 bn) by about SEK 0.5 bn, Kungsleden is paying interest on derivatives without underlying loans. This increased average interest by 0.2 per cent.

Credit maturity structure (inclusive un-utilised credit facilities)

As of 31 December 2010	Utilised credits	Un-utilised credits	Total credits
2011	1,905	654	2,559
2012	7,637	3,600	11,237
2013	2,217		2,217
2014	610		610
2015	999		999
2016			
2017			
2018	622		622
Total	13,990	4,254	18,244
Average conversion term, years	2.2		2.0

Sensitivity analysis, interest rate changes

As of 31 December 2010 SEK m	Effect on net financial position (12 mth.)
Average interest of the loan portfolio changes, +/- 1% point	-/+ 139
Short market rate (<6 mth.) changes, +/- 1% point	+/- 13

1 January – 31 December 2010

tion, in late-2010 and early-2011, the Swedish Tax Agency has re-assessed the income of companies in the Kungsleden group, corresponding to tax claims of SEK 120 m. These claims have been subject to appeal at the administrative court level.

In total, the tax claims amount to SEK 1,240 m, and Kungsleden provisioned SEK 325 m for one of the transactions in 2009. It should be noted that regulatory decisions correspond to only SEK 320 m.

If the Swedish Tax Agency's claims prevail, Kungsleden judges that the majority of the re-assessment can be offset against currently existing tax loss carry-forwards. Thus, given a potential negative outcome of proceedings, the liquidity effect would not exceed SEK 420 m, an increase of SEK 120 m previous reports in the year. Against the background of Kungsleden having tax loss carry-forwards that have not been capitalised in its accounting, the company's judgment is that a negative outcome of proceedings would affect consolidated equity by approximately SEK 700 m including tax surcharges. This is higher than previous reports state, which is primarily a consequence of the new findings. Kungsleden considers that the Swedish Tax Agency's claims are erroneous and the company's judgment regarding these transactions has not changed, so there is no further provisioning.

Kungsleden's firm opinion is that it has complied fully with the laws and practice in place when submitting each tax return. The company continuously verifies its own judgments on tax issues with external experts. However, this does not rule out the risk that fiscal courts could assess completed transactions in a different manner to the company. Moreover, it can be assumed that in certain cases, the Swedish Tax Agency will initiate proceedings against different companies in the group to increase their assessed income.

Kungsleden's assessments and computations will be reconsidered at the end of each reporting period. Accordingly, final outcomes may be either higher or lower than its current assessment.

EQUITY

Equity was SEK 7,357 (7,079) m at the end of the year or SEK 54 (52) per share, equivalent to an equity ratio of 30 (29) per cent.

FOURTH QUARTER (OCTOBER–DECEMBER)

Net sales were SEK 599 (588) m, divided between rental revenues of SEK 542 (554) m and sales revenues from modular buildings of SEK 56 (34) m. Profit before tax was SEK 781 (41) m and net profit was SEK 524 (–90) m. Profit before tax excluding value changes was up SEK 8 m quarter on

quarter, mainly due to a higher trading net. The seasonality of operating costs means that in like-for-like terms, the operating net of the portfolio is lower in the fourth quarter than in the third.

During the fourth quarter, 52 properties with area of 139,000 sq.m. were acquired for a value of SEK 1,517 m. 22 properties were sold with an area of 226,000 sq.m. Total sales revenues were SEK 1,901 m, implying a trading net of SEK 21 m and additional value changes in the holding period of SEK 19 m.

ORGANISATION AND HUMAN RESOURCES

The average number of employees was 269 (309) in the year. The decreasing average number of employees is an effect of 56 staff that worked on Public Properties becoming employees of Hemsö Fastighets AB from the mid-point of the year, and downscaling of modular production. 157 (177) people worked for Nordic Modular, 127 (150) of them on producing modules.

PARENT COMPANY*

The parent company had a SEK –132 (604) m net loss for the year. The deficit is mainly sourced from interest payments for the group's swaps, which are held in the parent company. Sales were SEK 0 (0) m. Assets at year-end mainly consisted of shares in subsidiaries of SEK 6,882 (6,659) m. Funding was primarily through equity, which at

* In its Annual Accounts, the parent company may re-state the value of holdings in subsidiaries without any effect on the group.

Shareholders

As of 31 December 2010	No. of shares	% of vote and capital
Länsförsäkringar Funds	6,358,202	4.7
Nordea Funds	4,281,383	3.1
Florén Olle and companies	3,114,800	2.3
SHB Funds	2,704,172	2.0
Fourth AP Fund/AP4	2,133,671	1.6
Norwegian Government	2,105,023	1.5
Second AP Fund/AP2	1,872,058	1.4
SEB Funds	1,854,755	1.4
Swedbank Robur Funds	1,793,772	1.3
Black Rock Funds (USA)	1,549,838	1.1
Total, ten largest shareholders	27,767,674	20.4
Board and management	402,890	0.3
Foreign shareholders, other	34,384,116	25.1
Other shareholders	73,947,384	54.2
Total	136,502,064	100.0

Source: SIS Ågarservice

year-end was SEK 4,999 (5,643) m, implying an equity ratio of 43 (45) per cent.

THE SHARE AND SHAREHOLDERS

The closing price on 31 December 2010 was SEK 61.50. Accordingly, compared to the year-end 2009 closing price of SEK 49.20, the share rose by 25 per cent. The OMX Stockholm Real Estate_PI rose by 41 per cent in the same period. As of 31 December, Kungsleden had 23,284 shareholders, a decrease of 6 per cent on the previous year-end.

At year-end, there were 136,502,064 shares, the same as on 1 January.

RISKS AND UNCERTAINTY FACTORS

Kungsleden's operations, results of operations and financial position are affected by a number of risk factors, which in some cases, particularly in terms of property valuations, are based on judgments.

The risks affecting profits and cash flow relate mainly to changes in rent levels, occupancy, the general progress of costs, interest levels and property market liquidity.

The Balance Sheet predominantly consists of properties and funding. The aggregate risk in property values depends on geographical diversity, property type, property size, contract

term, tenant structure, technical standard, etc. Property values are assessed individually and progressively through the year based on a series of judgments and estimates of future cash flows and required rates of return in a transaction. The methodology of internal valuations is reviewed on pages 26–27 and 75 of the Annual Report for 2009.

Financial risks are primarily liquidity risk, re-financing risk and interest risk and are managed on the basis of Kungsleden's finance policy. More information on managing financial risks is stated in 'Funding' on pages 4–5, and on pages 38–41 of the Annual Report for 2009.

KUNGSLEDEN – PREPARING FOR OPPORTUNITIES

In the final quarter of 2010, Kungsleden noted a marked increase in transaction volumes, both on the market overall and for Kungsleden. To address the cyclical upturn and exploit business opportunities optimally, Kungsleden has hired two professionals in business development and transactions. We wish Andreas Norberg and Frida Stannow Lind a warm welcome.



Reporting of taxation conforms to accounting standards, but it is notable that over time tax paid usually differs from that reported. Additionally, tax rules are complex and difficult to interpret. The application of rules can also change over time, see also the review of the tax position on pages 5–6.

A more detailed review of Kungsleden's risks and uncertainty factors is provided on pages 34–37 and 69–70 of the Annual Report for 2009.

The parent company's results of operations and financial position are significantly affected by group companies' situations, and accordingly, the above review also applies to the parent company.

ACCOUNTING PRINCIPLES

Kungsleden observes IFRS (International Financial Reporting Standards) as endorsed by the EU and their IFRIC interpretations. This Interim Report has been prepared pursuant to IAS 34 Interim Financial Reporting. Applicable stipulations of the Swedish Annual Accounts Act and the Swedish Securities Markets Act have also been applied.

For 2010, a revised IFRS 3 Business Combinations and amended IAS 27 Consolidated and Separate Financial Statements meant changes including the following: the definition of an operation is amended, transaction expenses in business combinations should be expensed, conditional purchase prices should be measured at fair value at acquisition date.

Other news is that there are two alternative ways to report non-controlling interests, either at fair value, i.e. goodwill is included in the non-controlling interest, or alternatively, that the non-controlling interest consists of a proportional share of net assets. The choice between the two methods is individual in each acquisition.

IFRIC 15 Agreements for the Construction of Real Estate may affect the timing of when a property under construction that is sold is reported in the Income Statement.

The adoption of these new principles did not materially affect the accounts.

The accounting principles and methods of calculation are otherwise unchanged compared to the Annual Accounts for the financial year 2009.

The following amendments and new application interpretations of accounting principles with future application are not judged to have any material effect on the group's reporting: IFRS 1 First-time Adoption of IFRS, IFRS 2 Share-based Payment, IAS 24 Related Party Disclosures, IAS 32 Financial Instruments: Presentation, IAS 39 Financial Instruments: Recognition and Measurement, IFRIC 12 Service Concession Arrangements, IFRIC 14 IAS 19—The Limit on a Defined-benefit Asset, Minimum Funding Requirements and their Interaction, IFRIC 16 Hedges of a Net Investment in a Foreign Operation, IFRIC 17 Distributions of Non-cash Assets to Owners, IFRIC 18 Transfers of Assets from Customers, IFRIC 19 Extinguishing Financial Liabilities with Equity Instruments.

DIVIDEND POLICY AND PROPOSED DIVIDEND

The Board's ambition is to maintain stable dividends and a high pay-out ratio. This policy means that dividends shall amount to 50 per cent of profit for calculating dividends. When judging the amount of dividends, consideration shall be given to the company's investment need, capital structure and financial position otherwise.

The Board of Directors is proposing that the AGM pays SEK 2.00 per share to shareholders. This proposal corresponds to 52 per cent of profit for calculating dividends.

ESTIMATE 2011

The Board of Directors' estimate is that profit for calculating dividends for 2011 will amount to SEK 650 m, or SEK 4.80 per share.

The method of computing profit for calculating dividend is unchanged and corresponds to profit before tax for the period excluding unrealised value changes but including realised value changes and payable taxes.

SUBSEQUENT EVENTS

After the end of the interim period, The acquisition of 36 properties for SEK 3.6 bn from NR Nordic & Russia Properties Ltd. was completed. Additionally, the terms of the agreement on the sale of 17 German properties to Hemsö were satisfied, and possession of these properties will transfer shortly.

The Nomination Committee has presented its proposals that the AGM 2011 elects Håkan Bryngelson, Joachim Gahm, Lars Holmgren and Biljana Pehrsson as new Board members. In addition, the Nomination Committee is proposing re-election of current Board members Charlotta Wikström, Kia Orback Pettersson, Magnus Meyer and Thomas Erséus. Additionally, the Nomination Committee proposes that Håkan Bryngelson is elected Chairman of the Board. Per-Anders Ovin, Leif Garph, Jan Nygren and Jonas Nyrén have informed the Nomination Committee that they will not be available for re-election.

ANNUAL GENERAL MEETING AND FORTHCOMING REPORTS

- *The Annual General Meeting will be held in Stockholm, 13 April 2011.*
- *Interim Report, January – March, 28 April 2011.*
- *Interim Report, January – June, 18 August 2011.*
- *Interim Report, January – September, 26 October 2011.*

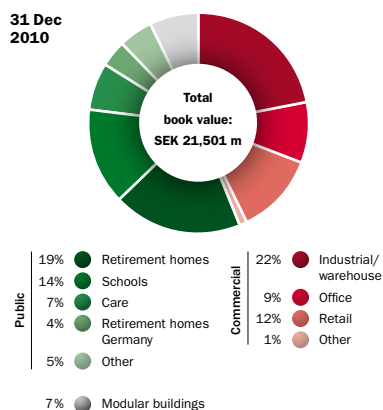
FOR MORE INFORMATION, PLEASE CONTACT:

Thomas Erséus, Chief Executive, tel: +46 (0)8 503 052 04, mobile: +46 (0)70 378 20 24.

Johan Risberg, Deputy Chief Executive/CFO, tel: +46 (0)8 503 052 06, mobile: +46 (0)70 690 65 65.

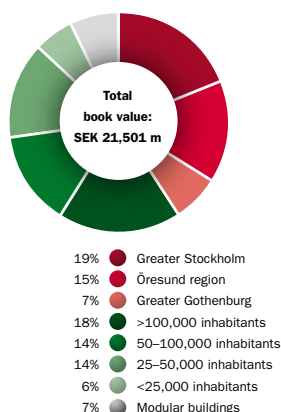
Property portfolio by type

31 Dec 2010

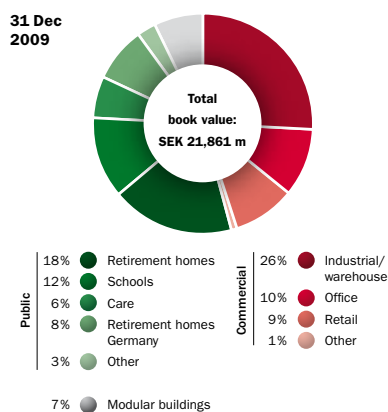


Property portfolio by location size

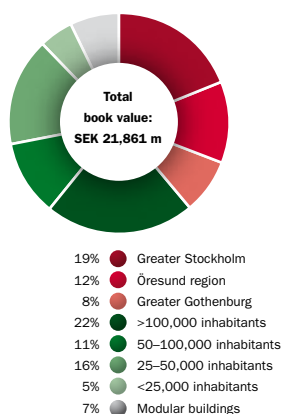
31 Dec 2010



31 Dec 2009



31 Dec 2009



Earnings capacity¹ by type

	Commercial properties				Public properties					Nordic Modular	Total ²
	Industrial/warehouse	Office	Retail	Other	Retirement homes ²	Schools ²	Care ²	Retirement homes Germany	Other ²	Modular buildings	
No. of properties	103	72	63	16	111	89	97	18	23	0	592
Leasable area, 000 sq.m.	764	254	342	25	268	310	155	57	100	235	2,510
Book value, SEK m	4,807	1,980	2,544	269	4,032	2,994	1,399	786	1,115	1,575	21,501
Rental value, SEK m	489	253	285	23	332	311	162	60	114	314	2,343
Rental revenues, SEK m	434	217	263	22	334	298	154	60	111	241	2,134
Operating net, SEK m	325	115	185	17	235	191	92	58	81	73 ³	1,372
Economic occupancy, %	90.6	86.2	92.5	97.2	99.0	95.2	94.8	100.0	98.5	76.6	91.2
Property yield, %	6.8	5.8	7.3	6.2	5.8	6.4	6.6	7.4	7.3	4.6 ³	6.4
Operating surplus margin, %	74.7	53.3	70.4	75.2	70.3	64.1	59.9	96.6	72.8	30.2 ³	64.3

Earnings capacity¹ by location size

	Greater Stockholm	Öresund region	Greater Gothenburg	Other cities by inhabitants, '000				Modular buildings	Total ²
	>100	50-100	25-50	<25					
No. of properties	91	78	47	112	74	116	74	0	592
Leasable area, 000 sq.m.	358	357	188	363	351	463	195	235	2,510
Book value, SEK m	4,119	3,153	1,473	3,924	3,028	3,037	1,192	1,575	21,501
Rental value, SEK m	395	310	151	360	323	353	137	314	2,343
Rental revenues, SEK m	362	286	129	348	305	335	128	241	2,134
Operating net, SEK m	241	204	79	259	215	218	83	73 ³	1,372
Economic occupancy, %	91.1	92.8	87.1	96.3	95.0	94.7	95.2	76.6	91.2
Property yield, %	5.8	6.5	5.3	6.6	7.1	7.2	7.0	4.6 ³	6.4
Operating surplus margin, %	66.5	71.6	60.8	74.5	70.5	65.1	64.6	30.2 ³	64.3

1 Earnings capacity indicates the appearance of the Income Statement as if the properties owned as of 31 December 2010 had been owned for the previous 12 months.

2 Kungsliden owns 50 per cent of 297 of the public properties. They are all included in the number of properties line and at 50 per cent on other lines, corresponding to these properties' effect on Kungsliden's results of operations and financial position.

3 The operating net of Modular Buildings has been charged with standard depreciation/value changes of SEK 131 m.

Financial Reporting 1 Jan – 31 Dec 2010

Income Statement

SEK m	Reporting period		Financial year	
	2010 Oct–Dec	2009 Oct–Dec	2010 Jan–Dec	2009 Jan–Dec
Rental revenues	542.4	553.5	2,119.8	2,394.2
Sales revenues, modular buildings	56.3	34.4	184.0	208.2
Net sales	598.7	587.9	2,303.8	2,602.4
Property costs	-163.4	-142.7	-598.8	-624.4
Production costs, modular buildings	-50.0	-26.3	-159.8	-160.7
Gross profit	385.3	418.9	1,545.2	1,817.3
Property trading				
Sales revenues, net	1,900.9	270.3	2,929.1	7,808.3
Book value				
Acquisition cost	-1,861.4	-262.3	-2,875.3	-6,755.1
Realised value changes	-18.8	-17.7	-21.2	-1,188.5
	-1,880.2	-280.0	-2,896.5	-7,943.6
Trading net	20.7	-9.7	32.6	-135.3
Sales and administration costs	-68.4	-76.3	-259.7	-286.4
Net financial position				
Financial revenues	8.5	12.4	23.4	38.0
Financial costs	-192.7	-195.1	-751.8	-870.3
Other financial costs	-9.5	-13.6	-20.4	-14.3
	-193.7	-196.3	-748.8	-846.6
Unrealised value changes				
Investment properties	81.0	-97.2	187.2	-311.6
Financial instruments	556.2	1.9	429.6	113.2
	637.2	-95.3	616.8	-198.4
Profit/loss before tax	781.1	41.3	1,186.1	350.6
Tax	-257.4	-130.9	-345.1	-101.1
Profit/loss after tax¹	523.7	-89.6	841.0	249.5
Earnings per share²	3.80	-0.70	6.20	1.80

1 All the profit/loss after tax for the period is attributable to the parent company's shareholders.

2 Before and after dilution effect. The outstanding number of shares and average number of shares is 136,502,064 for all periods.

Statement of Comprehensive Income

SEK m	Reporting period		Financial year	
	2010 Oct–Dec	2009 Oct–Dec	2010 Jan–Dec	2009 Jan–Dec
Net profit/loss from Income Statement	523.7	-89.6	841.0	249.5
Other comprehensive income				
Change in fair value of currency forwards (after tax)	-0.3	-4.0	29.0	5.3
Translation differences for the period when translating foreign operations	15.1	30.3	-80.5	-35.6
Comprehensive income for the period¹	538.5	-63.3	789.5	219.2

1 All the comprehensive income for the period is attributable to the parent company's shareholders.

Statement of Financial Position

SEK m	31 Dec 2010	31 Dec 2009
ASSETS		
Goodwill	201.4	193.2
Properties	21,500.6	21,860.5
Receivables, etc.	2,044.5	1,465.6
Cash and cash equivalents	747.2	689.1
TOTAL ASSETS	24,493.7	24,208.4
LIABILITIES AND EQUITY		
Equity	7,356.8	7,079.2
Interest-bearing liabilities	13,949.3	14,437.3
Non interest-bearing liabilities	3,187.6	2,691.9
TOTAL LIABILITIES AND EQUITY	24,493.7	24,208.4

Statement of Changes in Equity

SEK m	31 Dec 2010	31 Dec 2009
At beginning of period	7,079.2	7,064.8
Dividend	-511.9	-204.8
Comprehensive income	789.5	219.2
At end of period	7,356.8	7,079.2

Statement of Cash Flows

SEK m	Reporting period		Financial year	
	2010 Oct-Dec	2009 Oct-Dec	2010 Jan-Dec	2009 Jan-Dec
Operating activities				
Profit before tax	781.1	41.3	1,186.1	350.6
Trading net/capital gains, divested properties	-20.7	9.7	-32.6	135.3
Unrealised value changes	-637.2	95.3	-616.8	198.4
Adjustment for items not included in cash flow from operating activities	12.8	-5.7	-5.2	2.8
Tax paid	23.0	2.3	-22.0	-72.7
Cash flow from operating activities	159.0	142.9	509.5	614.4
Change in working capital	-686.2	-855.7	-231.3	-1,171.2
Cash flow from operating activities after change in working capital	-527.2	-712.8	278.2	-556.8
Cash flow from investment activity	506.3	-278.3	610.1	2,184.1
Cash flow from financing activity	133.2	1,026.2	-823.2	-1,574.1
Cash flow for the period	112.3	35.1	65.1	53.2
Cash and cash equivalents at beginning of period	636.2	653.7	689.1	641.6
Exchange rate difference in cash and cash equivalents	-1.3	0.3	-7.0	-5.7
Cash and cash equivalents at end of period	747.2	689.1	747.2	689.1

Parent Company Income Statement

SEK m	Reporting period		Financial year	
	2010 Oct-Dec	2009 Oct-Dec	2010 Jan-Dec	2009 Jan-Dec
Administration costs	-26.6	-3.1	-43.3	-8.1
Net financial position	300.3	794.2	32.8	590.1
Profit before tax	273.7	791.1	-10.5	582.0
Tax on profit for the period	-184.0	-33.2	-121.6	21.8
Net profit	89.7	757.9	-132.1	603.8

Parent Company Balance Sheet

SEK m	31 Dec 2010	31 Dec 2009
ASSETS		
Shares in group companies	6,882.0	6,659.0
Receivables from group companies	3,934.9	5,344.6
External receivables, etc.	315.4	431.3
Cash and cash equivalents	369.2	123.4
TOTAL ASSETS	11,501.5	12,558.3
LIABILITIES AND EQUITY		
Shareholders equity	4,998.5	5,642.5
Interest-bearing liabilities	1,695.8	754.9
Liabilities to group companies	4,301.1	5,413.3
Other liabilities	506.1	747.6
TOTAL LIABILITIES AND EQUITY	11,501.5	12,558.3

Financial Reporting 1 Jan – 31 Dec 2010

Segment reporting

SEK m	Commercial properties		Public properties in Sweden		Retirement homes		Nordic Modular		Other/group-wide ¹		Total Kungsliden	
	2010 Jan-Dec	2009 Jan-Dec	2010 Jan-Dec	2009 Jan-Dec	2010 Jan-Dec	2009 Jan-Dec	2010 Jan-Dec	2009 Jan-Dec	2010 Jan-Dec	2009 Jan-Dec	2010 Jan-Dec	2009 Jan-Dec
Net sales	957.0	1,051.1	805.9	997.5	116.4	95.8	424.5	458.0			2,303.8	2,602.4
Gross profit	667.4	758.8	547.9	685.9	111.8	92.3	218.2	280.4			1,545.3	1,817.3
Profit before tax	416.9	113.2	606.3	48.8	27.3	39.9	155.6	172.0	-20.0	-23.2	1,186.1	350.6
Properties	9,600.6	10,257.7	9,539.4	8,396.1	786.1	1,739.4	1,574.5	1,467.3			21,500.6	21,860.5
Acquisitions and investments	1,299.2	648.5	1,025.2	363.4	169.6	550.5	76.9	43.9			2,570.9	1,606.3
Sales price, net	2,144.2	542.5	103.8	7,257.7	668.8		12.3	8.1			2,929.1	7,808.3

1 Other/group-wide is the Transaction & Analysis and Central Administration functions.

Key figures

SEK m	Reporting period		Financial year	
	2010 Oct-Dec	2009 Oct-Dec	2010 Jan-Dec	2009 Jan-Dec
Property-related				
<i>Earnings capacity</i>				
Property yield, %			6.4	7.0
Economic occupancy, %			91.2	93.2
Operating surplus margin, %			64.3	68.2
<i>Actuals</i>				
Property yield, %	7.0	7.7	7.0	7.0
Economic occupancy, %	90.3	90.8	90.3	92.6
Operating surplus margin, %	69.9	74.2	71.8	73.9
Financial				
Net profit, SEK m	524	-90	841	250
Profit for calculating dividends, SEK m	151	6	530	1,022
Return on total capital, %	5.5	5.6	5.4	5.1
Return on equity, %	29.6	-5.0	11.7	3.5
Return on capital employed, %	6.9	6.5	6.3	5.8
Interest coverage ratio	1.7	1.7	1.8	1.6
Equity ratio, %			30.0	29.2
Gearing, multiple			1.9	2.0
Mortgage ratio, %			64.9	66.0
Cash flow from operating activities, SEK m	159	143	510	614
Data per share				
Share price, SEK			61.50	49.20
Proposed/resolved dividend, SEK			2.00	3.75
Total yield, %			32.6	-6.1
Dividend yield, %			3.3	7.6
P/E ratio, multiple			10.0	27.3
P/CE ratio, multiple			12.7	7.2
Gross profit, SEK	2.80	3.10	11.30	13.30
Net profit, SEK	3.80	-0.70	6.20	1.80
Profit for calculating dividends, SEK m	1.10	0.10	3.90	7.50
Property book value, SEK			157.50	160.10
Equity, SEK			53.90	51.90
Cash flow from operating activities, SEK m	1.20	1.00	3.70	4.50
Outstanding shares/free float ¹	136,502,064	136,502,064	136,502,064	136,502,064
Average number of shares ¹	136,502,064	136,502,064	136,502,064	136,502,064

1 There is no dilution effect because there are no potential shares.

For definitions, see Kungsliden's website, www.kungsliden.se

REPORT ISSUANCE

The Financial Statement for the period January–December 2010 gives a true and fair view of the operations, financial positions and results of operations of the parent company and the group, and states the significant risks and uncertainty factors facing the parent company and companies in the group.

This Financial Statement has not been subject to review by the company's auditors.

Stockholm, Sweden, 17 February 2010

Per-Anders Ovin
Chairman

Leif Garph
Board member

Magnus Meyer
Board member

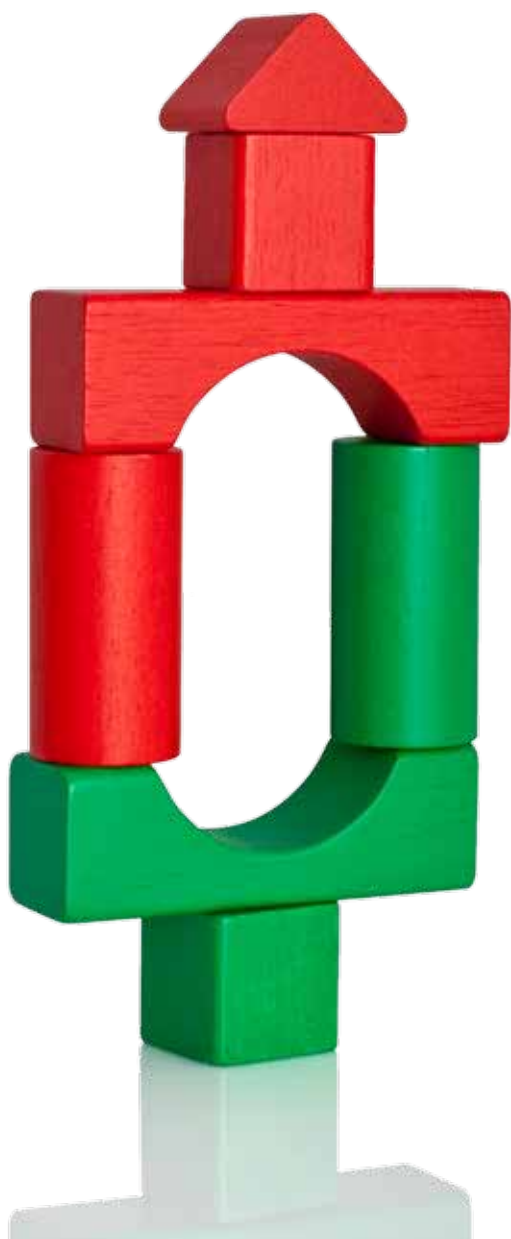
Jan Nygren
Board member

Jonas Nyrén
Board member

Kia Orback Pettersson
Board member

Charlotta Wikström
Board member

Thomas Erséus
*Board member and
Chief Executive*



Five-year summary

Summary Income Statement

SEK m	2010	2009	2008	2007	2006
Net sales	2,304	2,602	3,060	2,612	2,349
Gross profit	1,545	1,817	1,982	1,705	1,528
Trading net	33	-135	12	580	853
Sales and administration costs	-260	-286	-390	-316	-246,
Net financial position	-749	-847	-986	-720	-681
Unrealised value changes	617	-198	-1,803	1,372	2,120
Profit/loss before tax	1,186	351	-1,185	2,621	3,575
Tax	-345	-101	223	-221	-1
Profit/loss after tax	841	250	-962	2,400	3,574

Summary Statement of Financial Position

SEK m	2010	2009	2008	2007	2006
ASSETS					
Goodwill	201	193	193	197	-
Properties	21,501	21,861	28,576	25,737	23,106
Receivables, etc.	2,045	1,465	1,311	6,213	1,049
Cash and cash equivalents	747	689	642	634	107
TOTAL ASSETS	24,494	24,208	30,722	32,781	24,262
LIABILITIES AND EQUITY					
Equity	7,357	7,079	7,065	9,040	9,700
Interest-bearing liabilities	13,949	14,437	20,743	21,068	12,781
Non-interest-bearing liabilities	3,188	2,692	2,914	2,673	1,781
TOTAL LIABILITIES AND EQUITY	24,494	24,208	30,722	32,781	24,262

Key figures

	2010	2009	2008	2007	2006
Property-related					
Property yield, %	6.4	7.0	6.5	6.4	6.5
Economic occupancy, %	91.2	93.2	95.0	94.4	90.2
Book value of properties, SEK m	21,501	21,861	28,576	25,737	23,106
Financial					
Profit/loss after tax, SEK m	841	250	-962	2,400	3,574
Profit for calculating dividends, SEK m	530	1,022	840	2,019	2,913
Return on total capital, %	5.4	5.1	5.1	6.9	8.3
Return on equity, %	11.7	3.5	-11.9	25.6	43.7
Return on capital employed, %	6.3	5.8	5.6	7.6	9.1
Interest cover, multiple	1.8	1.6	1.6	2.7	3.1
Equity ratio, %	30.0	29.3	23.0	27.6	40.0
Mortgage ratio, %	64.9	66.0	72.6	81.9	55.3
Cash flow from operating activities, SEK m	510	614	572	554	542
Data per share					
Profit/loss after tax, SEK ^{1,2}	6.20	1.80	-7.00	17.60	26.20
Profit for calculating dividends, SEK ¹	3.90	7.50	6.20	14.80	21.30
Resolved dividend/share redemption, SEK ^{1,3}	2.00	3.75	1.50	19.50	11.00
Resolved dividend/redemption, SEK ¹	3.70	4.50	4.20	4.10	4.00

1 These key figures have been adjusted for to the 3:1 split conducted in May 2006.

2 There is no dilution effect because there are no potential shares.

3 Dividend for 2010 is calculated on the basis of the proposal.

Property register 1 Jan – 31 Dec 2010

ACQUIRED PROPERTIES, KUNGSLEDEN

Name	Municipality	Location	Address	Year of construction/ conversion	Gross leasable area sq.m.						Total area	Rental revenue, SEK m	Rental value, SEK m	Economic occupancy, %	
					Retail	Industr./warehouse	Offices	School	Care	Retirement homes					Other
Greater Stockholm															
Retail															
Imröret 10	Stockholm	Bandhagen	Högdalsgången 19	1959	4,321						812	5,133	7	7	93.6
Kantjärnet 4	Stockholm	Bandhagen	Skebokvarnsvägen 370	1960	423	1,510	3,113					5,046	6	6	100.0
Yrkesskolan 6	Botkyrka	-	-	1999	6,925							6,925	10	10	100.0
Öresund region															
Retail															
Långhuset 1	Malmö	Malmö	Långhusgatan	-	747	37	110					894	2	2	100.0
Industrial/warehouse															
Dubbelknappen 4	Malmö	Malmö	Kantxyegatan 25	-	2,328	13,122	5,376				94	20,920	19	19	100.0
Sunnanå 12:34	Burilöv	Arlöv	Starrvägen	-		2,985	1,318				1,013	5,316	5	5	100.0
Office															
Domarringen 1	Malmö	Malmö	Boplatsgatan 2	-		2,544	1,144				246	3,934	5	5	100.0
Mölledalsskolan 3	Malmö	Malmö	Höjdrodergatan 12	-		567	896					1,463	1	1	100.0
Sockeln 1	Malmö	Limhamn	Krossverksgatan 34	-		442	582				346	1,370	2	2	100.0
Other cities															
50,000–100,000 inhabitants, Retail															
Karburatorn	Kristianstad	Kristianstad	Rörvägen 2	-	5,004							5,004	5	5	99.0
Speditören 1	Eskilstuna	Eskilstuna	Lundbladsvägen 6	1978	11,140						25	11,165	15	15	99.2
Thorid 12	Uddevalla	Uddevalla	Kilbäcksgatan 2, 4, 6, 8, 10, 12	1968	3,992	192	808				1,865	6,857	12	13	94.4
25,000–50,000 inhabitants, Retail															
Flickskolan 7	Hudiksvall	Hudiksvall	Storgatan 24	1970 / 2001	5,525	277	140					5,942	10	10	100.0
Gumsbacken 12	Nyköping	Nyköping	Gumsbackevägen 5A-B, 7, 9, 11, 13, 15	1994	13,203							13,203	14	14	100.0
Lövkojan 10	Katrineholm	Katrineholm	Köpmangatan 17, 19	1961	5,965	179	1,271				1,109	8,524	14	15	96.2
25,000–50,000 inhabitants, Other															
Gumsbacken 15	Nyköping	Nyköping	Gumsbackevägen 5 A-B, 7, 9, 11, 13, 15	1994											
Less than 25,000 inhabitants, Retail															
Midgård 12	Köping	Köping	Glasgatan 1	1965	2,697		807					3,504	4	5	94.8
ACQUIRED PROPERTIES, HEMSÖ															
Greater Stockholm															
School															
Beckomberga 1:14	Stockholm	Bromma	Beckombergvägen 314	-							1,470	1,470	1	1	100.0
Greater Gothenburg															
Care															
Hjällsnäs 3:63	Lerum	Gråbo	Lundbyvägen 35	1977	94				1,948		2,042	1	1	100.0	
Högebo 5	Kungälv	Kungälv	Färjevägen 1	1948					871		871	1	1	100.0	
Kindbrogården 1:55	Härryda	Mölnlycke	Ekdalavägen 2	1975 / 2004	591				5,484		6,075	3	4	91.8	
Skintebo 1:96	Göteborg	Billdal	Skintebovägen 2B	1990					240		240	1	1	100.0	
Skår 1:69	Tjörn	Källekärr	Syster Ebbas väg 1	1980 / 1993					1,922		1,922	1	1	100.0	
Torp 2:19	Lerum	Lerum	Göteborgsvägen 9	1983	287				3,681		3,968	3	3	100.0	
Other															
Stenung 2:238	Stenungsund	Stenungsund	Södra vägen 18	1987					175		175				
Öresund region															
Other															
Predikanten 2	Lund	-	-	-											
Other cities															
50,000–100,000 inhabitants, Care															
Antiloopen 1	Trollhättan	Trollhättan	Hjortmossegatan 3-7	1920 / 2003					1,131		1,131				100.0
Flåtö 3	Uddevalla	Uddevalla	Bidevindsvägen 9	1950 / 1990					629		629				100.0
Gladan 1	Trollhättan	Trollhättan	Slättbergsvägen 56	1980 / 2004					1,402		1,402	1	1	100.0	
Iduna 2	Uddevalla	Uddevalla	Spelmansgatan 5	1950 / 1990					546		546				100.0
Kuratorn 3	Trollhättan	Trollhättan	Lasarettsvägen 2	1990					808		808	1	1	100.0	
Källstorslyckan 1	Trollhättan	Trollhättan	Strömsviksvägen 16	1989 / 2005					1,295		1,295	1	1	100.0	
Linkärven 5	Uddevalla	Uddevalla	Lingatan 12	1985					968		968	1	1	100.0	
25,000–50,000 inhabitants, Care															
Apelsinen 1	Alingsås	Alingsås	Säterigatan 122	1977	96				2,962		3,058	1	2	65.2	
Erska 1:111	Alingsås	Sollebrunn	Centrumgatan 6	1977					1,860		1,860	1	1	91.5	
Fritsla 14:8	Mark	Fritsla	Förläggarevägen 29	1952 / 1978					517	290	807				86.8
Grävlingen 28	Vänersborg	Vänersborg	Belfragegatan 2	1946 / 1976					2,836	246	3,082	1	1	89.5	
Månen 110	Vänersborg	Vänersborg	Restadvägen 24-28	1981					3,680		3,680	1	2	86.9	
Tärnan 4	Vänersborg	Vänersborg	Torpavägen 23	1974	129				1,468		1,597	1	1	79.7	
Ångaboskolan 2	Alingsås	Alingsås	Sundsbergsvägen 7	1989					1,488		1,488	1	1	100.0	
25,000–50,000 inhabitants, Retirement home															
Sörbyn 17:1	Vänersborg	Brålanda	Törnrosatan 8-22	1986	89				4,232	231	4,552	3	3	97.8	
25,000–50,000 inhabitants, Other															
Byggnästaren 4	Vänersborg	Vänersborg	Regementsgatan 34	1984					1,574		1,574	1	1	100.0	
Granåsen 3	Skövde	Skövde	Skåningstorpavägen 12	1989 / 1995						1,020	1,020				100.0
Varpen 1	Mark	Kinna	Kristinebergsgatan 56	1993					494		494				
Less than 25,000 inhabitants, School															
Häggen 2	Skara	Skara	Gråbrödragatan 7	1998											
Stenbocken 1	Skara	Skara	Gråbrödragatan 1-3	1949		168	2,044	3,072			6,533	11,817	5	5	97.7
Less than 25,000 inhabitants, Care															
Moga 1:116	Svenljunga	Svenljunga	Klockaregatan 3	1950 / 1990					5,032	1,835	6,867	2	3	69.6	
Skytten 2	Skara	Skara	Gråbrödragatan 4-6	1975											
Tanumshede 1:88	Tanum	Tanumshede	Ringvägen 1	1969 / 1980					1,616		1,616	1	1	92.0	
Less than 25,000 inhabitants, Other															
Metes 2	Skara	Skara	Peter Herqvistgatan 10	1959											
Solen 1	Manestad	Manestad	Stockholmsvägen 132	2005						723	723				100.0
Torp 1:21	Karlsborg	Mölltorp	Prästgatan 20	2005						554	554				100.0

Property register 1 Jan – 31 Dec 2010

DIVESTED PROPERTIES, KUNGSLEDEN

Name	Municipality	Location	Address	Year of construction/ conversion	Gross leasable area sq.m.						
					Retail	Industr./ warehouse	Offices	School	Care	Retirement homes	Other
Greater Stockholm											
Industrial/warehouse											
Osby 1:32	Värmdö	Gustavsberg	Värmdögatan 3	1950		650	234				884
Viby 19:53	Upplands-Bro	Kungsängen	Kraftvägen 30, Kraftvägen 32	1992/1994		1,961					1,961
Viby 19:54	Upplands-Bro	Kungsängen	Kraftvägen 26, Kraftvägen 28	1992		2,089					2,089
Generatorm 16	Stockholm	Bromma	Lintavägen 4	1958		2,060					2,060
Office											
Kansliet 1	Solna	Solna	Signalistgatan 9	1940/1994			2,000				2,000
Osby 1:79	Värmdö	Gustavsberg	Skogsövägen 21	1986/1990		1,211	1,593				2,804
Tackan 9	Sollentuna	Sollentuna	Turebergs Allé 1	1971/1999		1,232	5,926				7,158
Valsta 3:29	Sigtuna	Märsta	Hamnargatan 6	1972	4096	1,740		821		81	6,738
Greater Gothenburg											
Other cities											
Backa 21:8	Göteborg	Hisingen backa	Exportgatan 19-21	1960/1997/1972		15,382	1,526				16,908
Backa 96:2	Göteborg	Hisingen backa	Exportgatan 23	1983, 1986/1990		6,634					6,634
Backa 30:4	Göteborg	Göteborg	Importgatan 23-25	-		10,375					10,375
Lexby 11:236	Partille	Partille	Laxfiskevägen 4 B	-		14,756					14,756
Öresund region											
Retail											
Smörbollen 12	Malmö	Malmö	Cypressvägen 12	1970	2528	993	257				3,778
Industrial/warehouse											
Kullen 5	Malmö	Malmö	Sturkögatan 5	1962/1981		4,853	357				5,210
Office											
Vildanden 9	Malmö	Limhamn	Geijersgatan 2	1990	325		5,771				6,096
Other cities											
More than 100,000 inhabitants, Industrial/warehouse											
Adelmetallen 5	Jönköping	Jönköping	Kabelvägen 2	1976		2,974	1,719				4,693
Adelkorallen 1	Jönköping	Jönköping	Bultvägen 2	1976		1,132					1,132
Adelkorallen 10	Jönköping	Jönköping	Bultvägen 6 A	1978		435					435
Sylen 11	Umeå	Umeå	Industrivägen 24	1968		1,255	45				1,300
Slakthuset 14	Norrköping	Norrköping	Lindövägen 70	1929/1985		2,805					2,805
Åreporten 3	Jönköping	Jönköping	Fridhemsvägen 12	1985/2006	1,285						1,285
Öronlappen 8	Jönköping	Jönköping	Bangårdsgatan 3	1999	688		1,275				1,963
Adelmetallen 12	Jönköping	Jönköping	Grossistgatan 12	1987		480	1,538				2,018
Öronslydret 9	Jönköping	Jönköping	Gneisvägen 2	1997			1,713				1,713
Överlappen 8	Jönköping	Jönköping	Granitvägen 8	1974		1,858					1,858
Adelkorallen 17	Jönköping	Jönköping	Bultvägen 4	1986		2,313					2,313
Öronlappen 7	Jönköping	Jönköping	Bangårdsgatan 1	1967	3,383						3,383
Överlappen 15	Jönköping	Jönköping	Granitvägen 10	1900		976	968				1,944
More than 100,000 inhabitants, Public Offices											
Isenbüttel/Cakberlah	Hannover	Calberlah	An der Sporthalle	2007					3,066		3,066
50,000-100,000 inhabitants, Retail											
Notlplanet 12	Eskilstuna	Eskilstuna	Mått Johanssons Väg 30	1990/1994	2,038						2,038
Ljungby 16:92	Kalmar	Ljungbyholm	Mörevägen 22	1981							
Pantängen 19	Borås	Borås	Getängsvägen 32	1965		2,213					2,213
Gräsroten 1	Karlstad	Karlstad	Gräsdalsgatan 1	1987		8,821					8,821
50,000-100,000 inhabitants, Industrial/warehouse											
Fjädern 3	Borås	Borås	Industrigatan 31	1950		750					750
Fjädern 4	Borås	Borås	Industrigatan 29	1950		5,830					5,830
Ventilen 10	Kristianstad	Kristianstad	Mossvägen 6	1980		900					900
Räfsan 5	Luleå	Luleå	Traktorvägen 1	-							
50,000-100,000 inhabitants, Office											
Kvarnen 5	Kristianstad	Kristianstad	Spannmålsgatan 1 - 13	1929		25	13,456			177	13,658
25,000-50,000 inhabitants, Retail											
Glimmern 1	Skövde	Skövde	Gamla Kungsvägen 54	1947	6,849	349	1,919			24	9,141
25,000-50,000 inhabitants, Industrial/warehouse											
Ludvika 4:39	Ludvika	Ludvika	Lyviksvägen 1	1929/1950/1981	1,232	187,141	2,562				190,935
Ludvika 4:41	Ludvika	Ludvika	Kajvägen 1	1929/1950/1981							
Ludvika 4:44	Ludvika	Ludvika	Lyviksvägen 18	1939/1952/1971							
Ludvika 4:54	Ludvika	Ludvika	Lyviksvägen	1929/1959/1981							
Låset 1	Ludvika	Ludvika	Malmgatan 4	-							
Rundeln 1	Ludvika	Ludvika	Tunnelgatan 5	-							
Bredaryd 41:10	Värnamo	Bredaryd	Industrivägen 14	1990/2000/2001		841					841
Lärkrådet 3	Värnamo	Värnamo	Ringvägen 63	1983/1990/2002	1,091						1,091
Sadelmakaren 1	Värnamo	Värnamo	Fredsgatan 2 B	1982	1,302						1,302
Viren 13, Karlskoga	Karlskoga	Karlskoga	Maskinvägen 22	-		2,850					2,850
25,000-50,000 inhabitants, Office											
Julien 6	Härnösand	Härnösand	Varvsgatan 15	1929/1990		2,454					2,454
25,000-50,000 inhabitants, Other											
Närby 1:80	Vara	Vara	Söderhamn	-							
Less than 25,000 inhabitants, Retail											
Trasten 2 & 4	Vara	Sävsjö	Stora Torget 4	1974	3,024	96	1,855				4,975
Less than 25,000 inhabitants, Industrial/warehouse											
Kopparslågaren 3	Sävsjö	Sävsjö	Kopparslågaregatan 8	1800/1978/1988	401						401
Förrådet 1	Lycksele	Lycksele	Sandåsvägen 8	1990		563	16			37	616
DIVESTED PROPERTIES, HEMSÖ											
Greater Stockholm											
Retirement home											
Ruddammen 29	Stockholm	Stockholm	Ruddammsbacken 28	1940/1995					5,188		5,188
Del av Marknaden 1	Täby	Täby	Attundafältet 16	1971							
Other cities											
More than 100,000 inhabitants, School											
Örgelstämman 1	Linköping	Linköping	Åbylundsgatan 19A	1957			215				215
Örnstjussaren 1	Linköping	Linköping	Ulåsavägen 2C	1955 / 1986			390			156	546
Akfejån 15	Linköping	Linköping	Linggatan 3	-			277				277
Del av Klostergården	Lund	Lund	S:t Lars väg 1-38, S:t Lars väg 70-90	1929			388				388
More than 100,000 inhabitants, Retirement home											
Elefanten 6	Linköping	Linköping	Barnhemsgatan 4	1998					743	477	1,221
50,000-100,000 inhabitants, School											
Sinclair 13	Uddevalla	Uddevalla	Klintvägen 3	-							
25,000-50,000 inhabitants, Care											
Del av Klövern 7	Vänersborg	Vänersborg	Östergatan 1	1910/1966/1977				123			123

Addresses

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