

# KUNGSLEDEN

Press Release  
23 December 2008

## Kungsleden concludes divestment with Riksbyggen, upgrades forecast

On 15 May 2006, listed Swedish property company Kungsleden AB (publ) announced the sale of part of the property designated Lund Klostergården in southern Sweden for SEK 100 m. This transaction was conditional on Kungsleden receiving detailed planning on the property. The property consists of some 30,000 sq.m. of housing development rights. The transaction is now unconditional and can thus be concluded.

The sales price exceeds acquisition value by about SEK 50 m. This amount will be included in Kungsleden's profit for calculating dividends for 2008.

The transactions executed by Kungsleden in December has also resulted in Kungsleden increasing its forecast profit for calculating dividends for the financial year 2008 from the previous SEK 700 m to over SEK 800 m.

"It's pleasing to now be able to conclude this deal with satisfactory profits and increase our forecast," commented Kungsleden's Chief Executive Thomas Erséus.

Kungsleden 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 23 December 2008 at 09:30 a.m.

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

*Kungsleden's strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through acquisitions and divestments. As of 30 September 2008, the property portfolio comprised 608 properties with a book value of SEK 28.5 bn. The holding was located in a total of 132 municipalities, although concentrated on the Swedish provinces of Götaland and Svealand, and the Öresund region. Kungsleden has been quoted on the OMX Nordic Exchange Stockholm since 1999.*