

KUNGSLEDEN

**Press Release
20 February 2008**

Kungsleden acquires three properties for SEK 180 m

Listed Swedish property company Kungsleden AB (publ) is acquiring three commercial properties in Mölndal, near Gothenburg, south-western Sweden, from Nordic seasonings producer Santa Maria AB for a purchase price of SEK 180 m including transaction costs.

These properties have total lettable floor-space of approximately 23,900 sq.m., mainly consisting of offices, warehousing and industrial premises. Santa Maria AB is the tenant in all premises through five to six-year agreements. Total rental value is just over SEK 13.1 m, and the estimated property yield is about 7.4%.

Kungsleden will take possession immediately.

“With their high and stable returns, these properties fit well into Kungsleden’s existing property portfolio. We assess their risk level as low because the properties have attractive locations and are flexible for different usage,” 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 20 February 2008 at 1 p.m.

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Detta pressmeddelande finns tillgängligt på svenska på 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 31 December 2007, the property portfolio comprised 575 properties with a book value of SEK 25.7 bn. The holding was located in a total of 125 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.