

Nyfosa divests properties in Sweden for MSEK 299

In two transactions, Nyfosa has divested seven properties with a leasable area of 46 thousand square meters, consisting of warehouses, industry, retail and offices. The properties are located in Falköping, Filipstad, Lidköping and Malmö. The selling price totals MSEK 299.

The properties' annual rental value is estimated to amount to MSEK 27, of which 4 percent is vacant. The average remaining lease term amounts to 3.5 years. Two of the properties are located in Falköping, three in Filipstad, one in Lidköping and one in Malmö.

The transactions were carried out at a selling price that exceeds the book value by MSEK 20, including deduction for deferred tax. In addition, earnings are affected by tax effects linked to previously reported deferred tax, which means that the total estimated positive earnings effect amounts to MSEK 30 and will be reported in the fourth quarter of 2023.

For the property in Malmö, closing took place today. As for the other properties, closing is planned for November 7, 2023.

"Nyfosa is constantly evaluating interesting deals and I am satisfied that we can carry out further value-creating transactions", comments Stina Lindh Hök, CEO of Nyfosa.

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About Nyfosa

Nyfosa is a transaction-intensive real estate company that creates value by building sustainable cash flows and constantly evaluating new business opportunities. With our opportunistic strategy, we invest in properties in different geographies and categories. We are currently active on the Swedish, Finnish and Norwegian markets with a focus on commercial properties in high-growth municipalities. We manage and develop our properties in close collaboration with tenants and the surrounding community, with the perspective that sustainability and profitability go hand in hand. As of September 30, 2023, Nyfosa's property value amounted to SEK 41 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Attachments

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