

Nyfosa divests properties in Sweden for MSEK 940

Nyfosa has divested a total of six office properties with a leasable area of 52 thousand sqm. The properties are located in Gävle and Luleå. The selling price totals MSEK 940.

The properties' annual rental income is estimated to MSEK 75 and annual rental value to MSEK 88, of which 15 percent is vacant as of January 2025. The average remaining lease term amounts to 2.7 years. Three of the properties are located in Gävle and three in Luleå.

The transaction is carried out through divestment of the property-owning subsidiaries. The buyer is Diös Fastigheter.

The selling price falls below the book value by MSEK 4, corresponding to 0.4 percent, including deduction for deferred tax. The estimated positive earnings effect amounts to MSEK 68 and will be reported in the year-end report for 2024.

A preliminary closing is planned for November 15, 2024. The transaction is subject to approval by the Swedish Inspectorate of Strategic Products.

"Through this divestment we will release capital for new investments, with the purpose to strengthen Nyfosa's cash flow and earnings", comments Stina Lindh Hök, CEO of Nyfosa.

Divested properties

Norr 12:5 Gävle

Norr 25:5 Gävle

Söder 18:19 Gävle

Haren 15 Luleå

Hermelinen 15 Luleå

Spiggen 4 Luleå

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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 regions. 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 June 30, 2024, Nyfosa's property value amounted to SEK 39.0 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Attachments

[Nyfosa divests properties in Sweden for MSEK 940](#)