



Press release

March 31, 2021

Nyfosa enters into a combined acquisition and divestment agreement – acquires for SEK 657 million and divests for SEK 477 million

Nyfosa enters into a combined acquisition and divestment agreement with Genova – signs agreement for acquisition of five properties in Uppsala, Norrtälje and Nacka as well as divestment of two project properties in Lund and Haninge.

The acquired portfolio consists of five properties totaling 39,500 square meters with an annual rental value of SEK 50 million and an average remaining contract period of 6.6 years. The properties are located in Uppsala, Norrtälje, and Nacka and consist mainly of offices and industry/warehouses with a mix of different operations and companies. The occupancy rate is 97 percent.

In connection with the acquisition, Nyfosa divests two properties in Lund and Haninge, where a change of zoning for residential units has begun, with a total lettable area of 27,000 square meters and a rental value of SEK 40 million. The occupancy rate for the two properties amounts to 80 percent with an average remaining contract period of 3.2 years.

Closing is planned for May 14, 2021, with the exception of the property in Uppsala, which will be accessed upon completion November 1, 2021.

“This is a very logical deal for Nyfosa, in which we change future residential projects for properties with stronger cash flows and longer contract periods in good locations”, comments Stina Lindh Hök, CEO of Nyfosa.

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About Nyfosa

Nyfosa is a transaction-based property company that creates value by accumulating sustainable cash flows and continuously evaluating new business opportunities. Our opportunistic investment strategy enables acquisitions throughout Sweden and in various categories, but we prioritize 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 December 31, 2020, Nyfosa's property value amounted to approximately SEK 29,4 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

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