



Press release

December 20, 2019

Nyfosa acquires for MSEK 300 and divests for MSEK 240

Nyfosa has acquired one property at a value of MSEK 300, the property is a warehouse property located in Örebro. Nyfosa has also divested the property Källsta 1:5 in Eskilstuna at a value of MSEK 240.

The acquired property is located in Örebro and has an area of approximately 47 thousand square meters in total and an annual rental value of MSEK 22.1. The two tenants are Mitsubishi and KGA Logistik. The average remaining lease term amounts to 4.2 years and the occupancy rate amounts to 93 percent. Closing date for the property is on January 24, 2020. The acquisition is financed through utilization of existing credit facility.

The divested property Källsta 1:5 which is located in Eskilstuna, comprises an area of approximately 34 thousand square meters consisting of logistics premises and is acquired by the current tenant. The property was vacated on December 12, 2019. The property had a rental value of MSEK 15.5 with one year remaining on the lease.

"These are two separate transactions that together provide an increased rental value of MSEK 7 and an extended remaining lease term of 3.2 years. The divestment was an opportunity that arose through discussion with the tenant and we saw the right time to divest.", says Stina Lindh Hök, COO of Nyfosa.

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About Nyfosa

Nyfosa is a transaction-based and opportunistic property company. The company's business concept is based on active participation in the Swedish transaction market combined with an investment strategy that can be flexible to the property market. The goal is to develop and add value to a growing property portfolio while generating sustained high returns. At present, Nyfosa is focusing primarily on commercial properties in Sweden. As of September 30, 2019, Nyfosa owned commercial properties with a total property value of approximately SEK 18.3 billion. The company's stock is listed on Nasdaq Stockholm since November 2018. Read more at www.nyfosa.se.

Nyfosa AB

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