



Press release

November 19, 2019

During the fourth quarter, Nyfosa has acquired properties at a total value of MSEK 654

During the fourth quarter, Nyfosa has, per today, acquired properties at a total value of MSEK 654 in four separate transactions. In total, the company has acquired 16 properties situated around in Sweden with a focus on Södertälje and Malmö. The total area is 100,257 square meters with a total rental value of MSEK 67.8. The average lease term is about four years.

Nyfosa has through two separate transactions acquired four commercial properties with a total value of MSEK 322. The properties, which are located in Södertälje, Halmstad, Varberg and Falkenberg, have an area of approximately 13,552 square meters in total and an annual rental value of MSEK 24.1. The properties are located in Södertälje as well as Halmstad, Varberg and Falkenberg. The largest tenants are HSB, Bravida, Besikta Bilprovning i Sverige AB and AB Svensk Bilprovning. The average remaining lease term amounts to 3.4 years. The occupancy rate amounts to 96 percent. Financial closing date for the property in Södertälje is on December 1, 2019 and for the remaining properties on November 15, 2019. The acquisitions are financed through own cash, utilization of existing credit facility and borrowing of new credit.

In addition to the above transactions, Nyfosa has also completed two additional transactions (which has already been communicated on the company's website). The company has acquired two properties in Malmö at a value of MSEK 118, as well as ten properties from Nyfosa's joint venture Söderport Holding AB ("Söderport"), at a value of MSEK 214. The properties which were acquired from Söderport are located in Filipstad, Kumla, Kungsör, Oskarshamn, Piteå and Sandviken.

"We continue to acquire properties at a high pace and are a good step on the road towards our growth target. The fourth quarter's acquisitions reflect our strategy well with diversification across both geography and segments. It is properties in a mix of attractive locations, long-term contracts and strong tenants, which provides stability and a good return.", says Stina Lindh Hök, COO of Nyfosa.

For more information, please contact:

Jens Engwall, CEO, jens.engwall@nyfosa.se, tel: +46 706 906 550

Stina Lindh Hök, COO, stina.lindh.hok@nyfosa.se, tel: +46 705 771 885

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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

Visiting address Hästholmsvägen 28, 131 30 Nacka **Phone** +46 8 406 64 00

Postal address Box 4044, 131 04 Nacka **E-mail** info@nyfosa.se