



Press release

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Nyfosa acquires property portfolio in Luleå at a value of MSEK 420

Nyfosa has acquired a property portfolio located in the city of Luleå and one property in the city of Boden. The acquisition amounts to a total value of MSEK 420.

The twenty properties located in the cities of Luleå and Boden have a total area of approximately 42 thousand square meters with an annual rental value of MSEK 37.2. The properties house a mix of tenants, such as light industry and warehouses as well as tax-financed income from the Police Authority.

The properties are fully let and the weighted average lease duration amounts to 2.9 years. Nyfosa already has a strong presence in both cities and a well-functioning property management organization in Norrland. Closing will take place on November 15, 2021.

"The properties are located in established industrial areas in Luleå. There is a great demand for this type of premises, which is reflected in the occupancy rate. We have acquired from a local owner who has accumulated the properties over a long period of time. The seller has had a good sense for what's attractive in Luleå, so it wasn't a difficult investment decision", comments Stina Lindh Hök, CEO, 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 and Finnish 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, 2021, Nyfosa's property value amounted to approximately SEK 34.5 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Nyfosa AB

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