

Press release

July 6, 2018

Hemfosa acquires property portfolio with a value of approximately SEK 3.6 billion

Hemfosa has acquired a property portfolio comprising office space, warehouses and logistics properties in growth municipalities and transport hubs in Sweden with a total value of approximately SEK 3.6 billion. The acquisition concerns a portfolio of commercial properties that will become part of the subsidiary Nyfosa.

The property portfolio comprises 51 properties totaling approximately 460,000 square meters with an gross rental income (annual rental income including all supplements) of MSEK 318. The properties are located in 17 towns and cities, mainly in central and southern Sweden, including Stockholm, Malmö, Västerås, Borås and Lund. Tenants include Speed Logistics, DHL Nordic, Haldex Brake Products and PostNord Sverige and the average remaining lease term is 3.4 years. The expected date of transfer for the properties is September 13, 2018. Scius Partners has represented the seller as their local operating partner. The acquisition is subject to the condition that the Swedish Competition Authority (*Sw.* Konkurrensverket) decides to approve or leave the acquisition without action.

“This is a portfolio that generates high earnings and is an ideal fit with the strong portfolio of commercial properties we own, in addition to our community service properties, and that we have gathered together in the subsidiary Nyfosa ahead of the intended division of the Group. The properties are a good geographical complement to the commercial portfolio and also in the offices and warehouse/logistics property categories. The transaction also provides us with an opportunity to resell certain properties in combination with the existing portfolio,” says Jens Engwall, CEO of Hemfosa.

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About Hemfosa Fastigheter

Hemfosa is a Swedish property company focused on community service properties in the Nordic region, with the Swedish state and municipalities as its largest tenants. This provides stable revenue flows and a healthy yield. Hemfosa also aims to create value through active participation in the transaction market. As per March 31, 2018, Hemfosa owned properties with a total property value of approximately SEK 45 billion. The company's ordinary share has been listed since March 2014, and the preference share since December 2014, both on Nasdaq Stockholm. Read more at www.hemfosa.se

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