

Press release

Stockholm 6 July 2026

Genova acquires attractive property portfolio in the Stockholm region for SEK 673 million – partly financed through the transfer of repurchased shares and new issue of ordinary shares

Genova Property Group AB has today entered into an agreement to acquire a property portfolio in the Stockholm region consisting of eight properties at an underlying value of SEK 634 million before deduction of deferred tax. The acquisition is expected to strengthen Genova's income from property management per share by approximately 15 percent and creates conditions for further growth in long-term net asset value per share. The sellers are the private property companies Landia and Landera. The acquisition from Landia refers to the letter of intent regarding the additional acquisition entered into in October 2025 as part of the acquisition of a property portfolio in the Stockholm region for SEK 643 million.

"We are acquiring an additional portfolio of attractive properties with stable cash flows in the Stockholm region. With substantial investments completed and a well-diversified tenant base under long-term leases the transaction is in line with Genova's strategy to strengthen earnings and increase income from property management per share. The acquisition is partly financed through repurchase of ordinary shares and new issue of ordinary shares at net asset value, which contributes to higher returns at the portfolio level while limiting dilution for existing shareholders. We are glad that Landia are increasing their ownership stake and continues to be a dedicated and long-term owner in the company", comments Michael Moschewitz, CEO of Genova Property Group.

The acquisition is financed through a combination of bank loans, available cash, as well as through a transfer of ordinary shares and new issue of ordinary shares in Genova to Landia corresponding to a total value of approximately SEK 124 million. The consideration and the subscription price for the issue of ordinary shares in Genova will amount to SEK 76.72 per share, corresponding to the company's net asset value as of 31 March 2026.

Following completion of the transaction, Landia will increase its ownership in Genova from 2.8 percent to approximately 6.2 percent of the shares. Landia has further undertaken not to sell any shares in Genova for a period of 12 months from the date of completion of the acquisition.

About the acquisition

The acquired property portfolio consists of eight properties in the Stockholm region; Gustavsberg 1:468 and Gustavsberg 1:488 in Värmdö, Strömfallet 1 in Tyresö, Bo 1:206 & 1:208 in Nacka, and Kornboden 17–19 in Norrtälje. The properties, which are located in close proximity to Genova's existing investment property portfolio, have an underlying property value of SEK 673 million, before deduction of deferred tax of SEK 62 million, which corresponds to approximately 6 percent of the book value of Genova's existing property portfolio as of 31 March 2026.

With a leasable area of approximately 19,000 square meters, the properties have rental income from operations in grocery retail, healthcare, community services, offices, industrial and logistics properties. The properties are fully let and the average remaining lease term is approximately 7 years. The annual rental value amounts to SEK 41 million with an estimated net operating income of SEK 36 million, giving an initial yield of approximately 6 percent. Closing of the acquisition is subject to FDI approval and is expected to be completed on 1 September 2026 except for Gustavsberg 1:468, where closing of the acquisition is expected to occur in December 2026 once the ongoing tenant modifications have been completed.

G E N O V A

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About Genova

Genova Property Group AB (publ) is a dynamic property company with extensive expertise in various segments of the property market. The company aims to drive sustainable value growth through active property management, urban development, project development and property transactions in Sweden. As of 31 March 2026, Genova owned properties valued at approximately SEK 10.5 billion and the company held a substantial building rights portfolio. Genova's share has been listed on Nasdaq Stockholm since 2020.

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