GENOVA

Press Release

Stockholm, 1 September 2026

Genova completes part of the acquisition of a property portfolio in the Stockholm region and resolves to transfer its own shares to Landia

Genova Property Group (publ) ("Genova") announced on 6 July 2026 that the company has entered into an agreement to acquire an attractive property portfolio in the Stockholm region at an underlying value of SEK 634 million before deduction of deferred tax. The acquisition strengthens Genova's income from property management per share and creates conditions for further growth in long-term net asset value per share. The company has today completed part of the acquisition of the property portfolio. In connection therewith, the Board of Directors has resolved to transfer 625,652 of the company's own ordinary shares to the seller Landia AB ("Landia") as partial settlement of the purchase price.

Genova has today completed part of the acquisition regarding the properties Gustavsberg 1:488 in Värmdö municipality, Strömfallet 1 in Tyresö municipality, Bo 1:206 and Bo 1:208 in Nacka municipality and Kornboden 17, 18 and 19 in Norrtälje municipality.

Part of the purchase price consisted of a vendor note of a total of SEK 124 million, of which SEK 48 million relates to the current completion, which Landia has undertaken to set off in its entirety against shares in Genova. To settle the part of the vendor note relating to the current completion, the Board of Directors of Genova has today, pursuant to the authorisation granted by the Annual General Meeting on 6 May 2026, resolved to transfer a total of 625,652 ordinary shares in Genova to Landia. The consideration for the ordinary shares transferred to Landia amounts, in accordance with the press release published on 6 July 2026, to SEK 76.72 per ordinary share. Following the transfer, the total number of ordinary shares and votes in Genova amounts to 46,975,629, of which Genova holds a total of 329 432 ordinary shares.

Closing of the remaining part of the acquisition will take place at year-end 2026/2027, once the ongoing tenant modifications have been completed. Following completion of the transaction, Landia will increase its ownership in Genova from 2.8 percent to approximately 6.2 percent of the shares.

About the property portfolio in its entirety

With a total 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.

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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 30 June 2026, Genova owned properties valued at approximately SEK 10.7 billion and the company held a substantial building rights portfolio. Genova's share has been listed on Nasdaq Stockholm since 2020.