



Press release

May 2, 2019

Nyfosa acquires two properties at a value of approximately MSEK 470

Nyfosa has signed an agreement with Alecta pensionsförsäkring, mutually to acquire two retail properties at a total value of approximately SEK 470 million in Västerås and Borås.

The properties have an area of approximately 40,400 square meters with annual rental income of SEK 42.6 million. The properties are located in Västerås and Borås. The tenants in Västerås are among others Ahlsell Sverige AB, Plantagen Sverige AB and XL-Bygg Västerås AB, and the average remaining lease term amounts to 5.4 years. The tenants in Borås are among others Citygross Sverige AB, Jula AB and Swedol AB and the average remaining lease term amounts to 4.9 years. The leasing rate amounts to 86 and 100 percent respectively. Financial closing date will be on June 1, 2019. The acquisition is financed through own equity and utilization of existing credit facility.

“This transaction suits us well. The properties contribute with favorable earnings and are located in areas that we strongly believe in. In addition, there is rental potential in Västerås.”, 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

The information was prior to this release inside information and is information that that Nyfosa AB is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication through the agency of the contact person set out above on May 2, 2019 at 11:00 a.m. CET.

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 December 31, 2018, Nyfosa owned commercial properties with a total property value of approximately SEK 15.6 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