

## K-FASTIGHETER EVALUATES NEW COMMERCIAL CONCEPT SEGMENT

***K-Fast Holding AB (“K-Fastigheter”) has applied for building permit for a new type of concept building, this time with a focus on commercial tenants.***

In September 2021, K-Fastigheter purchased the properties Rusthållaren 3 and 4 in Hässleholm, Sweden. The property has received a legally valid zoning plan which allows for the construction of 8,000 square meters of gross floor area. Today, K-Fastigheter has submitted a building permit application for the properties regarding the construction of a new office concept for commercial tenants.

“The property has a very good location in central Hässleholm and we see the opportunity to develop a new concept, called K-Commercial. The property in Hässleholm is a pilot project for commercial tenants who want a flexible office environment. It will be a project we want to be able to develop on our home turf to evaluate and study the concept in detail before possible launch. A new office building also gives us the opportunity to coordinate parts of the operations of K-Fastigheter and K-Prefab, which are currently located at different venues,” says Jacob Karlsson, CEO of K-Fast Holding AB.

K-Commercial is a pilot project that is being developed with the help of the architect firm Arkitekterna Krook & Tjäder AB for design and architecture. The building in Hässleholm is expected to be completed by the end of 2023/2024 and the concept will be evaluated before a possible launch in other locations.

“K-Fastigheter is and will remain a residential company and maintains our operational target of at least 80 percent of rental income being residential related. At the end of the third quarter, this figure stood at approximately 85 percent. If the concept works out as we expect, we may in the future, on a smaller scale, develop K-Commercial in metropolitan areas, primarily Stockholm, Gothenburg and Malmö. Then as a complement to our residential production, but never to an extent that risks us not meeting our target of at least 80 percent of rental income from the residentials,” comments Jacob Karlsson.

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*As a property company, K-Fastigheter's objective is to add value for tenants by creating attractive homes with superior comfort. The Group's operations encompass active property management, project development and proprietary construction operations. To enhance cost efficiency and cut construction times, K-Fastigheter has chosen to work with three concept buildings, developed in-house and constructed for proprietary management. K-Fastigheter provides some 2,450 homes in several locations in the Öresund region, in the province of Småland and in western Sweden, and is assessing new markets as production capacity increases. The Group's property portfolio has a book value SEK 8.8 billion, with an annual rental value of about SEK 300 million. Since November 2019, the company's Class B shares have been traded on Nasdaq Stockholm under the (ticker: KFAST B). Read more at [www.k-fastigheter.com](http://www.k-fastigheter.com)*

