

K-Fastigheter sells project property in Vallentuna

K-Fast Holding AB (“K-Fastigheter”) has to Titania divested its shares in the joint company that owns the project property Vallentuna-Rickeby 1:48. The project is being sold during ongoing production and the underlying market value amounts to SEK 175 million, which corresponds to SEK 75,000 per square meter and constitutes the property value for the transaction. After the transaction, Titania is the sole owner of the property.

The property, located in central Vallentuna, Sweden, approximately 400 meters from the center and positioned for easy access to commuting, services and nature. The project covers 2,338 square meters divided into 74 rental apartments and an underground garage. The parties have managed to negotiate strong rental levels, which further strengthens the project’s long-term return, calculated as yield on cost including financing, is expected to be approximately 6.6 percent.

The project is expected to be completed during the first half of 2026. The collaboration between K-Fastigheter and Titania has been close, constructive and well-coordinated and has resulted in a well-implemented and competitive product.

“We are very pleased to have completed this project together with Titania. The collaboration has worked excellently, and we look forward to developing more projects together in the future. The sale is in line with K-Fastigheter’s increasingly strong position as a project developer, where we focus on high turnover rates and no longer keep all projects under our own management,” says Magnus Persson, Business development manager at K-Fastigheter.

“This project is clear confirmation of what can be achieved when two actors with high ambitions and strong execution skills work together. The collaboration with K-Fastigheter has been both effective and valuable, and the result is a product that is of high quality and stands out very well in the market. The fact that we are now taking full ownership is a natural step in our growth strategy. Vallentuna-Rickeby 1:48 is an attractive asset, and we look forward to managing with the same precision as we built it,” says Einar Janson, CEO of Titania.

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K-Fastigheter is much more than a property company. Through an integrated process, we build our business in the two business segments Construction and Property Management. In the Construction business segment, completed homes are delivered, where K-Fastigheter has chosen to work with three in-house developed concept houses for homes to enhance cost efficiency and cut construction times. Furthermore, through the subsidiary K-Prefab, K-Fastigheter delivers complete frame solutions internally as well as to external customers. The Property Management business segment manages the Group's property portfolio with a focus on housing and since April 2025, K-Fastigheter owns 57.6 percent of Brinova Fastigheter AB, which is a leading property company in southern Sweden, with a focus on the Öresund region. Since 2019, K-Fastigheter's B shares have been traded on Nasdaq Stockholm (short name: KFAST B). Read more at k-fastigheter.se

