

K-Fastigheter sells property project with 255 rental apartments in Gothenburg to Folksam

K-Fast Holding AB (“K-Fastigheter”) and Alhem Fastigheter AB, through their jointly owned company KAH Holding AB, have entered into an agreement to sell a property project comprising 255 rental apartments, two underground garages and three premises in Björlanda Ängar on Hisingen, just north of Gothenburg, Sweden. The buyer is Folksamgruppen, which will take possession of the property in two stages during the autumn/winter of 2027. The underlying property value amounts to SEK 793 million.

“The Björlanda Park project has been important to K-Fastigheter from the start. It is the first project we are undertaking together with Alhem, and through our complementary capabilities, we will be able to carry out several joint projects. The transaction with Folksam is also proof that our business model – developing attractive real estate projects in collaboration with strategic partners – creates value for multiple stakeholders,” says Magnus Persson, Business development manager at K-Fastigheter and Board Member of KAH Holding AB. “The transaction means that we divest a real estate project already during the construction phase, a so-called forward sale, or ‘turnkey’ delivery to the buyer. The buyer is thereafter responsible for, among other things, leasing and property management.”

“Björlanda Park is a well-planned residential development within Björlanda Ängar on Hisingen, and we are very pleased to complete the sale of our project to Folksam only a few months after construction began. Folksam is a long-term and strong owner that will be able to manage the properties in the best possible way,” says Jacob Hallberg, CEO of Alhem Fastigheter and Chair of KAH Holding AB. “Through our jointly owned company KAH Holding, K-Fastigheter and Alhem have together designed and initiated construction of 255 modern apartments with associated commercial premises and parking garages in an attractive residential area on Hisingen.”

The property project has an expected total lettable area of approximately 16,300 square meters distributed across four blocks. The first tenants are expected to move in during September 2027. The buildings are K-Fastigheter’s concept buildings, will have high quality and energy performance and will be certified according to Miljöbyggnad Silver. All rental apartments and the ICA grocery store being built in the area are constructed with climate-declared concrete frames from K-Prefab.

The sales agreement for Göteborg Björlanda 3:72, 3:75–3:77 in Gothenburg has been signed with the Folksam Group through KPA Pension. The transaction will take place in company form, with payment made in connection with each transfer of ownership. Catella has acted as the seller’s advisor in the transaction.



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K-Fastigheter is much more than a property company. Through an integrated process, we operate in the two business segments: Construction and Property Management. In Construction, completed homes are delivered based on K-Fastigheter' proprietary concept buildings 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 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, a leading property company in southern Sweden, with a focus on the Öresund region. Since 2019, K-Fastigheter's class B shares have been traded on Nasdaq Stockholm (ticker: KFAST B). Read more at k-fastigheter.se

