

Nivika acquires properties along the E4 and transfers B shares as part payment

Nivika Fastigheter AB (publ) ("Nivika") has today taken possession of part of previously announced acquisitions through the purchase of the properties Ljungby Trädet 2, Torg 1:236 and Torg 1:239 (the "Properties"), belonging to the Värnamo management area. The Properties comprise approximately 3,600 sqm of lettable area as well as an undeveloped leased plot, with an underlying property value of approximately SEK 50 million. The transaction is a sale and leaseback deal, with annual rental income of approximately SEK 4.7 million and a contract term of 10 years. The acquisition is financed partly through bank loans and equity, and partly through repurchased B shares as described below.

– We continue our growth with high-yielding properties along the West Swedish triangle. This acquisition strengthens our position along the E4 corridor, says Sverker Källgården, CEO of Nivika.

The Board of Nivika, based on the authorisation granted by the Annual General Meeting on 5 February 2024, has resolved to transfer 106,383 of Nivika's own B shares to Gobilind Fastighets AB ("Gobilind") at a price of SEK 47 per share, totalling approximately SEK 5 million. The transfer was completed on 14 March 2025. The reason for deviating from shareholders' preferential rights is that the shares are transferred as part of the purchase consideration for Nivika's acquisition of the Properties through a share deal, where Gobilind is the seller.

The price per share is based on arm's length negotiations with Gobilind and represents a premium of 19 percent compared with the closing price of Nivika's B shares on Nasdaq Stockholm on 13 March 2025. Following the transfer, Nivika holds 1,401,109 of its own B shares.

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About Nivika

Nivika is a real estate company in Småland with focus on long-term ownership, property management and efficient new development to create profitable and sustainable value growth. The Company primarily operates in Jönköping, Värnamo, Växjö and the West Coast of Sweden, areas with growth opportunities and stable rental markets. The diversified real estate portfolio amounts to app. SEK 12 billion, of which two-thirds of the rental value is commercial real estate. The commercial properties mainly consist of industrial, warehouse, office and community service properties.

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