

## Nivika expands property portfolio along the E6 and transfers B shares as part payment

Nivika Fastigheter AB (publ) ("Nivika") has today taken possession of the properties Varberg Stören 2, Halmstad Fanan 24 and Laholm Lampan 3, belonging to the West Coast management area. The properties comprise approximately 4,000 sqm of lettable area, with an underlying property value of approximately SEK 43 million. The properties are fully let, with annual rental income of approximately SEK 4 million. The acquisition is financed partly through equity and partly through repurchased B shares as described below.

– We continue to grow on the West Coast with high-yielding properties along the E6 corridor. This acquisition is fully in line with our strategy to acquire properties within the West Swedish triangle, 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 127,659 of Nivika's own B shares to Casa i Skåne AB ("Casa Skåne") at a price of SEK 47 per share, totalling approximately SEK 6 million. The transfer was completed on 31 January 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 Varberg Stören 2, Halmstad Fanan 24 and Laholm Lampan 3 through a share deal, where Casa Skåne is the seller. The seller was represented by Husman Hagberg Värnamo and Jurediq AB.

The price per share is based on arm's length negotiations with Casa Skåne and represents a premium of 22 percent compared with the closing price of Nivika's B shares on Nasdaq Stockholm on 30 January 2025. Following the transfer, Nivika holds 1,080,906 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 11 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.

[www.nivika.se](http://www.nivika.se)

