

Nivika divests residential and office properties in Jönköping and continues to acquire high-yield properties

Nivika Fastigheter AB (publ) ("Nivika") has signed an agreement to divest nine residential and office properties in Jönköping to a local operator. The total agreed property value amounts to SEK 597 million before deductions for deferred tax and corresponds to the book value. The properties comprise approximately 17,200 sqm of lettable area and have an annual rental value of SEK 35.6 million. The properties included in the transaction are Jönköping Abborren 6, Advokaten 14, Advokaten 5, Arkadien 2, Båret 1, Båret 2, Vakten 8, Vakten 10, and Varbygelin 1. The divestment is part of Nivika's strategy to focus on high-yielding properties and frees up capital for continued growth along the west Swedish triangle growth corridor. Closing is scheduled during the first half of 2026. Skierfe Law Firm has represented the sellers.

At the same time, Nivika has signed agreements to acquire four commercial properties on the West Coast and in Jönköping, with a total underlying property value of approximately SEK 100 million. These properties comprise approximately 9,100 sqm of lettable area and have an annual rental value of SEK 9.3 million, with an average acquisition yield of 6.9 percent. The properties include Jönköping Vattenpasset 1 and Kungsbacka Varla 2:372, 7:14, 7:15, 14:7, and 14:9. In addition, an earlier agreed acquisition in Jönköping, Överkanten 4, will add a rental value of SEK 5 million. The acquisitions will be financed through equity and bank loans, with closing taking place progressively during the first quarter of 2026.

– Through these transactions, we continue to work purposefully in line with our strategy to focus on high-yielding properties along the west Swedish triangle growth corridor. The divestment of low-yielding properties at book value creates room for additional acquisitions that will have a positive impact on operating profit and cash flow per share. The sale also demonstrates the attractiveness of our portfolio and the relevance of our book values. We continue to see many interesting business opportunities and evaluate acquisitions on an ongoing basis, says Sverker Källgården, CEO of Nivika.

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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 12.7 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.

