

Nivika takes possession of properties in Jönköping

Nivika Fastigheter AB (publ) ("Nivika") has acquired and taken possession of the industrial property Backen 1:148 in Jönköping. The total lettable area comprises approximately 5,300 square meters with an annual rental value of SEK 3.2 million. In connection with the possession, a new 10-year lease agreement has been entered into with a new tenant covering the entire property, with commencement following the current tenant's vacation of the premises in approximately one year. The agreed property value amounts to SEK 28 million, before deduction for deferred tax.

During January, Nivika has also completed the acquisitions of the properties Jönköping Vattenpasset 1 and Överkanten 4, in accordance with previously communicated transactions. The total property value amounts to SEK 69 million and comprises a total lettable area of 4,835 square meters. The properties are adjacent to Nivika's existing portfolio in the area, strengthening the Company's established cluster in Jönköping and contributing to further management-related synergies.

At Överkanten 4, tenant adaptations will be carried out for new tenants at an investment of approximately SEK 10 million. Following completion of the adaptations, the properties are expected to generate a total annual rental value of SEK 6.8 million. The initial acquisition yield amounts to 6.8 percent.

-The acquisitions in Jönköping are in line with our strategy to continue growing within high-yielding properties in attractive locations. The planned adaptations will strengthen net operating income and contribute to a long-term stable cash flow, while also confirming our position as an attractive and long-term landlord, says Sverker Källgården, CEO of Nivika.

For more information, please contact:

Sverker Källgården, CEO

Phone 010-263 61 61

Email: sverker.kallgarden@nivika.se

Daniel Karlsson, CFO & IR

Phone 010-263 61 43

Email: daniel.karlsson@nivika.se

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.

