

Nivika acquires properties in Jönköping for SEK 131 million and transfers B shares as part payment

Nivika Fastigheter AB (publ) ("**Nivika**") has, through two separate transactions, acquired and taken possession of the properties Jönköping Hedenstorp 2:38, 2:45 and 2:8 as well as Jönköping Ädelkorallen 16 (the "**Properties**"). The Properties comprise a total of approximately 5,300 square meters of lettable area, with an underlying property value of SEK 131 million before deduction for deferred tax. The Properties are fully let, with an annual rental value of approximately SEK 8.7 million and an average remaining lease term of 6.7 years. The acquisitions are partly financed through repurchased B shares as described below.

– The acquisition is in line with our strategy to grow through high-yielding properties in attractive growth regions and contributes positively to the company's earnings from property management. At the same time, the transaction strengthens our position in Jönköping and creates efficient property management, clearly demonstrating the strength of our local presence. Using repurchased shares as partly payment enables efficient capital allocation while at the same time broadening the shareholder base. We continue to see attractive opportunities for value-creating transactions, says Sverker Källgården, CEO of Nivika.

The Board of Nivika, based on the authorization granted by the Annual General Meeting on 8 May 2025, has resolved to transfer 500,001 of Nivika's own B shares, of which 478,724 shares are transferred to Kalasbyxan Holding AB ("**Kalasbyxan**") and 21,277 shares to Majori AB ("**Majori**"), at a price of SEK 47 per share, totally approximately SEK 23.5 million. The transfer was completed on 1 April 2026. 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 Kalasbyxan and Majori are the sellers.

The price per share is based on arm's length negotiations with Kalasbyxan and Majori and represents a premium of 17 percent compared with the closing price of Nivika's B shares on Nasdaq Stockholm on 31 March 2026. Following the transfer, Nivika holds 540,572 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 13.4 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.

