

Nivika acquires properties in Jönköping transfers B shares as part payment

Nivika Fastigheter AB (publ) ("Nivika") has, through two separate transactions, acquired and taken possession of the properties Jönköping Ädelmetallen 18 and Månsarp 1:435 (the "Properties"). The Properties comprise a total of approximately 5,800 square meters of lettable area, with an underlying property value of SEK 50 million before deduction for deferred tax. The property Månsarp 1:435 is fully let. Ädelmetallen 18 was vacant at closing, but a new triple net lease agreement with a term of six years has been signed. The total annual rental value of the Properties amounts to approximately SEK 3.9 million. The acquisition of Månsarp 1:435 is partly financed through repurchased B shares as described below.

– We continue to deliver in line with our strategy. The acquisitions in Jönköping complement our portfolio in the area and contribute to the company's earnings from property management, says Sverker Källgården, CEO of Nivika.

The Board of Nivika, based on the authorisation granted by the Annual General Meeting on 20 May 2026, has resolved to transfer 127,660 of Nivika's own B shares to Sandor & Lasses Bilservice AB ("S&L") at a price of SEK 47 per share, in total SEK 6.0 million. The transfer was completed on 29 May 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 property Månsarp 1:435 through a share deal.

The price per share is based on arm's length negotiations with S&L and represents a premium of 26 percent compared with the closing price of Nivika's B shares on Nasdaq Stockholm on 28 May 2026. Following the transfer, Nivika holds 426,612 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.

