

Nivika signs agreement to divest residential properties in Vetlanda

Nivika Fastigheter AB (publ) ("Nivika") has signed an agreement for the divestment of the residential properties Hygiea 3, Banken 14 and Banken 18 in Vetlanda. The agreed underlying property value amounts to just over SEK 170 million. Together, the properties comprise more than 10,000 sqm of lettable area with a combined annual rental value of approximately SEK 14.4 million.

The transaction is subject to the buyer securing financing, and closing is expected to take place during the later part of the third quarter of 2026. In connection with the transaction, the buyer has also been granted an option to acquire Nivika's remaining residential properties in Vetlanda during the autumn at a combined book value of just over SEK 190 million.

As part of the transaction, Nivika has simultaneously entered into an agreement to acquire the commercial property Trucken 7 in Vetlanda. The property comprises approximately 6,500 sqm of lettable area and has an underlying property value of SEK 33.5 million. Closing will take place simultaneously with, and is conditional upon, the completion of the divestment.

In a separate transaction, Nivika has also completed the sale of Hygiea 1 in central Vetlanda, a residential development site. The transaction was carried out at an underlying property value of SEK 14.3 million.

Taken together, the divestments have been completed at an underlying property value approximately 2 percent below book value as of 31 March 2026.

- The divestments are part of our ongoing efforts to develop and optimize our property portfolio. Through these transactions, we release capital while creating flexibility for continued investments, 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 13.9 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.

