

Press release

November 26, 2018

Hemfosa acquires LSS homes at a value of MSEK 103

Hemfosa is acquiring a further four LSS homes in Sweden from Emrahus at a total property value of MSEK 103. The acquisition is part of Hemfosa's cooperation with Emrahus regarding the acquisition of completed and leased LSS homes, and contributes to strengthening Hemfosa's position as a specialist in community service properties.

Hemfosa has signed agreements for the acquisition of four LSS homes that are under construction by Emrahus in Borås, Uddevalla, Örebro and Lund. The acquisitions have a total underlying property value of MSEK 103 and annual rental income amounting to a total of approximately MSEK 6.1. The properties in Borås, Uddevalla and Örebro are fully leased to the operators Team Olivia and Nytida on 15-year leases. Attendo LSS AB is the tenant in the property in Lund. The properties are being constructed as passive buildings, which leads to low operating expenses and a small environmental footprint. Occupancy is scheduled for October 2019 and March 2020, respectively, upon completion of the properties.

The acquisition strengthens Hemfosa's existing portfolio of residential care facilities and after the acquisition, Hemfosa owns a total of ten LSS homes built by Emrahus.

“We are pleased that these acquisitions will deepen our cooperation with Emrahus and look forward to continuing to develop this long-term relationship. We perceive a current major need for investments in and new construction of healthcare properties in our markets. Hemfosa, with its specialist knowledge and experience in this field, has major opportunities to make a contribution as a long-term partner,” says Caroline Arehult, CEO of Hemfosa.

For further information, please contact:

Anna Alsborger, Head of Transaction, mobile +46 70 979 45 72, anna.alsborger@hemfosa.se
Caroline Arehult, CEO, mobile +46 70-553 80 26, caroline.arihult@hemfosa.se

About Hemfosa Fastigheter

Hemfosa is a Swedish property company focused on community service properties in the Nordic region, with the Swedish state and municipalities as its largest tenants. This provides stable revenue flows and a healthy yield. Hemfosa also aims to create value through active participation in the transaction market. At September 30, 2018, Hemfosa owned properties with a total property value of approximately SEK 35.6 billion. The company's ordinary share has been listed since March 2014, and the preference share since December 2014, both on Nasdaq Stockholm. Read more at www.hemfosa.se

Hemfosa Fastigheter AB

Street address Hästholmsvägen 28, SE-131 02 Nacka, Sweden **Telephone** +46 8 448 04 80
Postal address Box 2020 Nacka, Sweden | **Fax** +46 8 448 04 81