

Press release,

July 3, 2019

Hemfosa acquires healthcare property in Nacka at a value of MSEK 156 – issues 1,760,000 ordinary shares

Hemfosa has acquired a healthcare property in Nacka, Sweden, at an underlying property value of MSEK 156. The acquisition offers Hemfosa an opportunity to strengthen its presence in the Municipality of Nacka. In payment, Hemfosa is transferring newly issued ordinary shares to the seller, ICA-handlarnas Förbund Finans AB, which will thereby increase its holding in Hemfosa.

The acquisition was carried out at an underlying property value of MSEK 156. The property has a total leasable area of approximately 4,720 sqm and is fully leased. Annual rental income amounts to approximately MSEK 8.3. The property includes premises for health and care services. The tenant is Vardaga, with which Hemfosa already has an established partnership. The remaining lease term is 3.8 years. Transfer is scheduled for today, July 3, 2019.

The property is being divested by ICA-handlarnas Förbund Finans AB. The agreed purchase consideration of the acquisition will be paid in its entirety with ordinary shares in Hemfosa. The Board of Hemfosa has therefore, pursuant to the authorization provided by the company's Annual General Meeting, resolved today to issue 1,760,000 ordinary shares to ICA-handlarnas Förbund Finans AB. The non-cash issue means the number of ordinary shares in Hemfosa will increase from 167,728,249 to 169,488,249, resulting in a dilution for existing ordinary shareholders of just over 1 percent.

"This acquisition is a great match for Hemfosa's portfolio. The acquisition complements our existing portfolio in the area and enables us to continue to develop our partnerships with the Municipality of Nacka and Vardaga. In addition, the issue of ordinary shares provides us with an opportunity to make ICA-handlarnas Förbund a larger shareholder in Hemfosa," comments Caroline Arehult, CEO of Hemfosa.

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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 March 31, 2019, Hemfosa owned properties with a total property value of approximately SEK 37 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

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