

Press release

Nacka December 17, 2014

Hemfosa Fastigheter acquires community service properties for about MSEK 340

Hemfosa is acquiring an additional portfolio of community service properties with an underlying property value of MSEK 340.5. The properties are located in Huddinge, Uppsala and Gävle, and house operations in nursing homes, elderly care and schools. Through the acquisition, Hemfosa supplements the prioritized community service properties segment with six properties with long leases and stable income.

The acquisition comprises one property in Huddinge, three in Uppsala and two in Gävle. At one of the properties in Gävle, a building for elderly care operations will be constructed with occupancy in March 2016. The total leasable area of the property portfolio is 16,742 sqm and the average term of the lease, calculated from the start of 2015, is about 16 years. The largest tenants are Humana Omsorg AB and Internationella Engelska Skolan.

Possession will be taken of the newly built property in Gävle following completion, which is planned for March 2016, when the purchase sum is payable. The date of taking possession of the other properties will be December 19, 2014.

“We are adding more excellent properties with long leases and stable cash flows to our vigorously growing community service properties segment. We are also supplementing our portfolio with yet another new production project, which provides a favorable mix,” says Jens Engwall, CEO of Hemfosa.

“The fourth quarter has been an extremely intensive period for Hemfosa, with a large number of transactions completed in line with the company’s strategy. We are very pleased that we are delivering on our promises to strengthen the company’s earnings capacity,” continues Jens Engwall.

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About Hemfosa Fastigheter

Hemfosa is a Swedish real estate company with a well-balanced and geographically diversified property portfolio focusing on community service properties with the State and municipalities as the largest tenants. This provides stable cash flows and a healthy yield. In conjunction with value creation, Hemfosa also aims to actively participate in the transaction market. At September 30, 2014, Hemfosa owned commercial properties in Sweden with a total property value of approximately SEK 20.5 billion, including the company’s share of the property value of joint ventures. The company’s share has been listed on Nasdaq Stockholm Mid Cap since March 21, 2014. Read more at www.hemfosa.se.

This constitutes information that Hemfosa Fastigheter AB (publ) may be legally obliged to publish under the Securities Market Act and/or the Financial Instruments Trading Act. The information was issued for publication on December 17, 2014 at 7:30 a.m. (CET).

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