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**PRESS RELEASE**

## **Prisma acquires three properties for SEK 463 million – strengthens its position in northern and central Sweden**

Prisma Properties (publ) has signed an agreement with NP3 Fastigheter (publ) to acquire three retail properties in Kiruna, Sundsvall and Gävle at an underlying property value of SEK 463 million, before deduction for deferred tax. The properties are leased to well-established tenants, primarily within discount and grocery retail, with an annual rental value of SEK 42.8 million.

The three properties – Hemsta 12:6 (Gävle), Sköns Prästbord 1:50 (Sundsvall) and Välten 8 (Kiruna) – are strategically located in areas with strong customer flows and good accessibility. The total lettable area amounts to 26,700 square meters, with an occupancy rate of 96 percent. Discount and grocery retail account for 33 and 32 percent of the rental income, respectively. Major tenants include Willys, Rusta, ÖoB and Jysk.

Closing is planned for the beginning of Q3 2025.

The acquisition further strengthens Prisma's position in northern and central Sweden, adding more strategic locations for discount retail.

"These are three high-yielding retail properties that align perfectly with our strategy to grow within discount and grocery in strong micro-locations. We're especially pleased to be expanding in Kiruna, where we also have an exciting development project kicking off this quarter," says **Tom Hagen, Head of Transactions at Prisma Properties**.

The acquisition of the company that owns the property in Kiruna is subject to approval from the Swedish Inspectorate of Strategic Products (ISP).

**For more information, please contact:**

Tom Hagen, Head of Transactions, Prisma Properties  
tom.hagen@prismaproperties.se  
+46 73-509 99 18