

SVEAFASTIGHETER CARRIES OUT EXCHANGE TRANSACTION OF SEK 2.1 BILLION

Sveafastigheter signs an agreement with KlaraBo for an exchange transaction with a total property value of SEK 2.1 billion. Through the transaction, Sveafastigheter strengthens its presence in six municipalities and leaves five municipalities. The transaction contributes to increased operational efficiency and a more focused property portfolio.

The transaction is a strategic step in the company's focus on creating higher management efficiency through portfolio optimization. The exchange transaction means that Sveafastigheter strengthens its presence in Jönköping, Umeå, Falun, Borlänge, Höganäs and Oskarshamn, while the company leaves Malmö, Sundsvall, Östersund, Trelleborg and Motala. The transaction covers a total of 1,231 apartments, of which Sveafastigheter acquires 656 apartments and divests 575 apartments.

"This transaction is a clear step in our long-term strategy to optimize the property portfolio through a more efficient management of the portfolio. Through this deal, we strengthen both our operational platform and our ability to deliver stable cash flows. The deal gives us better condition to create value over time – for our tenants, our employees and our shareholders," says Erik Hävermark, CEO Sveafastigheter.

The deal is executed by two long-term players in the housing market with the common ambition to develop sustainable and attractive living environments.

"It is gratifying to make a deal where both parties clearly see the economies of scale in connection with the transaction while simultaneously improving the operational conditions from a management perspective," says Andreas Morfiadakis, CEO KlaraBo.

The acquisition portfolio consists of 656 apartments. Total lettable area amounts to approximately 45,000 sqm and rental value to SEK 69 million. Agreed property value amounts to SEK 1,031 million, corresponding to approximately SEK 23,000 per sqm. The divestment portfolio consists of 575 apartments. Total lettable area amounts to approximately 45,000 sqm and rental value to SEK 70 million. Agreed property value amounts to SEK 1,103 million, corresponding to approximately SEK 24,800 per sqm.

The agreed property value in the portfolio that Sveafastigheter is divesting corresponds to the book value of the properties. The transaction is initially estimated to reduce Sveafastigheter's earning capacity by approximately SEK 2 million and reduce the occupancy rate by 0.04 percentage points. Sveafastigheter is the net seller in the transaction and will receive a purchase price of approximately SEK 90 million after deductions of, for example, deferred tax.

The deal is unconditional. The handover will take place on February 2, 2026.

For further information, please contact:

Kristel Eismann, Head of Treasury and IR, ir@sveafastigheter.se

About Sveafastigheter

Sveafastigheter owns, manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest.

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