

Diös divests newly developed educational property for SEK 706 million

Diös has sold the property Mimer 1 in Borlänge, comprising 13,300 sqm. The buyer is Nordiqus, with transfer of ownership scheduled for June 30, 2025.

The property is newly developed and has been fully leased to Dalarna University since August 2024. The lease extends until 2039, with an annual rental value of approximately SEK 40 million.

The divestment is made above book value and the transaction is carried out in corporate form. It is subject to approval by the Swedish Inspectorate of Strategic Products (ISP).

“We are pleased to sell to Nordiqus, a long-term owner specializing in educational properties. With this transaction, we are divesting a fully developed property with a relatively low yield compared to our average portfolio. The property has low leverage, which reduces our overall loan-to-value ratio and creates room for growth in areas with higher potential and better returns. Including previously announced transactions in 2025, the total impact on our operating profit amounts to an increase of 3.3 per cent,” says Annie Franzon, Director of Transactions at Diös.

“New Campus Borlänge is a fantastic property and home to one of Sweden’s most modern university campuses. With purpose-built, innovative environments and many creative solutions, it offers excellent conditions for hybrid learning — both on-site and remotely. Sustainability and environmentally friendly solutions have been key throughout the construction process, and I am particularly pleased to welcome Dalarna University to our portfolio,” says Jenny Rehn, CEO of Nordiqus.

For further information please contact:

Annie Franzon, Director of Transactions, Diös
Telephone: +46 (0)70-223 20 47
E-mail: annie.franzon@dios.se



Press release

26 May 2025 13:00:00 CEST

About Us

Diös Fastigheter owns and develops commercial and residential properties in cities with growth potential. With a property value of SEK 31,6 billion, a portfolio of 323 properties and a lettable area of 1,580 thousand sq.m, our vision is to create Sweden's most inspiring cities. The market extends from Borlänge to Luleå, and the company's head office is in Östersund. Since it started in 2005, the company has had continuous growth in the value of its property portfolio and its shares are listed on NASDAQ OMX Stockholm, Large Cap. Find out more about Diös at www.dios.se

Diös Fastigheter AB (publ), Box 188, 831 22 Östersund | Tel: +46 770-33 22 00, info@dios.se, www.dios.se | Org.nr: 556501-1771

Image Attachments

[Hogskolan Dalarna 2024](#)