

Nyfosa acquires properties for MSEK 772 and divests properties for MSEK 410

During the second quarter, Nyfosa completed three separate transactions acquiring four properties with total contractual annual rental income of MSEK 64. During the same period, Nyfosa has, through three additional separate transactions, divested three properties with total contractual annual rental income amounting to MSEK 27.

"Through these transactions we strengthen Nyfosa's earnings and cash flow per share, while passing the torch to three local property owners to continue the development of three investment-intensive properties. In addition, Nyfosa's position as an established property owner in Karlstad is reinforced through the acquisition of a high-quality asset in a prime location," comments Carl-Johan Hugner, CEO of Nyfosa.

Acquisition

Hyttan 12 in Karlstad consists of just over 19 thousand sqm of congress and conference facilities as well as offices. In connection with the acquisition of the property, 36 percent of the shares in the tenant Visit Karlstad AB (the current operator of the congress and conference facility) are also indirectly acquired. As of the date of closing, it will constitute an associated company to Nyfosa. Järnet 2 in Mariestad is a fully leased warehouse property with 21 thousand sqm of leasable area. Voimakuja 2 in Vantaa is a fully leased big-box property with a leasable area of just over 5 thousand sqm. The total average remaining lease term of the lease agreements for the acquired properties amounts to 8.0 years. Among the largest tenants are Karlstad Municipality, Visit Karlstad, the Swedish Consumer Agency, DS Smith, and Intersport Finland.

The acquisitions of the properties in Mariestad and Vantaa were completed in May and June 2025, respectively. The acquisition of the properties in Karlstad is subject to a regulatory decision from the Swedish Inspectorate of Strategic Products (ISP). Completion of the acquisition is therefore expected to take place during the third quarter of 2025.

Divestments

The divested properties comprise a total leasable area of 31 thousand sqm, primarily consisting of educational premises and office space. The property Skepparen 15 in Karlstad also includes significant building rights primarily for residential use. The average remaining lease term for the divested properties was 2.8 years. The properties Raseborg 1 in Stockholm and Tuotekatu 7 in Raisio both had negative net operating income at the respective time of divestment.

Nyfosa

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The total selling price prior to deductions for deferred tax exceeded the most recent reported book value by MSEK 10. The property in Stockholm was divested in April, while the properties in Karlstad and Reso were divested in June 2025.

Acquired properties

Hyttan 12 and Hyttan 16 Karlstad, Sweden
Järnet 2 Mariestad, Sweden
Voimakuja 2 Vantaa, Finland

Divested properties

Raseborg 1 Stockholm, Sweden
Skepparen 15 Karlstad, Sweden
Tuotekatu 7 Raisio, Finland

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About Nyfosa

Nyfosa is a transaction-intensive real estate company that creates value by building sustainable cash flows and constantly evaluating new business opportunities. With our opportunistic strategy, we invest in properties in different geographies and categories. We are currently active on the Swedish, Finnish and Norwegian markets with a focus on commercial properties in high-growth regions. We manage and develop our properties in close collaboration with tenants and the surrounding community, with the perspective that sustainability and profitability go hand in hand. As of March 31, 2025, Nyfosa's property value amounted to SEK 38.8 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Attachments

[Nyfosa acquires properties for MSEK 772 and divests properties for MSEK 410](#)

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