Press Release
November 27 2026

Nivika divests remaining residential properties in Vetlanda and acquires commercial property in Borås

Nivika Fastigheter AB (publ) (“Nivika”) has entered into an agreement to divest the remaining residential properties in Vetlanda that were included in the option announced in July 2026. The divestment comprises the properties Lejonet 14, Norra Delfin 1, Bävern 1 and 2, Svanen 8, Stationen 2, as well as Banken 16 and Banken 17. The total underlying property value amounts to just over SEK 190 million and corresponds to the properties’ carrying amount at the time the option agreement was entered into.

The properties comprise a total lettable area of approximately 9,100 sq.m. with an aggregate annual rental value of approximately SEK 14.4 million. The divestment means that Nivika exits the residential property market in Vetlanda and forms part of the company’s ongoing efforts to develop and optimise its property portfolio.

Closing of Lejonet 14, Norra Delfin 1, Bävern 1 and 2, Svanen 8 and Stationen 2 took place on 27 November 2026. Closing of Banken 16 and Banken 17 will take place no later than 1 April 2027.

In connection with the transaction, Nivika is also acquiring the commercial property Guldbaggen 1 in Borås. The property comprises approximately 2,900 sq.m. of lettable area with an annual rental value of approximately SEK 5 million. The property is fully let to a municipal tenant under a twelve-year lease agreement. The acquisition is financed through bank financing and available cash.

– Through the transaction, we complete the divestment of our residential properties in Vetlanda that was initiated earlier this year. At the same time, we strengthen our commercial portfolio through the acquisition in Borås. The transactions are in line with our ongoing efforts to optimise the portfolio and allocate capital to properties and markets where we see attractive long-term opportunities to generate strong returns for our shareholders, says Sverker Källgården, CEO of Nivika.

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About Nivika

Nivika Fastigheter AB (publ) is a property company that owns, manages and develops properties in southern Sweden, with a focus on Småland and the West Swedish Triangle. The property portfolio primarily comprises commercial properties in the industrial, warehouse, office, retail and community-service segments, complemented by residential properties and the Nivika Mitt Lager self-storage business.

Image Attachments
Nivika
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