

## **KlaraBo strengthens focus on strategic locations and increases occupancy through property divestments**

**KlaraBo continues to streamline and focus its portfolio towards its strategic cluster locations. This is achieved through the divestment of the entire property portfolio in Bollnäs, a shopping centre in Västervik and two properties in Trelleborg to Episurf Medical AB ("Buyer"), at an underlying property value of SEK 897 million. As a result of the transaction, the actual occupancy rate increases to 97.6 percent, based on the most recent reporting date of 30 September.**

The sale is carried out at an underlying property value of SEK 897 million, before deduction for deferred tax of 5.15 percent, which is 1.8 percent below the latest valuation as of 30 September 2025. The preliminary purchase price of the shares amounts to approximately SEK 361 million and will be partly settled through a secured promissory note received by KlaraBo from the Buyer upon completion. The promissory note preliminarily amounts to SEK 231 million and will be repaid by 50 percent two years after completion and 50 percent three years after completion. The remaining part of the purchase price for the shares will be settled by KlaraBo receiving B shares in the Buyer corresponding to SEK 130 million through a directed set-off issue at a subscription price of SEK 0.045 per B share.

In connection with the transaction, KlaraBo will also, upon completion, provide a cash loan to the Buyer in order to finance the operating costs of the divested property portfolio. The loan, which will be provided against a promissory note and preliminarily amounts to SEK 14 million, will be repaid with 50 percent two years after completion and 50 percent three years after completion.

"The transaction is a continuation of our streamlining efforts, whereby the portfolio is increasingly optimised in line with our active value creation business model. By focusing on our cluster locations, with their strong fundamentals, opportunities for profitable refurbishments and economies of scale, we strengthen the conditions from both a management and cost perspective," says Andreas Morfiadakis, CEO of KlaraBo.

In total, KlaraBo divests 57,250 square metres of lettable area with an annual rental value of approximately SEK 83 million. At the same time, the economic and actual occupancy rates as of 30 September increase to 93.9 percent and 97.6 percent, respectively. The residential portfolio is reduced by 625 apartments to a total of 6,806 apartments.

Following the transaction, the share of cluster locations increases from 50 to 53 percent of KlaraBo's portfolio, while the share of residential properties increases from 89 to 91 percent (percentages prior to the property swap transaction with Sveafastigheter previously announced). KlaraBo's strategic cluster locations currently include Trelleborg, Helsingborg, Visby and Östersund.



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Completion of the divestment is conditional upon the Buyer securing external partial financing, the Buyer resolving at a general meeting to amend its articles of association so that its business purpose includes investments in property-owning companies, and the Swedish Inspectorate of Strategic Products deciding to leave the divestment without action or to approve the divestment.

Completion of the transaction is expected to take place during the first half of 2026. Tango Capital Markets and Setterwalls acted as advisors to KlaraBo in the transaction.

#### **About KlaraBo**

We create value by acquiring, developing, refining, and managing residential properties with a long-term focus. Since our founding in 2017, we have expanded across Sweden and continue to grow in areas where people want to live and work. By maintaining and upgrading existing buildings, constructing new ones when conditions are right, and managing our properties in-house, we create value for our tenants, our investors, and the communities in which we operate. KlaraBo is listed on Nasdaq Stockholm and is traded under the ticker KLARA B.

#### **For more information:**

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