

SVEAFASTIGHETER DIVESTS NEW DEVELOPMENT PROJECT IN NACKA TO ACER BOSTAD

Sveafastigheter signs an agreement to divest the new development project Solhusen, the site-leasehold Orminge 60:6 in Nacka, to Acer Bostad. The project is expected to be completed during the second quarter of 2026.

Solhusen is located in Orminge Centre in Nacka, a growing residential area in the Stockholm region with access to services, public transport and green surroundings. The project comprises 147 rental apartments, including 30 senior living apartments, with a total lettable area of approximately 7,911 sqm and an estimated annual rental value of approximately SEK 25 million. Solhusen has a strong sustainability profile, including energy-efficient solutions, solar panels and environmental certification in line with Miljöbyggnad Silver.

The agreed property value amounts to SEK 438 million, corresponding to SEK 55,300 per square meter, before deduction of deferred tax. The transaction is structured as a share deal. The agreed property value is in line with the latest external valuation of the site-leasehold. Total investments in the project are expected to amount to SEK 354 million, corresponding to a project margin of 24 percent. The annual leasehold fee amounts to approximately SEK 2.6 million.

“The transaction is a clear testament to the value embedded in our development portfolio and our ability to develop projects with strong market interest. It is fully aligned with our focus to continuously optimize our property portfolio through selective acquisitions and divestments, combined with disciplined capital allocation that strengthens long-term shareholder value,” says Erik Hävermark, CEO Sveafastigheter.

The transaction is conditional upon completion of the project and reaching a certain level of occupancy, which is expected to take place during the second quarter of 2026.

The project is part of Sveafastigheter’s new development portfolio, which comprised 7,212 apartments as of year-end 2025, of which 6,425 apartments were in project development and 787 apartments in ongoing construction, including project Solhusen.

About Acer Bostad

Acer Bostad is a local residential platform focused on high-quality rental housing in the Stockholm area. The company is a collaboration between Gordion, a local partner, and the global investor Ontario Teachers’ Pension Plan.

For further information, please contact:

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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.