

Diös divests properties for SEK 660 million in Åre

Diös is selling six fully let retail and office properties in Åre with a total lettable area of 31,335 sq m. The transaction is being carried out at book value with the buyer being Tagehus Holding AB. Transfer of ownership will take place on December 1, 2025.

The properties, centrally located in Åre, have an annual rental value of SEK 68 million and an occupancy rate of 98 percent. Retail and restaurant tenants account for 42 percent of the rental value, with the largest tenants in the portfolio being ICA, Coop, the Swedish Police Authority, and Region Jämtland Härjedalen. The transaction is carried out in corporate form and includes a market-based deduction for deferred tax liability, resulting in a reversal of deferred tax of approximately SEK 39 million. After the transaction, Diös will no longer own any properties in Åre.

"We have developed the portfolio in recent years through ongoing investments and achieved a high occupancy rate. Since the portfolio is relatively small, the margin—i.e., the surplus ratio—is low. To achieve further management efficiency, economies of scale are required, which Tagehus will now benefit from. We are pleased that they are taking over our portfolio and are confident they will maintain good relationships with our tenants and continue to drive Åre's development forward," says David Carlsson, CEO of Diös.

"We are very pleased to acquire this portfolio of commercial properties in Åre. The portfolio complements our existing residential holdings well, provides us with new development opportunities, and strengthens Tagehus' long-term presence in the municipality," says Johan Ljungberg, CEO, Tagehus Holding.

The divestment frees up capital for value-creating investments and acquisitions. At the company level, the occupancy rate is affected by -0.2 percentage points, the surplus ratio by +0.3 percentage points, and the loan-to-value ratio (LTV) by -0.9 percentage points.

The transaction is subject to approval by the Swedish Inspectorate of Strategic Products (ISP). The properties involved are: Mörviken 1:107, Mörviken 2:102, Mörviken 2:91, Totten 1:68, Åre Prästbord 1:76, and Åre Prästbord 1:37.

Colliers has acted as advisor to Diös in the process.

For further information please contact:



Press release

14 October 2025 08:15:00 CEST

David Carlsson, CEO, Diös
Phone: +46 (0)10-470 95 01
E-mail: david.carlsson@dios.se

Olof Nord, COO, Tagehus Holding
E-mail: olof.nord@tagehus.se

About Us

Diös Fastigheter owns and develops commercial and residential properties in cities with growth potential. With a property value of SEK 32.6 billion, a portfolio of 325 properties and a lettable area of 1,641 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, Mid 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

[Central Åre](#)