

Altra Fastigheter acquires properties for SEK 236 million and divests properties for SEK 420 million

During the second quarter, Altra Fastigheter ("Altra") has entered into agreements to acquire four properties with total annual contracted rental income of SEK 20 million. Furthermore, Altra divests five properties in two separate transactions, with total annual contracted rental income of SEK 33 million. The divestments generate a positive earnings effect of SEK 19 million.

Acquisitions

The acquired properties are located in Luleå, Umeå and Örnsköldsvik with a total lettable area of 20,000 sqm. The properties are fully let under triple-net lease agreements with an average remaining lease term of 6.1 years, adjusted for break options. The transaction is conditional upon approval from the Swedish Inspectorate of Strategic Products. Closing is scheduled for the third quarter of 2026.

Divestments

The divested properties are located in Malmö, Säfte and Oskarshamn with a total lettable area of 23,000 sqm, mainly comprising premises for retail, education, office and industrial operations. The properties are fully let with an average remaining lease term of 7.4 years. The divestments in Malmö and Säfte were completed in June, and the divestments in Oskarshamn are expected to be completed in July 2026.

The agreed property value exceeds the properties' carrying amount in the most recently published interim report by SEK 17 million. The divestments in Malmö and Säfte were completed in June, and the divestments in Oskarshamn are expected to be completed in July 2026.

"The transactions form part of Altra's communicated strategy to increase operational efficiency and optimise capital allocation through portfolio rotation. Through these transactions, we are transferring five properties where we have created value through active property management. At the same time, we are reducing the company's geographical footprint by exiting two markets. The acquired properties strengthen our presence in three existing markets with solid growth potential," comments Carl-Johan Hugner, CEO of Altra Fastigheter.

Altra Fastigheter

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Acquisitions	Country	Category	Area (sqm)	Closing
Luleå Storheden 1:8	Sweden	Logistic	9,447	Jul 26
Umeå Bingen 1	Sweden	Logistic	5,505	Jul 26
Umeå Lasten 1	Sweden	Logistic	3,211	Aug 26
Örnsköldsvik Överön 1:66	Sweden	Logistic	3,211	Jul 26

Divestments	Country	Category	Area (sqm)	Closing
Malmö Valhall 2	Sweden	Retail	6,858	Jun 26
Säffle Säffle 6:50	Sweden	Retail	6,365	Jun 26
Oskarshamn Snickeriet 4	Sweden	Industry	5,939	Jul 26
Oskarshamn Snickeriet 14	Sweden	Office	2,198	Jul 26
Oskarshamn Ratten 18	Sweden	Warehouse	1,615	Jul 26

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About Altra Fastigheter

Altra Fastigheter is an active property company operating in markets characterised by robust growth potential and strong regional appeal. With a regional presence, efficient decision-making structures and a dynamic transactions platform, we create long-term value for our tenants and growing cash flow for our shareholders. As of March 31, 2026, Altra Fastigheter's property value amounted to SEK 39 billion. Altra Fastigheter's shares are listed on Nasdaq Stockholm Large Cap. Learn more at www.altra.se/en/.

Attachments

[Altra Fastigheter acquires properties for SEK 236 million and divests properties for SEK 420 million](#)

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