

Nyfosa acquires property portfolio for MSEK 706 in Sweden

Nyfosa has acquired a portfolio in Sweden consisting of 13 properties including grocery and discount stores, warehouses, and light industrial buildings. The acquisition price amounts to MSEK 706 and the annual rental value is MSEK 62.5. The majority of the properties are located in cities where Nyfosa is already present. The seller is Stenhus Fastigheter.

The properties have a leasing area of just over 50 thousand square metres and are fully let with an NOI ratio of 83 percent. The total average remaining lease term is 4.4 years. Approximately 70 percent of the rental income derives from grocery and discount stores, with the remainder from warehouses and light industrial properties. The properties are located in well-established areas in cities such as Eskilstuna, Örebro, Linköping, Gävle, and Örnköldsvik, with tenants such as Dagab Logistik (Willys), Ahlberg Dollarstore, Rusta, and ICA. The acquisition is set for closing on 31 March 2023.

"We continue to strengthen our cash flow portfolio and these properties are a solid, stable complement", comments Stina Lindh Hök, CEO of Nyfosa.

For more information, please contact:

Stina Lindh Hök, CEO, stina.lindh.hok@nyfosa.se, tel +46 (0)70 577 18 85

About Nyfosa

Nyfosa is a transaction-intensive real estate company that creates value by building sustainable cash flows and constantly evaluating new business opportunities. With our opportunistic strategy, we invest in properties in different geographies and categories. We are currently active on the Swedish, Finnish and Norwegian markets with a focus on commercial properties in high-growth municipalities. We manage and develop our properties in close collaboration with tenants and the surrounding community, with the perspective that sustainability and profitability go hand in hand. As of December 31, 2022, Nyfosa's property value amounted to approximately SEK 40.4 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Attachments

[Nyfosa acquires property portfolio for MSEK 706 in Sweden](#)