

Press release

December 1, 2016

Hemfosa Fastigheter acquires property portfolio at a value of MSEK 875

Hemfosa has signed an agreement to acquire a portfolio of 11 properties in Sweden, five of which are leaseholds, at an underlying property value of MSEK 875. About 60 percent of the rental value is derived from publicly funded tenants, of which the largest tenant is Kunskapsskolan. Six of the properties in the portfolio are community service properties. Properties in Stockholm Municipality account for about 50 percent of the rental value.

The 11 properties being acquired from Kaupthing ehf. and are located in Stockholm, Järfälla, Södertälje, Gävle, Norrköping and Landskrona. The total leasable area is approximately 80,000 sqm and comprises office and school premises. The total rental value is about MSEK 92, of which properties in Stockholm account for about half of this amount. The largest tenants are Kunskapsskolan, Colly Company, the Swedish Migration Agency, the Swedish Employment Service and Norrköping Municipality.

The average lease is 3.2 years and the economic leasing rate is 85 percent.

Possession of the properties will be taken today, December 1, 2016.

“We are delighted to have acquired this large portfolio of properties, which represents a good match for Hemfosa. Through this transaction, we are adding further community service properties containing schools and governmental bodies to our portfolio, while it also provides us with the opportunity to add value to properties in prime locations through investments in close cooperation with our tenants,” says Stina Lindh Hök, Head of Transactions at Hemfosa.

For further information, please contact:

Stina Lindh Hök, Head of Transactions, stina.lindh.hok@hemfosa.se, mobile +46 70 577 18 85, office +46 8 448 04 80

About Hemfosa Fastigheter

Hemfosa is a Swedish property company focusing on community service properties in the Nordic region with its largest tenants being the Swedish state and municipalities. This provides stable cash flows and a healthy yield. In order to create value, Hemfosa also aims to actively participate in the transaction market. As per September 30, 2016, Hemfosa owned properties with a total property value of approximately SEK 36.7 billion, including the company's share of the property value in joint ventures. Hemfosa's common share has been listed since March 2014 and Hemfosa's preference share since December 2014, both on Nasdaq Stockholm. Read more at www.hemfosa.se.

Hemfosa Fastigheter AB

Visiting address Hästholmsvägen 28, 131 02 Nacka, Sweden **Telephone** +46 8 448 04 80
Postal address Box 2020 Nacka, Sweden | **Fax** +46 8 448 04 81