

Press release

May 17, 2017

## **Hemfosa Fastigheter acquires properties in Sweden at a value of approximately SEK 1 billion – with a focus on community service properties**

**Hemfosa has signed an agreement to acquire a portfolio of five properties in Örnsköldsvik at an underlying property value of approximately MSEK 858. About 40 percent of the rental value is derived from publicly funded tenants, and the largest tenant is the Municipality of Örnsköldsvik. Hemfosa has also acquired a community service property in the Boländerna area of Uppsala, with office for the Swedish Migration Agency. The purchase amounts to MSEK 145 and Hemfosa is investing an additional MSEK 55 in an ongoing refurbishment. The acquisitions will strengthen Hemfosa's position, both in attractive geographical locations and in the sector for community service properties.**

### **Hemfosa becomes a major player in Örnsköldsvik**

In Örnsköldsvik, Hemfosa is acquiring two companies with the titles for five properties, primarily offices, in Örnsköldsvik. The seller is Nybergs Fastigheter & Förvaltning and Örnsköldsviks Framtid AB. The properties have a total leasable area of approximately 67,000 sqm. The total rental value amounts to MSEK 80 and about 40 percent of rental income in the portfolio is from tenants in the community services segment. The Municipality of Örnsköldsvik is the largest tenant. Other tenants in the community services sector include municipally owned Öviks Energi, the Swedish Employment Service, the Swedish Migration Agency, the Swedish Social Insurance Agency and Umeå University.

The average lease is 3.8 years and the leasing rate is 95 percent. Hemfosa is of the opinion that the average rental period has the potential to be extended and that several new tenants in the community services sector may find the properties attractive. Ownership of the properties will be transferred on May 18, 2017.

### **Hemfosa acquires community service property in Uppsala**

Hemfosa is acquiring an office property, situated in the Boländerna area near Uppsala, from Gelba Fastigheter. The property has a total leasable area of approximately 8,500 sqm. The total rental value amounts to MSEK 16.9, and the Swedish Migration Agency is the largest tenant, accounting for more than 91 percent of the rental value. Hemfosa invest MSEK 55 in refurbishing the main building.

The average lease is about 6.2 years and the leasing rate is 94 percent. Ownership of the property will be transferred on June 1, 2017.

“We are delighted to strengthen our position on the coast of Norrland and in Uppsala through the acquisition of these properties, which include a large share of community service operations among the tenants. This will mean that we are adding more community service properties to our property portfolio at the same time as we are strengthening our position in prime locations in Sweden,” says Stina Lindh Hök, Head of Transactions of Hemfosa.

**Hemfosa Fastigheter AB**

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**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 March 31, 2017, Hemfosa owned properties with a total property value of approximately SEK 35.8 billion, excluding the company's share of the property value in joint ventures. The company's ordinary share has been listed since March 2014, and the preference share since December 2014, both on Nasdaq Stockholm. Read more at [www.hemfosa.se](http://www.hemfosa.se).

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