

Press release

October 14, 2015

Hemfosa Fastigheter makes additional investment of approx. MSEK 200 in Norwegian Gardermoen Health Campus

Hemfosa has signed an agreement to develop a local medical center at Gardermoen Airport, located near Oslo, adjacent to the specialist hospital the company began building in September 2015. This transaction will advance Hemfosa's position in Norway as a strong player in community service properties.

Through its joint venture Gardermoen Campus Utvikling (GCU), Hemfosa has signed an agreement with Ullensaker Municipality to construct a new local medical center that will provide care and other services for the residents of four nearby municipalities. Hemfosa's portion of the total project cost is approximately MSEK 200.

A 30-year lease, which encompasses operation and maintenance, was signed with Ullensaker Municipality for slightly more than half of the total project area of 7,826 sqm. Negotiations are in progress concerning leasing of other areas in the property, which is being built adjacent to the specialist hospital. Construction is scheduled to commence in spring 2016, with completion expected in January 2018.

“The fact that Hemfosa has been selected as the property developer for yet another project in this expansive area shows that we have established a strong position in community service properties in Norway, and we see good opportunities for continued growth through both acquisitions and additional development projects in the country,” says Lars Thagesson, COO of Hemfosa, who is managing the project on behalf of Hemfosa together with Simon Venemyr Ottersland, COO of Hemfosa Norway.

“We believe that co-location of health and care services creates a strong environment and enables efficient operation. The fact that this property is being constructed directly adjacent to the heart and lung specialist hospital that we have started building will create clear advantages for the tenant. The project will also provide us with a stronger foundation for continued expansion in this exciting campus area,” says Gunnar Oveland, Project Manager at GCU.

GCU is owned by Hemfosa and the Norwegian property development company Aspelin Ramm Eiendom, with Hemfosa's stake totaling 65 percent. GCU is classified as a joint venture since, under the shareholders' agreement, the two parties have equal power of decision in the projects.

The long-term plan for the campus area, which is located near Oslo Gardermoen Airport, is that it will represent a significant health and medical care competence park, and comprise operations in such areas as research and education, as well as offices, stores, restaurants and service.

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About Hemfosa Fastigheter

Hemfosa is a Swedish real estate company with a well-balanced and geographically diversified property portfolio focusing on community service properties with the State and municipalities as the largest tenants. This provides stable cash flows and a healthy yield. In order to create value, Hemfosa also aims to actively participate in the transaction market. At June 30, 2015, Hemfosa owned commercial properties in Sweden with a total property value of approximately SEK 30 billion, including the company's share of the property value in joint ventures. The company's common share has been listed since March 2014, and the preference share since December 2014, both on Nasdaq Stockholm. Read more at www.hemfosa.se.

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