

Press release

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Hemfosa acquires property portfolio in northern and central Sweden with a total value of approximately SEK 1.1 billion

Hemfosa has signed an agreement to acquire a property portfolio with a value of MSEK 1,145 consisting of seven properties comprising predominantly office premises with tenants in the community services sector. Through the acquisition, Hemfosa is adding to its property portfolio in growth municipalities in northern and central Sweden and further strengthening its position as a specialist in community service properties.

The seven properties are located in Sollefteå, Härnösand, Falun and Örebro. The total area of the properties amounts to approximately 155,000 square meters, with annual rental value of about MSEK 141, about 70 percent of which is from tenants in the community services sector. The properties are being divested by Klöver AB.

Most of the properties comprise office and educational premises in prime locations with tenants mainly in the community services sector. The largest tenants are the Swedish Transport Agency, the Municipality of Härnösand, the University of Dalarna, the Municipality of Sollefteå and the Municipality of Falun. The average remaining lease is 3.5 years and the leasing rate is approximately 91 percent. The expected date of transfer for the properties is August 31, 2018.

“Hemfosa has again demonstrated an ability to identify and carry out major acquisitions that are highly compatible with the expanding portfolio of community service properties in Sweden. This type of transaction provides us with an opportunity to acquire a large portfolio, in terms of volume, with a healthy return in interesting and growing towns in Sweden,” says Jens Engwall, CEO of Hemfosa.

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About Hemfosa Fastigheter

Hemfosa is a Swedish property company focused on community service properties in the Nordic region, with the Swedish state and municipalities as its largest tenants. This provides stable revenue flows and a healthy yield. Hemfosa also aims to create value through active participation in the transaction market. As per March 31, 2018, Hemfosa owned properties with a total property value of approximately SEK 45 billion. 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

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