

Press release

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Hemfosa prices its Initial Public Offering at SEK 93 per share – trading on NASDAQ OMX Stockholm commences today

The offer to acquire shares in Hemfosa Fastigheter AB (publ) (“Hemfosa”) has attracted strong interest among Swedish and international investors as well as Swedish retail investors. The offer was multiple times over-subscribed and trading on NASDAQ OMX Stockholm commences today.

The offer in brief:

- Selling price fixed at SEK 93 per share
- Approximately 83 per cent of the shares have been allocated to institutional investors in Sweden and internationally and approximately 17 per cent of the shares have been allocated to the general public in Sweden. Hemfosa will have approximately 16,000 shareholders
- The offer comprises a total of 34,508,879 shares, of which 5,434,782 are newly issued shares and 29,074,097 are existing shares
- The offer will include up to an additional 4,347,826 newly issued shares to cover possible oversubscription (the “over-allotment option”)¹
- Total number of shares in Hemfosa after the offer amounts to 65,720,104 if the over-allotment option is exercised in full
- The offer is valued at approximately SEK 3,614 million assuming that the over-allotment option is exercised in full (approximately SEK 3,209 million excluding the over-allotment option)
- Hemfosa receives approximately SEK 910 million in gross proceeds assuming that the over-allotment option is exercised in full (approximately SEK 505 million excluding the over-allotment option)
- Based on the selling price and assuming that the over-allotment option is exercised in full, the total value of Hemfosa’s shares amounts to approximately SEK 6,112 million
- Trading in Hemfosa’s shares on NASDAQ OMX Stockholm commences today, 21 March 2014, under the symbol ”HEMF”²

Jens Engwall, CEO, comments:

“Hemfosa has attracted strong interest among Swedish and international investors as well as Swedish retail investors, and we are pleased to welcome approximately 16,000 new shareholders. As a listed company our possibilities to capture excellent business opportunities and accomplish complex property transactions increase.”

Bengt Kjell, Chairman of the Board, comments:

“Since the foundation in 2009, Hemfosa has developed very well, and we are looking forward to continue the development as a listed company, which creates great opportunities for continued growth. We believe that Hemfosa, with its balanced property portfolio with an emphasis on

¹ The over-allotment option is exercisable on one or more occasions, in whole or in part, by the Joint Bookrunners who are responsible for stabilisation, for 30 days following the first day of trading of the shares on NASDAQ OMX Stockholm.

² Trading in Hemfosa’s shares on NASDAQ OMX Stockholm is up to and including 25 March 2014 conditional upon that the terms of the offer are fulfilled.

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community service properties, its experienced management team and its high yield strategy, is well suited for the stock exchange.

Advisors

Skandinaviska Enskilda Banken (SEB) and Swedbank are acting as Joint Global Coordinators and Joint Bookrunners. Cederquist is acting as legal advisor to the company and Hammarskiöld & Co is acting as legal advisor to the Joint Global Coordinators and Joint Bookrunners.

For more information, please visit www.hemfosa.se or contact:

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About Hemfosa Fastigheter

Hemfosa is a Swedish property company with a property portfolio characterized by a balanced geographic spread and a high proportion of community service properties with the government and municipalities as the largest tenants. This generates stable revenue flows and a healthy yield. Hemfosa also aims to create value by actively participating in the transaction market. Hemfosa owns commercial properties in Sweden with a total property value of approximately SEK 18.5¹ billion including the company's share of the property value in joint ventures. Hemfosa is currently owned by institutional investors and the company's employees.

¹ Hemfosa's directly owned property portfolio amounts to SEK 16.3 billion. The company's share of the property value in joint ventures amounts to approximately SEK 2.2 billion.