Sveafastigheter

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SVEAFASTIGHETER DIVESTS TWO NEW DEVELOPMENT PROJECTS IN STOCKHOLM AND ENTERS INTO A STRATEGIC PROPERTY MANAGEMENT PARTNERSHIP WITH ACER BOSTAD

Sveafastigheter has entered into an agreement to divest two new development projects in the Stockholm region to Acer Bostad. The transaction realizes attractive development gains while establishing a long-term property management partnership.

The projects comprise Gamla Landsvägen in Ektorp, Nacka, and Hedvig in Spånga, Stockholm. In connection with the transaction, Sveafastigheter also enters into property management agreements regarding the divested properties as well as the previously divested project Solhusen in Nacka.

Gamla Landsvägen is located in Ektorp in Nacka municipality and comprises 87 rental apartments with a total lettable area of approximately 4,325 sqm and an estimated annual rental value of SEK 14.5 million. The annual leasehold fee amounts to approximately SEK 1.2 million. Construction commenced in June 2025.

Hedvig is located in Spånga in the City of Stockholm and comprises 121 rental apartments, six LSS apartments and commercial premises. The total lettable area amounts to approximately 6,870 sqm and the estimated annual rental value of SEK 23.0 million. Construction commenced in June 2026.

The agreed property value for the two projects amounts to SEK 727 million, before deduction of deferred tax, of which SEK 246 million relates to Gamla Landsvägen and SEK 481 million relates to Hedvig. Total investments in the projects are expected to amount to SEK 570 million.

> *"The transaction demonstrates the value of our Stockholm-focused development portfolio and our ability to develop projects with strong market demand. The property management agreements enable us to capitalize on our efficient property management platform through capital-light income while allowing us to remain engaged in the neighborhoods we develop. At the same time, the transaction strengthens our financial flexibility and enables us to reallocate capital upon completion into opportunities where we see the greatest potential to create long-term shareholder value. Together, these initiatives support our long-term value creation while creating value for tenants, municipalities and our shareholders,"* says Erik Hävermark, CEO Sveafastigheter.

In connection with the transaction, the parties have agreed an ongoing collaboration under which Sveafastighter becomes a preferred supplier for property management services to Acer Bostad. Under this agreement Sveafastigheter will provide property management services for Gamla Landsvägen, Hedvig and Solhusen, comprising 361 apartments in total. The agreement as a preferred supplier provides a framework for future collaboration between the parties.

> *"Sveafastigheter has demonstrated a strong ability to develop modern, energy efficient and sustainable high-quality housing in attractive locations in the Stockholm region. We also see synergies and continuity in cooperating with Sveafastigheter, with its local and efficient property management organization and experience of optimizing operations in technically advanced and newly developed properties. Having Sveafastigheter manage the properties after completion helps ensure that the properties over time deliver in line with the high energy performance for which they were developed. Through the transaction, we deepen our collaboration with Sveafastigheter and look forward to jointly developing future business opportunities. We will upon completion of this transaction own 454 apartments in Nacka, making it a sizable and concentrated holding in our portfolio,"* says Samir Taha, Founding Partner & CEO of Acer Bostad.

Closing is conditional upon completion of the respective projects and reaching a certain level of occupancy, which is expected to take place during the third quarter of 2027 for Gamla Landsvägen and the fourth quarter of 2028 for Hedvig. The transaction is structured as a share deal.

The divested projects are part of Sveafastigheter's extensive Stockholm-focused development portfolio. As of 31 March 2026, the Group's development portfolio comprised 7,481 apartments, highlighting Sveafastigheter's continued ability to create shareholder value through project development and disciplined capital allocation.

About Acer Bostad
Acer Bostad is a local residential platform focused on high-quality rental housing in the Stockholm area. The company is a collaboration between Gordion, a local partner, and the global investor Ontario Teachers' Pension Plan.

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About Sveafastigheter
Sveafastigheter owns, manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest.