

Diös acquires for SEK 245 million and divests for SEK 243 million

Diös has acquired three properties and divested one property in Sundsvall with Peritas as counterparty and divested two properties in Luleå with NP3 Fastigheter as buyer.

The acquired properties in Sundsvall are centrally located and consist primarily of offices and residentials. The leasable area amounts to 7,852 square meters, the rental value amounts to SEK 19 million and the occupancy rate is 97 percent. The divested property is a residential property with investment needs and an occupancy rate of approximately 70 percent. The total area amounts to 4,630 square meters and the rental value amounts to SEK 8.6 million.

The divested properties in Luleå are located on the outskirts of the city, consist primarily of offices and educational premises and have a total area of 12,200 square meters. The premises are fully leased and the rental value amounts to SEK 14 million.

The divestments will occur above book value, and the combined effect of these transactions will not impact the loan-to-value ratio. The transactions are structured as company sales, with a customary deferred tax deduction of 5.15 percent applicable. As a result of these transactions, we have increased our income from property management per share by approximately 0.7 percent.

- “Through the transactions, we concentrate our portfolio on locations close to the city centre and enable us to focus our investments on properties where we can create the best value”, says Annie Franzon, Chief Transaction Officer, Diös.

The properties in the transaction:

Property Name	Area	Counterpart	Change of possession
Olympen 3, Patronen 1, Patronen 5	7,852	Peritas	1 May 2025
Balder 3	4,630	Peritas	1 May 2025
Vattenormen 8	4,735	NP3	1 May 2025
Djuret 3	7,447	NP3	1 Oct 2025

The transaction for the property Vattenormen 8 is subject to approval from the Swedish Inspectorate for Strategic Products.

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