

# Diös acquires properties for SEK 940 million in Luleå and Gävle

**Diös is strengthening its position in Luleå and Gävle by acquiring six centrally located office properties totalling 52,000 square meters. The agreed property value amounts to SEK 940 million, and the transfer of ownership is expected to take place on November 15, 2024.**

The acquired properties, three in each city, have an occupancy rate of 94 percent and the total rental value is SEK 88 million. The largest tenants are the Swedish Social Insurance Agency, the Swedish Public Employment Service and Telia Sweden AB. Of the rental income, 45 percent is derived from publicly funded tenants and the average lease term is approximately three years. The transaction takes place through the acquisition of existing companies where no deduction for latent taxes is made, and it is financed through new loans and own funds. The transaction will be reported in the fourth quarter of 2024. The seller is Nyfosa.

"The timing is just right to make this type of investment as we see opportunities for growth in a stronger economic environment. The properties offer great potential for value creation through renegotiation, leasing of vacancies, and energy efficiency improvements. We are complementing our portfolio with six well-managed properties that strengthen our market-leading position and our offering," says Annie Franzon, Chief Transaction Officer, Diös.

**Diös acquires the following properties:**

Gävle: Norr 12:5, Norr 25:5, Söder 18:19  
Luleå: Haren 15, Hermelin 15, Spiggen 4

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

**For further information please contact:**

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Diös Fastigheter owns and develops commercial and residential properties in prioritized cities of growth. With a property value of SEK 30 billion, a portfolio of 327 properties and a lettable area of 1,544 thousand sq.m, our vision is to create Sweden's most inspiring cities. The market extends from Borlänge to Luleå, and the company's head office is in Östersund. Since it started in 2005, the company has had continuous growth in the value of its property portfolio and its shares are listed on NASDAQ OMX Stockholm, Large Cap. Find out more about Diös at [www.dios.se](http://www.dios.se)