

Press release

Nacka 27 November, 2014

Hemfosa's offer to subscribe for preference shares is increased

- As a result of strong demand in Hemfosa's preference share issue, the Board of Directors of Hemfosa has resolved to increase the offer to comprise of up to 5,000,000 preference shares, corresponding to SEK 1,625m
- Subscription price and other terms in regard to the offer remain unchanged

On 20 November, 2014, Hemfosa announced an offer to subscribe for up to 3,000,000 preference shares in the company, at a subscription price of SEK 325 per preference share, with an option for the Board of Directors to increase the offer to comprise of up to 5,000,000 preference shares in total.

Due to strong demand from both institutional investors in Sweden and internationally as well as the general public in Sweden, Hemfosa's Board of Directors has, following consultation with Swedbank, resolved to increase the offer by up to 2,000,000 additional preference shares up to 5,000,000 preference shares in total. Hereby, as a part of the offer, Hemfosa could receive total proceeds of SEK 1,625m before issue expenses.

Swedbank Corporate Finance is acting as financial advisor and Advokatfirman Cederquist as legal advisor to Hemfosa in connection to the offer.

Nacka 27 November, 2014

Hemfosa Fastigheter AB (publ)

The Board of Directors

For more information, please contact:

Bengt Kjell, Chairman of the Board, mobile: +46 705 94 5398

Jens Engwall, CEO, jens.engwall@hemfosa.se, mobile: +46 706 90 6550, office +46 8 448 04 80

This constitutes information that Hemfosa Fastigheter AB (publ) may be legally obliged to publish under the Securities Market Act and/or the Financial Instruments Trading Act. The information was issued for publication on 27 November, 2014 at 8.30 a.m. CET.

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. As of 30 September, 2014, Hemfosa owns commercial properties in Sweden with a total property value of approximately SEK 20.6 billion, including the Company's share of the property value in joint ventures. The Company's share is listed on the Nasdaq Stockholm Mid Cap exchange as of 21 March, 2014.

Hemfosa Fastigheter AB (publ)

Visiting address Hästholmsvägen 28, Nacka **Telephone** +46 8 448 04 80

Postal address Box 2020, 131 02 Nacka | **Fax** +46 8 448 04 81 | www.hemfosa.se

Important notice

This announcement is not an offer to sell or a solicitation of any offer to buy any securities issued by Hemfosa Fastigheter AB (the "Company") in any jurisdiction where such offer or sale would be unlawful and the announcement and the information contained herein are not for distribution or release, directly or indirectly, in or into such jurisdictions.

In any EEA member state, other than Sweden, that has implemented Directive 2003/71/EC as amended (together with any applicable implementing measures in any member state, the "Prospectus Directive"), this communication is only addressed to and is only directed at qualified investors in that member state within the meaning of the Prospectus Directive.

Any securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. There is no intention to register any securities referred to herein in the United States or to make a public offering of the securities in the United States. Any securities sold in the United States will be sold only to qualified institutional buyers (as defined in Rule 144A under the Securities Act) pursuant to Rule 144A.

This announcement does not constitute a prospectus and nothing herein contains an offering of securities. No one should purchase or subscribe for any securities in the Company, except on the basis of information in any prospectus published by the Company in connection with the potential offering and admission of such securities to trading and official listing on NASDAQ OMX Stockholm. Copies of any such prospectus will, following publication, be available on the website of the Company.

Matters discussed in this release may constitute forward-looking statements. Forward-looking statements are statements that are not historical facts and that can be identified by words such as "believe", "expect", "anticipate", "intends", "estimate", "will", "may", "continue", "should", and similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that these assumptions were reasonable when made, these assumptions are inherently subject to significant known and unknown risks, uncertainties, contingencies and other important factors which are difficult or impossible to predict and are beyond its control. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The information, opinions and forward-looking statements contained in this release speak only as at its date, and are subject to change without notice.

Hemfosa Fastigheter AB (publ)

Visiting address Hästholmsvägen 28, Nacka **Telephone** +46 8 448 04 80

Postal address Box 2020, 131 02 Nacka | **Fax** +46 8 448 04 81 | www.hemfosa.se