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## Press release

April 14, 2016

## Hemfosa announces terms for rights issue

Hemfosa Fastigheter AB (publ) ("Hemfosa" or "the Company") announced March 15, 2016 that the Board of Directors has resolved to, subject to the approval by the Annual General Meeting, launch a rights issue of ordinary shares of approximately SEK 1,800m with preferential rights for holders of ordinary shares. Hemfosa's Board of Directors announces today the terms for the rights issue.

### Rights issue in short:

- Holders of ordinary shares in Hemfosa have preferential right to subscribe for one (1) new ordinary share per five (5) existing ordinary shares, i.e. an issue ratio of 1:5
- The subscription price is SEK 69.00 per ordinary share, which amounts to a maximum issue proceeds of approximately SEK 1,814 before issue costs
- The rights issue includes subscription undertakings and intentions to subscribe from existing shareholders corresponding to 36.9 per cent of the rights issue
- The rights issue is subject to approval by the Annual General Meeting on April 19, 2016
- Since Hemfosa pays quarterly dividends, the new ordinary shares will, until the next Annual General Meeting, entitle to three quarterly dividends of SEK 1.05 each

### Reasons for the rights issue

Hemfosa sees continued interesting business opportunities, despite the currently strong transaction market. The Company's clear focus on community service properties with stable cash flows and a reputable position as a knowledgeable counterparty within the community sector enables a strong platform for future acquisitions and continued growth.

The Board of Directors of Hemfosa deems that a rights issue of ordinary shares with preferential rights for holders of ordinary shares implies improved financial possibilities for continued growth while maintaining an appropriate proportion of equity. The proceeds are intended for property acquisitions which are continuously evaluated by the Company in its day-to-day operations as well as for investments in the existing property portfolio.

### Terms and conditions for the rights issue

Those who are registered by Euroclear Sweden AB as ordinary shareholders in Hemfosa on the record date April 21, 2016 have preferential rights to subscribe for new ordinary shares. For each ordinary share held in Hemfosa one (1) subscription right is obtained. The subscription rights entitle the holder to subscribe for ordinary shares, and five (5) subscription rights entitle to subscription of one (1) new ordinary share. In addition, investors are offered to subscribe for ordinary shares without subscription rights. In the event that all shares are not subscribed for with subscription rights, the Board of Directors shall decide on allotment of shares subscribed for without the exercise of subscription rights.

**Hemfosa Fastigheter AB (publ)**

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The record date of Euroclear Sweden AB for determining which holders of ordinary shares who are entitled to receive subscription rights is April 21, 2016. The ordinary shares are traded including the right to participate in the rights issue up to and including April 19, 2016.

The subscription price is SEK 69.00 per new ordinary share. Assuming that the rights issue is fully subscribed, the share capital will be increased by SEK 13,144,020.50 by a new issue of 26,288,041 ordinary shares. Assuming full subscription, the total issue proceeds amounts to approximately SEK 1,814m before issue costs.

Subscription of new ordinary shares shall be made during the period from and including April 26, 2016 up to and including May 10, 2016. Hemfosa's Board of Directors has the right to extend the subscription period. Any extension will be published by Hemfosa no later than May 10, 2016.

Holders of ordinary shares who choose not to participate in the rights issue will have their ownership diluted by approximately 16 percent, but are able to financially compensate for this dilution by selling their subscription rights.

The rights issue is subject to approval by the Annual General Meeting which will be held April 19, 2016 at 15:00 at Hotel Rival, Mariatorget 3 in Stockholm. Notice of Annual General Meeting was published March 15, 2016 and is available on Hemfosa's website.

The Board of Directors has proposed that the Annual General Meeting held on April 19, 2016, resolves that, until the next Annual General Meeting, a dividend to the shareholders of ordinary shares shall be paid in a total amount of SEK 4.20 per ordinary share, with quarterly payments of 1.05 per ordinary share. Proposed record days for the quarterly dividends on the ordinary shares are April 21, 2016, July 10, 2016, October 10, 2016 and January 10, 2017. The Board of Directors has further proposed that the new ordinary shares that may be issued pursuant to the Board's rights issue resolution shall entitle to dividend as set out above as of the day on which they are entered in the share register maintained by Euroclear Sweden AB. This involves that new ordinary shares will carry the right to, until the Annual General Meeting 2017, three quarterly dividends of 1.05 per ordinary share, totaling SEK 3.15 per ordinary share.

### **Shareholder support**

The Fourth Swedish National Pension Fund (AP4) and the Second Swedish National Pension Fund (AP2), representing 10.1 per cent and 1.7 per cent of the ordinary shares, respectively, have committed to subscribe for their pro rata shares in the rights issue. Hemfosa's chairman Bengt Kjell and CEO Jens Engwall, representing 1.6 per cent and 2.2 per cent of the ordinary shares, respectively, have committed to subscribe for at least two thirds of their pro rata shares in the rights issue.

In addition, Kåpan Pensioner, AMF, Lannebo Fonder, Handelsbanken Fonder och Swedbank Robur, whom together hold 20.8 per cent of the ordinary shares, have expressed their support for the rights issue and their intention to subscribe for their pro rata shares in the rights issue. Hemfosa's CFO Karin Osslind, Head of Business Development Mikael Weiland and one of the founders Lars Thagesson, whom together holds 2.7 per cent of the ordinary shares, have expressed their intention to subscribe for at least two thirds of their pro rata shares in the rights issue.

In total, the subscription undertakings and intentions to subscribe corresponds to 36.9 per cent of the rights issue.

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The above mentioned shareholders have committed or expressed their intention to vote in favor of the rights issue at the Annual General Meeting.

### Indicative timetable for the rights issue

|                         |   |
|-------------------------|---|
| April 19, 2016          | Annual General Meeting to decide on the rights issue resolved by the Board of Directors   |
| April 19, 2016          | Last day of trading in the ordinary shares including right to participate in the rights issue   |
| April 20, 2016          | First day of trading in the ordinary shares excluding right to participate in the rights issue  |
| April 21, 2016          | Record date for participation in the rights issue, i.e. holders of ordinary shares who are registered in the share register as of this day will receive subscription rights for participation in the rights issue |
| April 21, 2016          | Estimated date for the publication of the prospectus  |
| April 26 – May 6, 2016  | Trading in subscription rights  |
| April 26 – May 10, 2016 | Subscription period   |
| May 13, 2016            | Announcement of results of the rights issue   |

### Financial and legal advisors

SEB Corporate Finance and Swedbank Corporate Finance are acting as financial advisor and Advokatfirman Cederquist as legal advisor to Hemfosa in connection to the rights issue.

Nacka April 14, 2016

### Hemfosa Fastigheter AB (publ)

The Board of Directors

### For more information, please contact:

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

*Hemfosa AB (publ) discloses the information in this press release according to the Swedish Securities Markets Act and/or the Swedish Financial trading Act. The information was provided for public release on April 14, 2016 at 07:30 a.m.*

### About Hemfosa Fastigheter

Hemfosa is a Swedish property company with a property portfolio focused on service properties in the Nordics. This generates stable revenue flows and a healthy yield. Hemfosa also aims to create value by actively participating in the transaction market. As of December 31, 2015, Hemfosa owned commercial properties with a total property value of approximately SEK 32.6 billion, including the Company's share of the property value in

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joint ventures. The Company's ordinary share is listed as of March 2014 and preference share since December 2014, both on Nasdaq Stockholm. Read more at [www.hemfosa.se](http://www.hemfosa.se).

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